

PP

APPROVAL RECORD

Planning Permission

Thaiyur
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

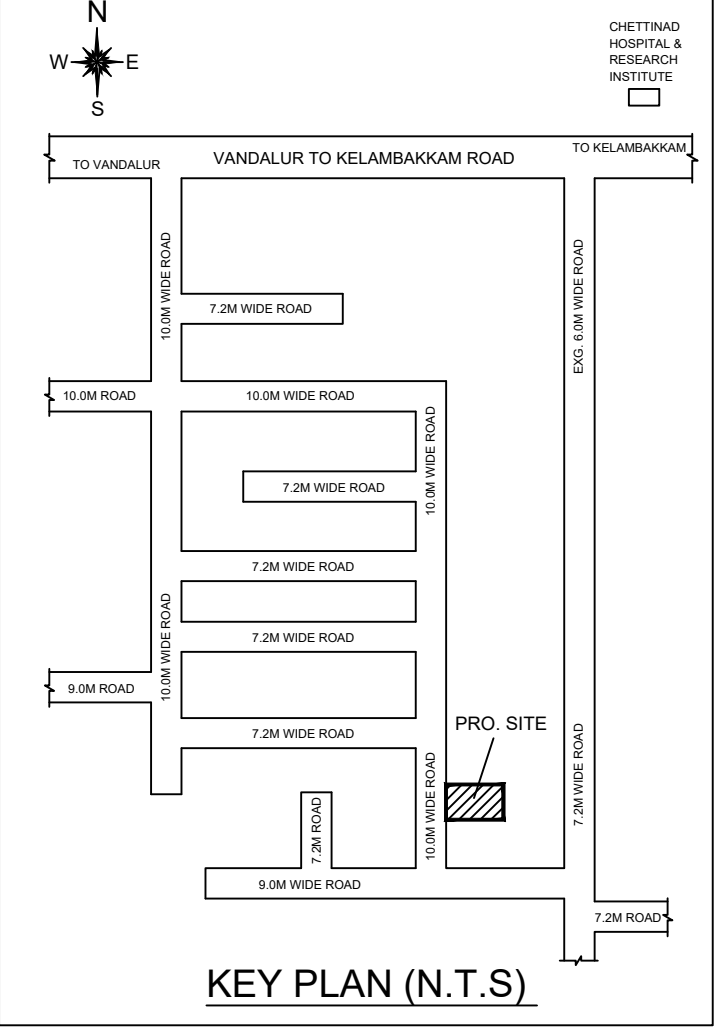
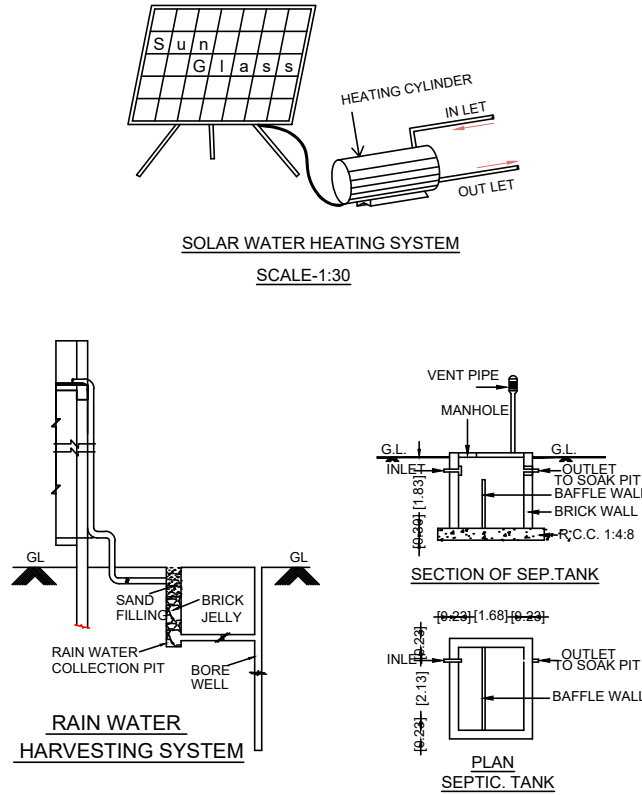
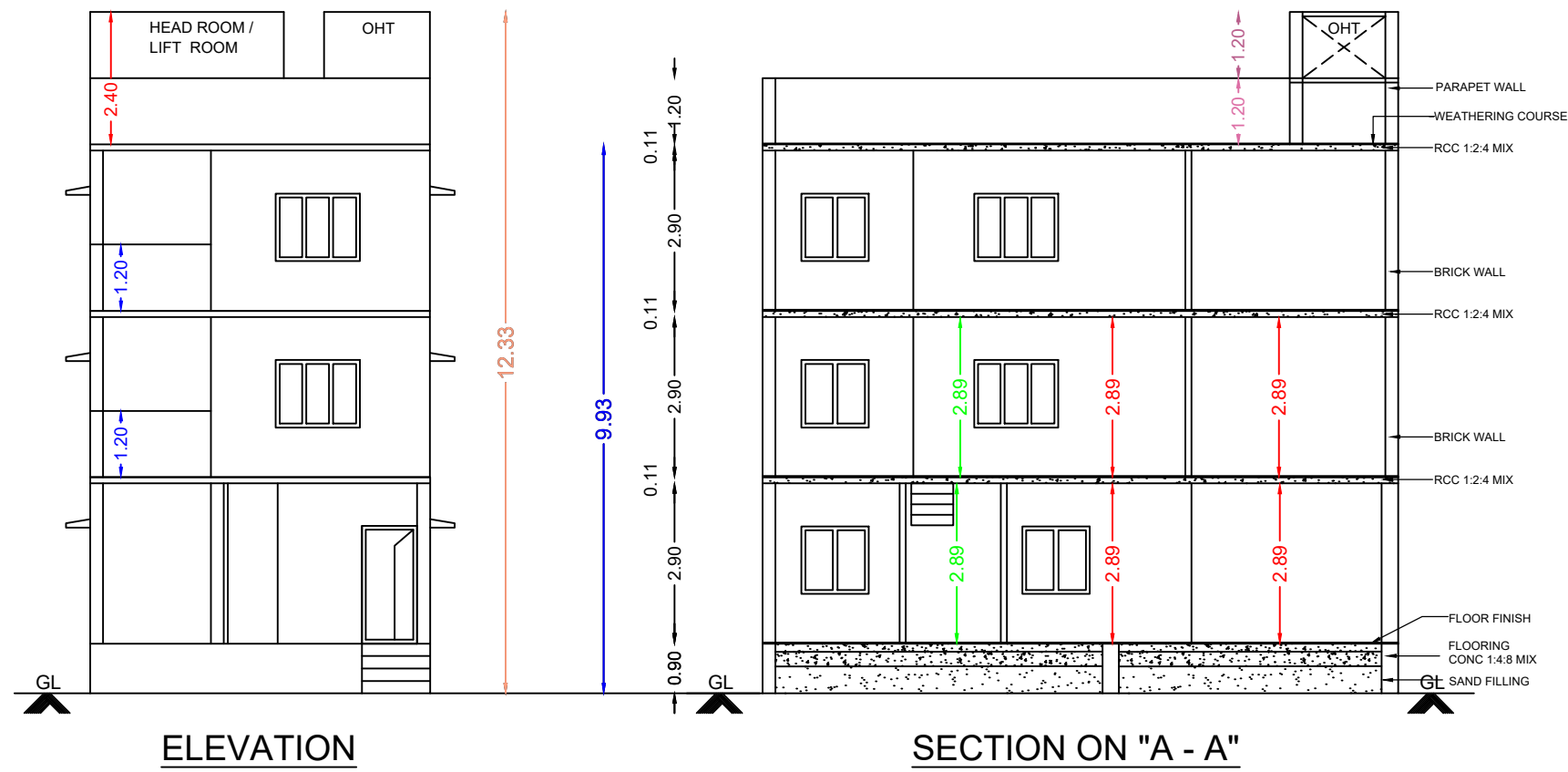
ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

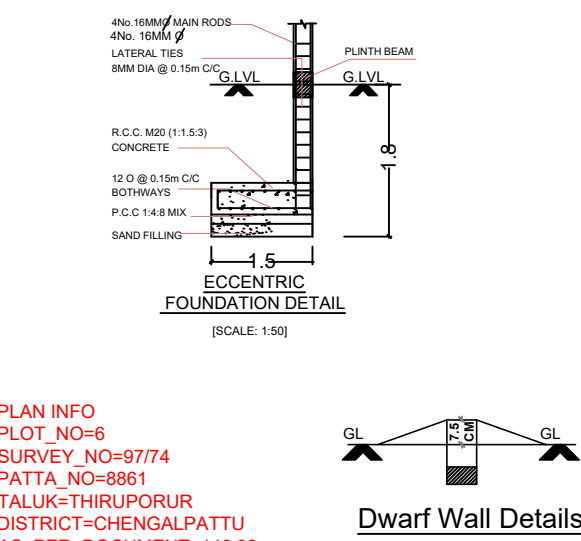
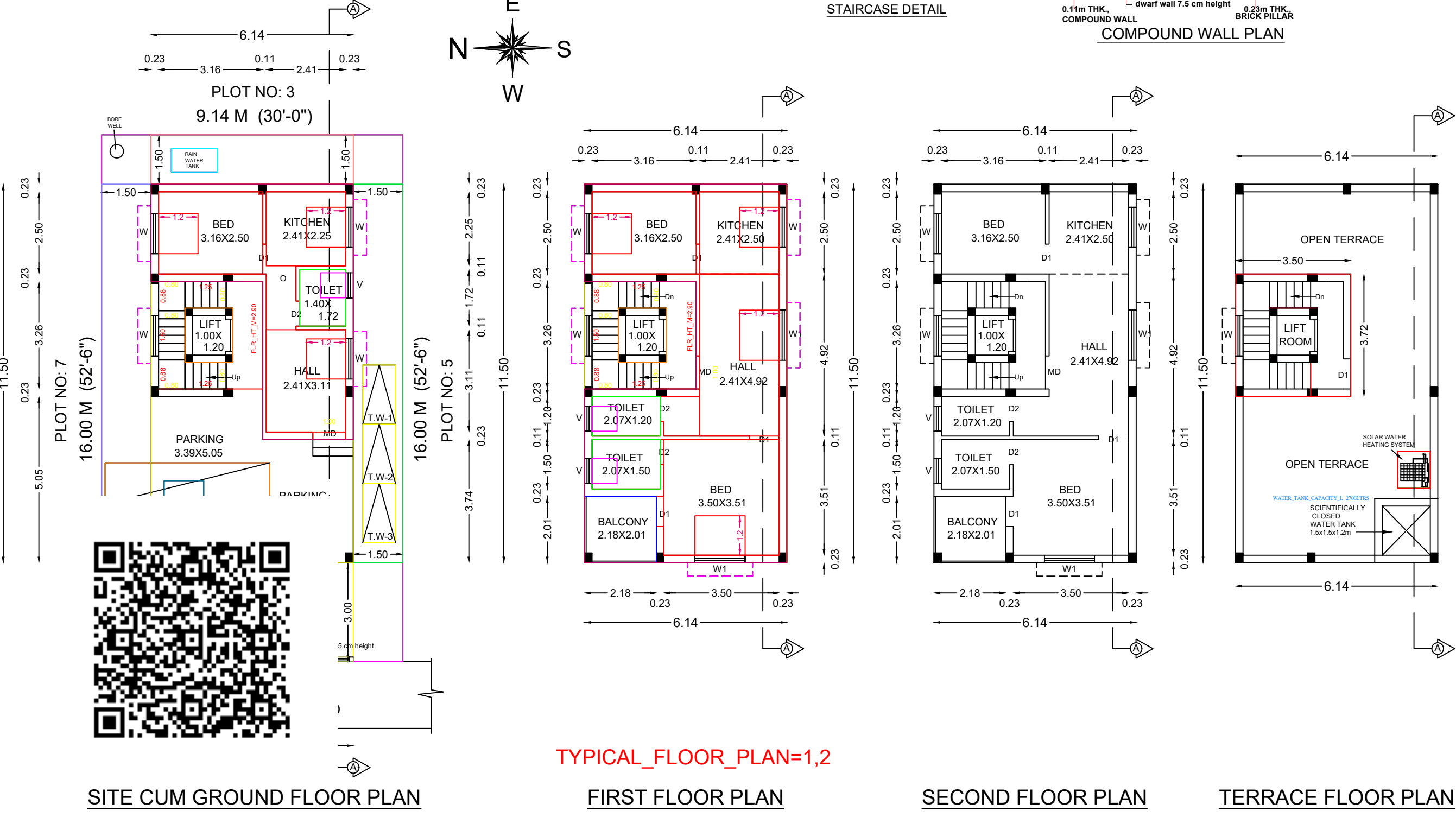
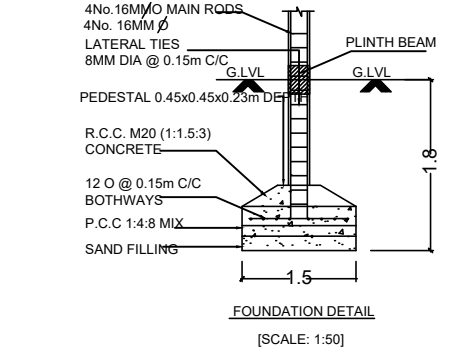
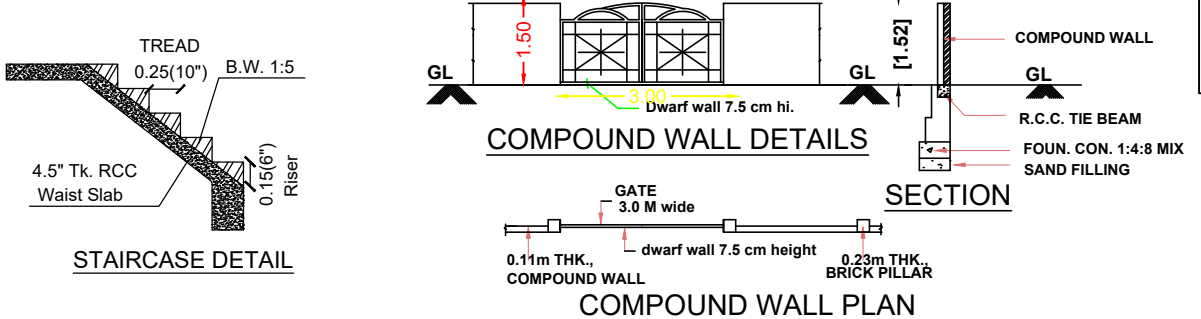
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED GROUND, FIRST & SECOND FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING COMPRISED IN OLD S.NO: 97/10 Part, PATTA NO: 8861, AS PER PATTA NEW S.NO: 97/74, OF PLOT NO: 6, ONE LAND PHASE-I, THAIYUR-A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT, THIRUPORUR PANCHAYAT UNION LIMITS.



DTCP APPROVED LAYOUT, L.P / M.L.P.A (C.R) NO: 71/2022, DATED: 13-06-2022.
THAIYUR PANCHAYAT APPROVED NO: 03/2022-2023, DATED: 15-07-2022.



PLAN INFO
PLOT_NO=6
SURVEY_NO=97/74
PATTA_NO=8861
TALUK=THIRUPORUR
DISTRICT=CHENGALPATTU
AS_PER_DOCUMENT=146.32
FMB_OR_PLR=146.00
AS_AT_SITE=146.32
PLOT_AREA_M2=146.32
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=16.00
AVG_PLOT_WIDTH=9.14
AREA_TYPE=OTHERS
ROAD_WIDTH=10.00
ROAD_LENGTH=800.00
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
LEASEHOLD_LAND=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

JOINERIES		
MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.20 X 1.20
WINDOW	W1	1.50 X 1.20
OPEN	O	0.91 X 2.13
VENTILATOR	V	0.76 X 0.76
COLOUR INDEX		STAIRCASE
PROPOSED		WIDTH - 0.80M
ROAD		RISER - 0.15M
SITE BOUNDARY		TREAD - 0.25M
TO BE DEMOLISHED		
ALL DIMENSION ARE IN METERS		
EXTENT IN	SQFT	SQMTS
PLOT AREA (AS PER DOCUMENT)	1575.00	146.32
PLOT AREA (AS PER PATTA)	1571.54	146.00
GROUND FLOOR AREA	760.69	70.67
FIRST FLOOR AREA	760.69	70.67
SECOND FLOOR AREA	760.69	70.67
TOTAL AREA	2282.07	212.01
F.S.I - 1.452	PLOT COVERAGE - 48.4%	
PRO. COMPOUND WALL RUNNING MTRS	50.28 M	
NON F.S.I AREA		
HEAD ROOM & LIFT ROOM AREA	140.15	13.02
Mr. BABULAL B KOTHARI OWNER : Mrs. BOBBY B KOTHARI		
J. RAHUL, B.E., Registered Engineer, Grade - III, Tamparam City Municipal Corporation, Regd. No: 009 / LS / 2022 / 00006 No. 6/18, Kannan Street, Kadaperi, West Tambaram, Chennai - 600 045. Mobile No: 98407 15441		
REGISTERED ENGINEER :		
AUROVILLE PLANNERS Planners & Constructions No:74, Kamarajar High Road, Old Perungalathur, Chennai - 600 063. Mobile : 76048 53044		

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

