

PP

APPROVAL RECORD

Planning Permission

Thaiyur
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

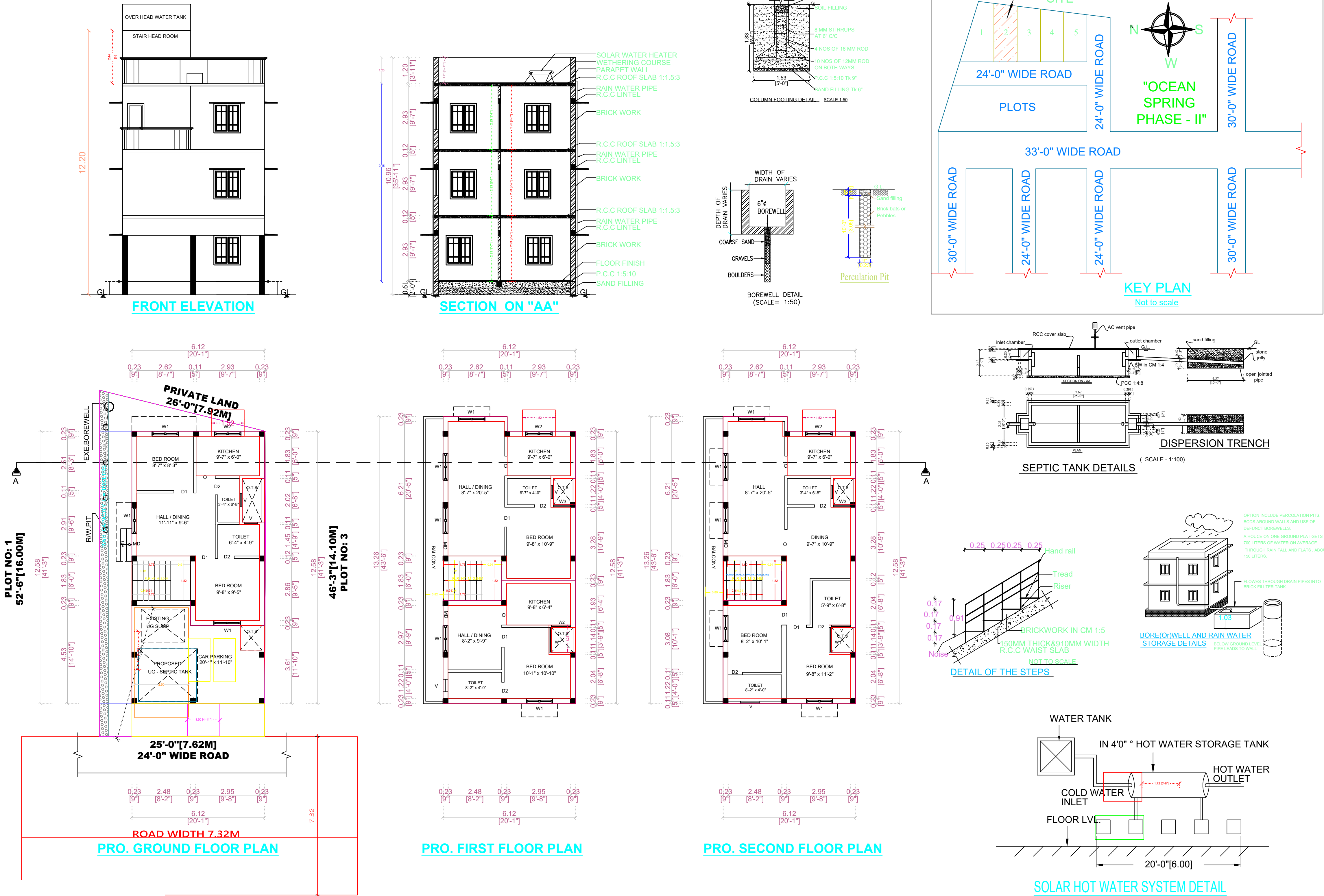
PURPOSE
Residential

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 CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL GROUND FLOOR, FIRST FLOOR & SECOND FLOOR BUILDING IN PLOT NO: 2, NEW SURVEY NO: 1356/30, PATTA NO:5377, D.T.C.P. (MLPA) APPROVED NO: 30 /2021 AT "OCEAN SPRING PHASE - II", THAIYUR - B VILLAGE AND PANCHAYAT, THIRUPORUR PANCHAYAT UNION, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

OWNER NAME: Mr. A.S. LEENUS PRABU.



OFFICE USE

JOINERY DETAILS

		Ft	M
MD	MAIN DOOR	3'-6" x 7'-0"	1.06 x 2.13
D1	DOOR	3'-0" x 7'-0"	0.91 x 2.13
D2	DOOR	2'-6" x 7'-0"	0.76 x 2.13
O	OPEN	3'-0" x 7'-0"	0.91 x 2.13
W1	WINDOW	4'-0" x 4'-0"	1.22 x 1.22
W2	WINDOW	4'-0" x 3'-0"	1.22 x 0.91
V	VENTILATOR	2'-0" x 2'-0"	0.61 x 0.61

AREA TABLE

	Sq.Ft	Sq.M
TOTAL PLOT AREA As Per Document	1234.00	114.68
TOTAL PLOT AREA As at Site	1240.67	115.26
PRO.GROUND FLOOR AREA	796.59	74.03
PRO. FIRST FLOOR AREA	826.08	76.77
PRO.SECOND FLOOR AREA	826.08	76.77
TOTAL PROPOSED F.S.I AREA	2448.74	227.57
PLOT COVERAGE AREA		64.00%
F.S.I		1.97

NOTE:

SCALE:1:100

1. ALL DIMENSION ARE IN "M"
2. SOLAR WATER HEATING WILL BE PROVIDED.
3. THE SINK & BATH WATER IS CONNECTED TO ORGANIC FILTRATION BED.
4. THE WASTE WATER FROM KITCHEN AND BATH WILL BE RECHARGED IN RAIN WATER PIT IN RULE NO : 17 A
5. THE RAIN WATER IS CONNECTED TO RAIN WATER RECHARGE PIT
6. NON F.S.I - CAR PARKING (GROUND FLOOR), ALL BALCONY (FIRST, SECOND FLOOR & HEAD ROOM, STEPS.)

COLOUR INDEX:

1. BOUNDARY LINE
2. PRO. BUILDING
3. ROAD
4. PRO. BOREWELL



OWNERS SIGNATURE

[Mr. A.S. LEENUS PRABU.]

LICENSED SURVEYOR

Er P. UTHAYAKUMAR, BE.
REGISTERED ENGINEER - GRADE (I) (RE)
D.T.C.P. REG. NO. COLDISTREG-4/2021/09/007
3, Sūryothaya Avenue - II nd St Ilavanthangal
Thaiyur, Chengalpattu Dist - 603 103.
Ph : 9789935416

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

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

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

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.

