

PP

APPROVAL RECORD

Planning Permission

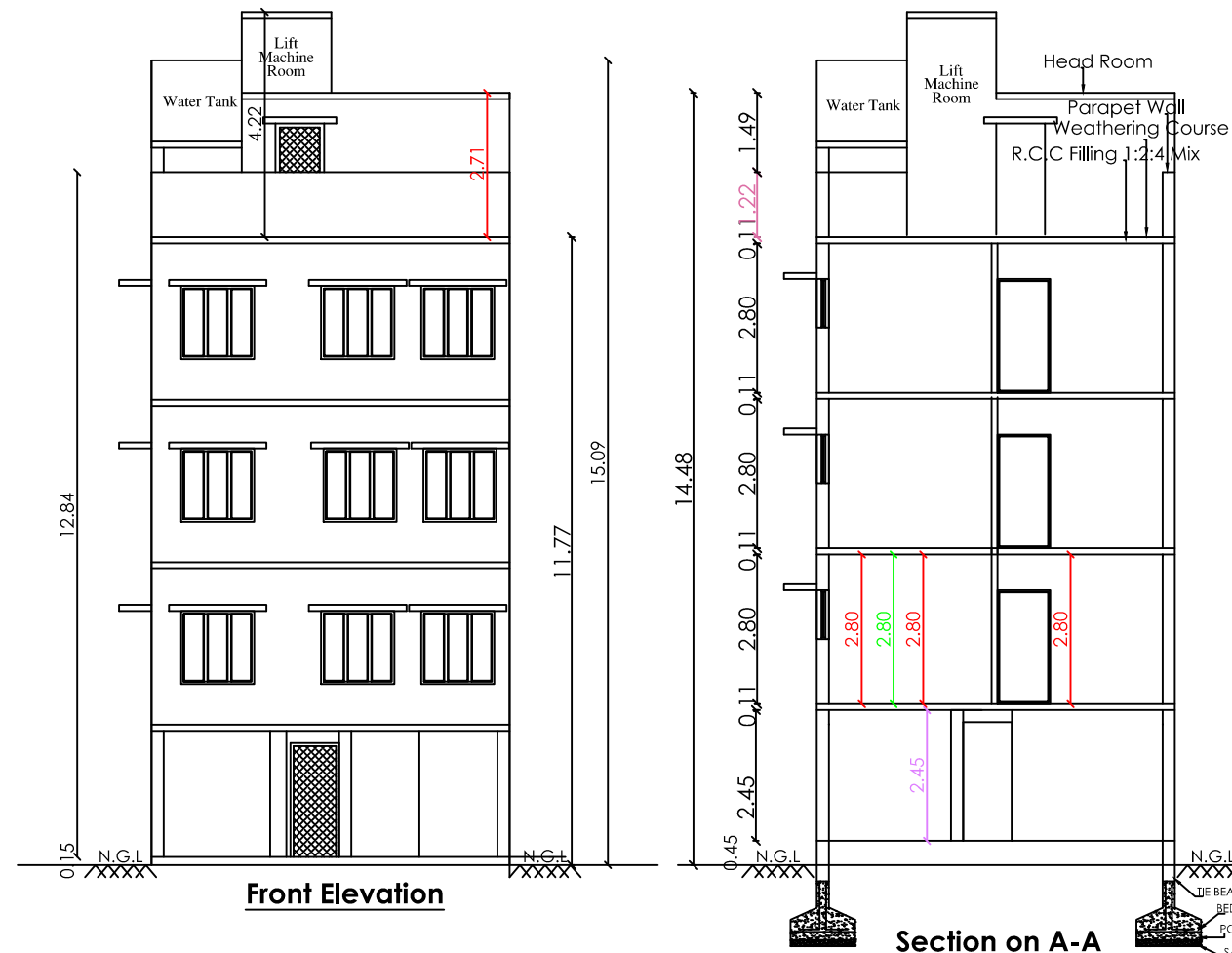
Padur

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
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.

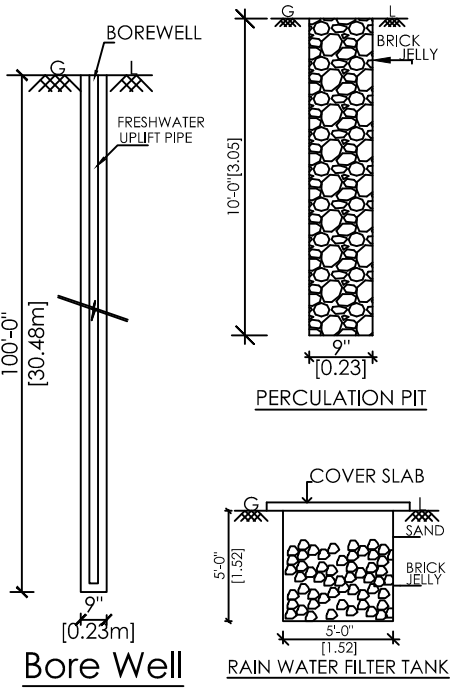
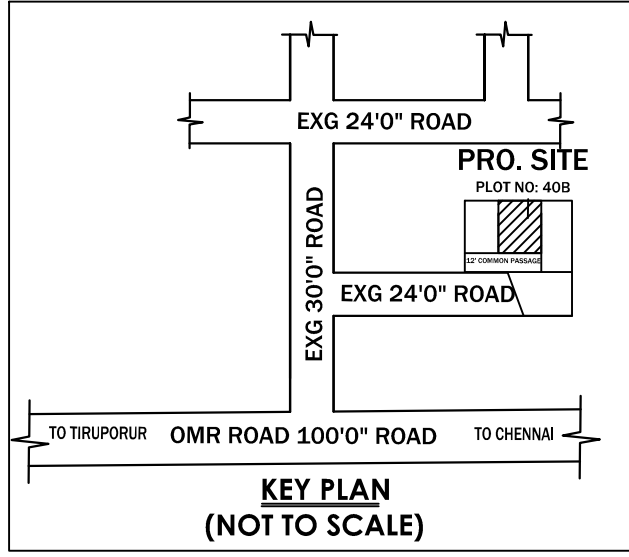


PLAN INFO		
PLOT_NO= 40B	SURVEY_NO=533/4A1B	PATTA_NO=4106
TALUK=THIRUPORUR	DISTRICT=CHENGALPATTU	CRZ=NO
SINGLE_FAMILY_BLDG=NO	IS_APPROVED_LAYOUT=YES	SECURITY_ZONE=NO
AREA_TYPE=OTHERS	OSR_APPLICABLE=NO	FMB_OR_PLR=169.29
PREMIUM_FSI_REQUIRED=NO	LAND_USE_ZONE=PRIMARY RESIDENTIAL	AS_AT_SITE=174.05
AS_PER_DOCUMENT=174.23	PLOT_AREA_M2=174.23	AVG_PLOT_WIDTH=8.40M
ACCESS_WIDTH_M=6.00	AVG_PLOT_DEPTH=20.60M	JURISDICTION_TYPE=PANCHAYAT
ROAD_WIDTH=6.00	ROAD_LENGTH=28.00	
RWH_DECLARED=YES	IS_SWIMMING_POOL_EXISTS=NO	
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO	BUILDING_NEAR_GOV'T_BLDG=NO	
BUILDING_NEAR_TO_RIVER=NO	IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO	
BUILDING_NEAR_MONUMENT=NO	NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO	

NOTE

REGULARISATION APPROVED BY
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT.
VIDE LETTER NO.06/2018 DATED 9.10.2018
APPROVED VIDE NA.KA.NO: 4489/2018
DATED: 08 - 04 - 2019 BY
THE SPECIAL OFFICER, PADUR FIRST GRADE PANCHAYAT

SUBDIVISION APPROVED BY
MAMALLAPURAM LOCAL PLANNING AUTHORITY,
THIRUPORUR PANCHAYAT UNION.
VIDE LETTER NO.96/2018 DATED 20.11.2020
SUBDIVISION LAYOUT APPROVED VIDE NA.KA.NO:2480/2020 BY
THE SPECIAL OFFICER, PADUR FIRST GRADE PANCHAYAT



PLAN SHOWING THE PROPOSED
RESIDENTIAL (STILT+3FLOORS)
BUILDING AT PLOT NO:40B,
PONNU GREEN FARMS, IN OLD
S.NO:533/4, PATTA NO.4106 AS PER
PATTA S.NO: 533/4A1B,OF
PADUR VILLAGE & PANCHAYAT,
THIRUPORUR TALUK,
CHENGALPET DISTRICT,
THIRUPORUR PANCHAYAT UNION
LIMIT

LAND USE:- PRIMARY RESIDENTIAL

- SPECIFICATIONS:**
1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
 2. R.C.C. COLUMNS IN M20 MIX
 3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
 4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
 5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
 6. COUNTRY WOOD GLAZED WINDOWS
 7. INTERNAL PLASTERING IN C.M 1:4
 8. EXTERNAL PLASTERING IN CM 1:5
 9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
 10. WEATHERING TILES IN 9"X9" BURN'T CLAY TILES IN LAID IN 1:3 MIX.

AREA STATEMENT		
	SQ.FT	SQ.M
PLOT AREA (As per Document)	1875.50	174.23
PLOT AREA (As per Patta)	1873.00	174.00
PRO.FIRST FLOOR AREA	1190.00	110.54
PRO.SECOND FLOOR AREA	1190.00	110.54
PRO.THIRD FLOOR AREA	1190.00	110.54
TOTAL F.S.I AREA	3570.00	331.62
PLOT COVERAGE	63.5 %	
FLOOR SPACE INDEX	1.90	
NON- F.S.I AREA :		
PRO.STILT FLOOR AREA	1190.00	110.54
HEADROOM AREA	102.26	9.50
LIFT MACHINE ROOM AREA	38.42	3.57
TOTAL NON-F.S.I AREA	1330.68	123.61

JOINERY DETAILS:		
	DESCRIPTION	METER
MD	MAIN DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
D2	TOILET DOOR	0.76 X 2.13
O	OPEN	0.90 X 2.13
W	WINDOW	1.37 X 1.22
KW	KITCHEN WINDOW	1.37 X 0.91
V	VENTILATOR	0.76 X 0.69

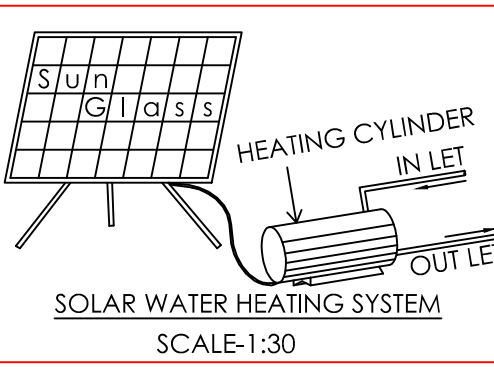
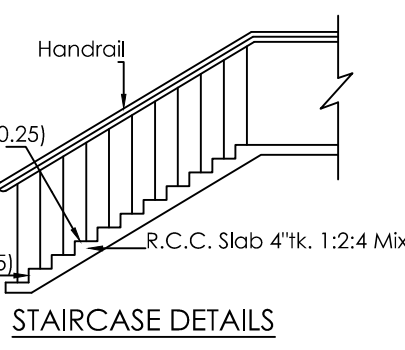
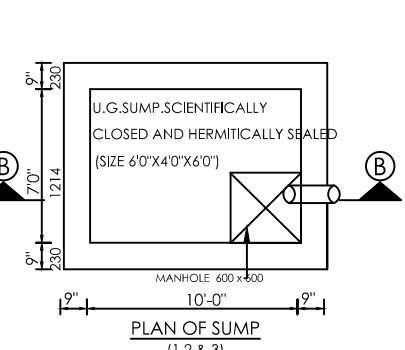
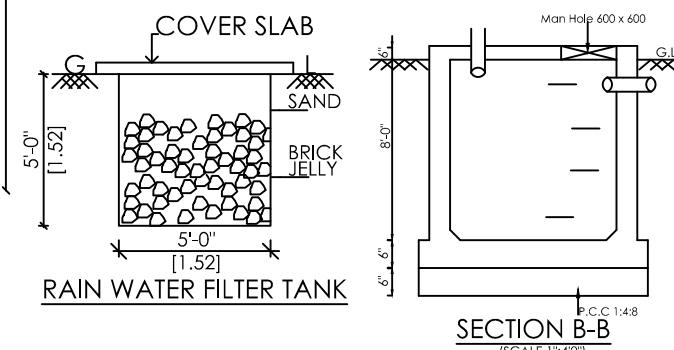
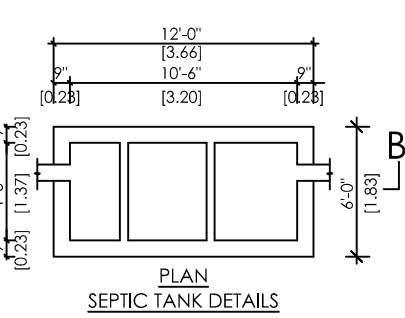
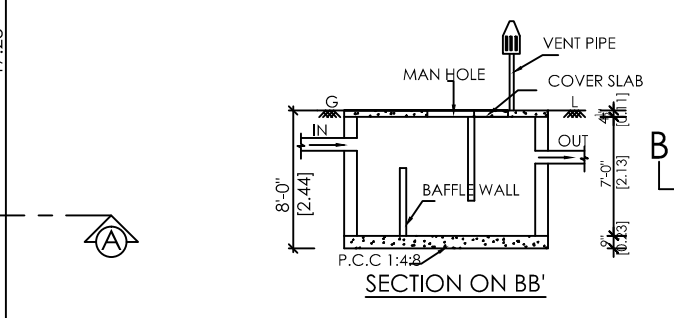
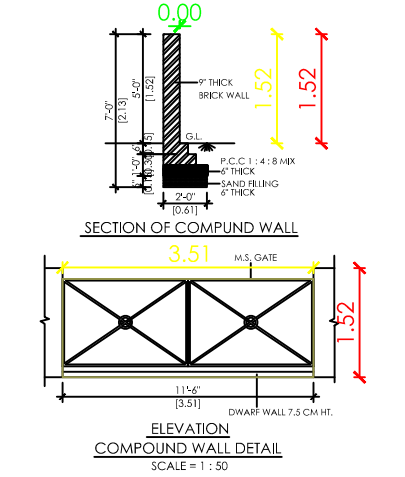
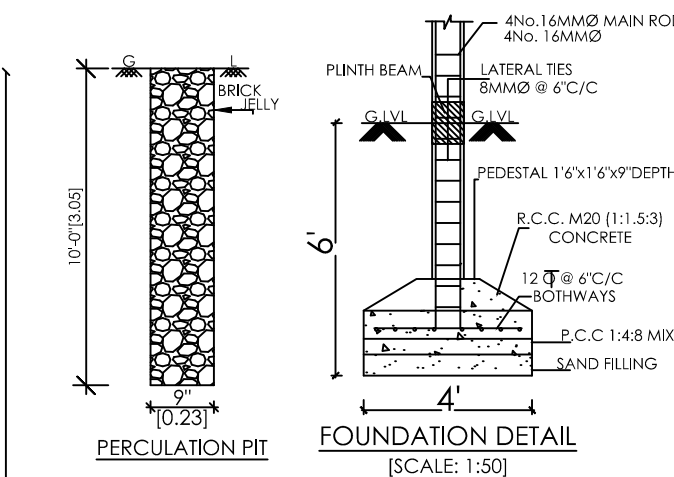
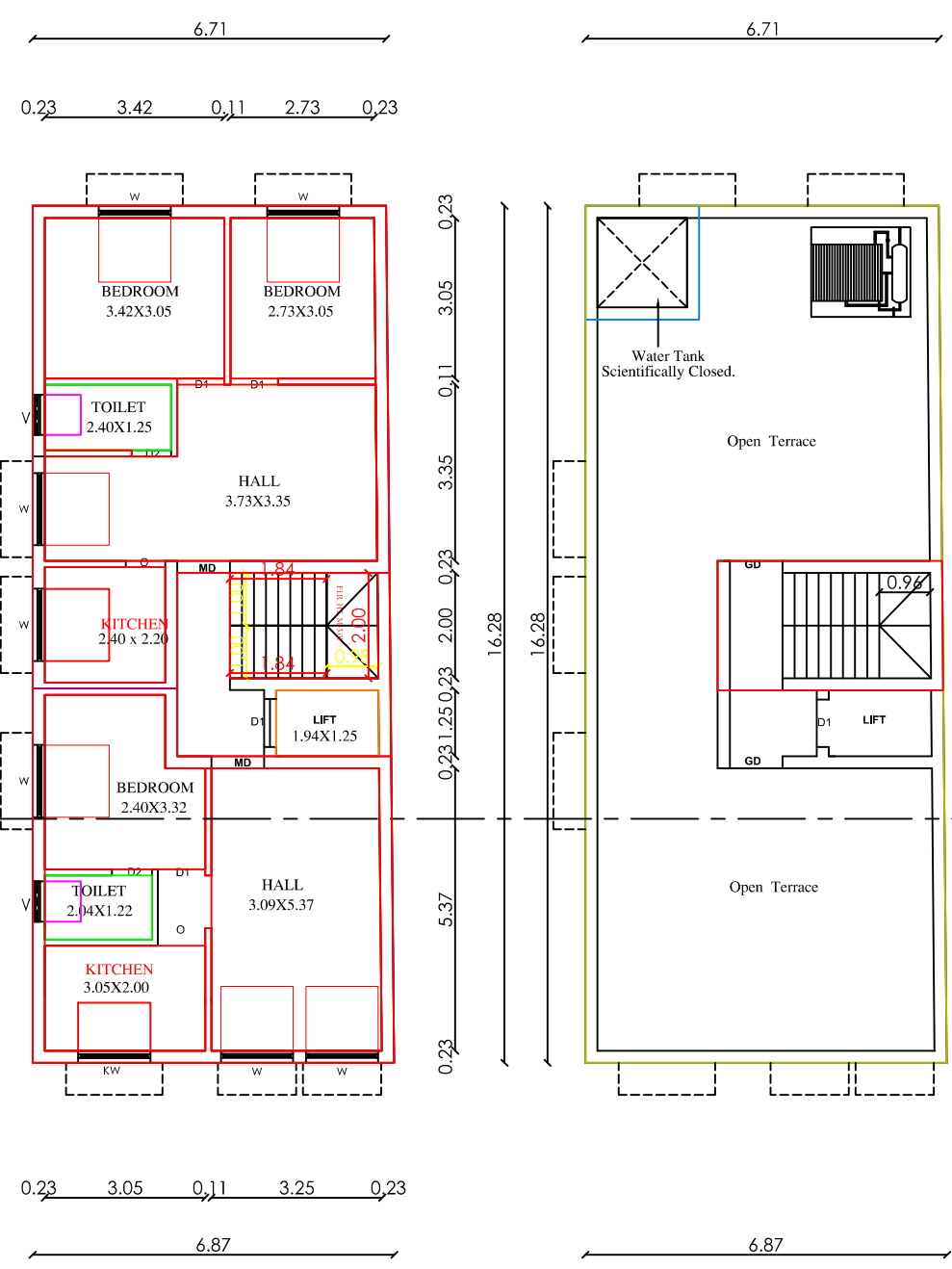
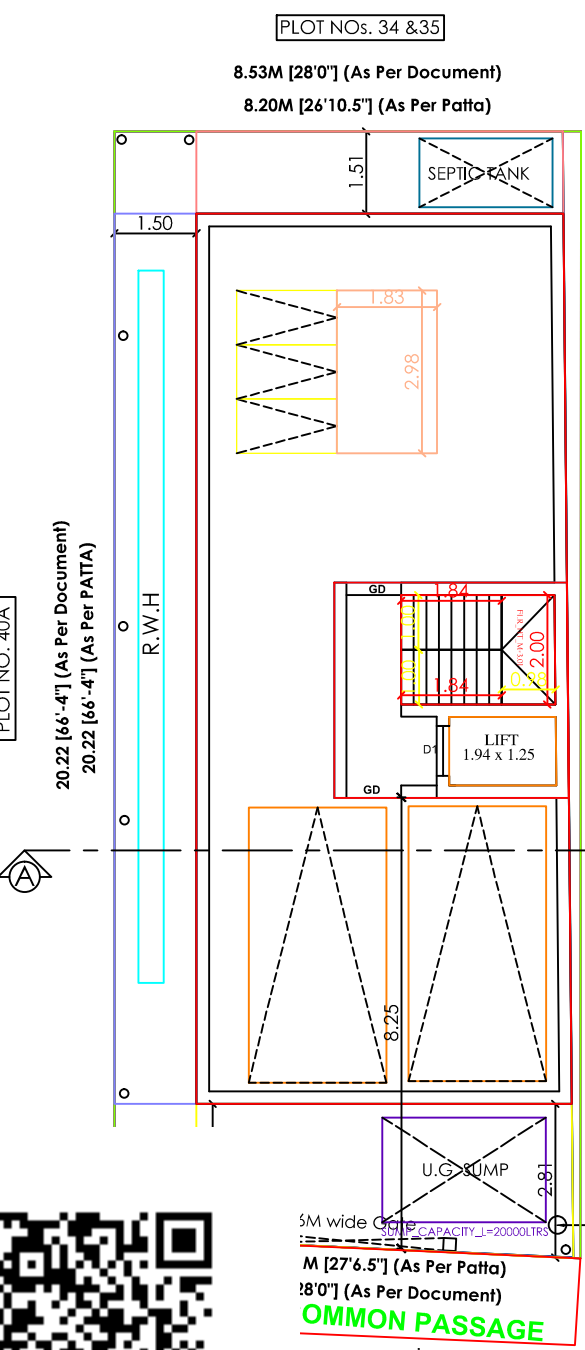
COLOUR INDEX:		
PROPOSED BUILDING		SCALE : (1 : 100)
EXISTING ROAD		
BOUNDARY LINE		

OWNER:

P. Bahm.
92. Aniga

REGISTERED ENGINEER

P. Mungam
En. P. MURUGAN
LICENSED SURVEYOR & REGISTERED ENGINEER
CMDA REG. No. RE/GR-III/19/08/288
GREATER CHENNAI CORPORATION REG. No. RE303212019
Shop No. 14, 1st Floor, Municipality New Building Complex
Shanmugam Road, West Tambaram, Chennai-600 045
Mobile No: 9841669914 / 9841669913



Site Cum Pro.Stilt Floor Plan

TYPICAL_FLOOR_PLAN=1,2,3

Terrace Floor Plan

STAIRCASE DETAILS

SOLAR WATER HEATING SYSTEM
SCALE:1:30

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.

