

PP

APPROVAL RECORD

Planning Permission

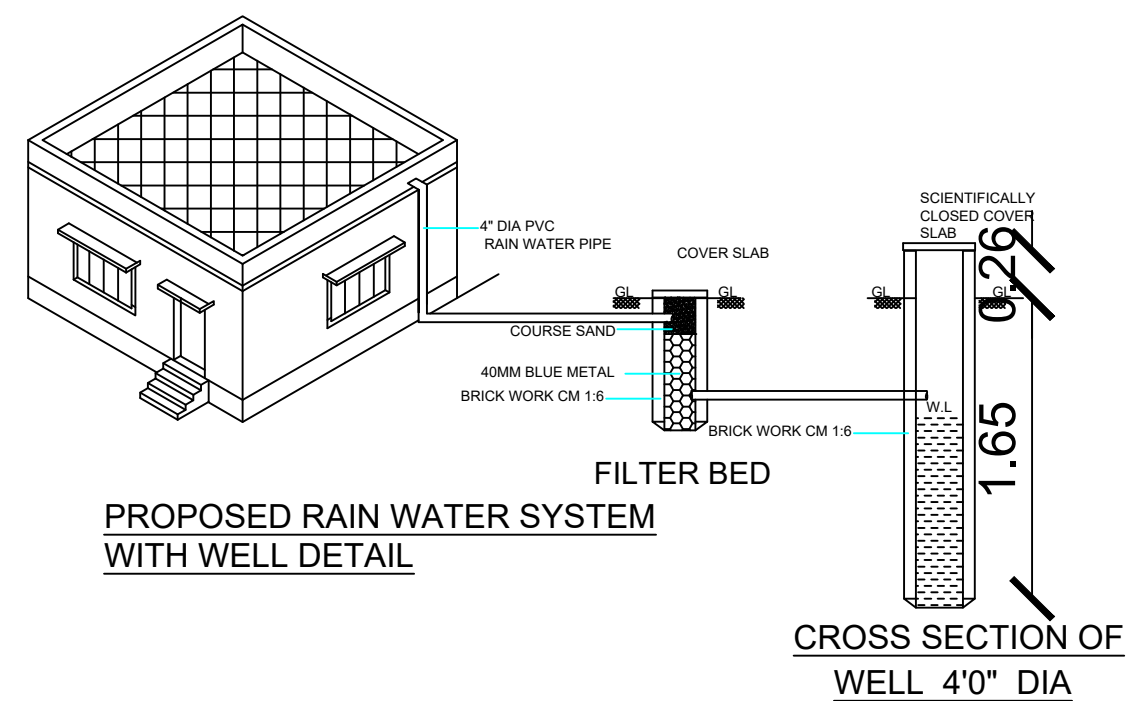
Kalvoy

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.

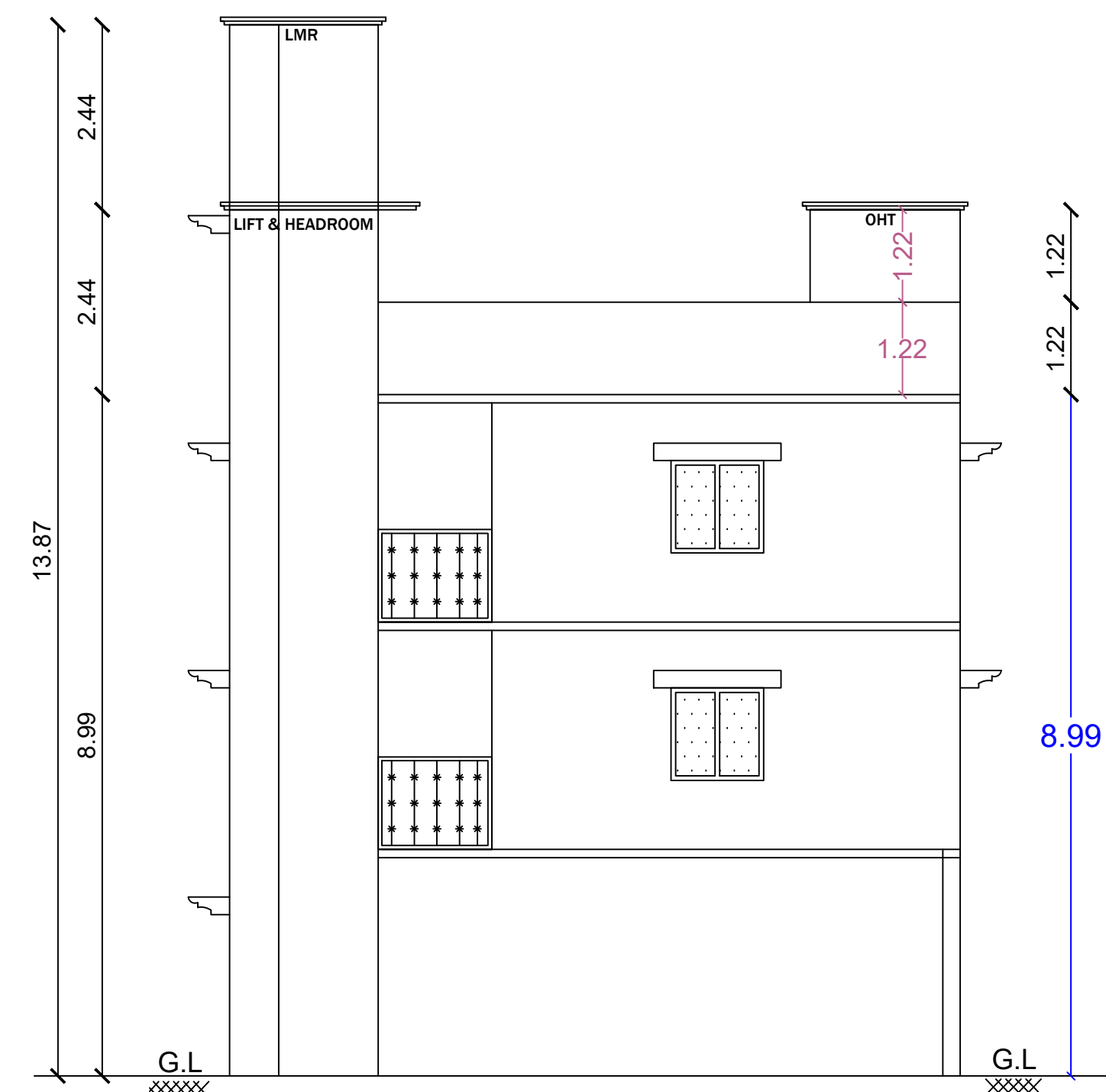


APPROVAL DETAILS

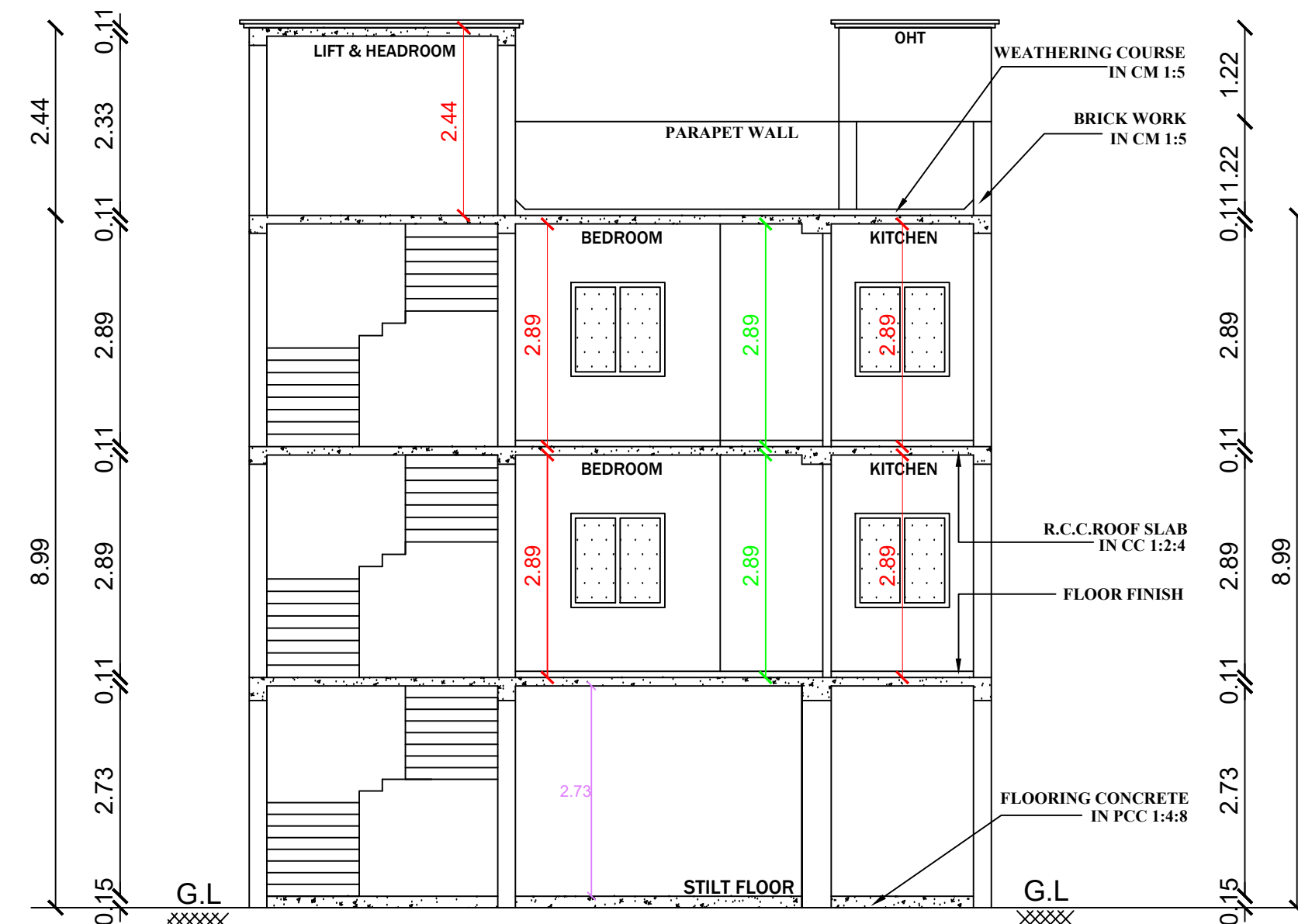
PLOT REGULARISED VIDE : 35/2021-2022
NA.KA.NO:23131/2018, DTCP/P/0511848/2017
DATED: 13-10-2021

PLOT REGULARISED VIDE : 36/2021-2022
NA.KA.NO:23132/2018, DTCP/P/0511897/2017
DATED: 13-10-2021

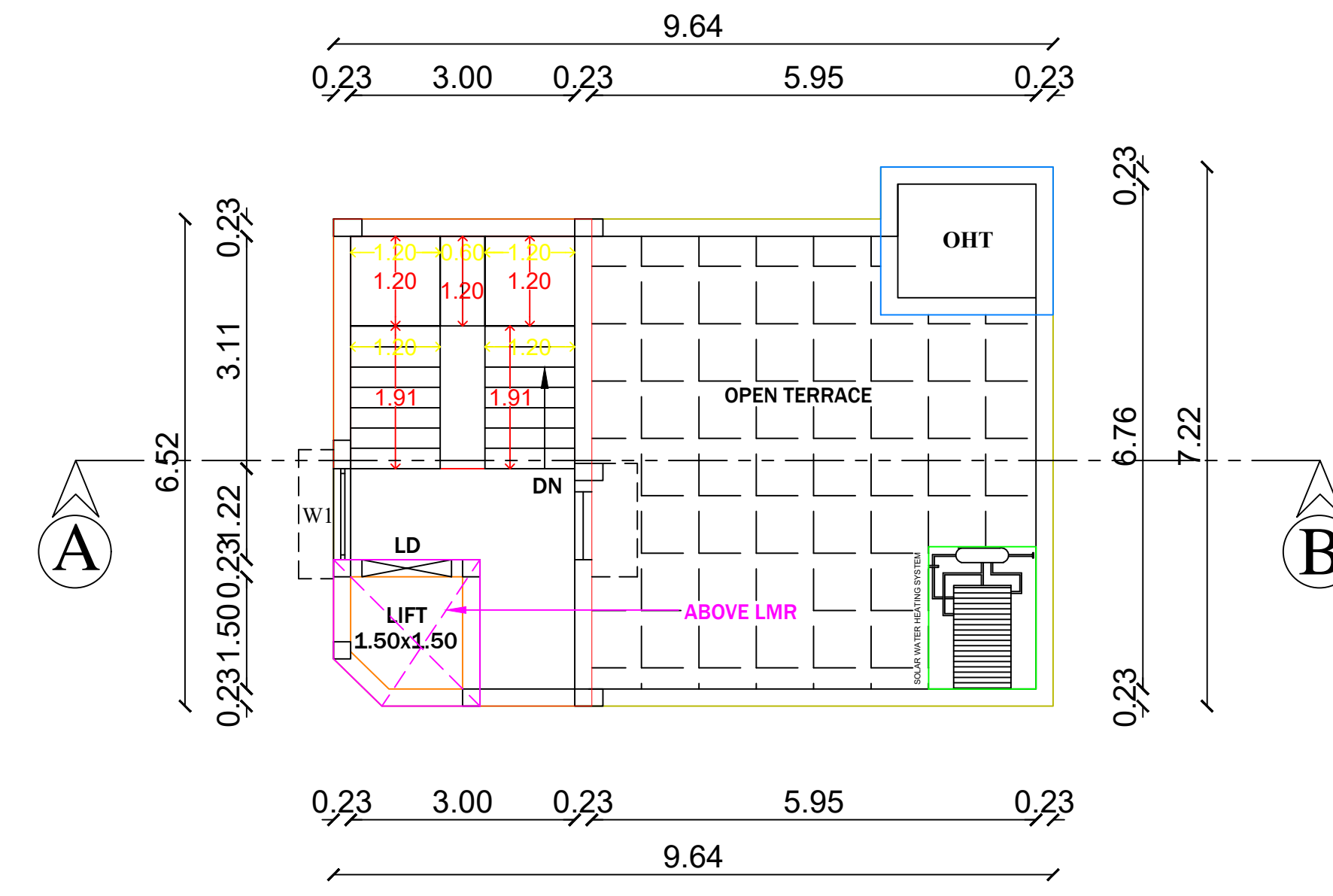
PLOT SUB DIVISION VIDE : 25/2021-22
DATED: 18-10-2021



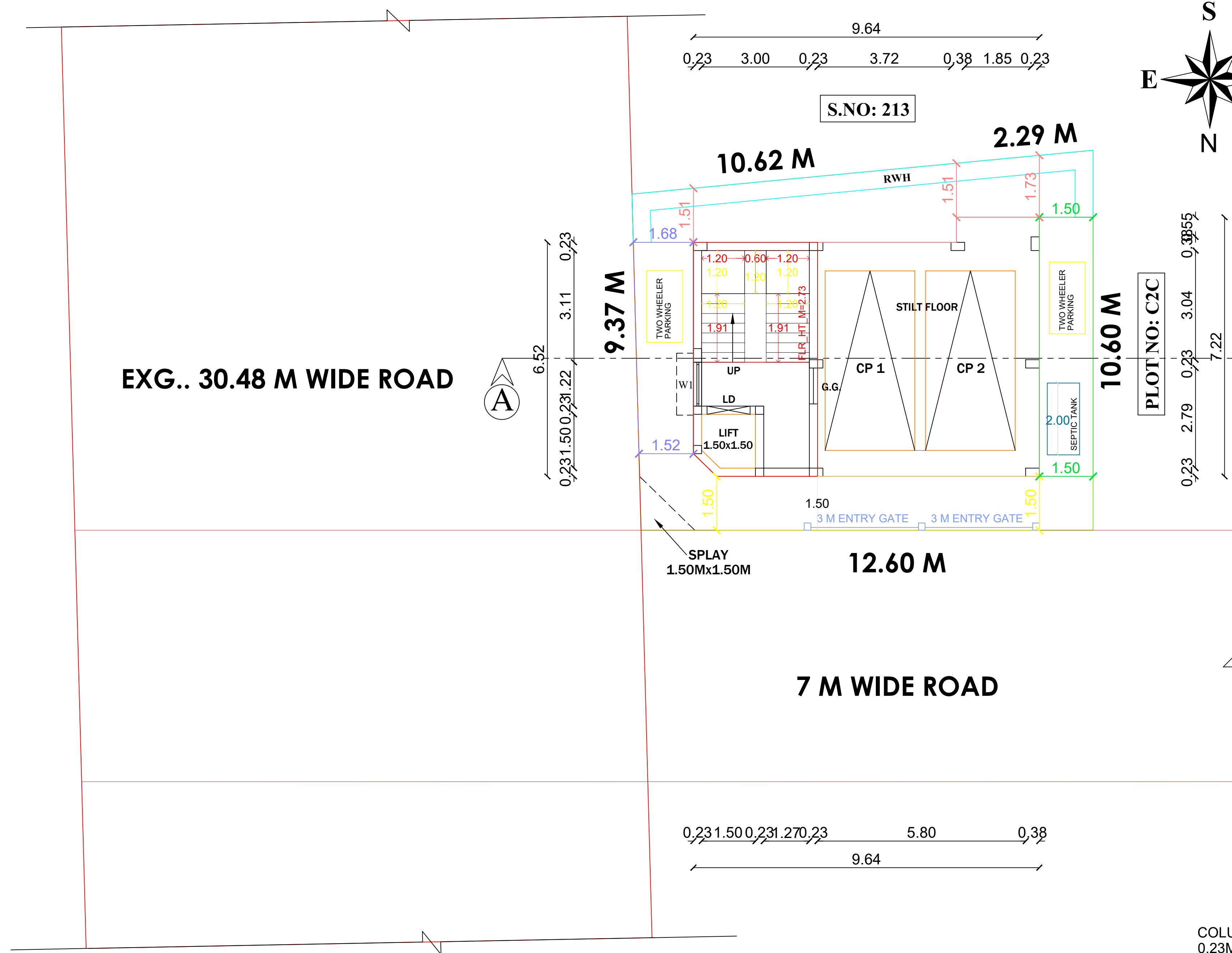
ELEVATION



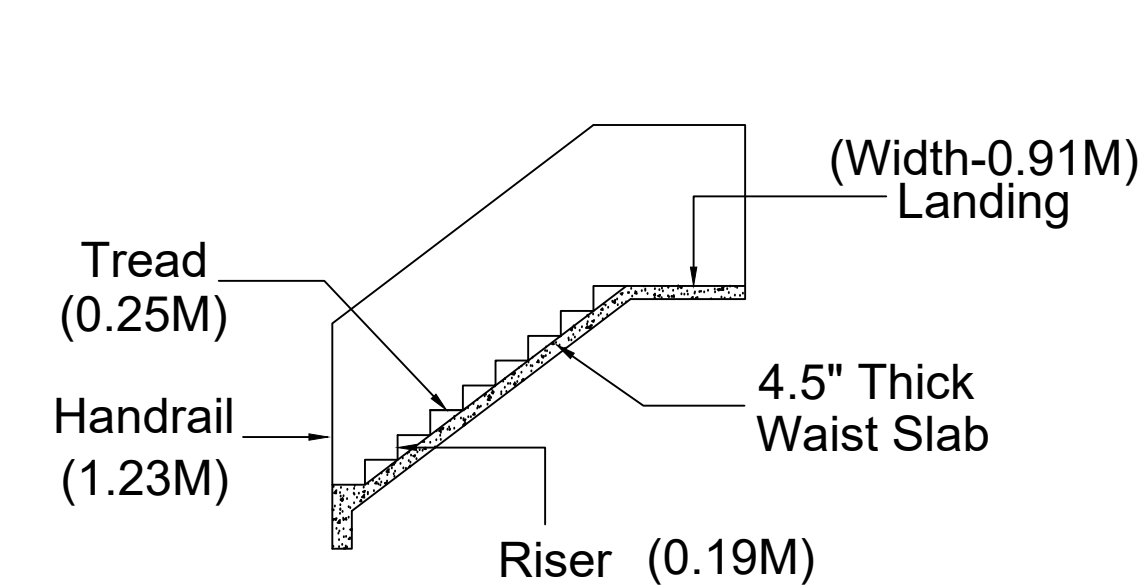
SECTION ON "AB"



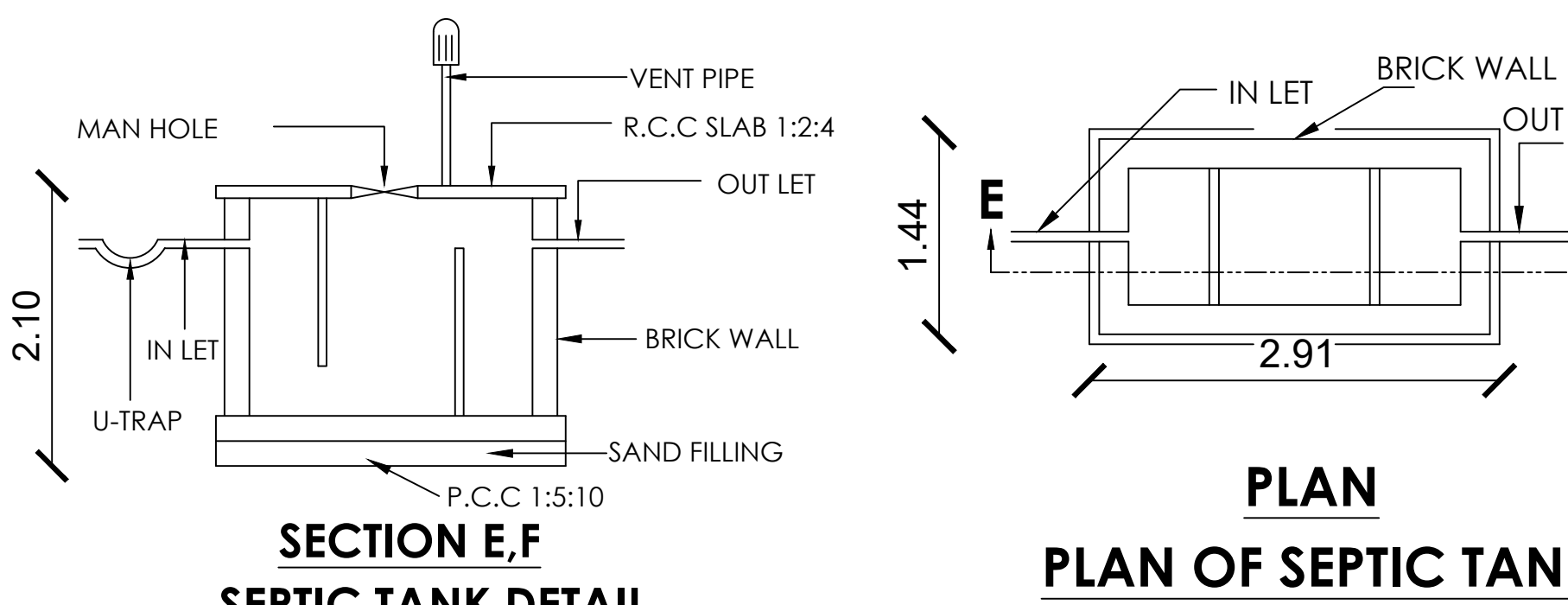
PRO.. TERRACE FLOOR PLAN



SITE CUM PRO.. STILT FLOOR PLAN

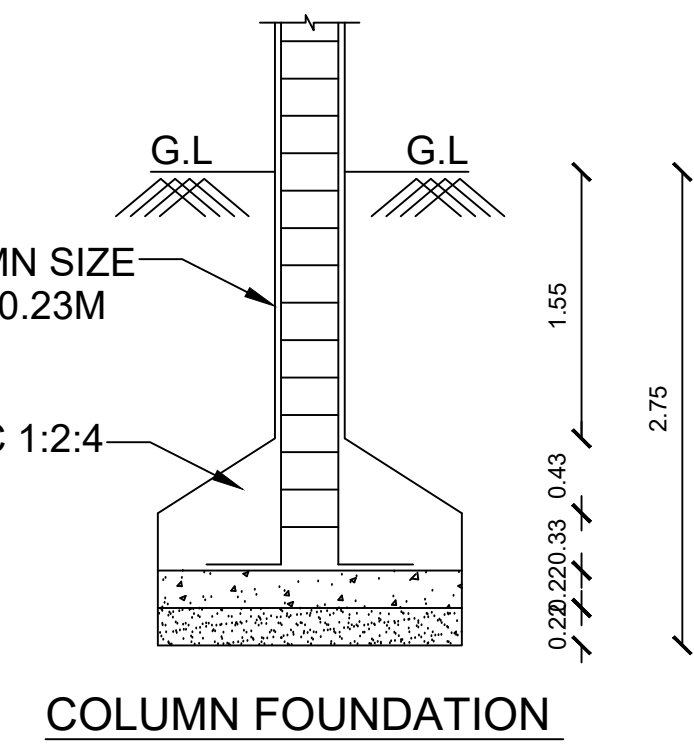


RCASE DETAIL

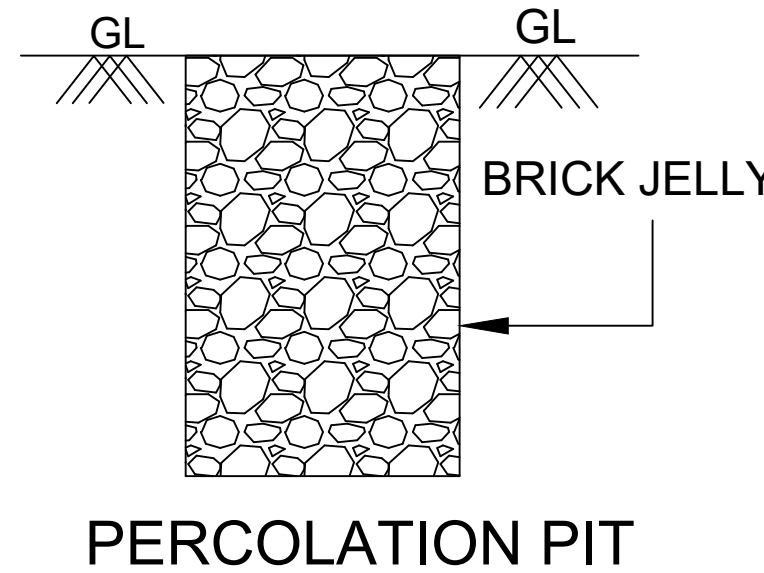


SECTION E.F
SEPTIC TANK DETAIL

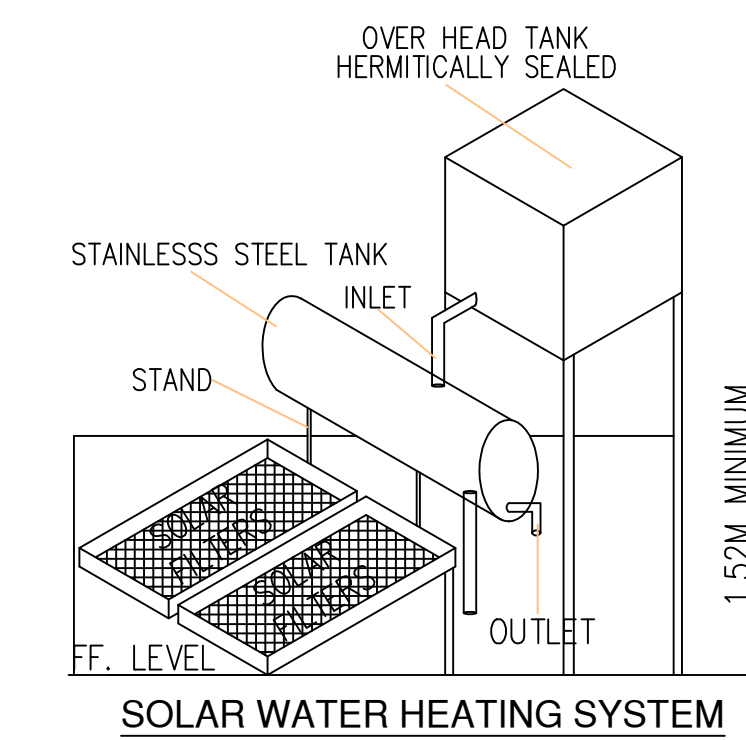
PLAN
PLAN OF SEPTIC TANK



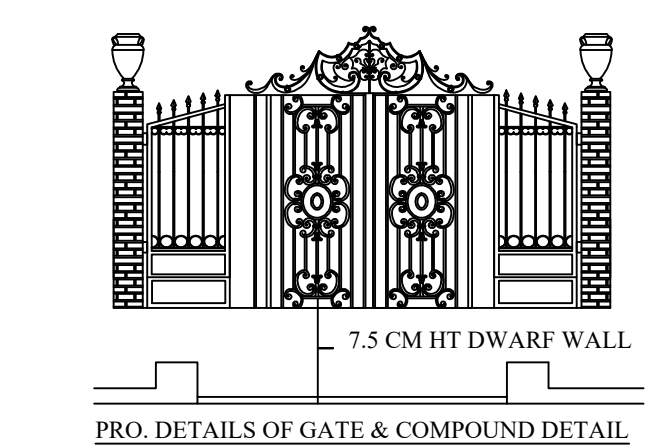
COLUMN FOUNDATION



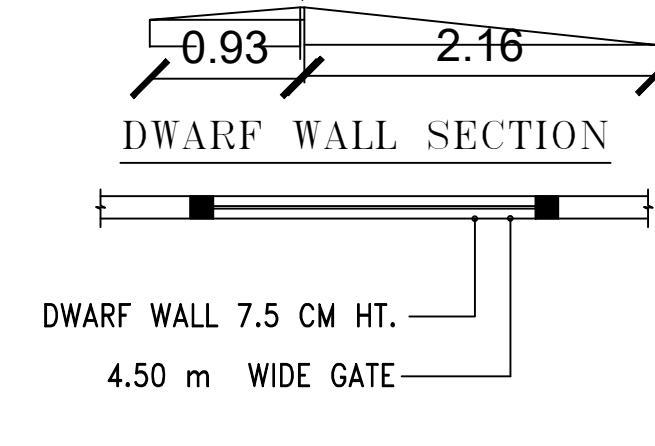
PERCOLATION PIT



SOLAR WATER HEATING SYSTEM

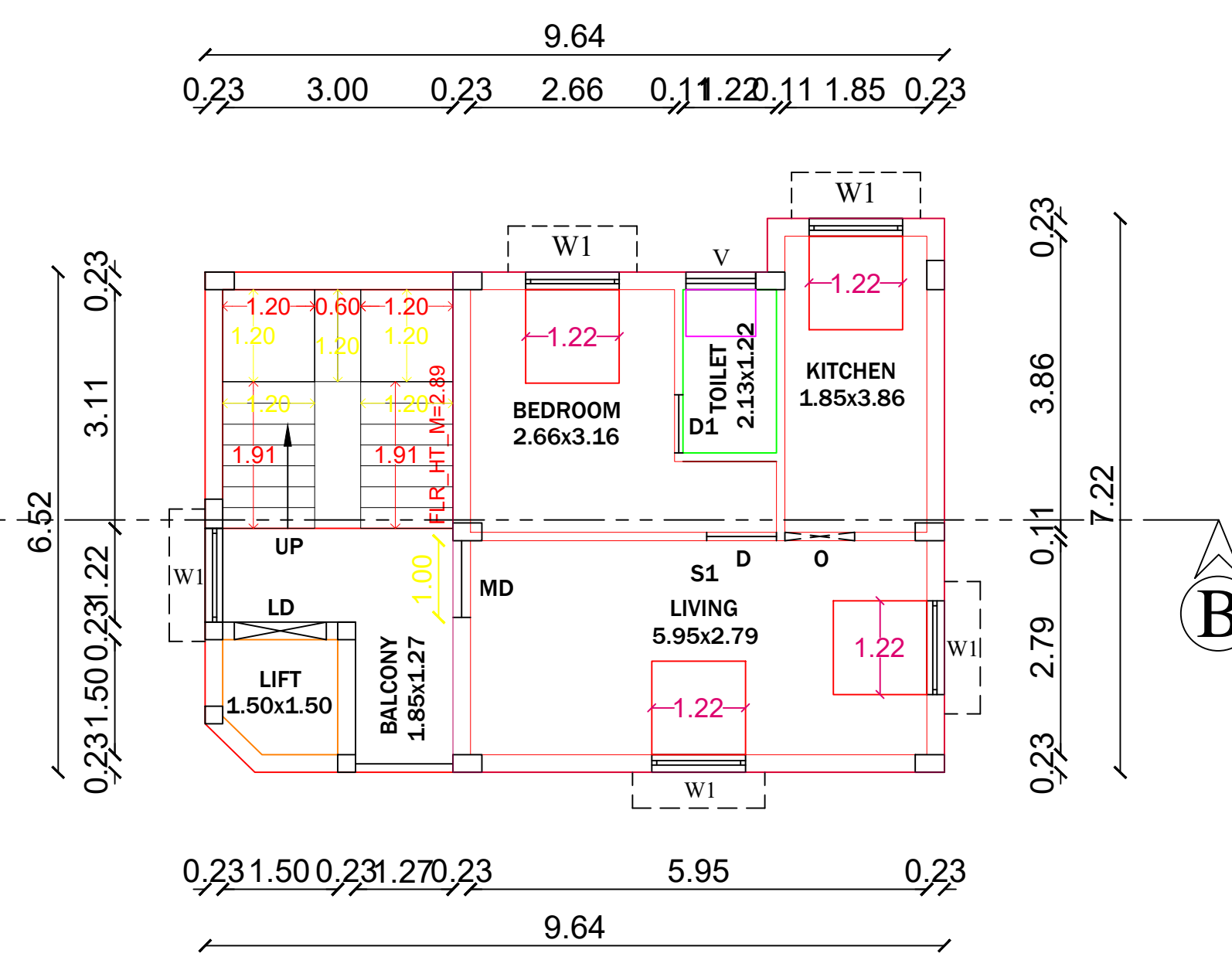


PRO. DETAILS OF GATE & COMPOUND DETAIL

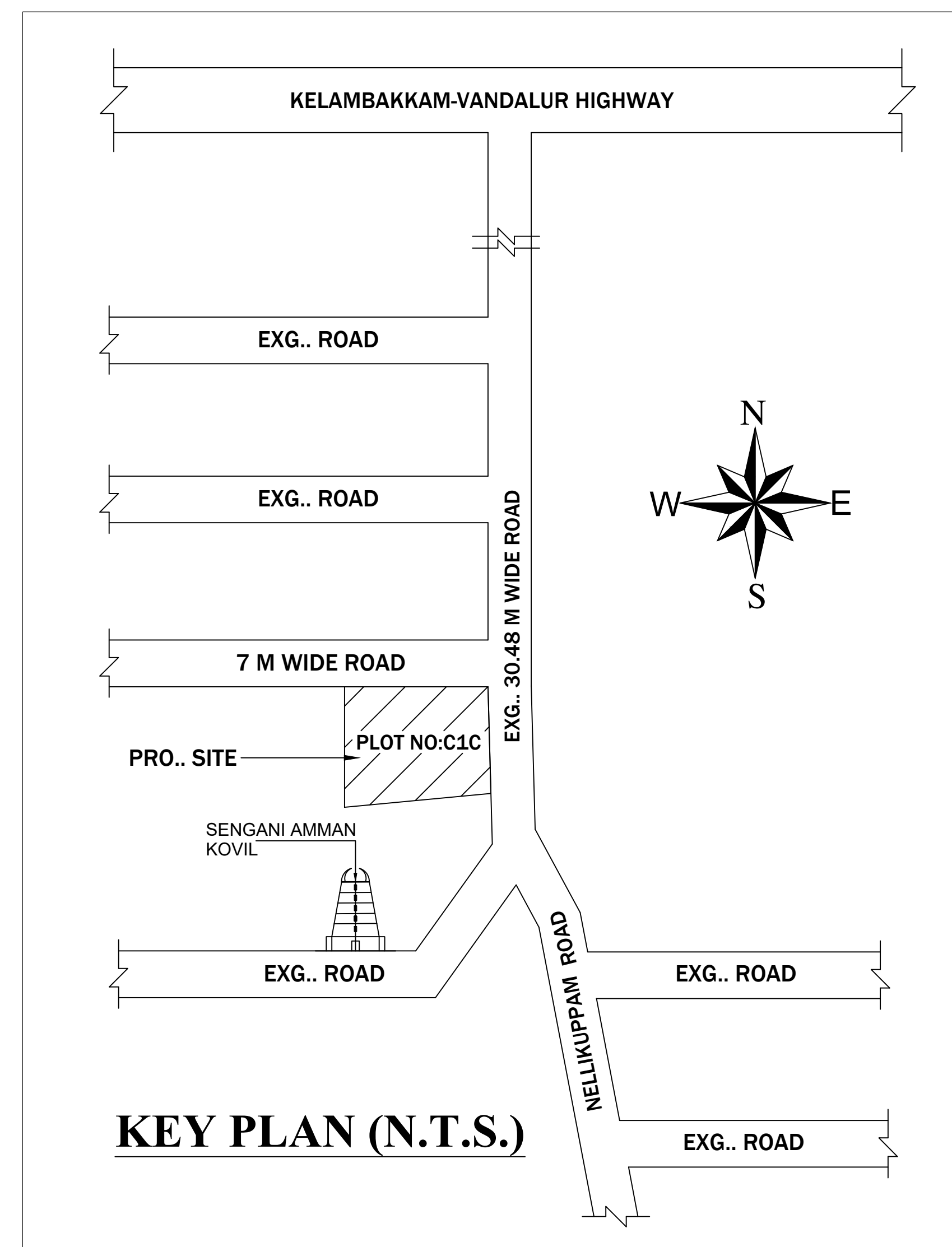


DWARF WALL DETAIL

PRO.. FIRST FLOOR PLAN



PRO.. SECOND FLOOR PLAN



KEY PLAN (N.T.S.)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST & SECOND FLOOR RESIDENTIAL BUILDING AT PLOT NO: C1C, "DHANALAKSHMI GARDEN", COMPRISED IN S.NO: 214/2B1 PART, 214/2B1A1 & 214/2B3, PATTA NO: 7454, AS PER PATTA S.NO: 214/42, OF KALVAI VILLAGE & PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT. KATTANKULATHUR PANCHAYAT UNION LIMIT.

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 / UPVC / ALUMINIUM GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN C.M 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX

ALL DIMENSIONS ARE IN METER

AREA STATEMENT	SQ.M
PLOT AREA (As Per Patta)	128.00
PLOT AREA (As Per Document)	128.48
Super Imposed Plot Boundary	127.06
FSI AREA	
PRO.. FIRST FLOOR AREA	64.29
PRO.. SECOND FLOOR AREA	64.29
TOTAL FSI AREA	128.58
PLOT COVERAGE	50.60 %
FLOOR SPACE INDEX	1.01
NON-FSI AREA	
PRO.. STILT FLOOR AREA	64.29
PRO.. HEADROOM & LIFT AREA	22.36
TOTAL NON-FSI AREA	86.65

JOINERY DETAILS:		
DESCRIPTION	METER	
MD/G.G.	MAIN DOOR/GRILL GATE	1.00X2.13
D	DOOR	0.91X2.13
D1	TOILET DOOR	0.76X2.13
W	WINDOW	1.83X1.22
W1	WINDOW	1.22X1.22
V	VENTILATOR	0.91X0.76

COLOUR INDEX:		
PROPOSED BUILDING	☐	SCALE : (1 : 100)
EXISTING ROAD	☐	DRAWN BY: V.T.S.K
BOUNDARY LINE	☒	DATE: 27-11-2024

OWNER:

Er. S. SATHISH KUMAR, M.E.,
CONSULTING CIVIL ENGINEER & CONTRACTOR
LICENSED SURVEYOR / REGISTERED ENGINEER
STRUCTURAL ENGINEER
PALLAVAPURAM, ANAKAPATHUR
TAMBARAM, PAMMAL, MARAIMALAI NAGAR MUNICIPALITY
GREATER CHENNAI CORPORATION, RE305372020
"THILAGAM CONSTRUCTION & PLANNERS"
No.15, 2nd MAIN ROAD, NEW COLONY,
CHROMEPET, CHENNAI-600 044.
Cell: 99417 21078, 8610758689
E-Mail: sathish.msec@gmail.com

RGN NO: RE/GR-1/007/LS/2019/00003/47310
RGN NO: RE305372020
REGISTERED ENGINEER

Designed & Drafted by:
THILAGAM CONSTRUCTION & PLANNERS
NO:15, 2ND MAIN ROAD, NEW COLONY,
CHROMEPET-600044. 9941721078, 8610758689

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.

