

PP

APPROVAL RECORD

Planning Permission

Reddykuppam
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

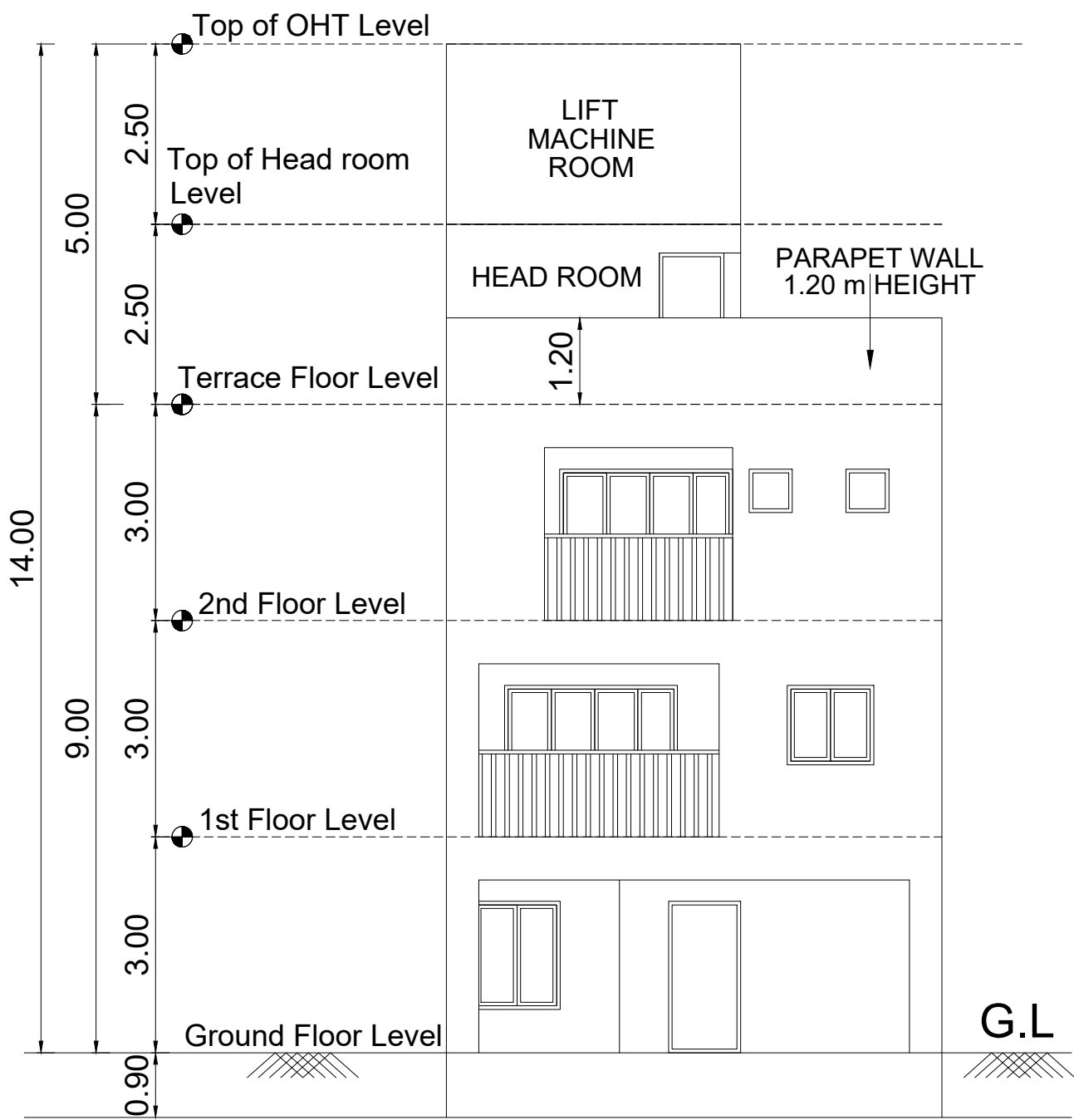
PURPOSE
Residential

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

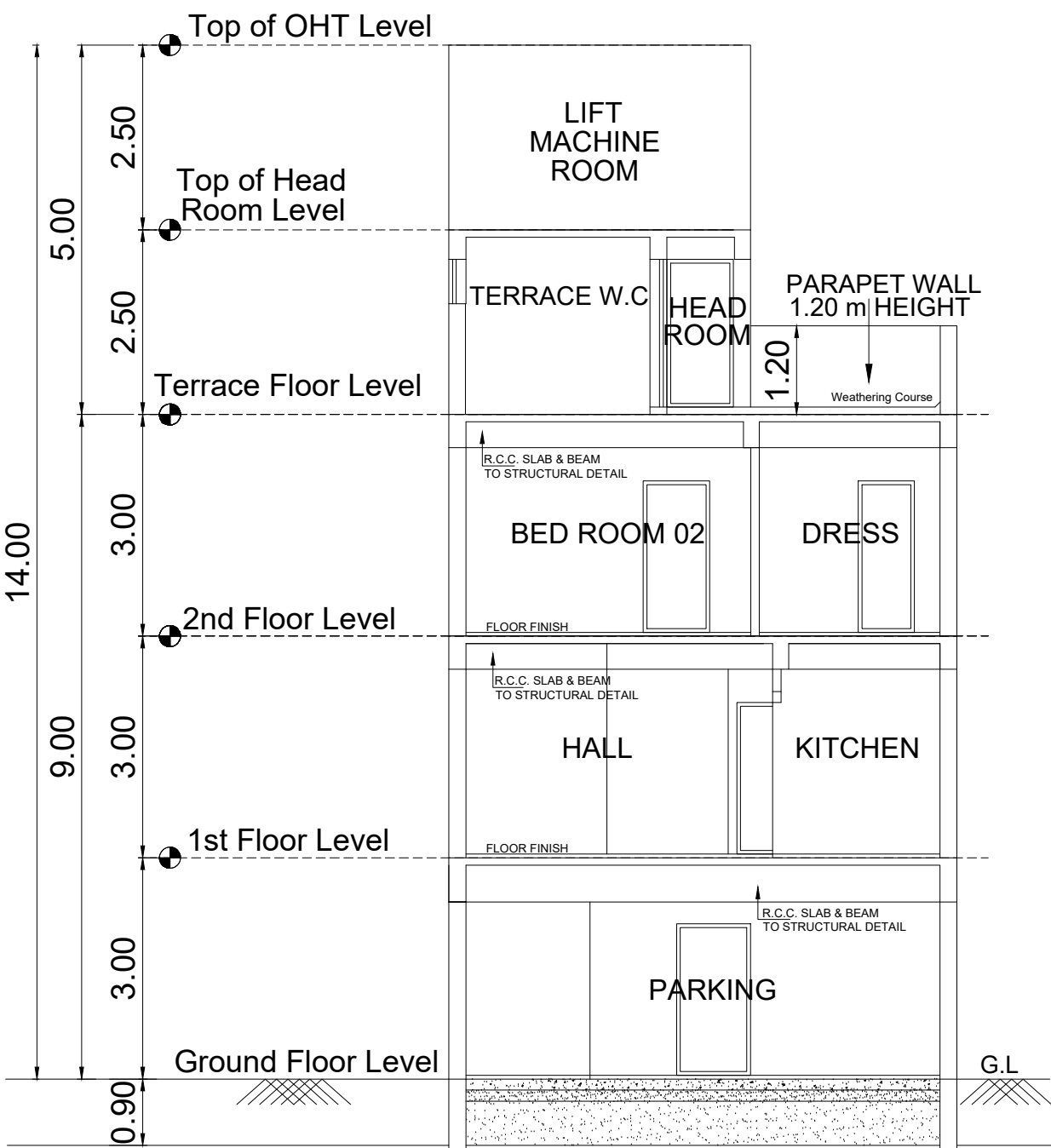
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR (PART) + FIRST FLOOR + SECOND FLOOR RESIDENTIAL BUILDING WITH ONE DWELLING UNIT AT SUB-DIVISION OF PLOT NO : 4B, 4.88M (16'-0") WIDE COMMON PASSAGE & 11.30M (37'-0") WIDE SRI JAGANATHAN KOIL STREET, KANATHUR REDDYKUPPAM, CHENGALPATTU - 603 112. COMPRISED IN OLD SURVEY NO : 97/72 & 97/73 AND AS PER PATTA NO : 5318 & 5319, NEW SURVEY NO : 97/72A, 97/72B, 97/73A & 97/73B OF KANATHUR REDDYKUPPAM VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT, WITHIN THE LIMITS OF THIRUPORUR PANCHAYAT UNION LIMIT.

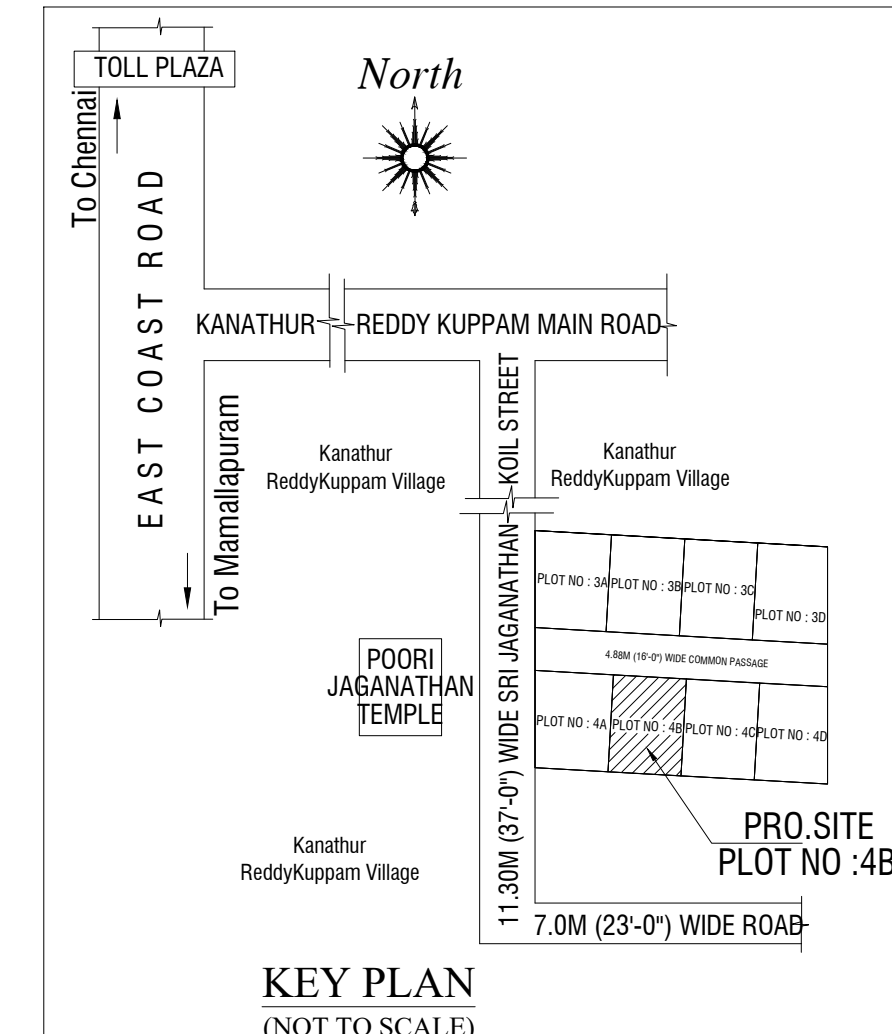
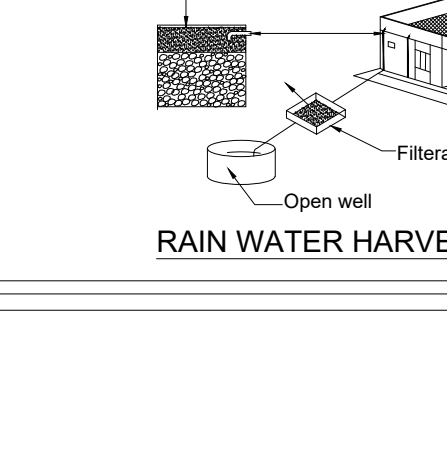
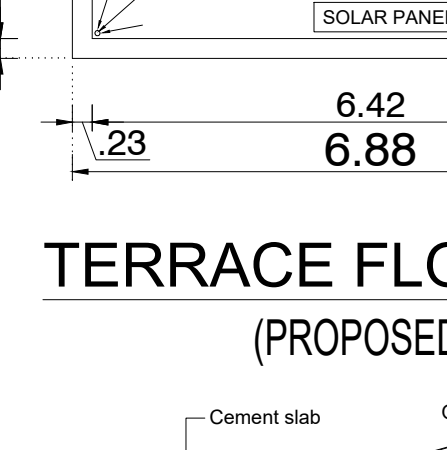
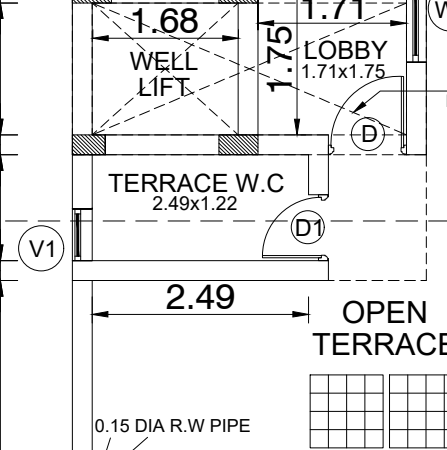
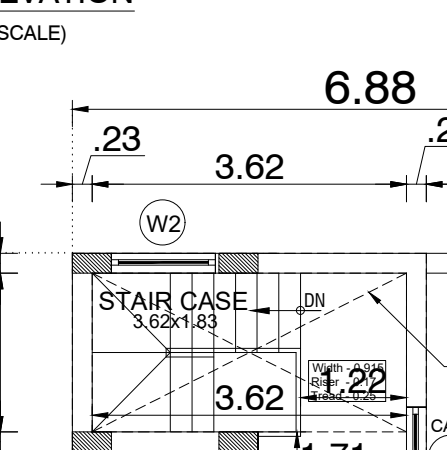
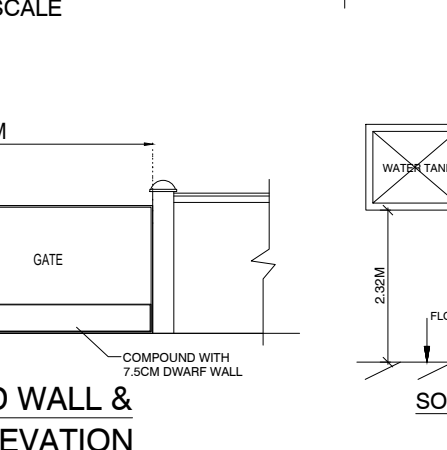
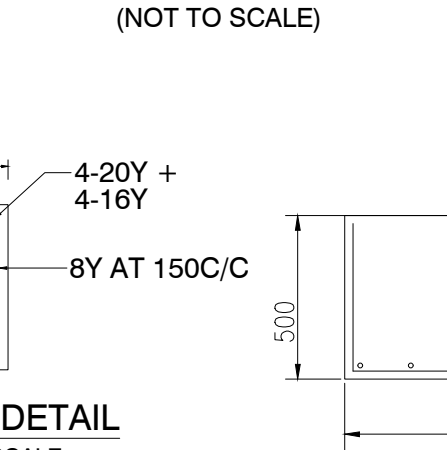
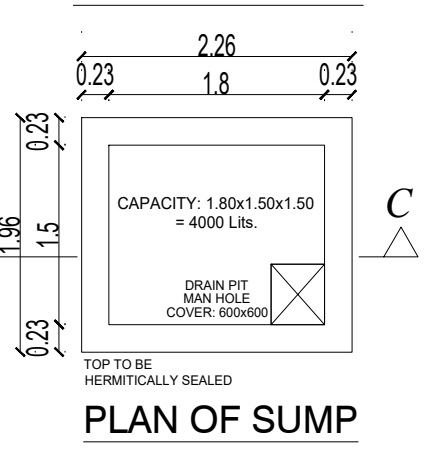
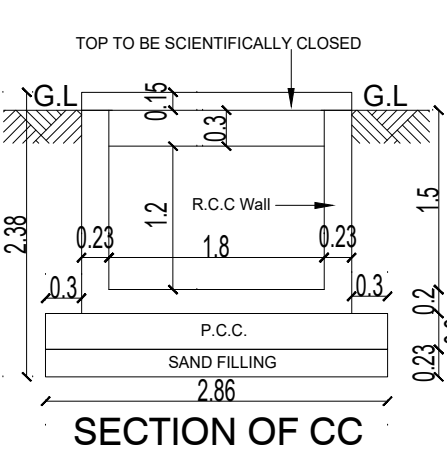
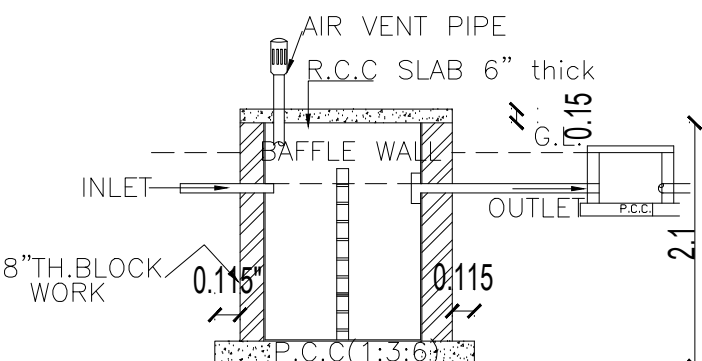
EARLIER PLOT SUB DIVISION PLAN APPROVED BY THIRUPORUR PANCHAYAT UNION LIMIT
THE BDO(VP), THIRUPORUR PANCHAYAT UNION APPROVED THE LAYOUT IN LETTER RC.NO. 3288/2024/B1, DATED 10.10.2024



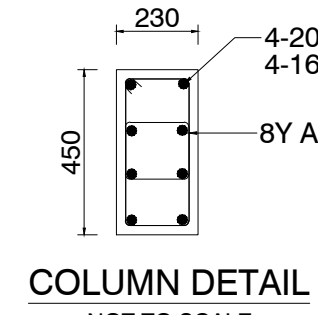
NORTH SIDE ELEVATION



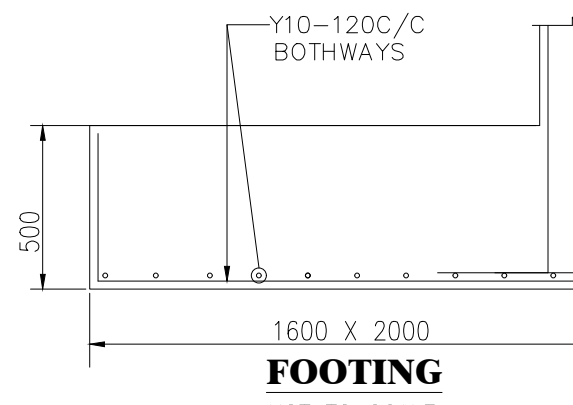
SECTION ON "A - A"



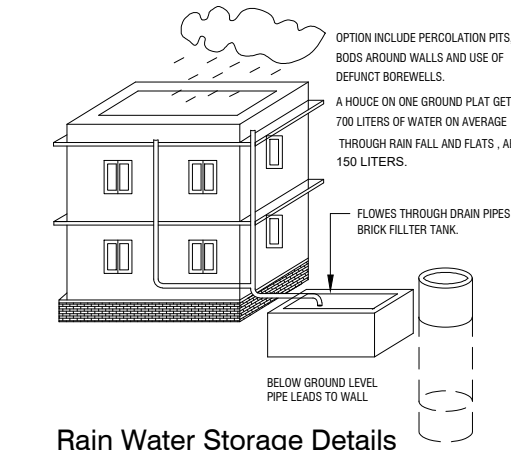
KEY PLAN (NOT TO SCALE)



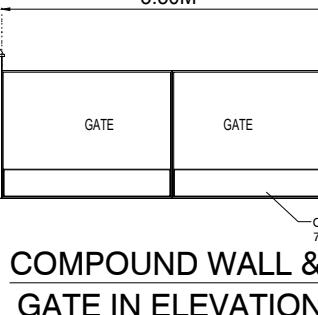
COLUMN DETAIL (NOT TO SCALE)



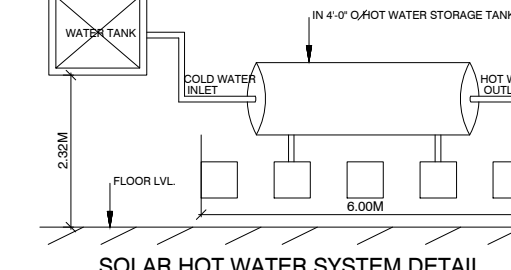
FOOTING (NOT TO SCALE)



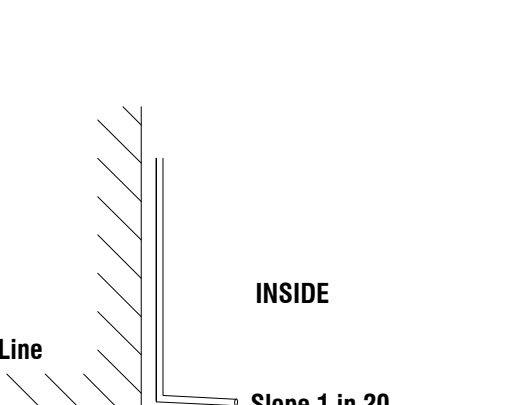
Rain Water Storage Details



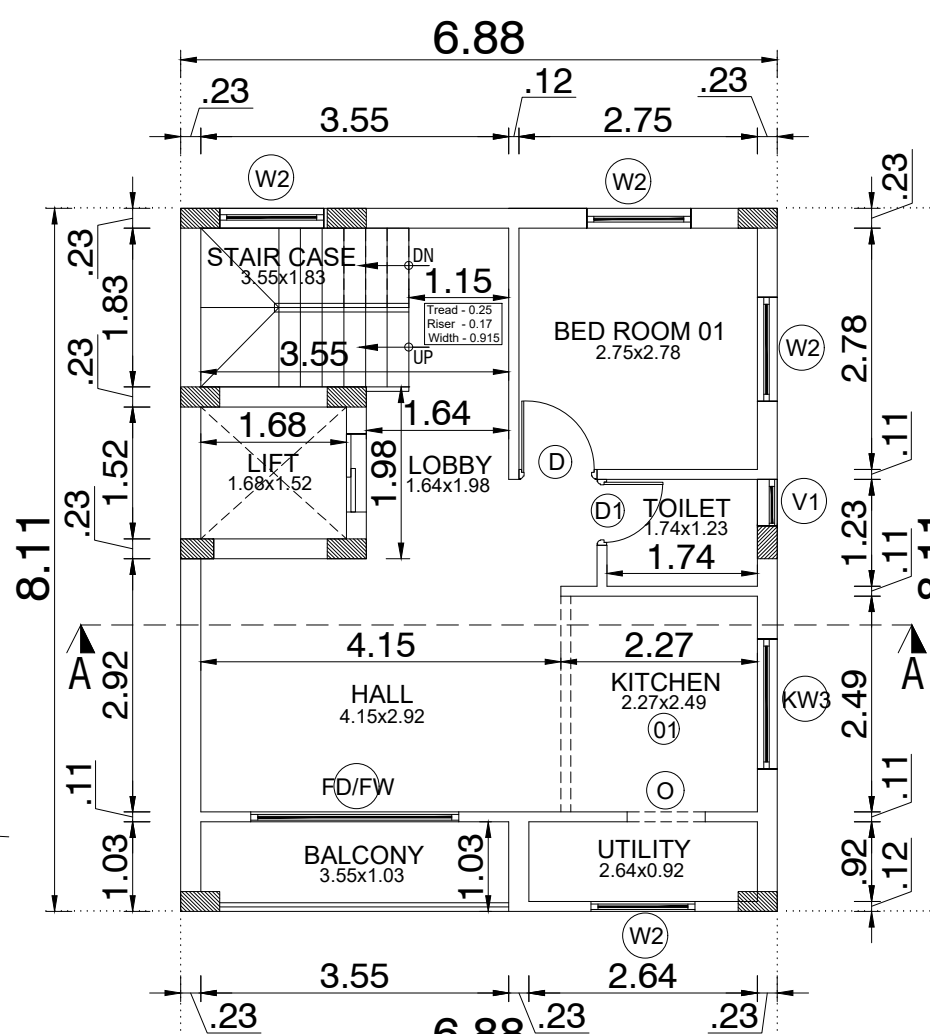
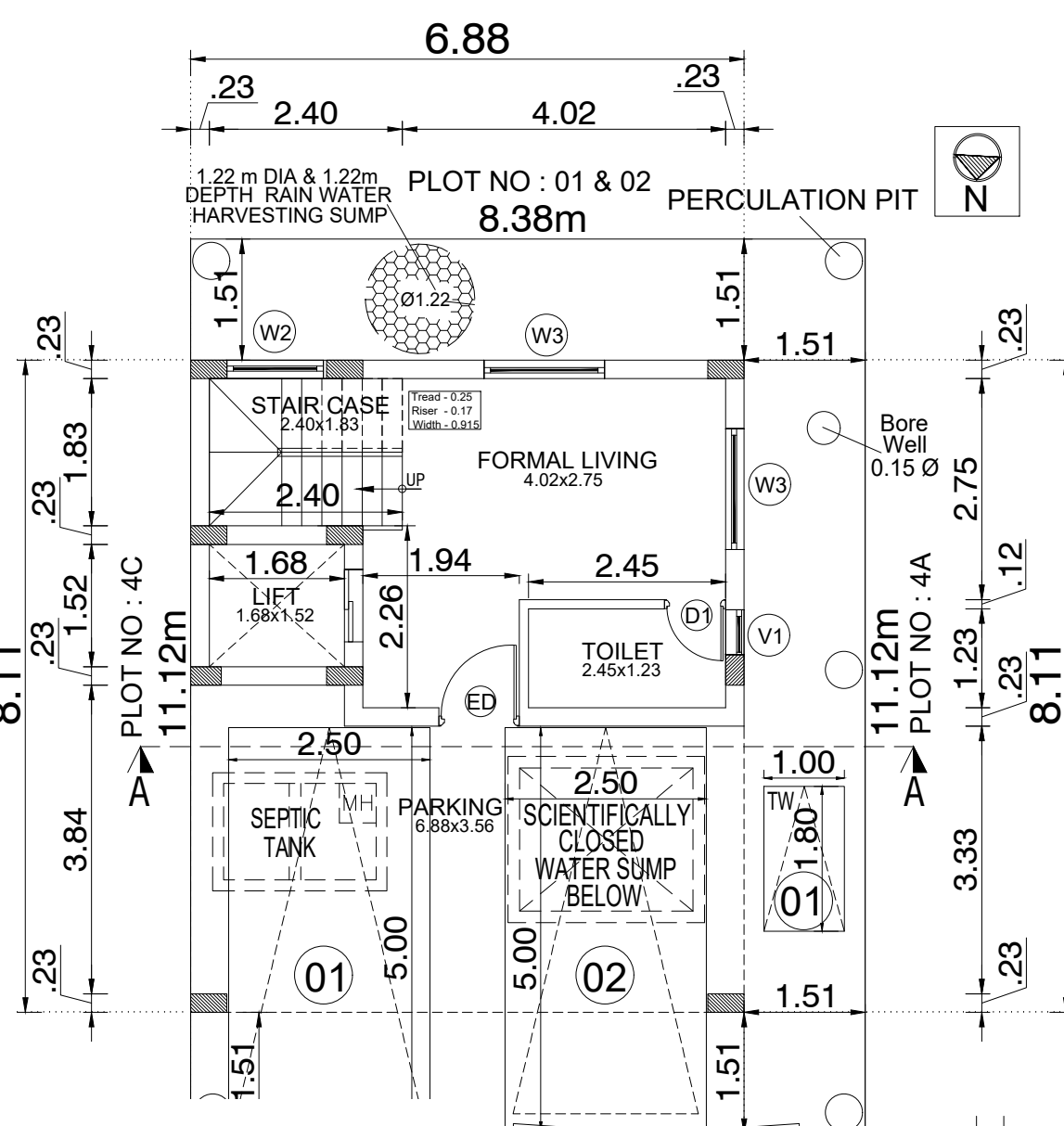
COMPOUND WALL & GATE IN ELEVATION (NOT TO SCALE)



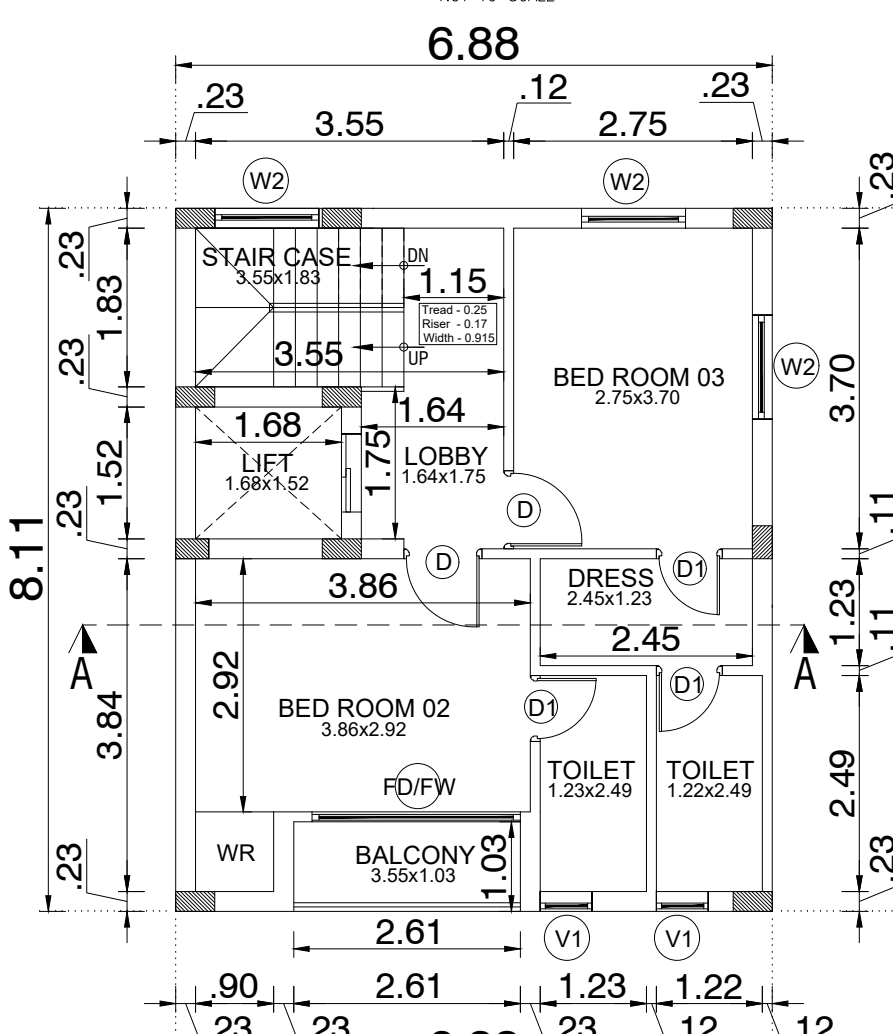
SOLAR HOT WATER SYSTEM DETAIL



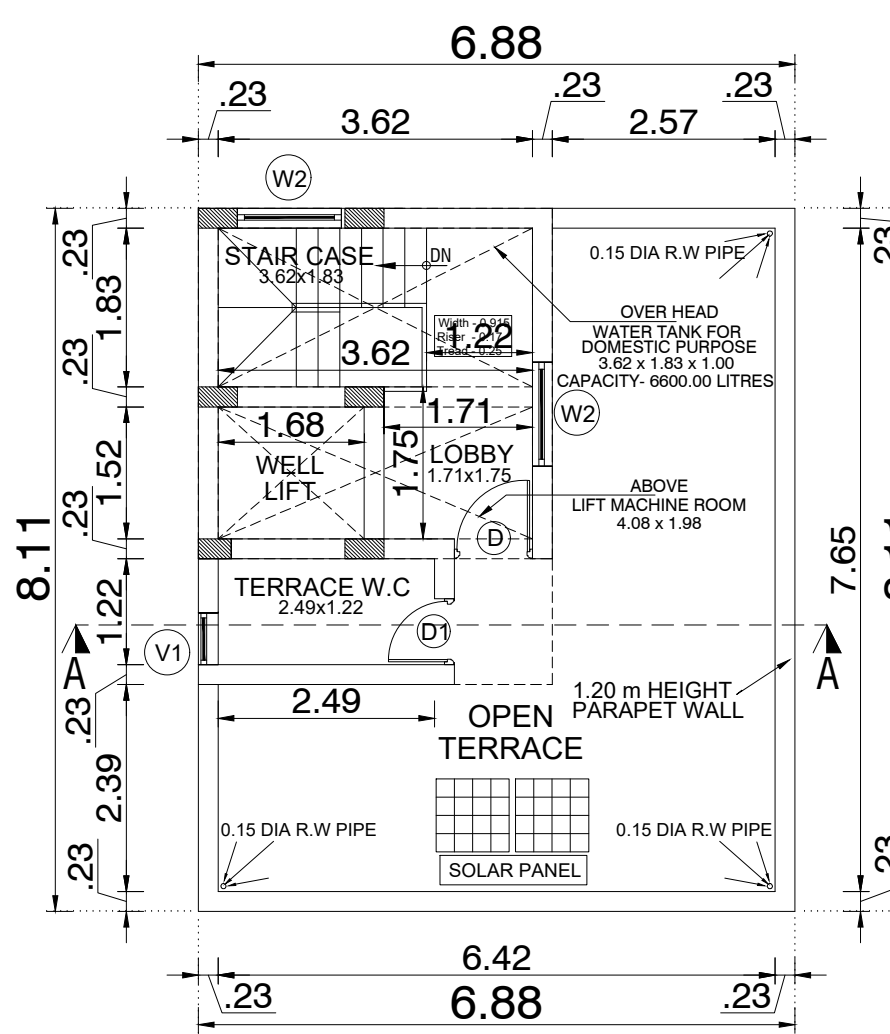
INSIDE



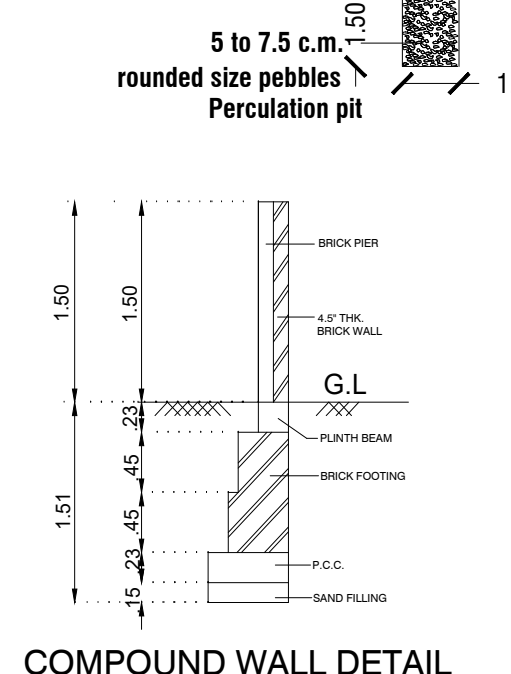
FIRST FLOOR PLAN (PROPOSED)



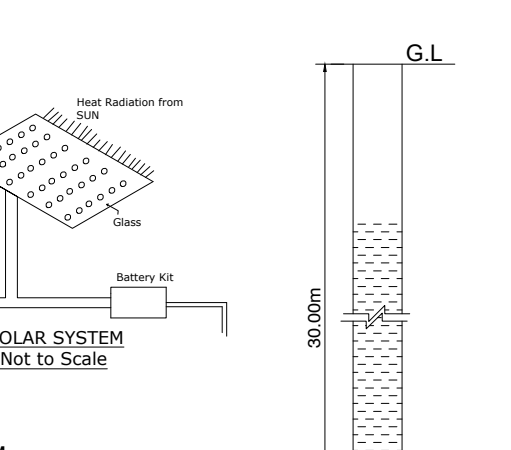
SECOND FLOOR PLAN (PROPOSED)



TERRACE FLOOR PLAN (PROPOSED)



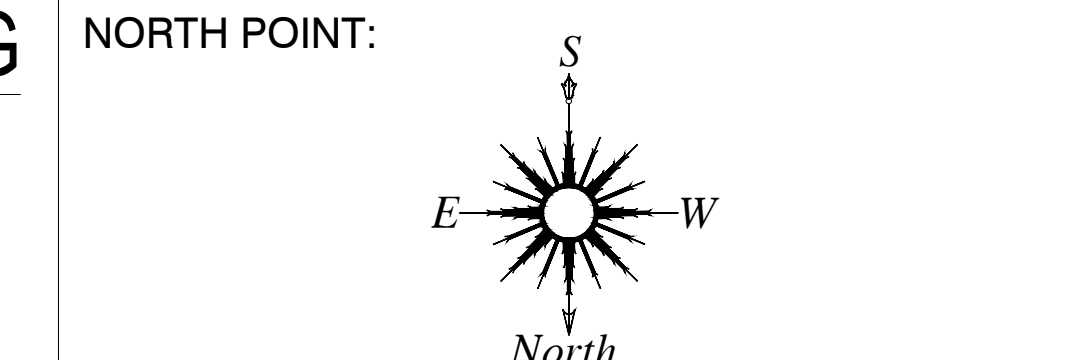
COMPOUND WALL DETAIL (NOT TO SCALE)



Bore Well Details Scale 1:1.5



11.30M (37'-0") WIDE SRI JAGANATHAN KOIL STREET
38m
3.5M WIDE GATE WITH 7.5 CM DWARF WALL
COMMON PASSAGE
PLAN CUM SECTION (PROPOSED)



SPECIFICATIONS:
FOUNDATION:
R.C.C. PILE FOUNDATION OVER A BED OF 1:1.5:3 SAND FILLING.
R.C. COLUMN FOUNDATION AND TIE (PLINTH) BEAMS
OVER A BED OF P.C.C 1:4:8 SAND CUSHIONS.
SUPER STRUCTURE:
115mm THK. INTERNAL & 230mm THK. EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5
R.C.C. WORK:
R.C. COLUMNS, BEAMS, SLABS, LINTELS, AND SUNSHADES
IN M25 MIX ADEQUATELY REINFORCED.
FLOORING:
CERAMIC FLOORING.
WEATHERING COURSE:
ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH
CRUDE OIL. POINTED AND LAID TO SLOPE.
NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE
SCIENTIFICALLY CLOSED.

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
ED	Entrance Door	1.00 x 2.10
D	Door	0.91 x 2.10
D1	Door	0.76 x 2.10
W1	Window	0.60 x 1.50
W2	Window	1.20 x 1.50
W3	Window	1.50 x 1.50
W4	Window	1.80 x 1.50
KW2	Window	1.20 x 1.00
KW3	Window	1.50 x 1.00
V1	Ventilator	0.61 x 0.61

AREA STATEMENT		
DESCRIPTION	SQ.FT	SQ.M
PLOT AREA (PLOT NO : 4B)	1004.00	93.27
GROUND FLOOR (PART)	326.26	30.31
FIRST FLOOR AREA	599.99	55.74
SECOND FLOOR AREA	599.99	55.74
TOTAL AREA	1526.24	141.79
PLOT COVERAGE -	59.76 %	F.S.I. - 1.520

(NON F.S.I.)		
PARKING AREA	273.73	25.43
HEAD ROOM AREA	241.22	22.41
TOTAL BUILTUP AREA	2041.19	189.63

ALL DIMENSION ARE IN METRE
COLOUR INDEX :-
DEMOLITION =
PROPOSED =
BOUNDARY =
ROAD =

GPA / OWNER SIGNATURE

MRS. SHANTHI MAHINDRAN & MR. MAHANDRA SIMHAN.D (GPA)
REGISTERED ENGINEER / ARCHITECT

ER. SRIDHAR.K
DTCP: Reg. No. CGLDIST/RE/GR-III/2022/10/018
CMDA: Reg. No. RE/GR-III/19/04/066
No. 63/B, Katta Bomman Street,
Tharamani, Chennai - 600 113.
Mob : 94456 57022 / 86672 97137
DRAWING TITLE
SITE CUM GROUND FLOOR PLAN (PART),
FIRST FLOOR PLAN, SECOND FLOOR PLAN,
TERRACE FLOOR PLAN,
NORTH SIDE ELEVATION & SECTION ON "A-A"
DRAWN S.S. CHECKED K.N.
SCALE 1:100 / 1"=8'0" DATE 12.11.2024

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.

