PP APPROVAL RECORD

Planning Permission

Survey 341

Thaiyur

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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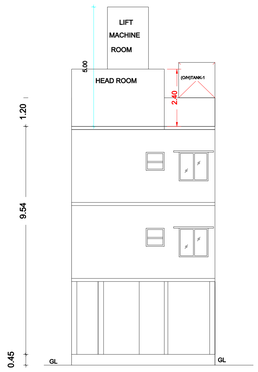
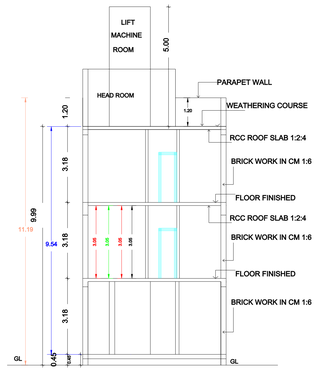


ELEVATION

(PROPOSED)



SECTION "A-A"

PROPOSED

DTCP/MLPA APPROVAL NO.1415/2020/A1

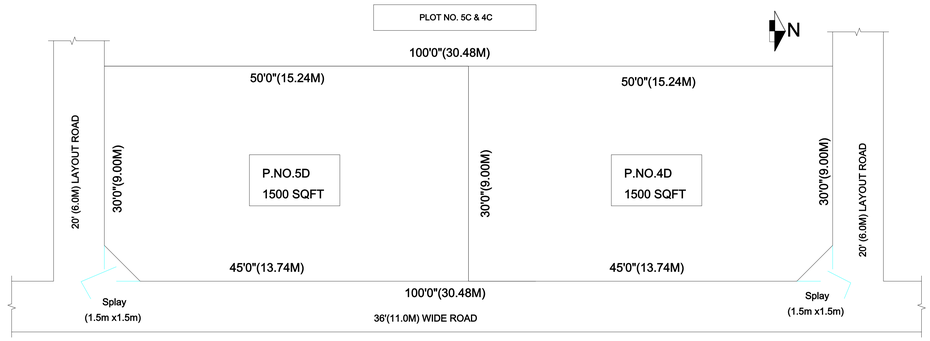
PLOT APPROVAL NA.KA.NO.1771-5/2020/A1,Dt:03/09/2020

PLOT APPROVAL NA.KA.NO.1771-4/2020/A1,Dt:03/09/2020

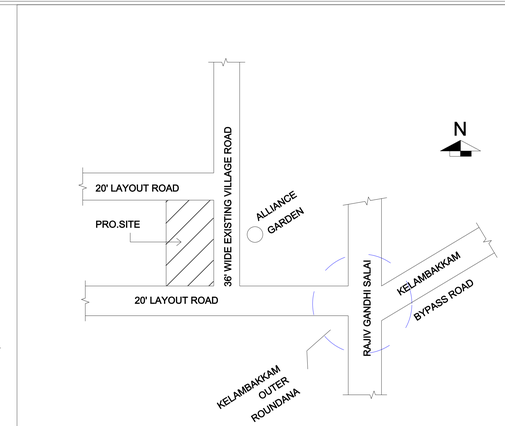
SCALE :-

ALL DIMENSIONS ARE IN FEET & METER

SCALE 1 : 100 OR 1" = 8'0"



RESIDUARY PLOT SKETCH



KEY PLAN (N.T.S)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO.4D & 5D, " S.S.ASTRON " , COMPRISED IN OLD S.NO.338/1C and 341/2A2 , 341/2B, AS PER PATTA NEW S.NO.341/2A2B & 341 / 2B2, PATTA NO.5202, OF THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

THIRUPORUR PANCHAYAT UNION.

THAIYUR VILLAGE PANCHAYAT

AREA STATEMENT		SQ.FT	SQ.MT
PLOT AREA	(AS PER DOCUMENT)	2987.00	277.50
PLOT AREA	(AS PER PATTA)	2981.63	277.00
PLOT AREA	(AS PER SITE)	2946.64	273.75
FSI AREA			
FIRST FLOOR AREA		1635.80	151.97
SECOND FLOOR AREA		1635.80	151.97
TOTAL FSI AREA		3271.60	303.94
NON FSI AREA			
PARKING AREA		1635.80	151.97
HEAD ROOM AREA		127.34	11.83
TOTAL BUILT UP AREA		5034.74	467.74

PLOT COVERAGE : 56.00 %

FLOOR SPACE INDEX : 1.12

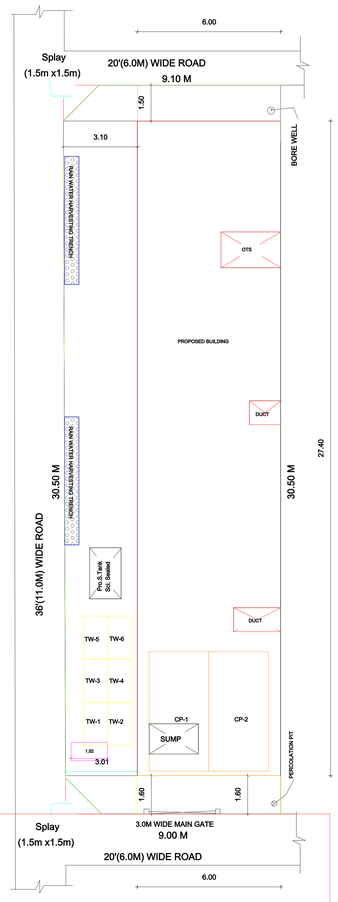
JOINERY DETAILS:

	DESCRIPTION	IN METER
MD	MAIN DOOR	1.00X2.13
D1	DOOR	0.91X2.13
D2	TOILET DOOR	0.76X2.13
O	OPENING	0.91X2.13
W	WINDOW	1.20X1.22
W1	WINDOW	1.50X1.20
W2	WINDOW	1.00X1.80
W3	WINDOW	1.00X1.22
V	VENTILATOR	0.91X0.61

PARKING DETAILS:

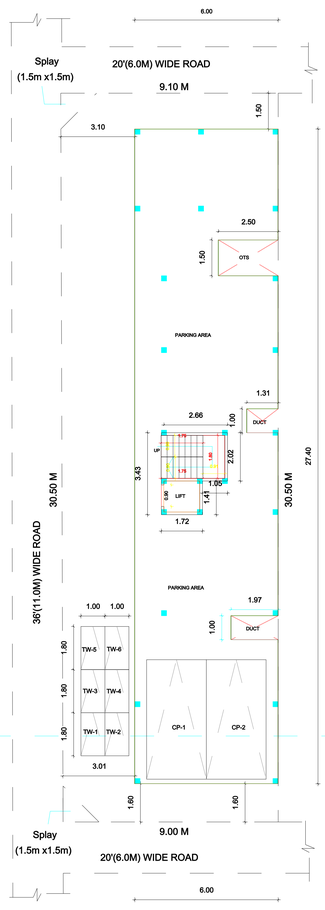
	Required	Provided
Car	0	2
Two wheeler	0	6

DWELLING UNIT DETAILS	No's
First floor	4
Second Floor	4
Total units	8



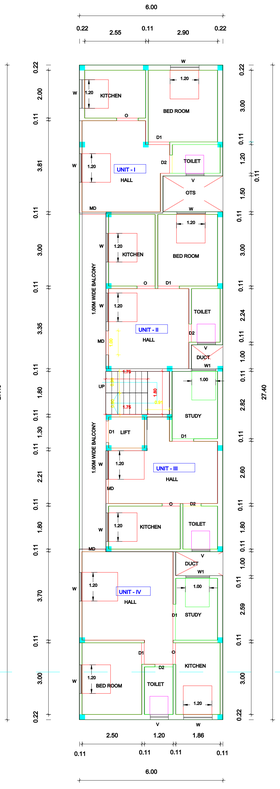
SITE PLAN

PROPOSED



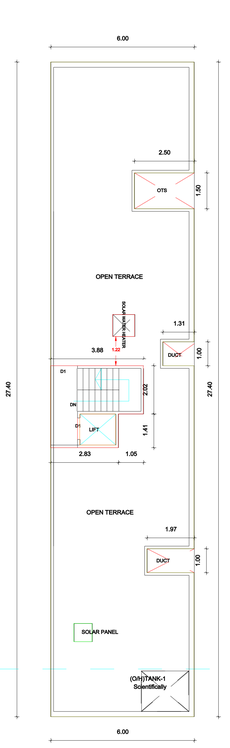
SITE CUM STILT FLOOR PLAN

PROPOSED



TYPICAL FLOOR PLAN (1,2)

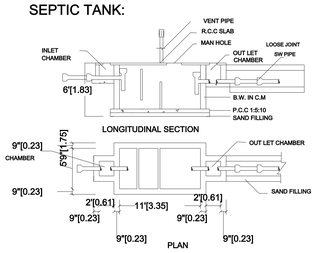
PROPOSED

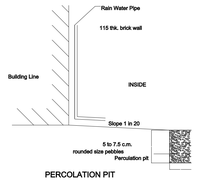


TERRACE FLOOR PLAN

PROPOSED

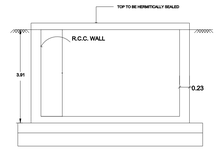
SEPTIC TANK:





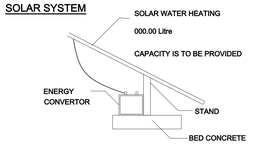
PERCOLATION PIT

RAIN WATER HARVESTING:

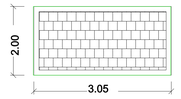


RWH_CAPACITY_L=5000LTRS

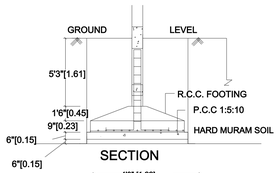
SOLAR SYSTEM



LONGITUDINAL SECTION



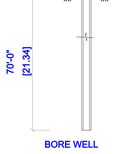
FOUNDATION DETAILS

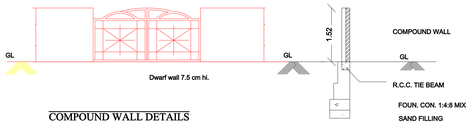


SECTION

PLAN

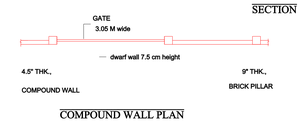
COLUMN SIZE = 0'9" X 0'9"



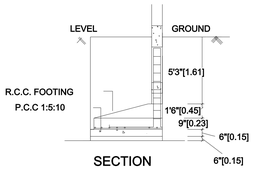


COMPOUND WALL DETAILS

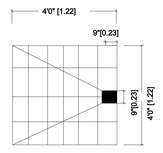
SECTION



COMPOUND WALL PLAN



SECTION



PLAN

COLUMN SIZE = 0'9" X 0'9"

COLOUR INDEX:

PROPOSED BUILDING

EXISTING ROAD

BOUNDARY LINE

N

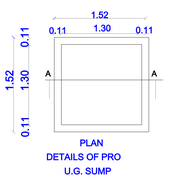
OWNER NAME:

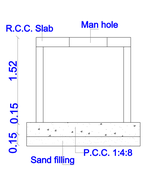
Er. E. KESAVAN, D.C.E.
G.K. Planners & Builders
Consulting civil Engineer
Licensed Surveyor, Registered Engineer,
Regn. No : RE303072019
No : 59, Gandhi Main Road, (Near Jain Koil),
Puzhai, Chennai - 600 066.
Mob. No : 9962449273 / 8072608011

REGISTERED ENGINEER.

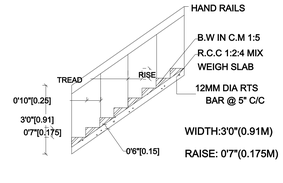
OFFICE USE







STAIR CASE DETAILS:-



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. COUNRTY 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" BURNT CLAY TILES IN LAID IN1:3 MIX

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.