

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

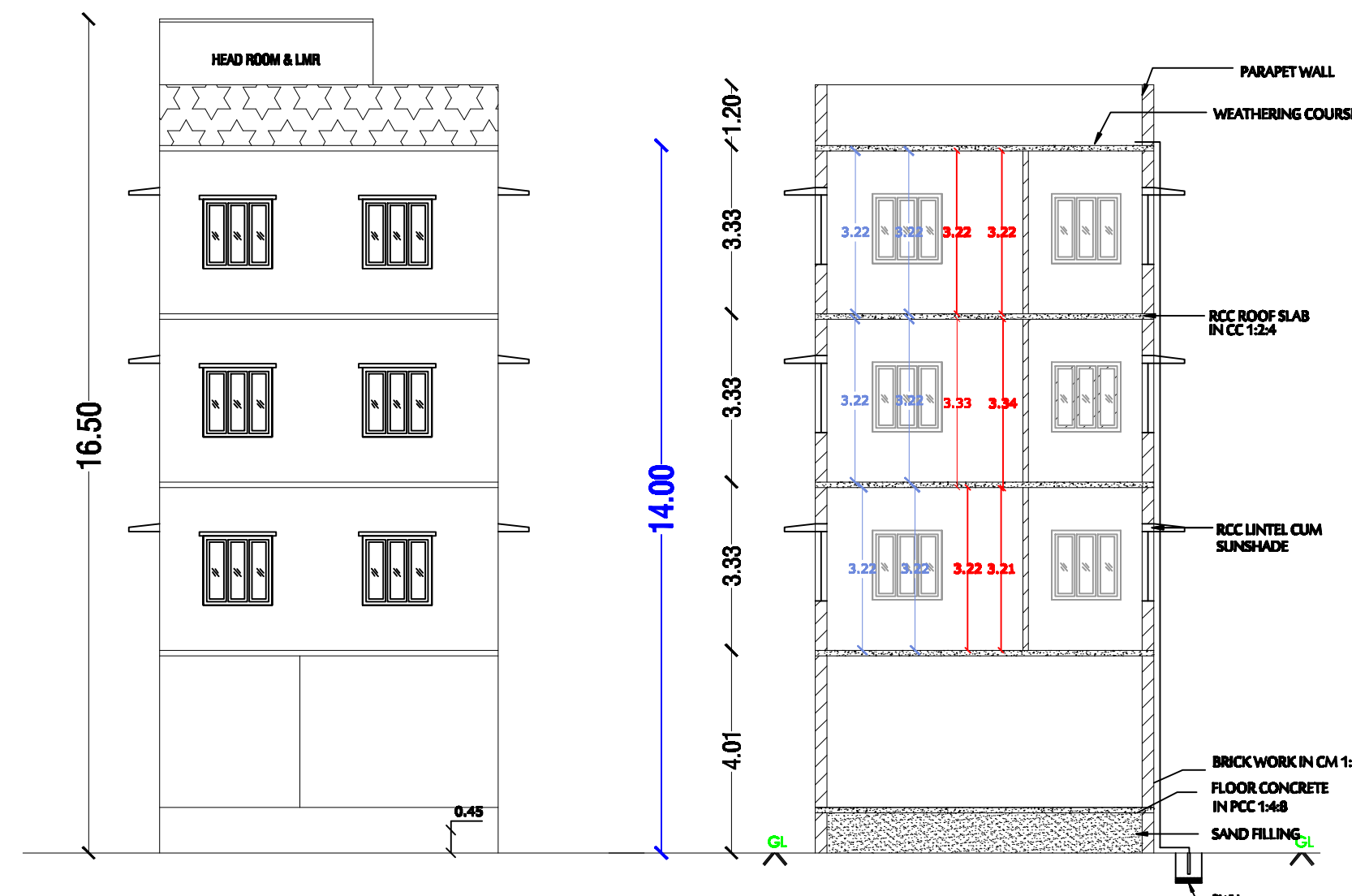
The approval as the planning authority issued it, reproduced in full behind this page.

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

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 3 FLOORS RESIDENTIAL BUILDING AT PLOT NO:12,"JANSEN'S BRINDAVAN PHASE-II",IN O.S.NO:258/1A1,AS PER PATTASUB DIVISION
NEW S.NO: 258/43,PATTA NO.1450,KAZHIPATHUR VILLAGE, MUTTHUKADU PANCHAYAT , THIRUPORUR PANCHAYAT UNION,THIRUPORUR TALUK,CHENGALPET DISTRICT,**

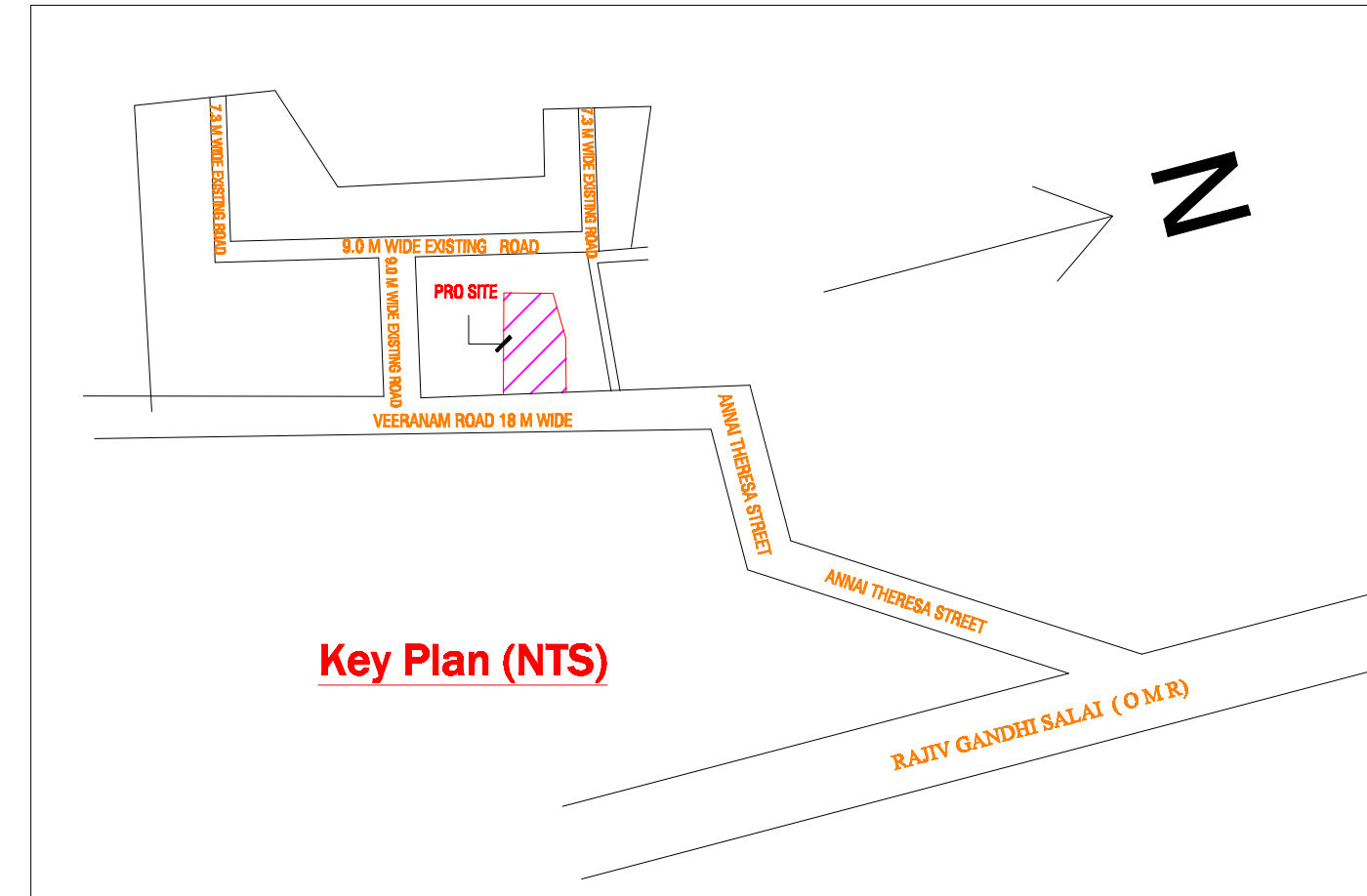
LAND OWNER : P.ARUN.

NOTE: LAY OUT APPROVED DTCP/MLPA No: .231/2023, PADUR PANCHAYAT UNION PROCEEDING No: 3, DATED: 24-08-2023



FRONT ELEVATION

SECTION A-B



Key Plan (NTS)

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PLAN_INFO
PLOT_AREA_M2=142.00
AS_AT_SITE=143.35
RWB_OR_PLR=142.00
AS_PER_DOCUMENT=142.72
PLOT_NO=12
TALKURTHIRUPUR
DISTRICT=CHENGALPATTU
AVG_PLOT_DEPTH=15.60
AVG_PLOT_WIDTH=8.70
AREA_TYPE=RW
ROAD_WIDTH= 8.00
ROAD_LENGTH= 15.00
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 18.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=YES
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT
SURVEY_NO= 288 / 43
PLOT_NO=1450
OSR_APPLICABLE=NO
PREMIUM_FSV_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

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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" BURNT
CLAY TILES IN LAID IN 1:3 MIX.

AREA STATEMENT		
	SQ.FT	SQ.M
PLOT AREA (AS PER DOC)	1536.00	142.72
PLOT AREA(AS AT PATTa)	1528.47	142.00
PRO. STILT FLOOR AREA	717.73	66.68
PRO. FIRST FLOOR AREA	717.73	66.68
PRO. SECOND FLOOR AREA	717.73	66.68
PRO.THIRD FLOOR AREA	717.73	66.68
TOTAL FSI AREA	2153.19	200.04
FLOOR SPACE INDEX	1.38	
HEAD ROOM & LMR AREA	182.98	17.00
<u>JOINERY DETAILS:</u>		
DESCRIPTION	IN METER	
MAIN DOOR	1.00X2.13	
DOOR	0.91X2.13	
TOILET DOOR	0.76X2.13	
WINDOW	1.37X1.37	
WINDOW	1.60X1.37	
WINDOW	1.00x2.00	
OPEN	0.91X2.13	
VENTILATOR	0.91X0.61	

COLOUR INDEX:

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE

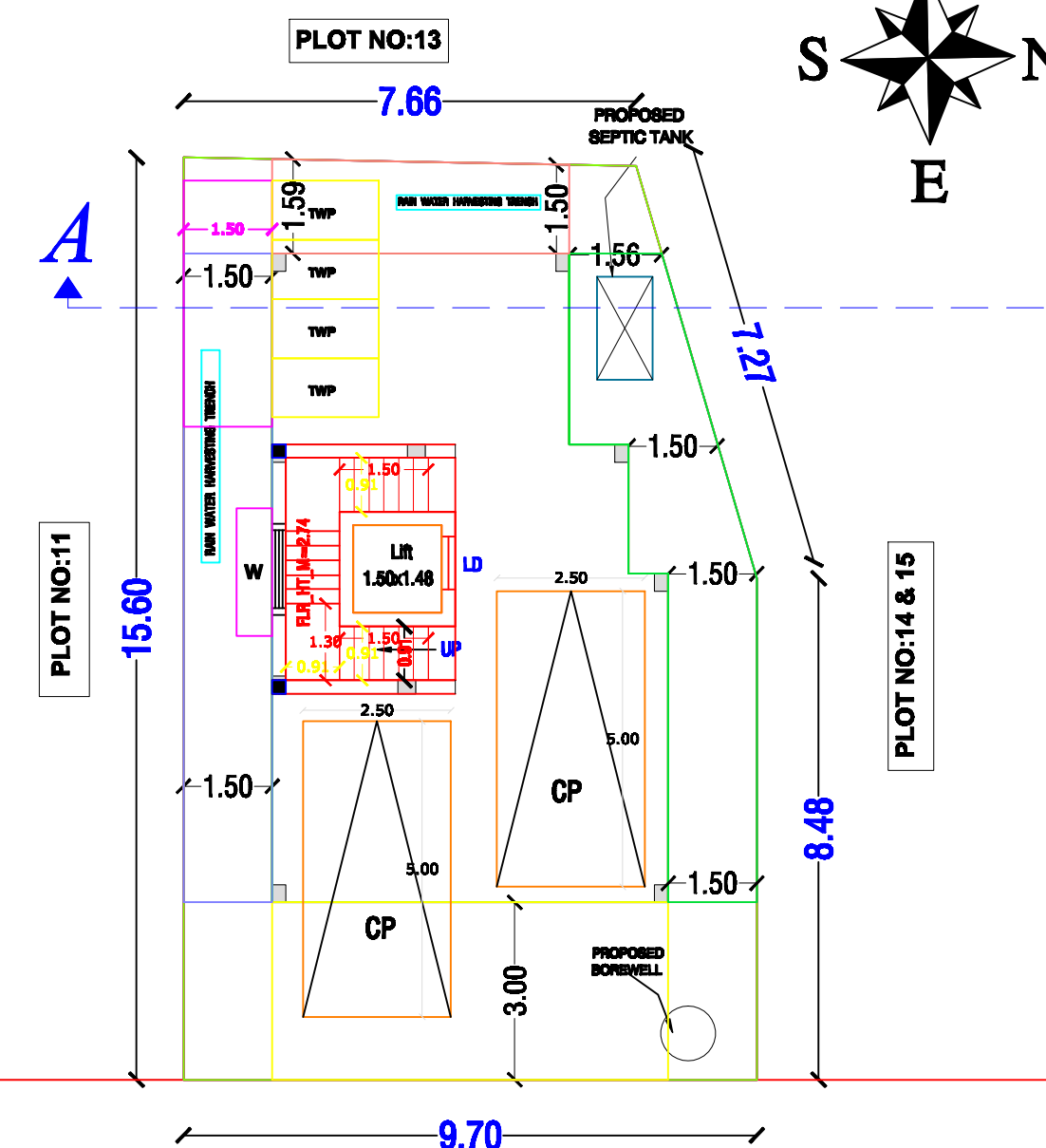
SCALE : (1 : 100)
DRAWN BY:

OWNER: P. ARUN

MAITHILI LAKSHMANAN

Registered Engineer
REGN.No : RE/Gr-I/19/05/163
NO.2/29, 2nd Main Road, New Colony,
Chromepet, Chennai - 44.Ph : 9840765783 .

REGISTERED ENGINEER

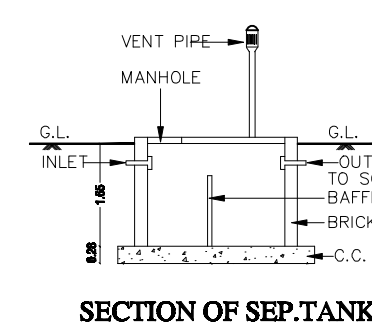


PRO. FIRST FLOOR PLAN

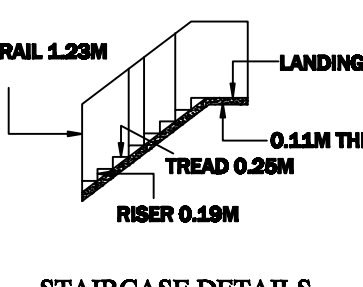
PRO. SECOND FLOOR PLAN

PRO. THIRD FLOOR PLAN

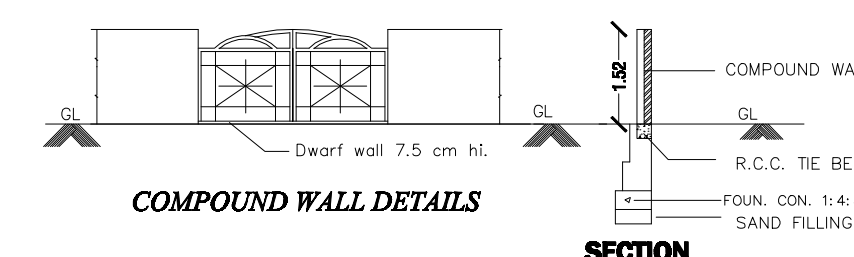
TERRACE FLOOR PLAN



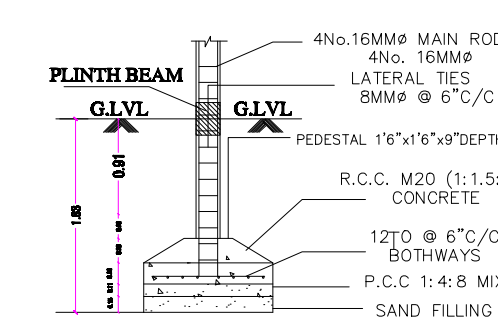
SECTION OF SEP.TANK



STAIRCASE DETAILS

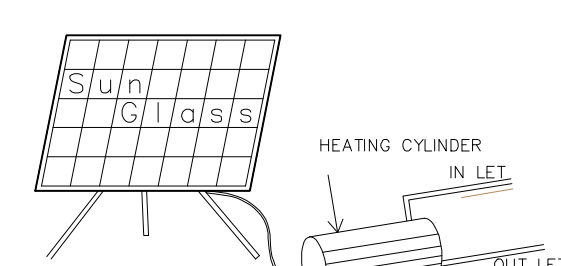


COMPOUND WALL DETAILS

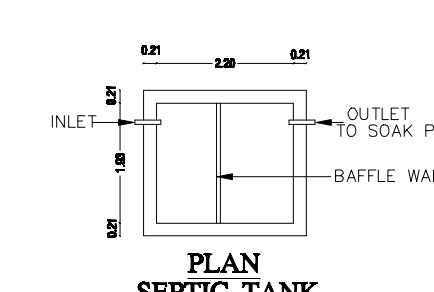


1.52

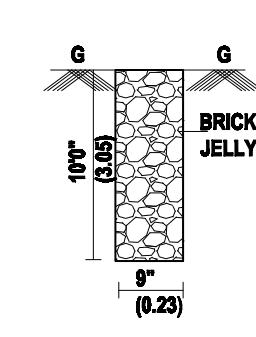
FOUNDATION DETAIL
[SCALE: 1:50]



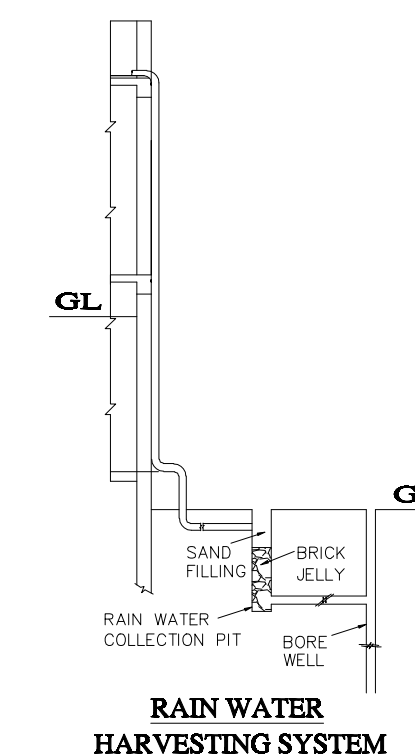
SOLAR WATER HEATING SYSTEM
SCALE-1:30



PLAN
SEPTIC. TANK



PERCULATION PIT



RAIN WATER HARVESTING SYSTEM

EXISTING 18 M WIDE ROAD
VEERANAM ROAD



SITE CUM PRO.STILT FLOOR PLAN

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.

