PP APPROVAL RECORD

Planning Permission

Survey 1124/3B-3C-3D and 1 more

Kayar

Chengalpattu district, Tamil Nadu

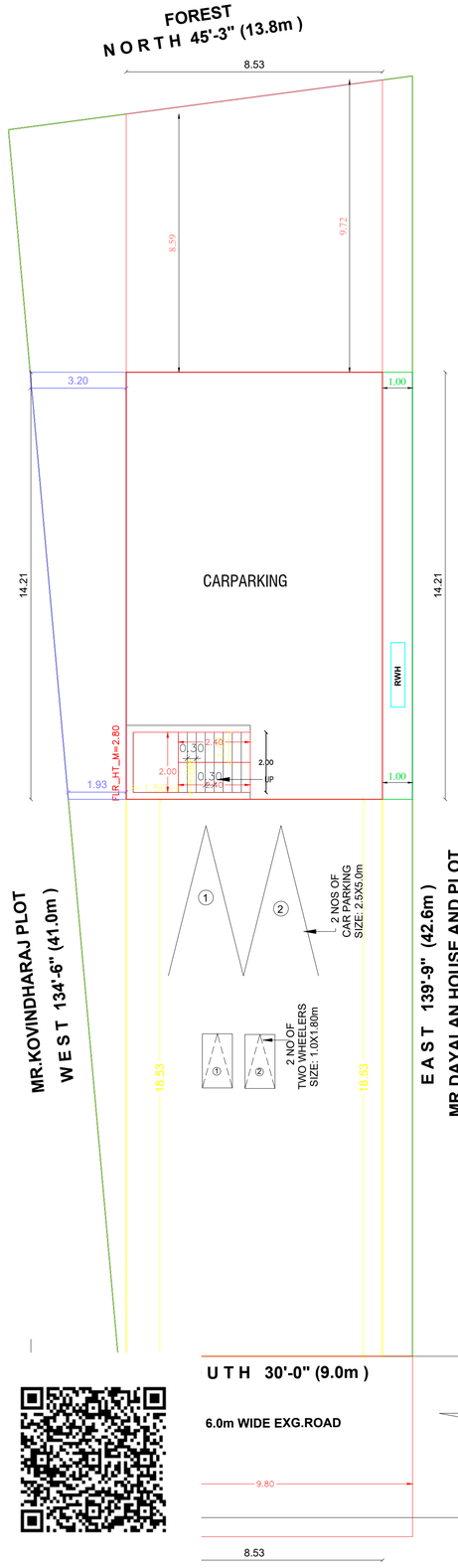
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

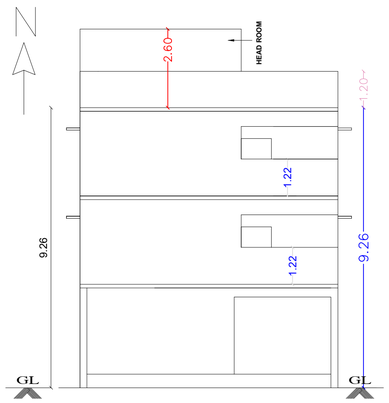
The approval as the planning authority issued it, reproduced in full behind this page.

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

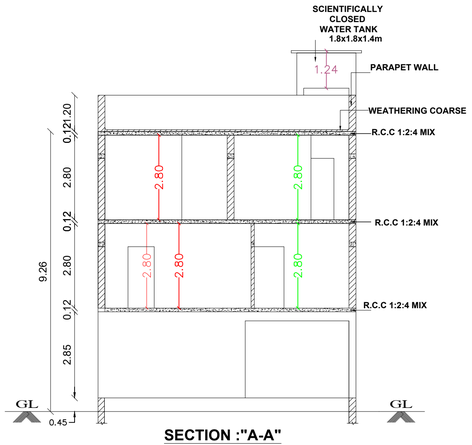
PLAN SHOWING THE PROPOSED STILT FLOOR , FIRST FLOOR AND SECOND FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING AT NATHAM SURVEY NO: 1124/3B , 1124/3C & 1124/3D, AS PER NATHAM PATTA NO : 600, KAYAR VILLAGE AND PANCHAYAT , THIRUPORUR PANCHAYAT UNION, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.



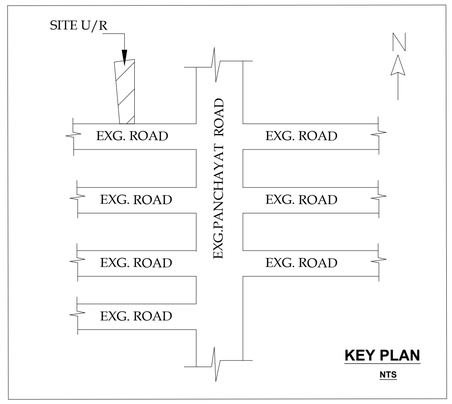
SITE CUM STILT FLOOR PLAN



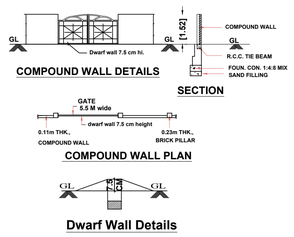
FRONT ELEVATION



SECTION :"A-A"



KEY PLAN
NTS

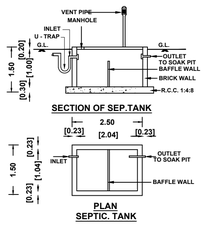


COMPOUND WALL DETAILS

SECTION

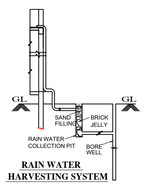
COMPOUND WALL PLAN

Dwarf Wall Details

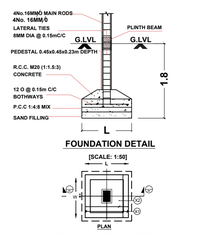


SECTION OF SEP.TANK

PLAN SEPTIC. TANK

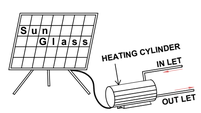


RAIN WATER HARVESTING SYSTEM

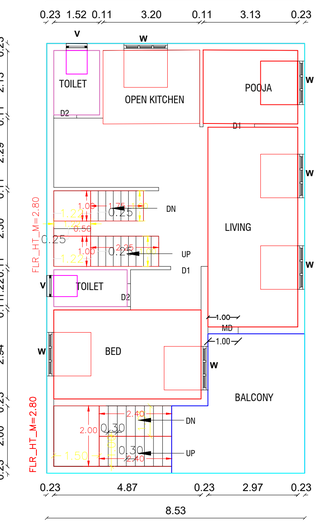


FOUNDATION DETAIL

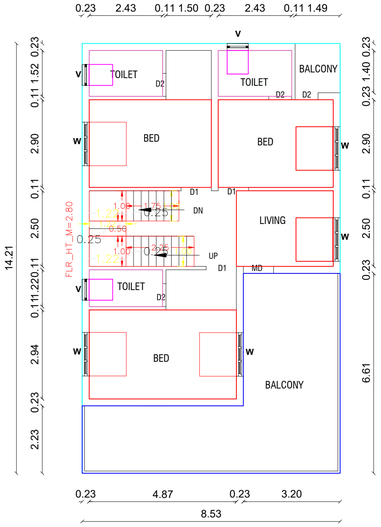
COLUMN FOOTING DETAILS



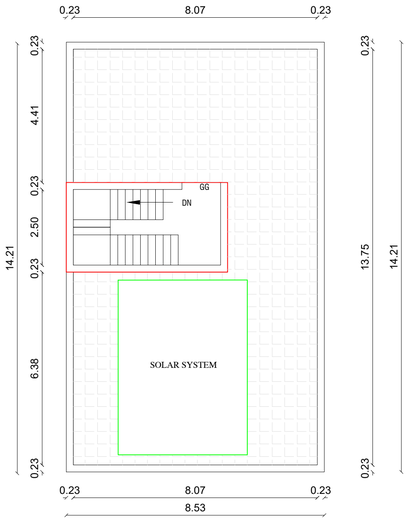
SOLAR WATER HEATING SYSTEM
SCALE-1:30



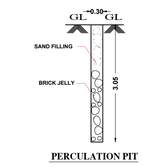
PRO.FIRST FLOOR PLAN



PRO.SECOND FLOOR PLAN



PRO. TERRACE FLOOR PLAN



PERCULATION PIT

PLAN INFO
PLOT_NO=--
SURVEY_NO=1124/3B,1124/3C & 1124/3D
PATTA_NO=600
TALUK=KUNDRATHUR
AS_PER_DOCUMENT=486.40
AS_AT_SITE=486.45
FMB_OR_PLR=486.40
DISTRICT=KANCHEEPURAM
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 9.0
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=486.40
AVG_PLOT_DEPTH=18.0
AVG_PLOT_WIDTH=9.0
AREA_TYPE=PR
ROAD_WIDTH=9.0
ROAD_LENGTH=9.14
BLK_1_FLR_0_BLT_UP_AREA=121.20
BLK_1_FLR_1_BLT_UP_AREA=121.20
BLK_1_FLR_2_BLT_UP_AREA=121.20
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT

OWNER : Mr.S.RAMACHANDRAN

NATHAM LAND

JOINERIES		
MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.22 X 1.22
KITCHEN WINDOW	KW	1.22 X 0.91
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.22 X 1.22
COLOUR INDEX		SCALE; 1:100.

PROPOSED
ROAD
SITE BOUNDARY

SPECIFICATIONS :

1. Foundation with R.C.C. footing and columns
2. Plinth beam with R.C.C.1:2:4, 230 x 300 mm
3. Mat concrete for foundation with P.C.C.1:5:10
4. Super structure with brick masonry in c.m.1:6
5. Lintel cum sunshade with R.C.C.1:2:4
6. Roof slab/roof beams with R.C.C.1:2:4
7. Weathering course with brick jelly lime Concrete
8. Ceramic flooring over a basecourse of C.C.1:5:10

ALL DIMENSION ARE IN Feet & Mtr

EXTENT IN	SQFTS	SQMTS
PLOT AREA (AS PER DOCUMENT)	5232.00	486.24
PLOT AREA (AS PER PATTA)	5232.00	486.24
PLINTH AREA OF FIRST FLOOR	1305.00	121.28
PLINTH AREA OF SECOND FLOOR	1305.00	121.28
TOTAL FSI AREA	2610.00	242.56
F.S.I	0.498	
NON FSI AREA		
PLINTH AREA OF STILT FLOOR (NON FSI)	1305.00	121.28
HEAD ROOM AREA	170.00	15.80
COMPOUND WALL LENGTH	106.90 Rm	

OWNER SIGNATURE: S.RAMACHANDRAN

Er. A.DEVIKA B.E.,
CONSULTING CIVIL ENGINEER
REGISTERED ENGINEER (Grade-I)
Greater Chennai Corporation Reg No. RE104382025
NO:17 , MAHATHMA GANDHI STREET,
RAJIV GANDHI NAGAR , PORUR ,
CHENNAI - 600 117.
CELL : 8056126066, 9962389445.

REGISTER ENGINEER

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

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.