PP APPROVAL RECORD

Planning Permission

Survey 1211-2A1 and 2 more

Thaiyur, OF HIRANANDANI THAIYUR VILLAGE THIRUPORUR taluk

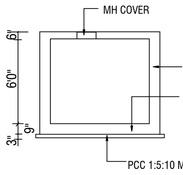
Chengalpattu district, Tamil Nadu

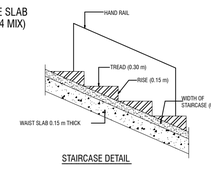
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

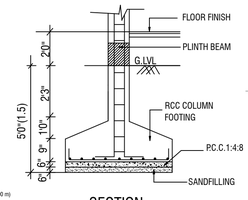
The approval as the planning authority issued it, reproduced in full behind this page.

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

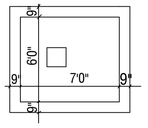




STAIRCASE DETAIL



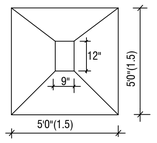
SECTION



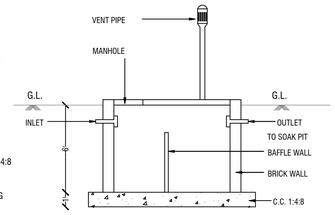
SUMP PLAN
(SCIENTIFICALLY CLOSED)

SPECIFICATIONS:

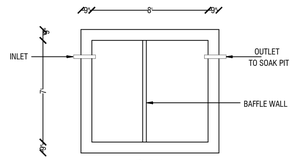
* R.C.C FOUNDATION IN C.M 1:5 OVER 6" THICK P.C.C 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 6" THICK R.C.C 6" THICK SAND FILLING.
* TILES FLOORING OVER 4" THICK P.C.C 1:5:10 6" THICK SAND FILLING.
* 9" THICK BRICK WALL IN C.M 1:3.
* R.C.C ROOF SLAB 1:2:4 MIX 41/2" THICK.



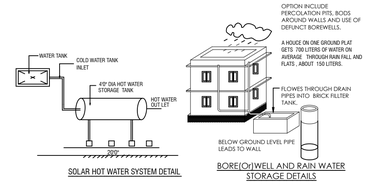
PLAN
FOUNDATION DETAIL



SECTION OF SEPTANK

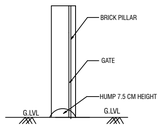


PLAN
SEPTIC. TANK

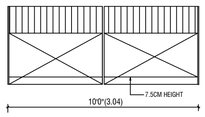


SOLAR HOT WATER SYSTEM DETAIL

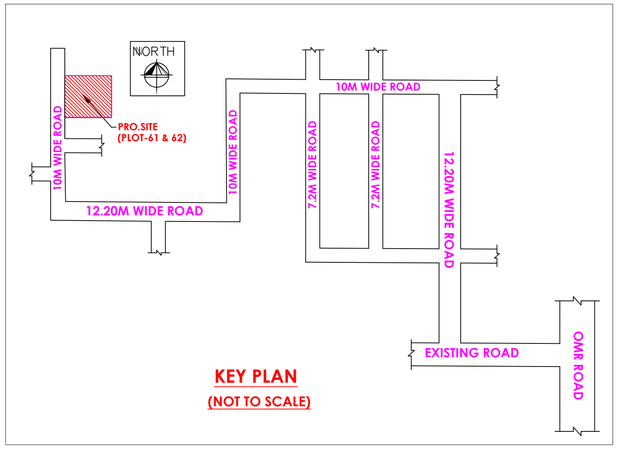
BORE(OR)WELL AND RAIN WATER STORAGE DETAILS



SECTION OF GATE



ELEVATION OF GATE



KEY PLAN
(NOT TO SCALE)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO. 61 & 62, OLD COMPRISED S.NO-1211/2A1, AS PER PATTA S.NO: 1211/4, PATTA NO: 7737, LAYOUT NAMED "LOFTLINE PHASE II", HOUSE OF HIRANANDANI, THAIYUR VILLAGE & PANCHAYAT THIRUPORUR TALUK AND PANCHAYAT UNION, CHENGALPATTU DISTRICT.

JOINERY DETAILS

M D	- DOOR	- 3' 3" X 7' 0" (1.0X2.3)
D	- DOOR	- 3' 0" X 7' 0"(0.9X2.10)
D1	- DOOR	- 2' 6" X 7' 0" (0.76X2.10)
W	- WINDOW	- 6' 0" X 4' 0" (1.8 X1.2)
KW	- WINDOW	- 6' 0" X 3' 0" (1.8 X0.9)
FG	- FIXED WINDOW	- 4' 0" X 7' 0" (1.2 X2.1)
V	- VENTILATOR	- 2' 6" X 2' 0" (0.76 X0.6)

ALL DIMENSION ARE IN Feet & Mtr

COLOUR INDEX

PROPOSED
ROAD
BOUNDARY

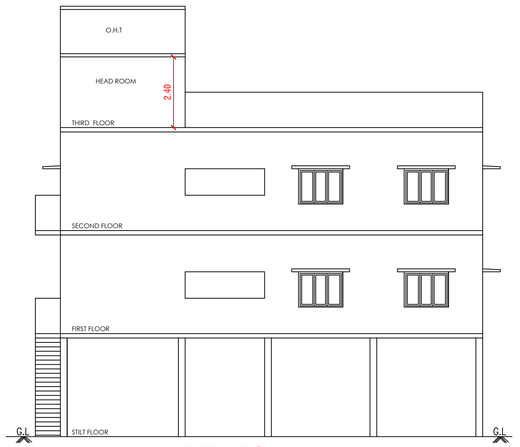
AREA DETAILS (AS PER FSI)

		Sq.m	Sq.ft
EXTENT			
PLOT AREA	PATTA	279.00	3003
	DOCUMENT	278.70	3000
FIRST FLOOR		162.64	1751
SECOND FLOOR		147.78	1591
TOTAL F.S.I AREA		310.42	3342
FSI			1.11
COVERAGE			58.36%
STILT FLOOR (NON-FSI)		162.64	1751
HEADROOM (NON-FSI)		23.53	253
TOTAL BUILT UP AREA		496.59	5346

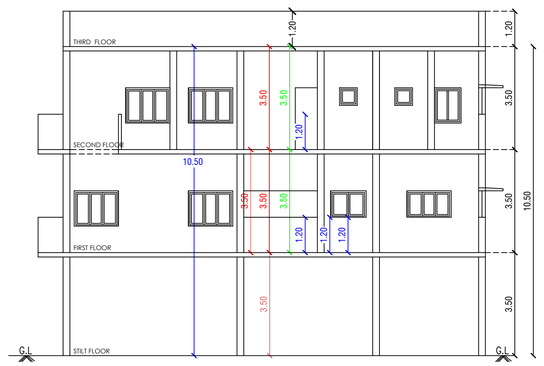
OWNER :-

M. KARTHIK BABU, BE, B.B.A.,
Registered Engineer (Govt Authorised)
CMDA - (RE/IV/2024/70212)
GCC - (RE204062024)
DTCP - (R.E/GR-III/SEP/2021/006)
BALLAST ENGINEERS & CONSULTANT
No:5/169,19th Street,5th Block, MMDA Colony,
Maduravoyal, Chennai, Tamil Nadu - 600 095
+91-9092619106, +91-7550104594

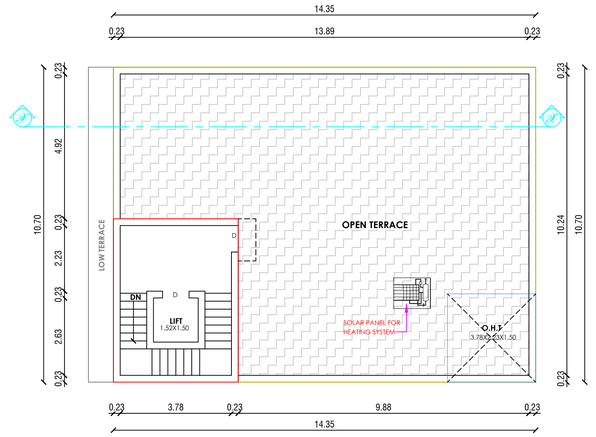
REGISTERED ENGINEER:-



ELEVATION
(PROPOSED)

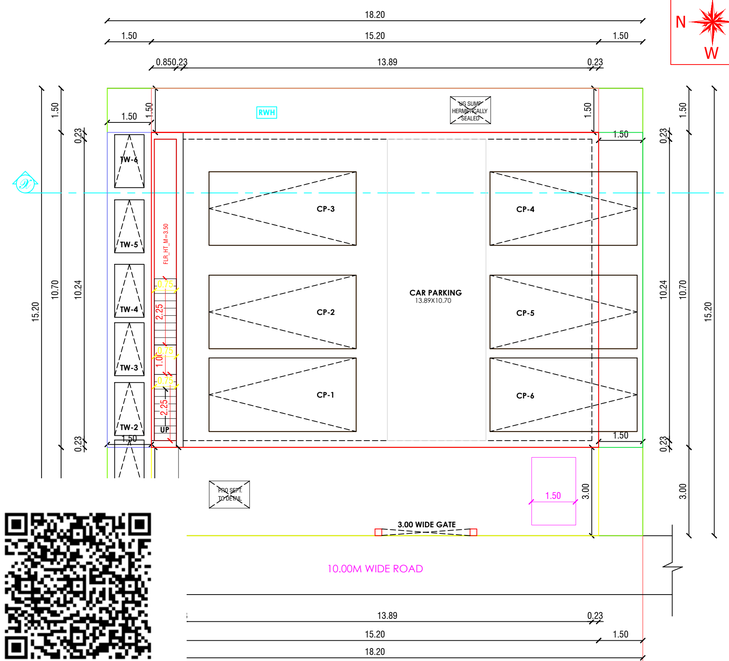


SECTION `X-X'
(PROPOSED)

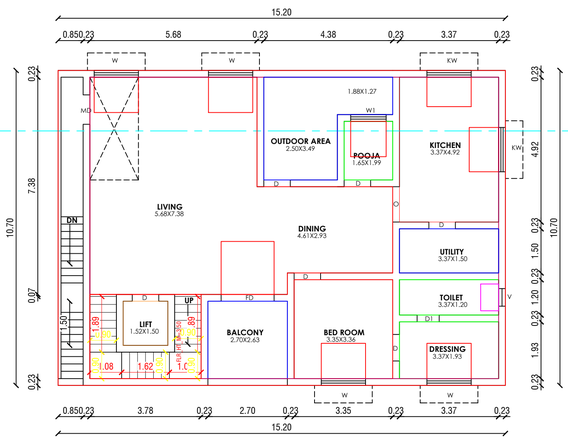


TERRACE FLOOR PLAN
(PROPOSED)

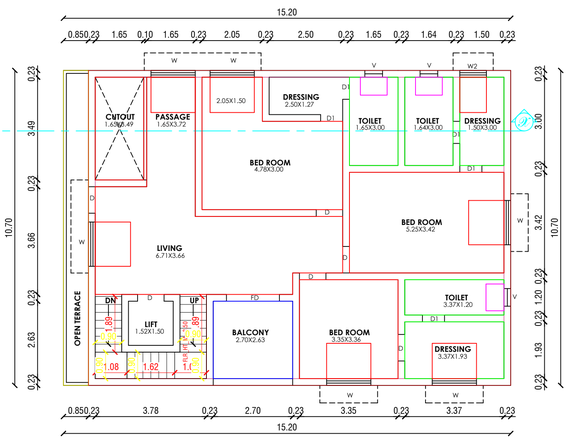
WATER TANK ABOVE
(Hermitically Sealed)
1.50x4.6 l x1.20)



SITE CUM STILT FLOOR PLAN
(PROPOSED)



FIRST FLOOR PLAN
(PROPOSED)



SECOND FLOOR PLAN
(PROPOSED)

NOTE:

1) THE LAYOUT APPROVED BY THE DTCP ASSIGNED LAYOUT NO. LP/DTCP NO.14/2023 DATED ON 20.02.2023AND
2)LAYOUT APPROVAL FROM THAIYUR VILLAGE PANCHAYAT VIDE ITS PROCEEDINGS IN NA.KA. NO. 6/2023-24 DATED 15.06.2023 & VIDE IT RESOLUTION NO. 63 DATED 15.05.2023;

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.