

PP

APPROVAL RECORD

Planning Permission

Thiyagavalli
Cuddalore district, Tamil Nadu

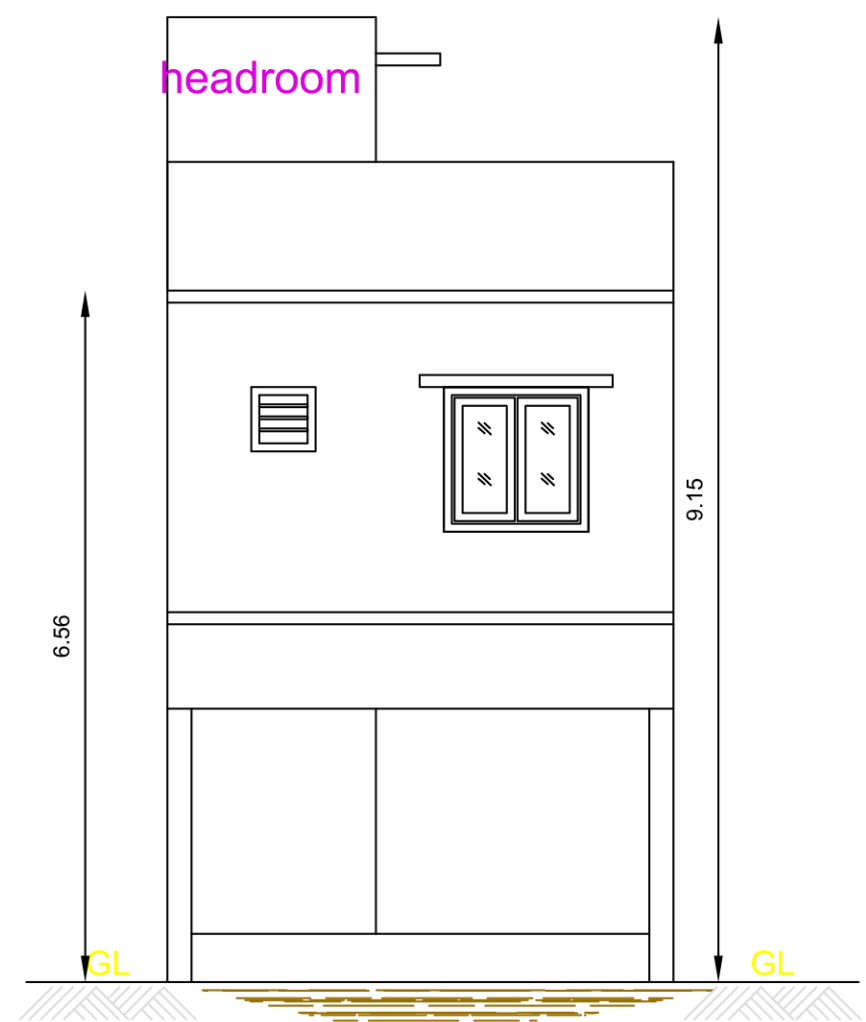
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

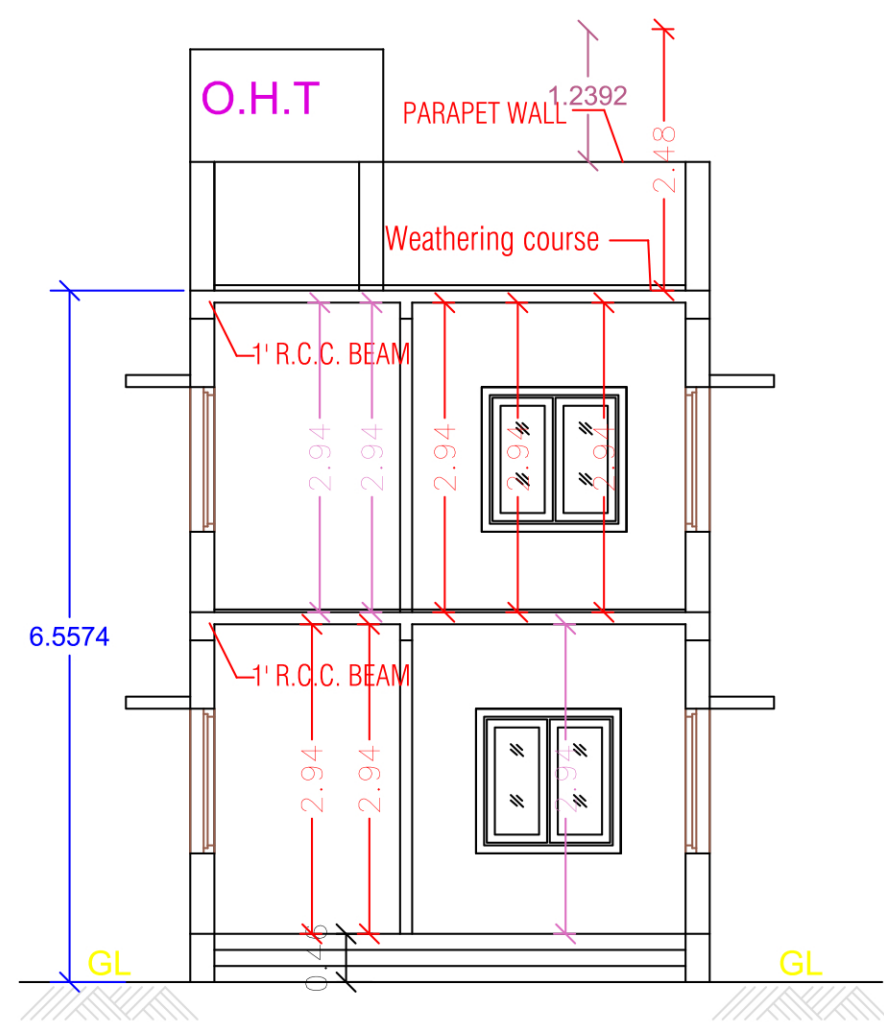
PURPOSE
Residential

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

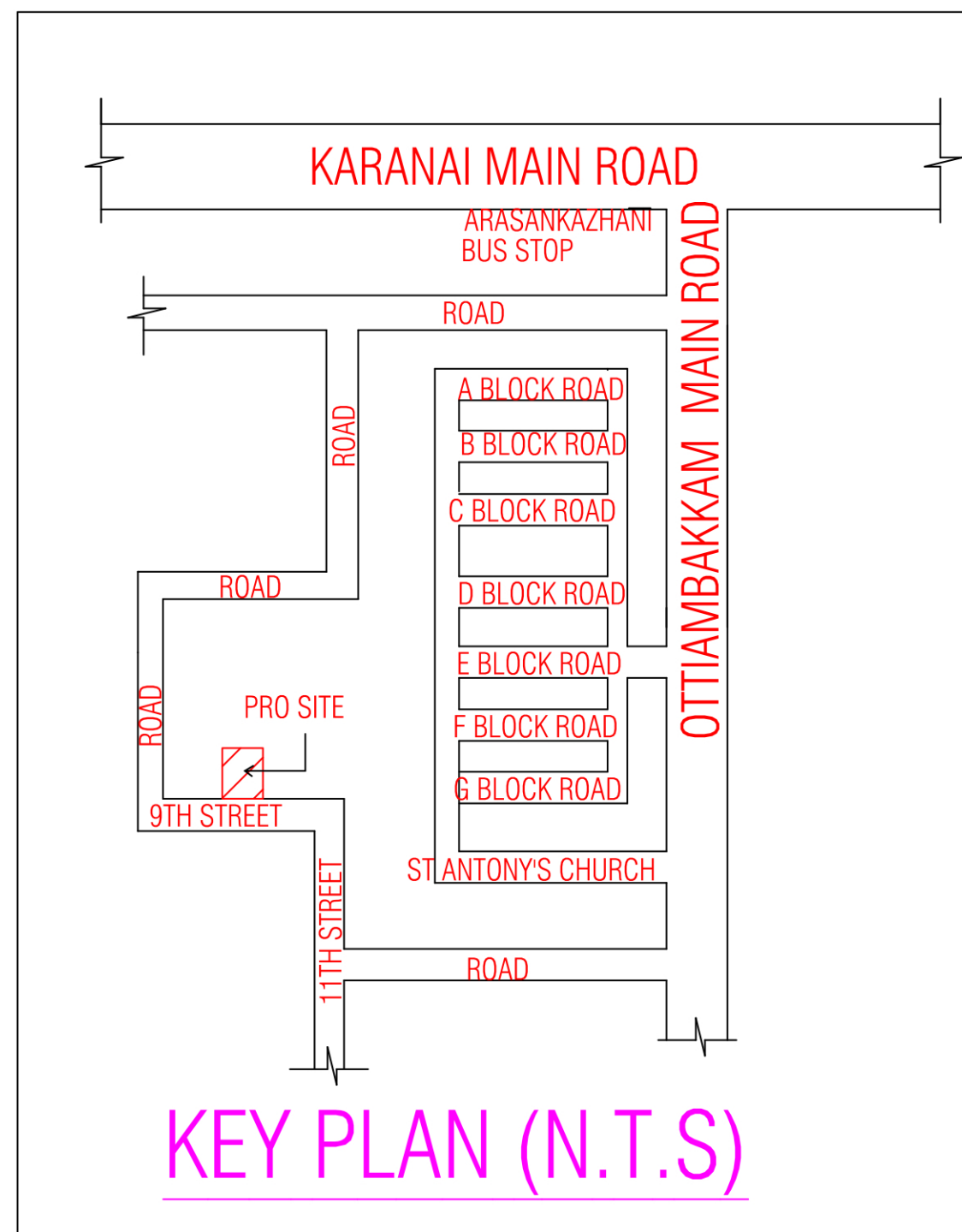
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



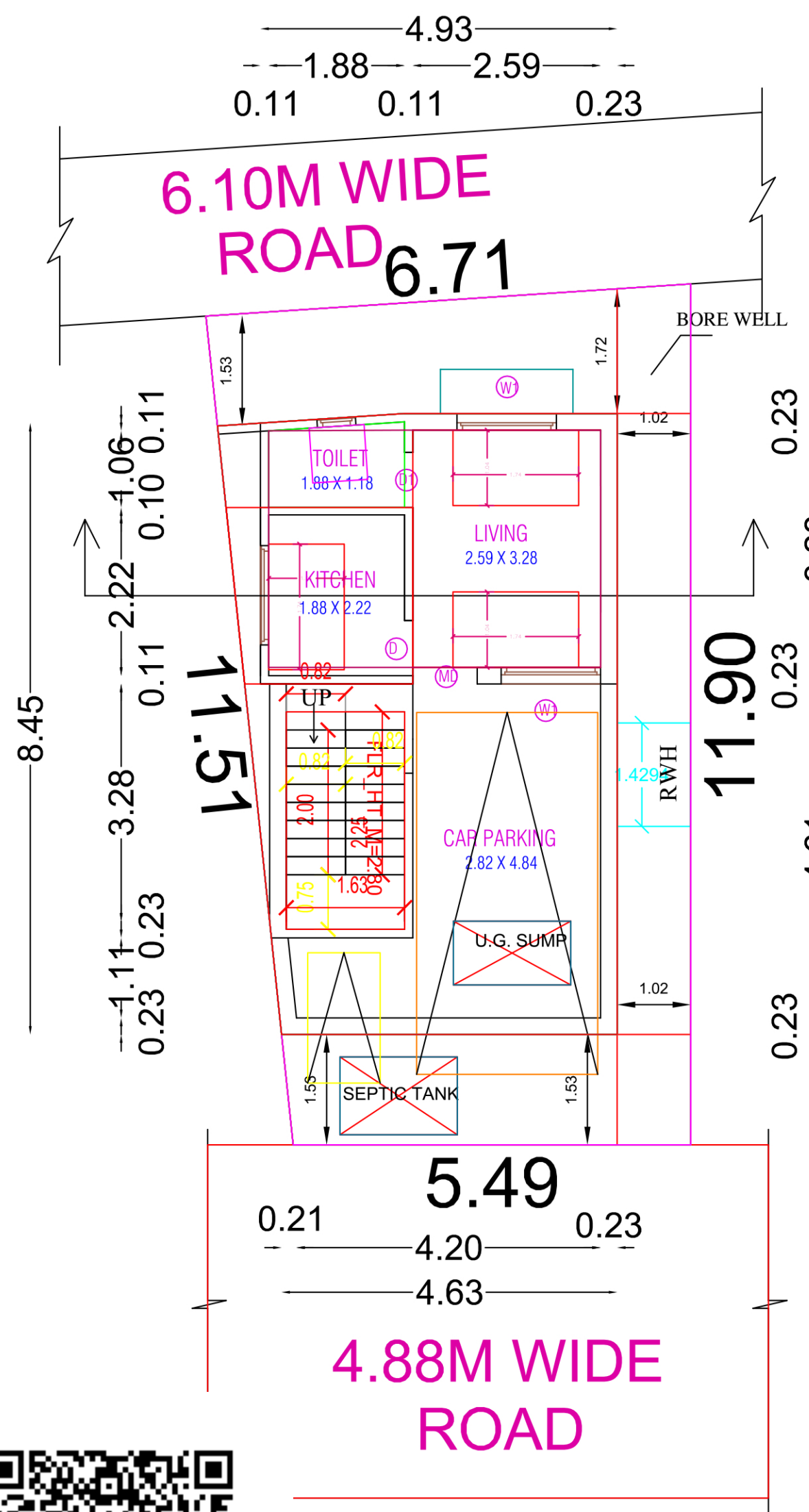
FRONT ELEVATION



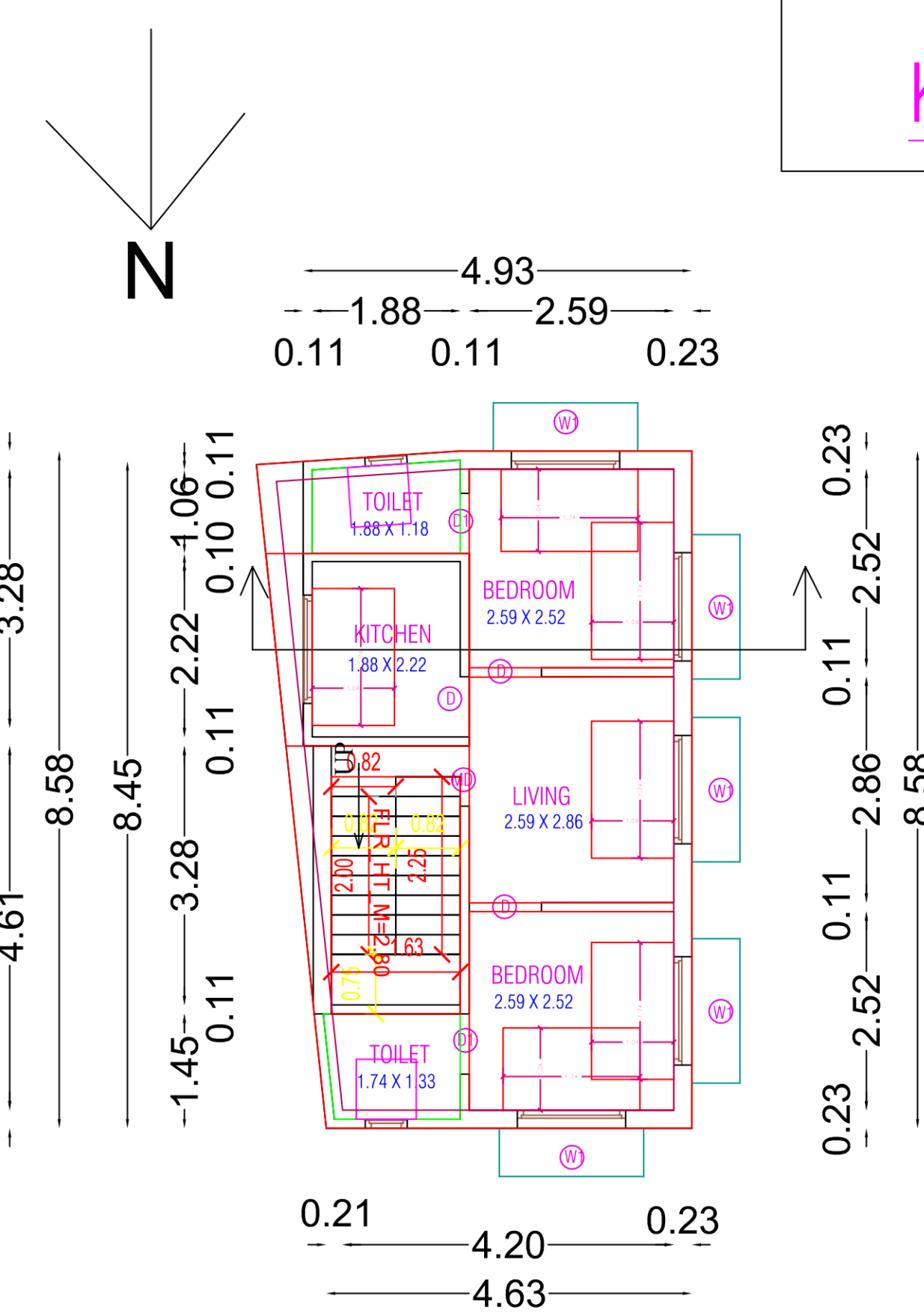
SECTION ON 'A A'



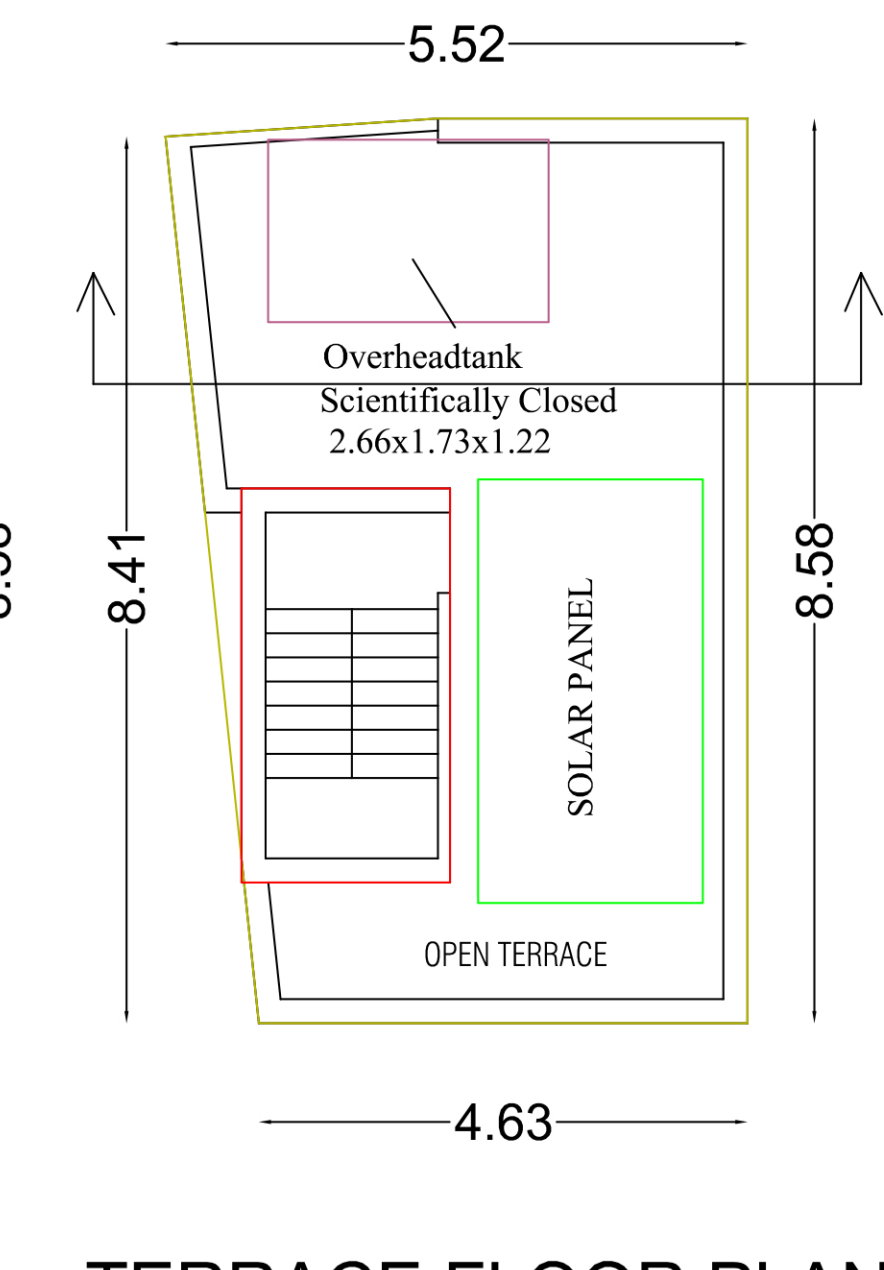
KEY PLAN (N.T.S)



UND FLOOR PLAN



FIRST FLOOR PLAN

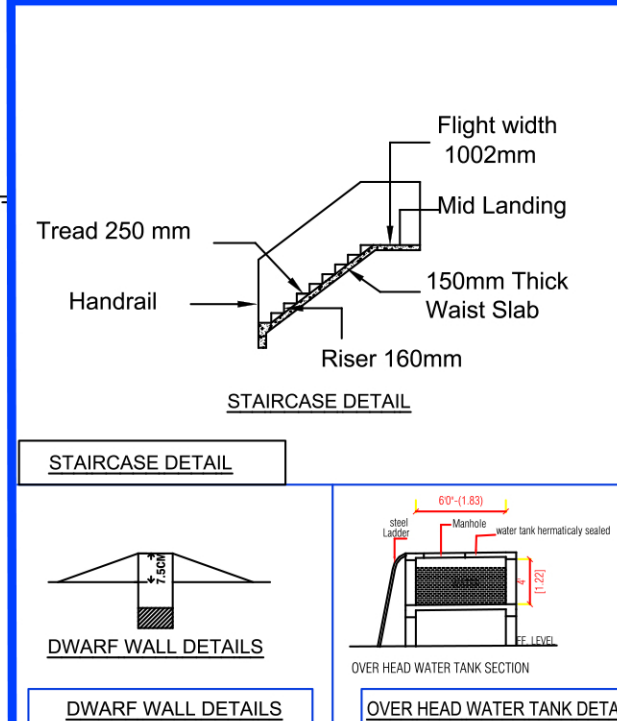


TERRACE FLOOR PLAN

PROJECT DETAIL

SHEET NO. ONE OF ONE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR RESIDENTIAL BUILDING WITH 2 DWELLING UNITS, IN OLD S.NO.40/102B & 2A2, PATTI NO.6393, NEW S.No.40/145, PLOT NO:5 PART, SRI NAGALAKSHMI AVENUE, SITHALAPAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT, ST. THOMAS MOUNT UNION LIMITS.



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 1:3 mix

NOTE:

LAYOUT REGULARISATION FRAME WORK
VIDE LETTER NO : Reg.L / 4083 / 2023
APPROVED NO:P.P.D.L.O.NO: 106/2023

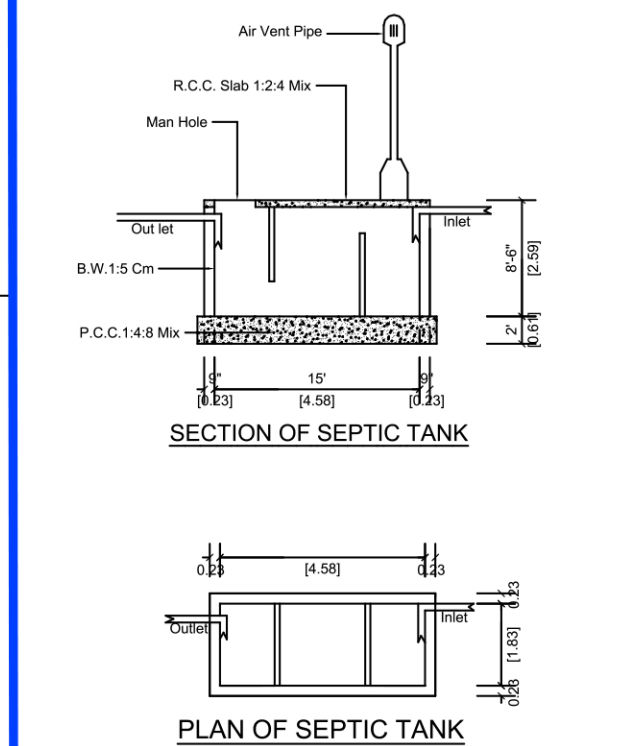
OWNER :- Mr.G.SANKAR KUMAR & S.LAKSHMI

AREA DETAIL	SQ.MT.
Plot extent as per Document	71.30
Plot extent as per Patta	71.10
Plot extent as per Site	71.30
Plot extent as per Drawing	71.30

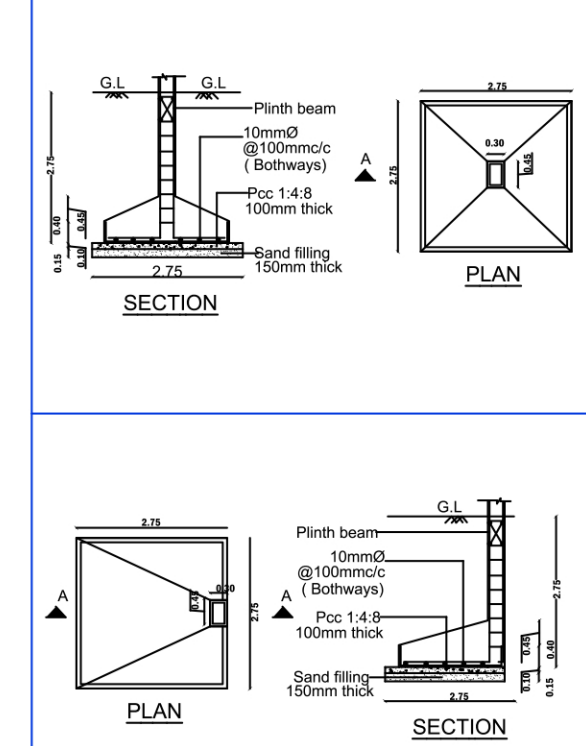
FLOOR NAME	TOTAL BUILDUP AREA SQ.FT	TOTAL BUILDUP AREA SQ.MT	NON FSI AREA SQ.MT	NET F.S.I AREA SQ.MT
GROUND FLOOR	467.26	43.41	----	43.41
FIRST FLOOR	467.26	43.41	----	43.41
FLOOR - TERRACE	79.54	7.39	7.39	
TOTAL AREA	1014.06	94.21	7.39	86.82
Total Proposed Coverage Area				60.00%
Total Proposed (FSI) Area				86.82
Consumed FSI				1.22
Total Prop.Built Up Area				94.21

COLOUR INDEX:

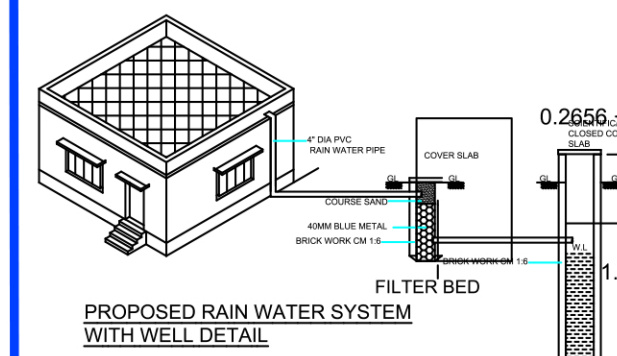
PROPOSED BUILDING	DEMOLITION
EXISTING ROAD	BOUNDARY LINE



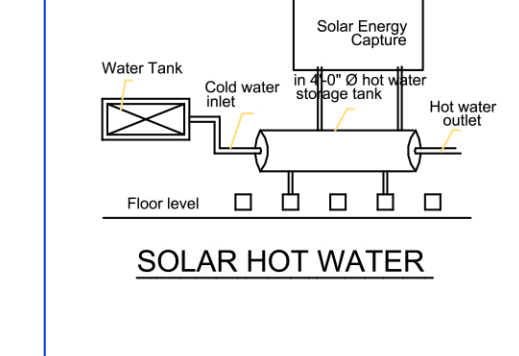
PLAN OF SEPTIC TANK



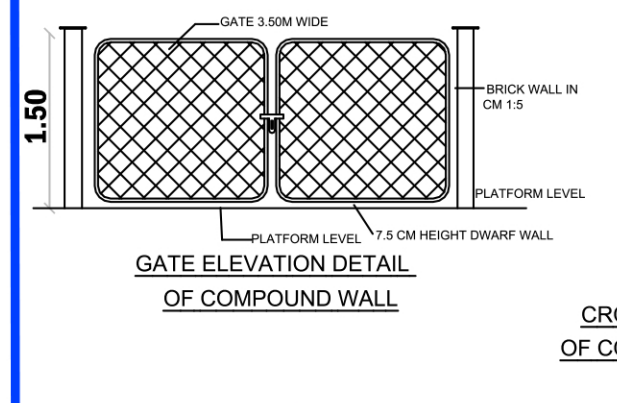
DETAIL OF COLUMN FOOTING



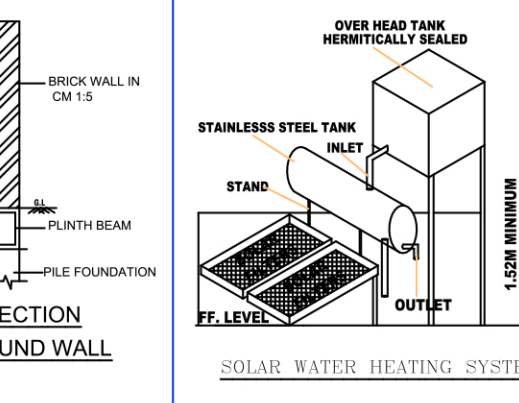
RAIN WATER SYSTEM



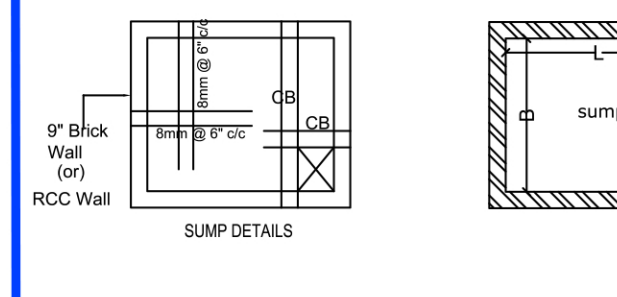
SOLAR HOT WATER



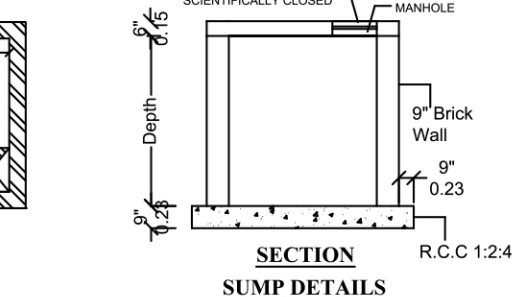
COMPOUND WALL PLAN



SOLAR WATER HEATING SYSTEM



SUMP DETAILS



SECTION SUMP DETAILS

JOINERY DETAILS:

NAME	DESCRIPTION	SIZE (m)	NAME	DESCRIPTION	SIZE (m)
MD	MAIN DOOR	1.00X2.13	KW	WINDOW	1.37X1.37
D	DOOR	0.91X2.13	FW	WINDOW	1.87X1.84
D1	TOILET DOOR	0.76X2.13	V	VENTILATOR	1.00X1.00
W1	WINDOW	1.37X1.37	FW/D	WINDOW	1.37X2.13

S.N.

SUBRAMANI
GRADE-III, REGISTERED ENGINEER
REGISTRATION NO: RE Gr-1111/2022/01328
CHENNAI METROPOLITAN DEVELOPMENT
AUTHORITY CMA
Email: info.nkd77@gmail.com

SIGNATURE OF OWNER:

SIGNATURE OF REGISTERED ENGINEER

PLAN INFO:-

PLAN_INFO
PLOT_AREA_M2=71.30
AS_PER_DOCUMENT=71.30
AS_AT_SITE=71.30
FMB_OR_PLR=71.30
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=4.88
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=4.88
ROAD_LENGTH=50
AVG_PLOT_DEPTH=11.90
AVG_PLOT_WIDTH=5.48
LAND_USE_ZONE=RESIDENTIAL
PLOT_NO=5A
SURVEY_NO=40/145
DISTRICT=CHENGALPATTU
TALUK=TAMBARAM
PATTI_NO=5A
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
BUILDING_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
BUILDING_NEAR_GOV_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
PROVISION_FOR_ORANGE_BUILDINGS_AND_SUSTAINABILITY=NO
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=TAMBARAM CITY MUNICIPAL CORPORATION

N K DESIGNS, SELAIYUR CHENNAI 73. PH.9092575999

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

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

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

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.

