

PP

APPROVAL RECORD

# Planning Permission

Tirupathur

Tirupathur 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.

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application

Online Application : SWP/BPA/0382658/2024

Submitted Date : -

Scrutiny Reference : SUOS7DPD

Office Address : Elagirir Hills Panchayat,Elagiri Hills,Tirupattur,Tirupathur - 635853

Application Type : New

Approval Type : New

Applicant Name : J JAGADEESH RAO JANARDANAN

Applicant Type : Individual

Development : Individual

Address : S/O JANARDANAN AYNAMBAKKAM SKY DUGAR APARTMENTS I ST FLOOR T8-F 1 0 2 C H E N N A I 600095,Ayanambakkam,Tiruvallur - 600095

Local Body Details :

Local Body Name : Rural Panchayat

Office Address : Elagirir Hills Panchayat

Layout Details : Site

Site Details:

Site Address : S.F NO. OLD NO.149 NEW NO.149/1A OF NILAVOOR VILLAGE ATHANAVOOR MADURA YELAGIRI HILLS JOLERPETTAI UNION TIRUPATTUR TK AND DT,Nilavoor,Tirupattur,Tirupathur - 635853

Professional Details

| Professional Category | Professional Name |
|-----------------------|-------------------|
| Engineers Grade III   | KARUNA            |

Revenue St

Sur Ty

New



Abutting R

| odivision | Block No | Block Name | Ward Number | Ward Name |
|-----------|----------|------------|-------------|-----------|
|           |          |            |             |           |

Online Building Plan Application

|             |                   |                        |
|-------------|-------------------|------------------------|
| Road Name   | Road Owner        | Road Width (In Meters) |
| COMMON ROAD | Village Panchayat | 6.1                    |

Site Extent :

|                     |                                   |                         |                             |                       |
|---------------------|-----------------------------------|-------------------------|-----------------------------|-----------------------|
| Extend as per Patta | Extend as per Registered Document | As per Site (in Sq.Mtr) | Extent for Approval (in Sq. | Plot Area (Sq. Mts.)* |
| 1092.65             | 1092.65                           | 1018.51                 | 1018.51                     | 1018.51               |

Building Details :

|                         |                        |              |                          |                           |                                 |                         |
|-------------------------|------------------------|--------------|--------------------------|---------------------------|---------------------------------|-------------------------|
| Proposed Building Usage | Total Area (in Sq.Mtr) | No of Blocks | Total FSI Area (In Sq.m) | Total FSI Area (In Sq.ft) | Demolish Total Area (In Sq.Mtr) | Demolish Total Area (In |
| Residential             | 99.24                  | 3            | 99.24                    | 1068.21                   |                                 |                         |

Building Block Details :

|            |                      |                 |                 |               |                |             |
|------------|----------------------|-----------------|-----------------|---------------|----------------|-------------|
| Block Name | FSI Area (in Sq.Mtr) | Building Status | Building Height | Floor Details | No of Kitchen/ | Premium FSI |
| Block 1    | 23.72                | New             | 3.8             | 1             | 1              | 0           |
| Block 2    | 23.72                | New             | 3.8             | 1             | 1              | 0           |
| Block 3    | 29.71                | New             | 3.8             | 1             | 0              | 0           |
| RECEPTION  | 22.12                | 00360           | 3.8             | 1             | 0              | Nil         |

Proposed Floor Details :

|         |                      |              |                       |             |                   |                     |                      |
|---------|----------------------|--------------|-----------------------|-------------|-------------------|---------------------|----------------------|
| Block   | No of Kitchen/ Units | Floor Name   | Additional Floor Name | Usage       | Construction Type | Built up (in Sq.Ft) | Built up (in Sq.Mtr) |
| Block 1 | 1                    | Ground Floor | Nil                   | Residential | RCC               | 255.28              | 23.72                |
| Block 2 | 1                    | Ground Floor | Nil                   | Residential | RCC               | 255.28              | 23.72                |

Online Building Plan Application

| Block     | No of Kitchen/ Units | Floor Name   | Additional Floor Name | Usage       | Construction Type | Built up (in Sq.Ft) | Built up (in Sq.Mtr) |
|-----------|----------------------|--------------|-----------------------|-------------|-------------------|---------------------|----------------------|
| RECEPTION | 0                    | Ground Floor | Nil                   | Residential | RCC               | 238.19              | 22.13                |
| Block 3   | 0                    | Ground Floor | Nil                   | Residential | RCC               | 319.76              | 29.71                |

Land Ownership Details

| Registered Document No | Document Date | Document Type | Name of the owner | Extend (in Sq.Mtr) | Survey No |
|------------------------|---------------|---------------|-------------------|--------------------|-----------|
| 3426                   | 18/09/2024    | Sale Deed     | J.JAGADEESH RAO   | 1018.51            | 149       |

Encumbrance Details :

| EC | EC Date    | Date From  | Date To    | Name of the Owner -           | Survey No | Remarks |
|----|------------|------------|------------|-------------------------------|-----------|---------|
| EC | 25/10/2024 | 01/01/2023 | 25/10/2024 | J.JAGADEESH RAO<br>JANARDANAN | 149       | NIL     |

Patta / TSLR & FMB :

| Patta No | Patta Date | Name of the Owner -           | Extent(H) | Extend in Acres | Survey No | Land Type | Remarks |
|----------|------------|-------------------------------|-----------|-----------------|-----------|-----------|---------|
| 53       | 18/09/2024 | J.JAGADEESH RAO<br>JANARDANAN | 0.0101    | 0.0250          | 149       | DRY       | NIL     |

Adangal :

| Patta No | Name of the Owner -           | Exten in Hectare | Extend in Acres | Survey No | Land Type | Remarks |
|----------|-------------------------------|------------------|-----------------|-----------|-----------|---------|
| 1433     | J.JAGADEESH RAO<br>JANARDANAN | 0.0101           | 0.0250          | 149       | DRY       | NIL     |

Online Building Plan Application

| Land Owners   | Applicant Signature |
|---------------|---------------------|
| Land Owner 1  |                     |
| Land Owner 2  | -                   |
| Land Owner 3  | -                   |
| Land Owner 4  | -                   |
| Land Owner 5  | -                   |
| Land Owner 6  | -                   |
| Land Owner 7  | -                   |
| Land Owner 8  | -                   |
| Land Owner 9  | -                   |
| Land Owner 10 | -                   |

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

