

PP

APPROVAL RECORD

Planning Permission

Thirupandiyur
Tiruvallur 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.

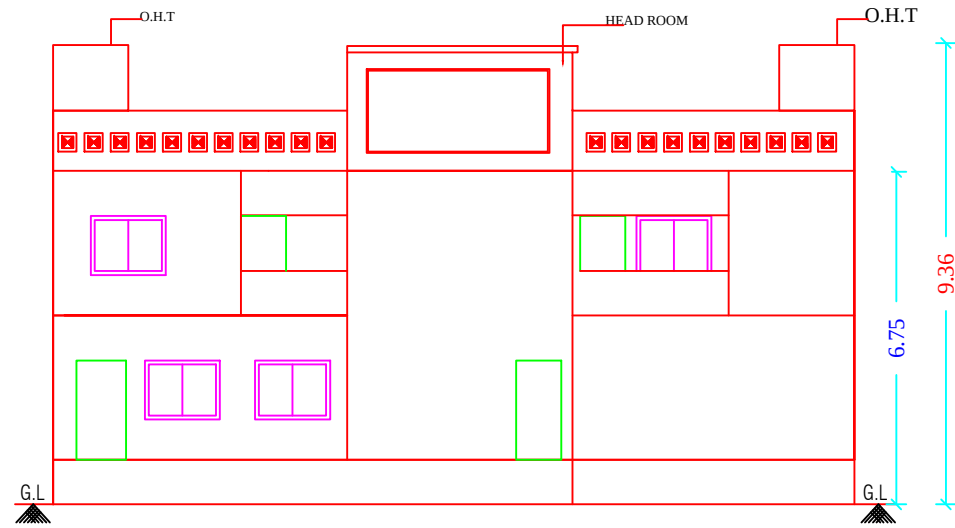
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR AND FIRST FLOOR RESIDENTIAL AND COMMERCIAL BUILDING AT PLOT NO. 61, ROYAL CITY, IN SURVEY No.33/2, PATTa No.2964, AS PER PATTa SURVEY No.33/16, OF THIRUPANDIYUR VILLAGE, THIRUVALLUR TALUK, THIRUVALLUR DISTRICT, KADAMBATHUR PANCHAYAT UNION.

SCALE- 1:100

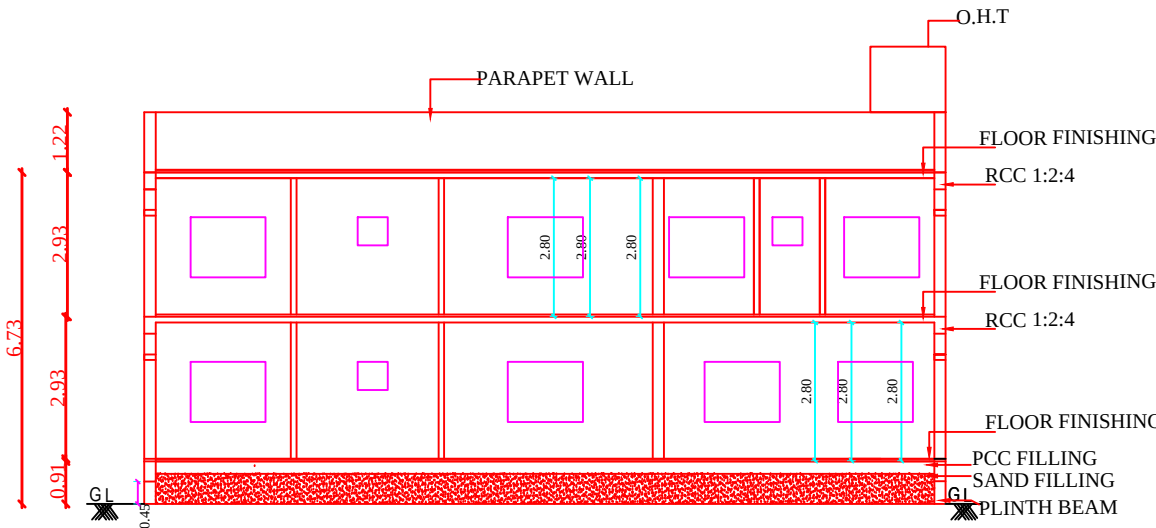
OWNER- Mrs.V.VIJAYALAKSHMI.

DTCP LAYOUT No.109/2022, FILE No.TNRERA / 13286/2022,
RERA APPROVAL No.TN/02/LAYOUT / 7768/2022, DATED-16.09.2022

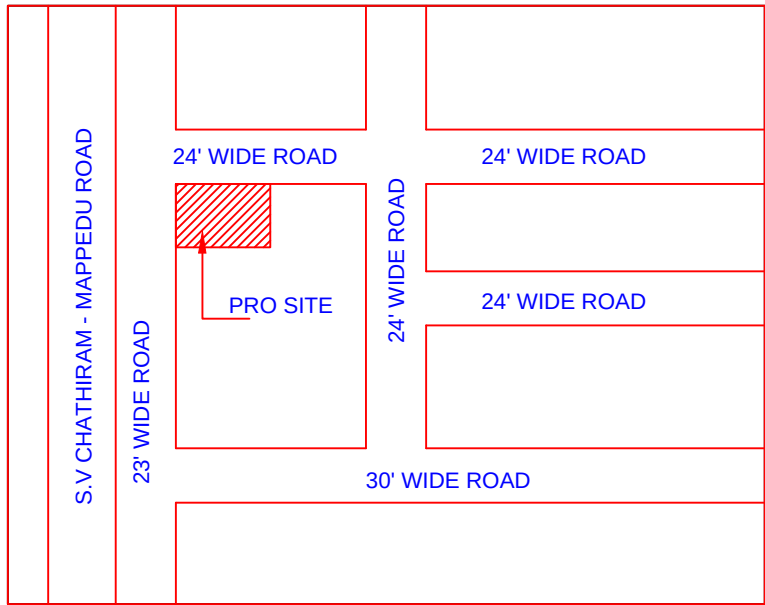


ELEVATION

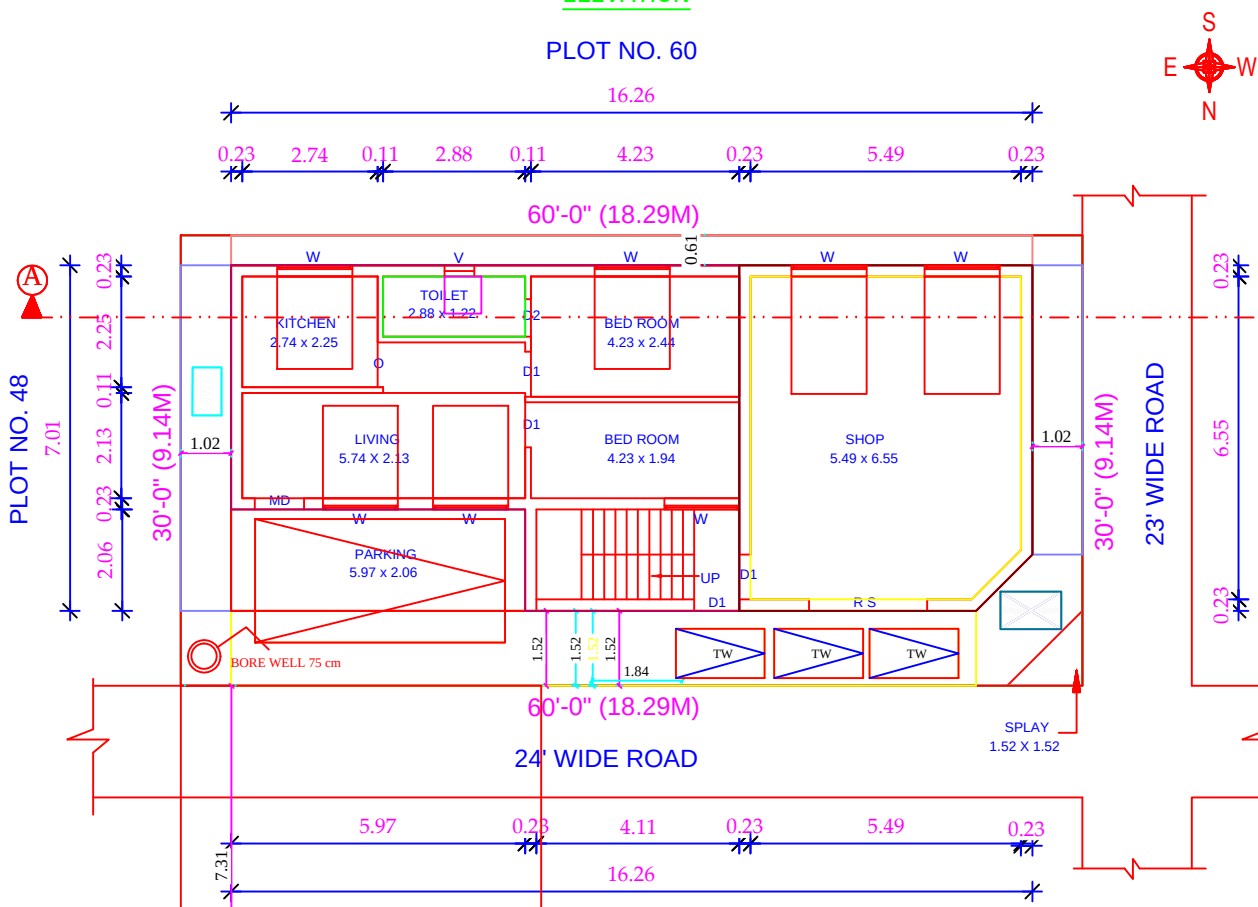
PLOT NO. 60



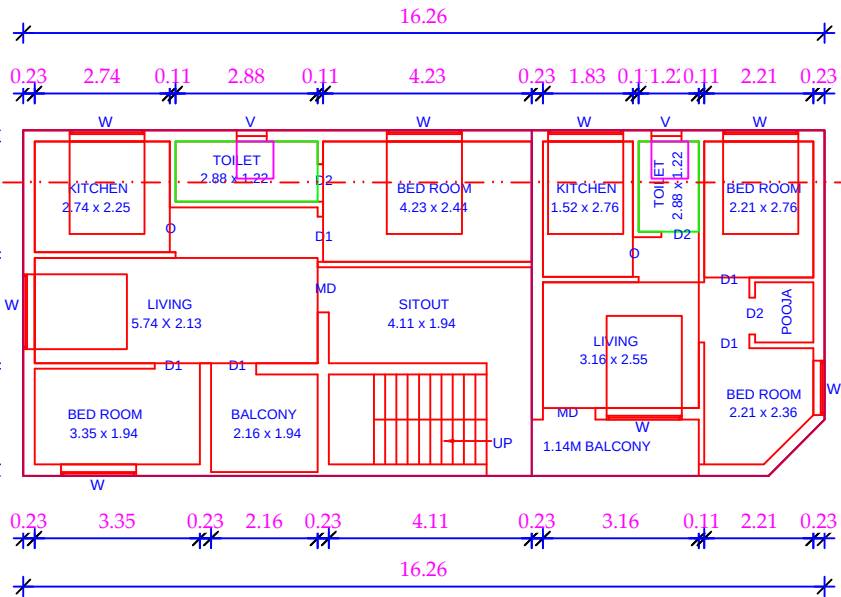
SECTION A-A



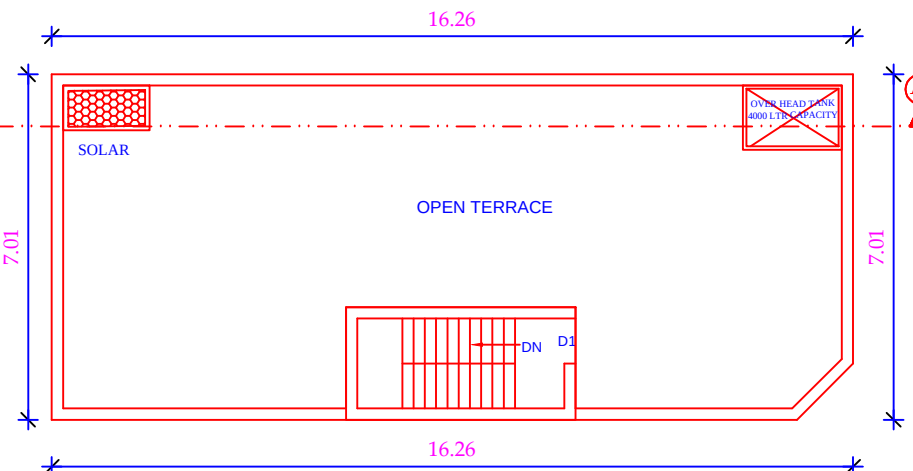
KEYT PLAN (N.T.S)



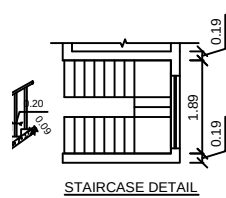
SITE CUM GROUND FLOOR PLAN



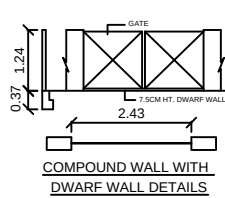
FIRST FLOOR PLAN



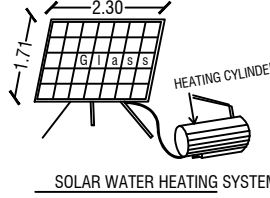
OPEN TERRACE FLOOR PLAN



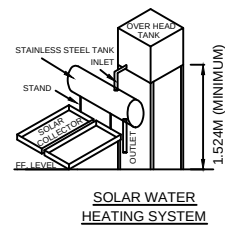
STAIRCASE DETAIL



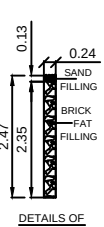
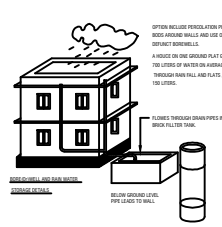
COMPOUND WALL WITH DWARF WALL DETAILS



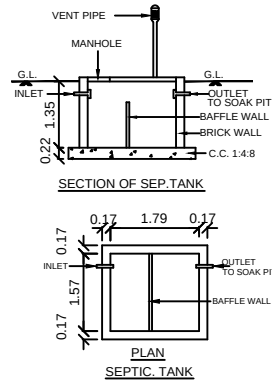
SOLAR WATER HEATING SYSTEM SCALE:1:30



SOLAR WATER HEATING SYSTEM

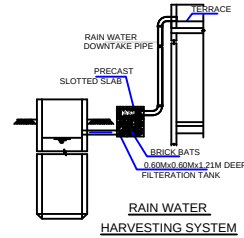


DETAILS OF PERCOLATION PIT

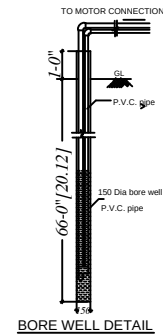


SECTION OF SEP. TANK

PLAN SEPTIC. TANK



RAIN WATER HARVESTING SYSTEM



BORE WELL DETAIL

AREA STATEMENT	SQ.FT	SQ.M
PLOT EXTENT AS PER DOCUMENT	1787.50	166.06
PLOT EXTENT AS PER PATTa	1787.69	166.08
GROUND FLOOR	1219.66	113.31
FIRST FLOOR	1219.66	113.31
TOTAL FLOOR AREA	2439.32	226.62

PLOT COVERAGE	68.23 %	
F.S.I	1.36	
HEAD ROOM AREA	114.63	10.65

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
D1	DOOR	2'-6" X 7'-0"
D2	DOOR	3'-0" X 7'-0"
W1	WINDOW	4'-0" X 4'-0"
W2	WINDOW	2'-0" X 4'-0"
W3	WINDOW	9'-0" X 4'-6"
V1	VENTILATOR	2'-0" X 2'-0"

Dwarf Wall Details		
FOUNDATION FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS. SUPER STRUCTURE:- SUPER STRUCTURE IN 23 TH. 11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTOR 1:5 RCC MEMBERS FOOTING , COLUMNS, PLINTH BEAMS, LINTEL, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES. PLASTERING WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH. CEILING IN CM 1:3 9mm TH. PAINTING FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT FLOORING FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND DOORS AWINDOWS DOORS WITH COUNTRY WOODEN FRAMES , 32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS		

COLOUR INDEX	
PROPOSED	
BOUNDARY	
EXISTING ROAD	
ROAD	
EXISTING BUILDING	

SCALE 1: 100 ALL DIMENSIONS ARE IN METRES

SIGN OF OWNER:-

Er.K.SUNDARAMOORTHY, D.C.E
CIVIL ENGINEER & LICENSED SURVEYOR
NO. 3124 / 2017
GREATER CHENNAI CORPORATION
M.S.K. CONSTRUCTION
No.53, C.V.NAIDU SALAI, THIRUVALLUR
CELL No.9751651852, 9894227967,

SIGN OF REGISTER ENGINEER:-

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.

