

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

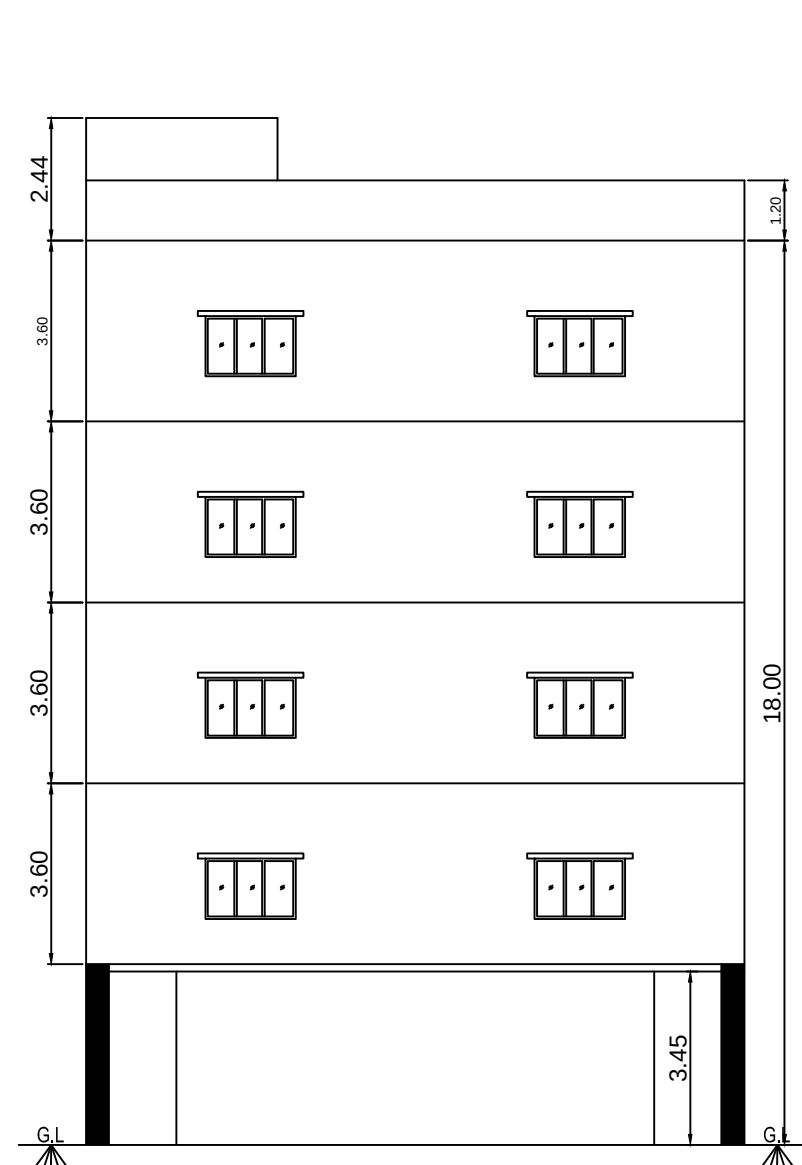
Building Plan

ISSUING AUTHORITY

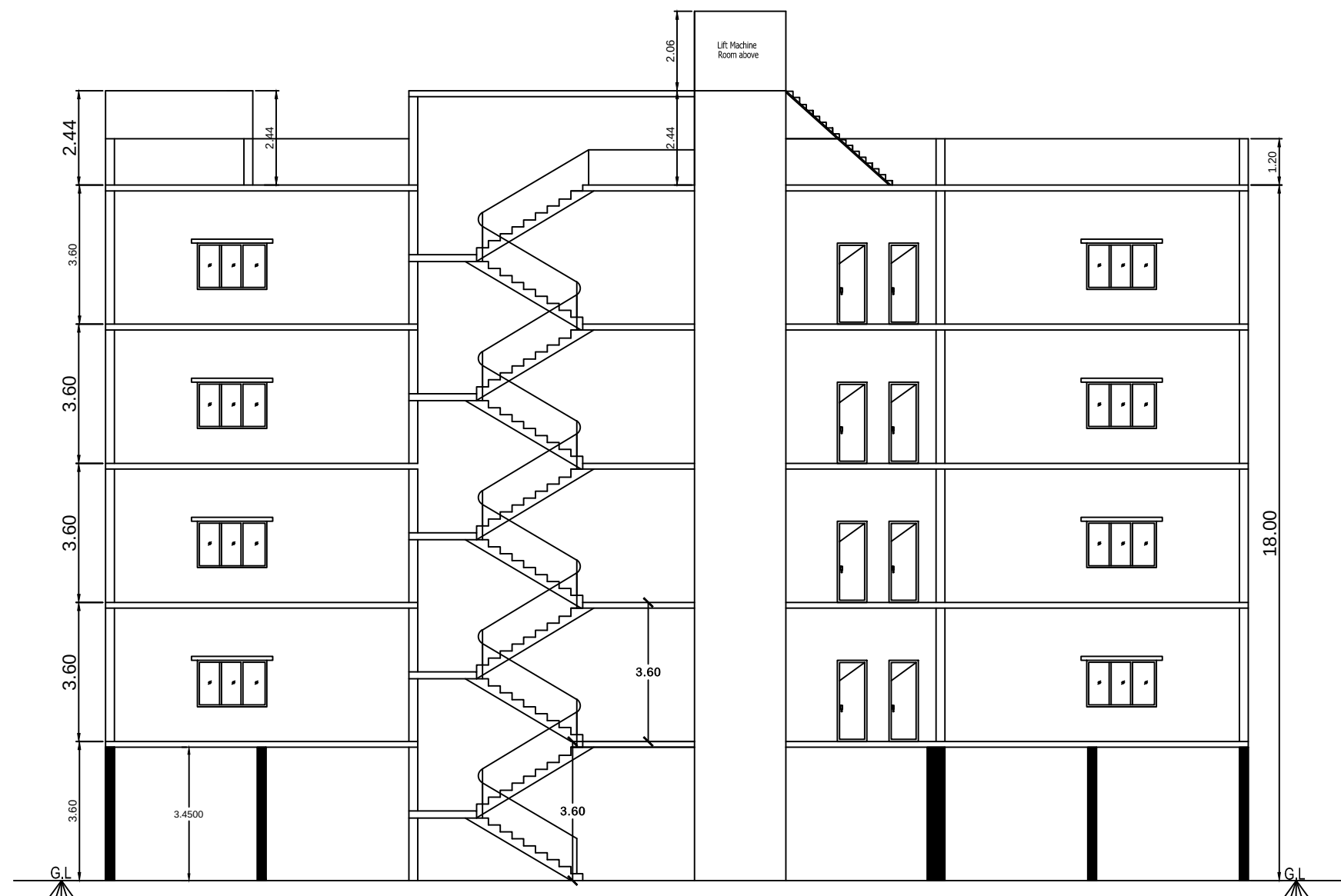
Rural Panchayat

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

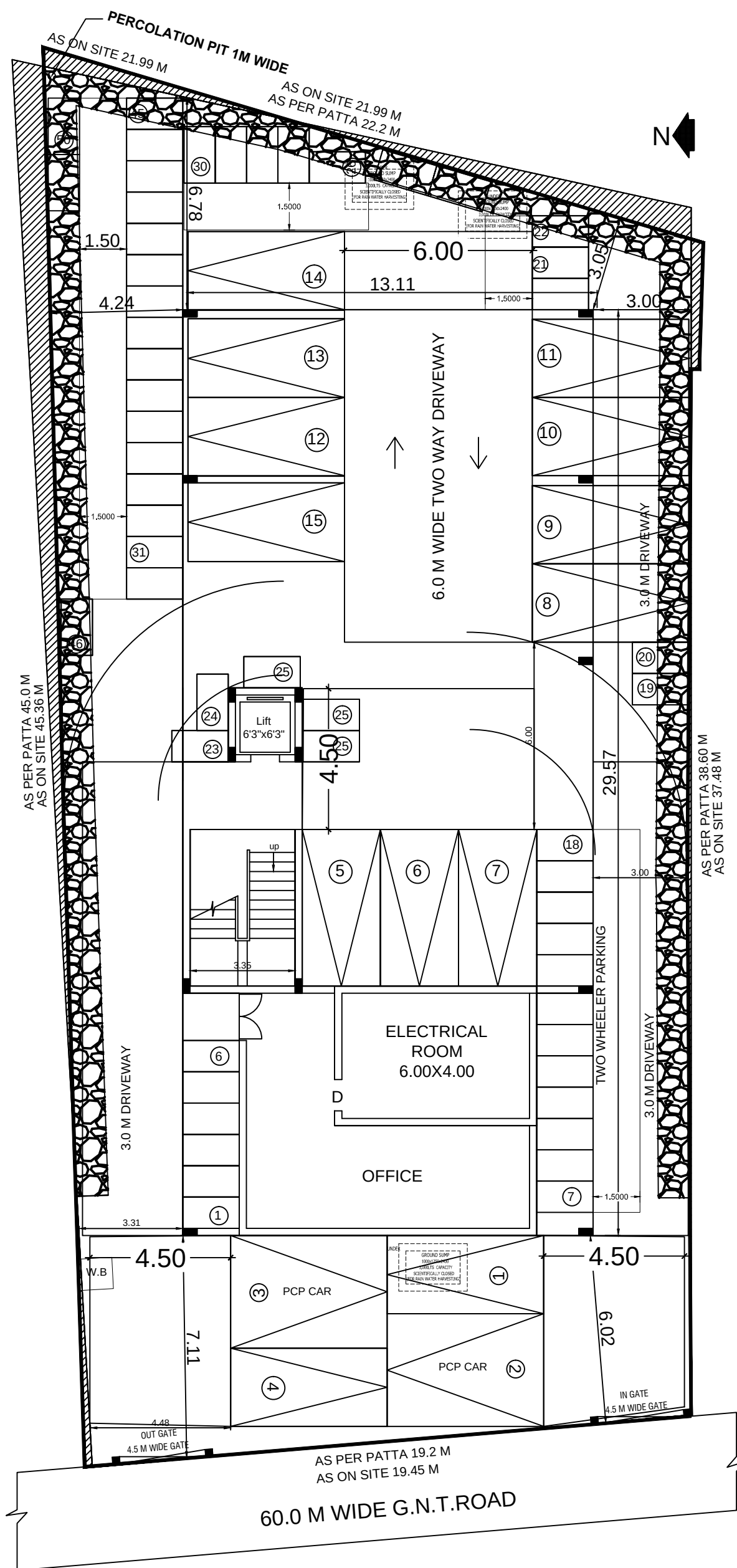
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



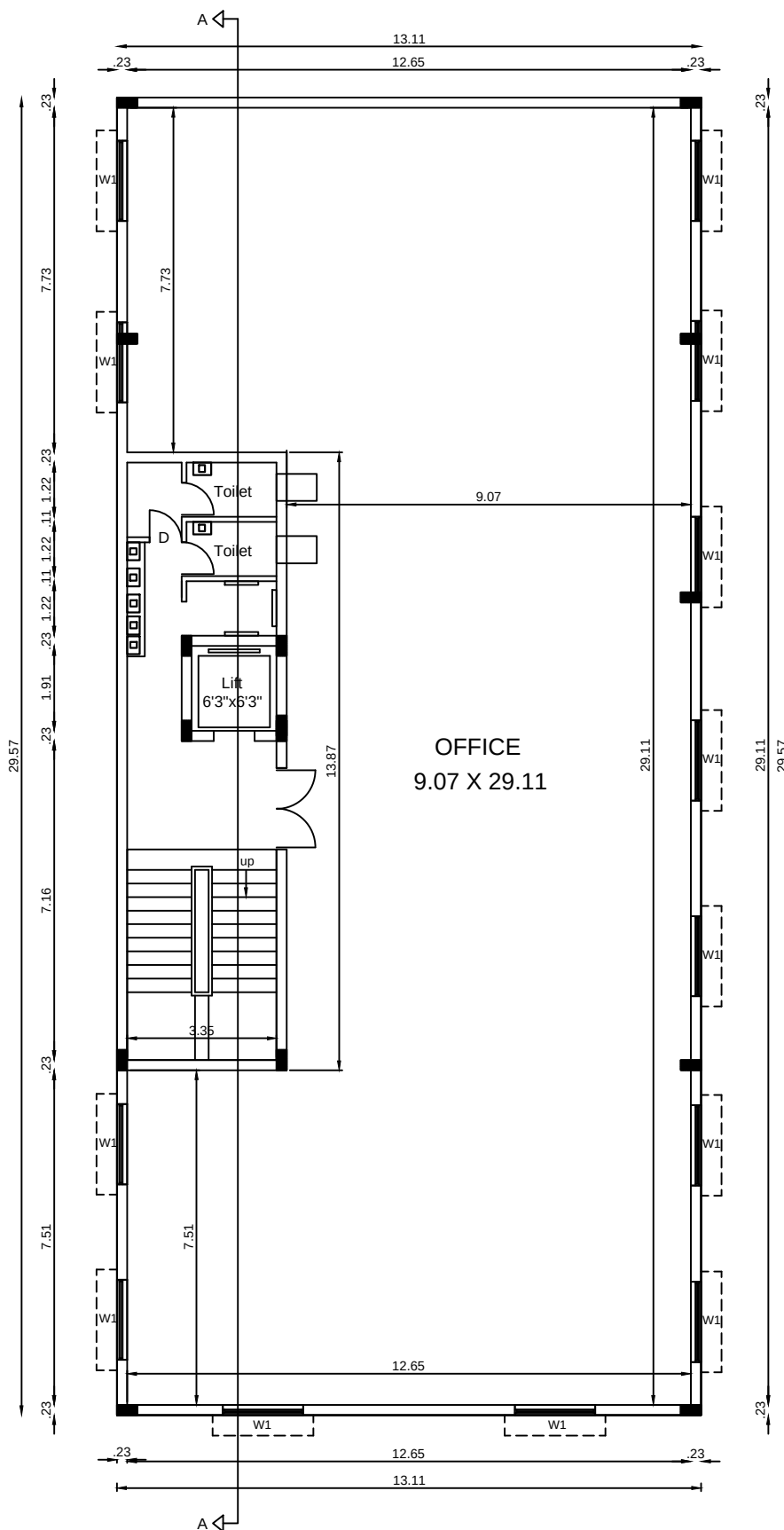
FRONT ELEVATION



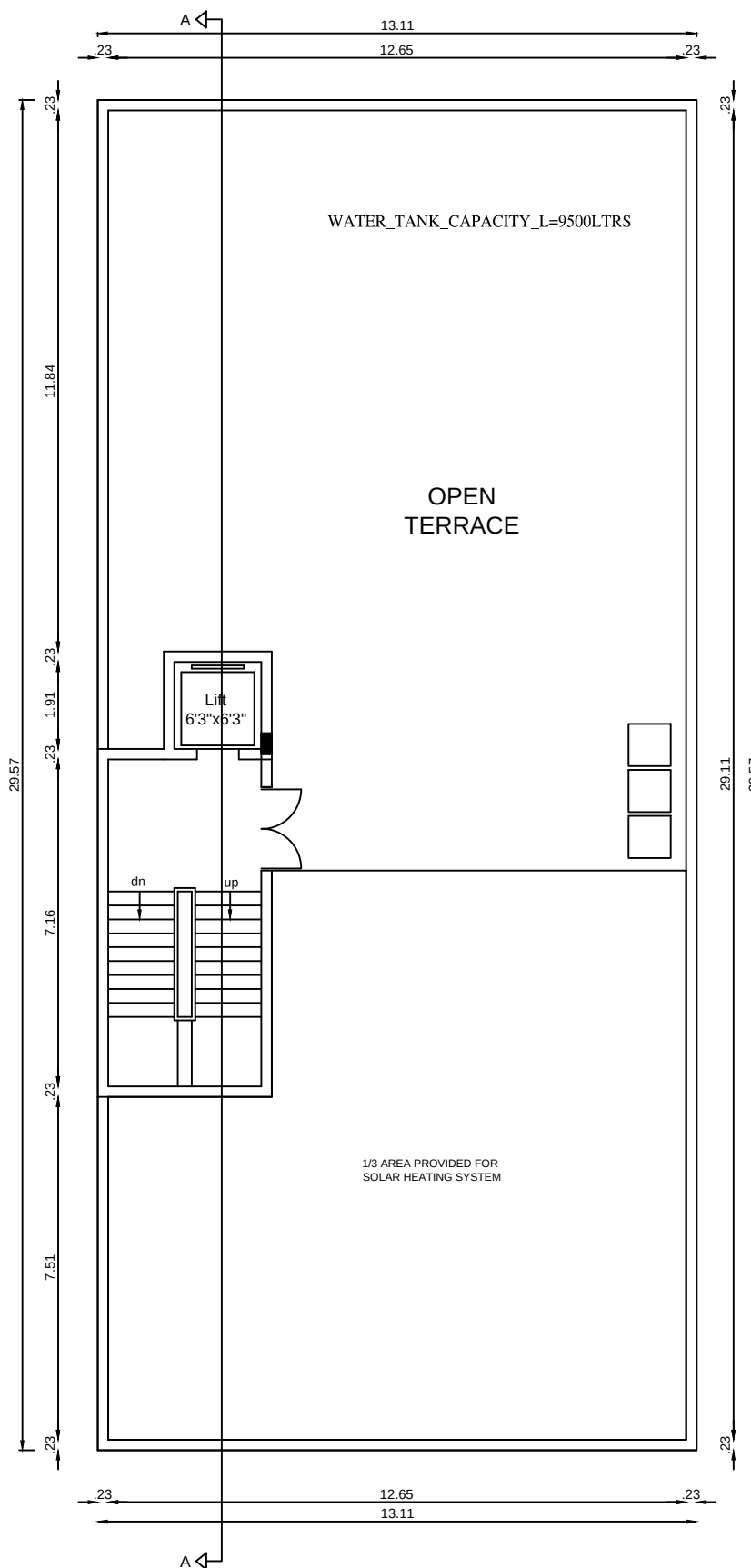
SECTION AT -- AA



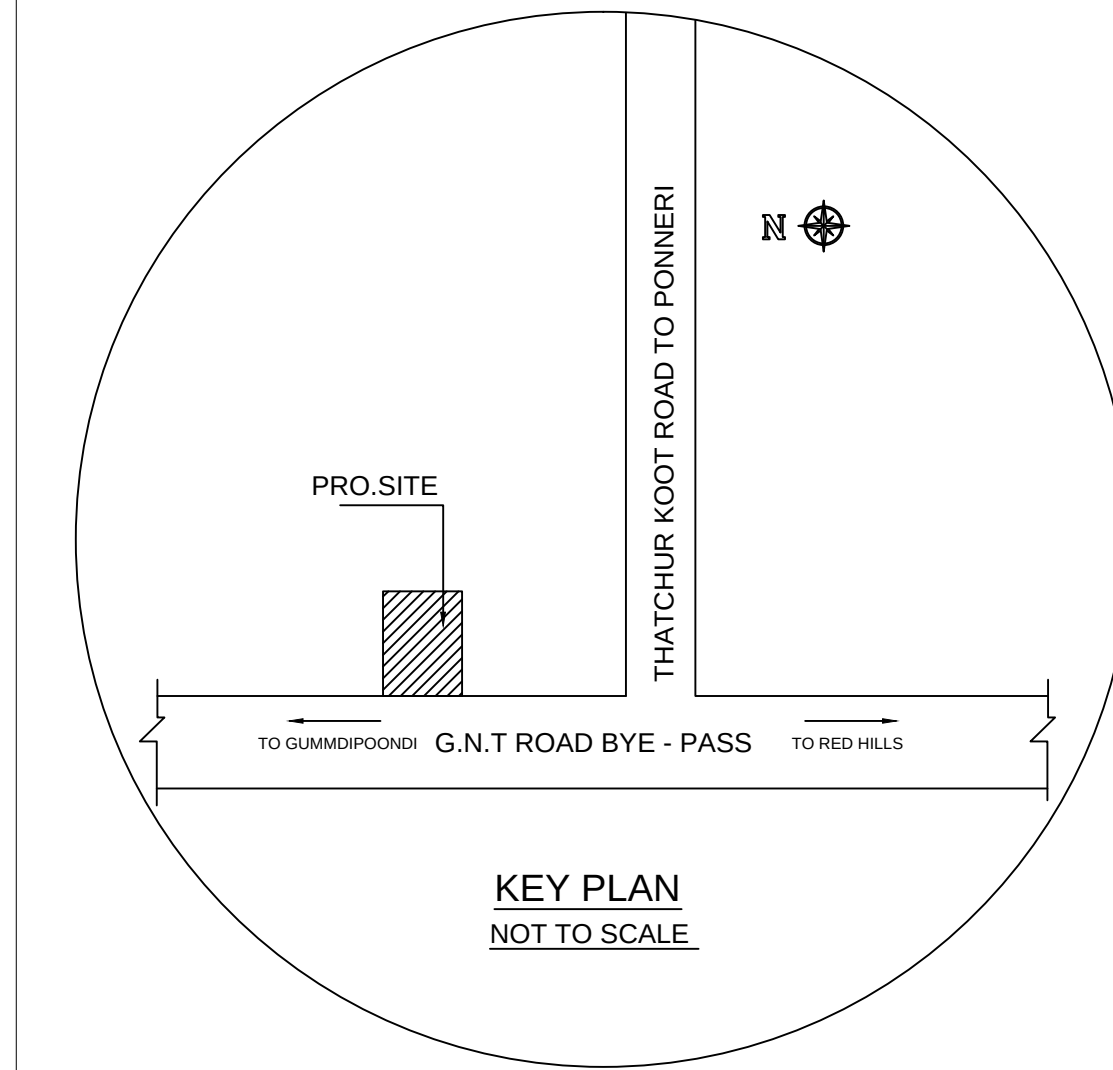
SITE CUM GROUND FLOOR PLAN (PART)



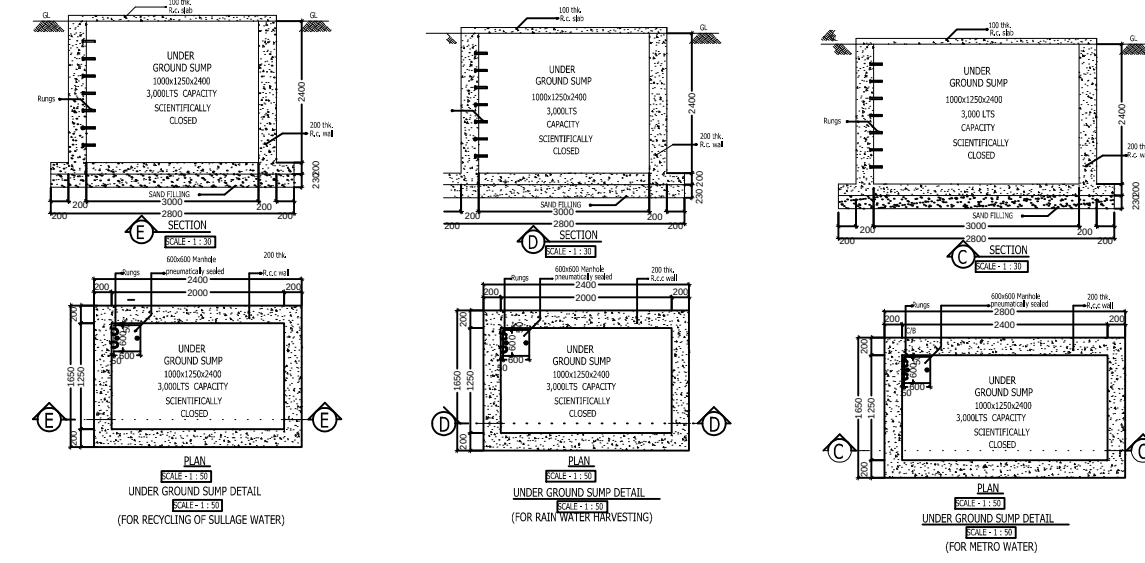
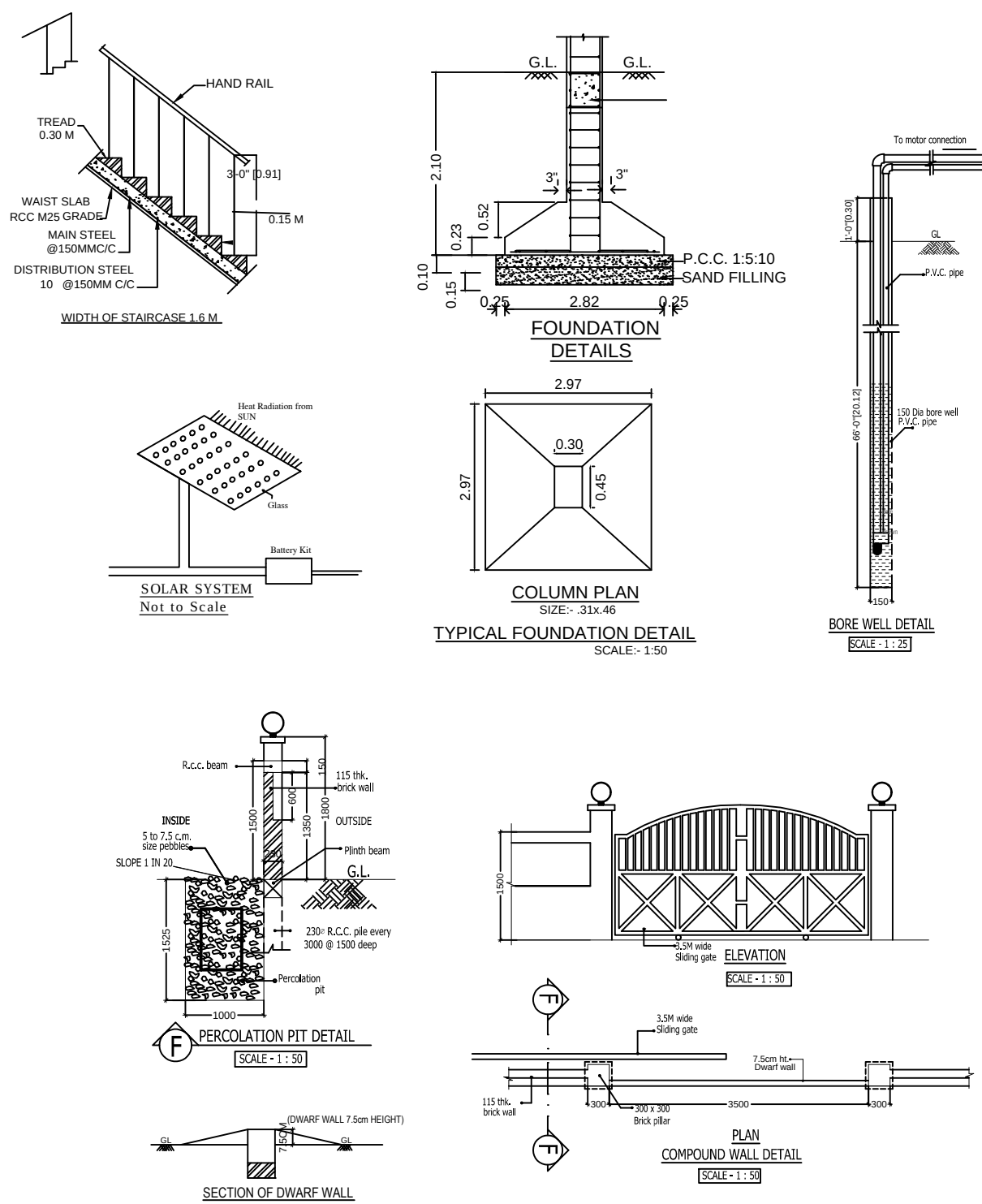
FIRST, SECOND, THIRD & FOURTH TYPICAL FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN
NOT TO SCALE



PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING IN G.N.T.ROAD, PANJETTY, COMPRISED IN OLD SURVEY NUMBER 237/2, 237/2C, 237/2D, AS PER PATTASURVEY NUMBER 237/2C2, 237/2D1A, 237/2D1B, 237/5 IN PANJETTY VILLAGE, CHENNAI – 600 067, PONNERI TALUK, THIRUVALLUR DISTRICT

AREA STATEMENT		SQ.M
AS PER DOCUMENT	:	810.20 SQ.M
AS PER PATTASURVEY	:	800.00 SQ.M

FLOORS	FSI SQMT	PARKING	TOTAL FSI
STILT FLOOR	139.06	278.48	139.06
FIRST FLOOR	387.50	-	387.50
SECOND FLOOR	387.50	-	387.50
THIRD FLOOR	387.50	-	387.50
FOURTH FLOOR	387.50	-	387.50
	1689.06	278.48	1967.54

F.S.I = $\frac{1689.06}{800.00} = 2.11$

PREMIUM FSI = 2.11

Nos. OF CAR PARKING = 15
Nos. OF TWO WHEELER PARKING = 50

SCHEDULE OF JOINERY:-		
TYPE	DETAIL	SIZE
MD	DOOR	3'6"x7'0"
D1	DOOR	3'0"x7'0"
D2	DOOR	2'6"x7'0"
W	WINDOW	4'0"x4'0"
W1	WINDOW	6'0"x4'0"
V	VENTILATOR	2'0"x2'0"

SPECIFICATION:-
FOUNDATION : COLUMN FOOTING
BRICK WORK : C.M 1:6 FOR SUPER STRUCTURE
PLASTERING : C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT : 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C. : M25 GRADE FOR SLABS & LINTELS
WOOD WORK : ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING : B.JELLY LIME MORTAR OVER ROOF COURSE
SLAB : ONE LAYER OF COUNTRY TILES

COLOUR INDEX:-		
PROPOSED	ROAD	BOUNDARY

SCALE : 1:100

OWNER SIGNATURE

MR. M. VIJAY BASKAR (Architect)
TVLR/RA/Gr-1/2020/02/002 on 12.02.2020
Plot No.214, Kuppusamy Street, Golden George Nagar,
Nerkudram, Chennai – 600 107.
Phone: 99411 18314, mvijaybaskar@gmail.com

SIGNATURE OF ARCHITECT

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.

