Verified RealEstate™

REFERENCE
451/2024

ISSUED
19 June 2024

PP APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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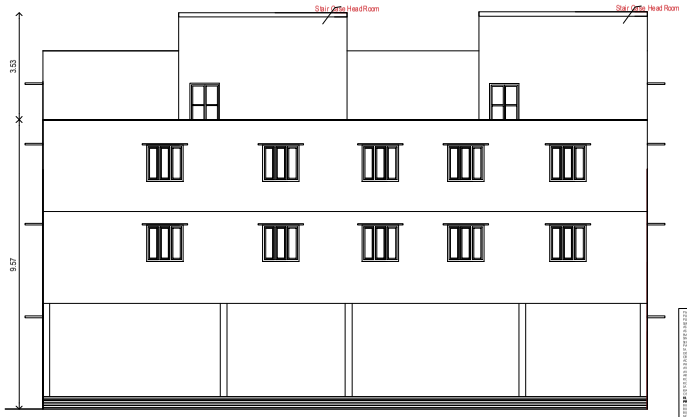
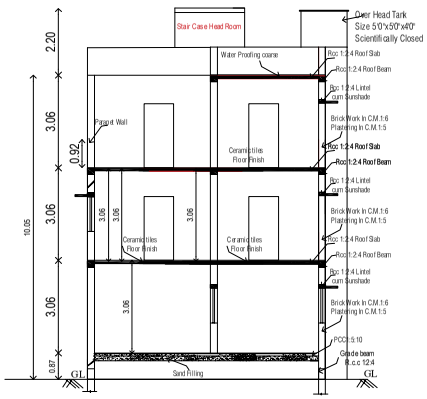
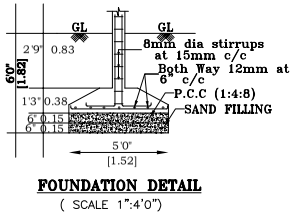
DIGITALLY VERIFIED RECORD



FRONT ELEVATION

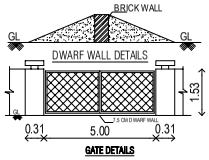


SECTION ON -AA

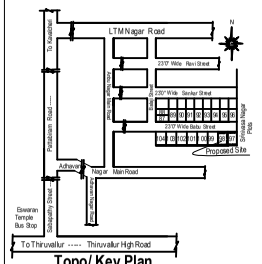


FOUNDATION DETAIL

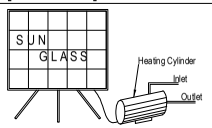
(SCALE 1":4'0")



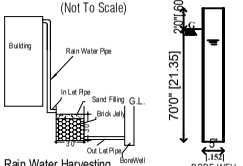
GATE DETAILS



Topo/ Key Plan
[Not To Scale]

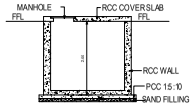


Solar Water Heating System
(Not To Scale)

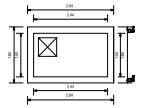


Rain Water Harvesting
(Not to Scale)

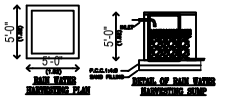
BORE WELL

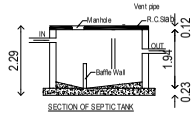


CROSS SECTION OF SUMP

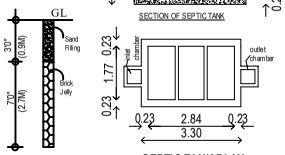


U.G SUMP-PLAN

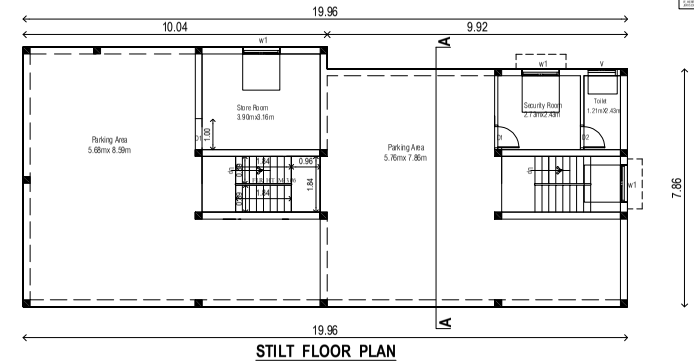




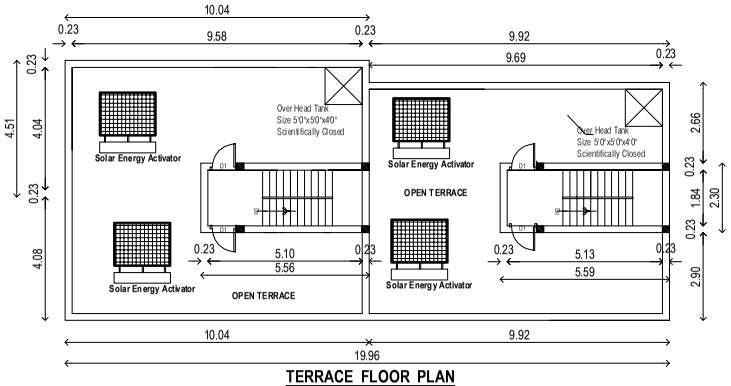
SECTION OF SEPTIC TANK



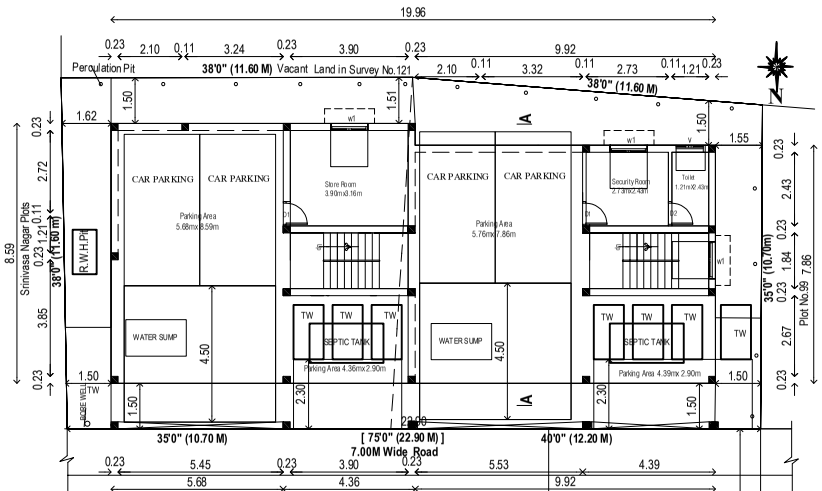
SEPTIC TANK PLAN



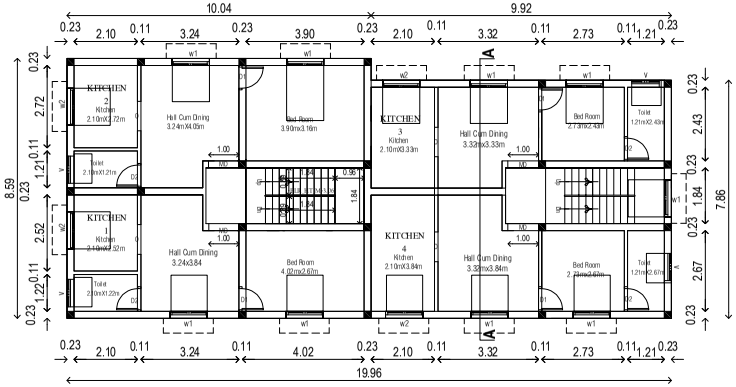
STILT FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN



FIRST AND SECOND FLOOR PLAN

TYPICAL_FLOOR_PLAN=1,2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO.97 & 98, ANBU NAGAR, IN SURVEY NO.111pt,PATTA NO.552, AS PER PATTA SURVEY NO.111/7,OF THIRUMAZHISAI VILLAGE , THIRUMAZHISAI TOWN PANCHAYAT, POONAMALLEE TALUK, THIRUVALLUR DISTRICT.

Note: Layout Frame Work . Regularization 2017. CMDA Approved P.P.D. L.o. No.135/2018, Vide Letter No. : Reg. L/972/2018. Dated. .04.2018. Planning Permit P.P No. 135/2018,30.08.2018, Vide Letter D.Dis.No.373/2018/A3/Reg2017, Dated. 31.10.2018. TMZ.TP. REG. SL.NO.299/2018, Dated. 13.11.2018.

SPECIFICATION :

BRICK MASONRY IN CM 1:6.RCC1:2:4 IN FOUNDATION COLUMN ,ROOF SLAB PLASTERING IN CEMENT MORTAR 1:5.TEAK WOOD DOORS,COUNTRY WOOD WINDOWS PAINTING WITH CEMENT PAINTS TWO COATS OVERS ONE COAT PREMIER. INTERNAL MARBLE FLOORING 5"TILES SKIRTING ALL OVER.WEATHERING COURSE LIME BRICK JELLY WITH CM 1:4,PRESSED TILES ABOVE.

JOINERY DETAILS

Type	Description	Size in Ft	Size in M
MD	Teak wood Door	3'6"x7'0"	1.05x2.10
D1	C. wood Door	3'0"x7'0"	0.90x2.10
D2	PVC Door	2'6"x7'0"	0.75x2.10
W1	C. wood Window	4'0"x4'0"	1.20x1.20
W2	C.Wood Window	4'0"x2'6"	1.20x0.75
V	Ventilator	3'0"x2'0"	0.90x0.60

COLOUR CODE INDEX

BOUNDARY
PROPOSED
ROAD

AREA STATEMENT

Plot No.97	1387.00 Sft.	128.86 Sqm
Plot No.98	1424.00 Sft.	132.29 Sqm
Total Extent	2811.00 Sft.	261.15 Sqm

Proposed Plinth Area:

Stilt Floor (Non-Fsi Area)	1767.87 Sft.	164.25 Sq.m
First Floor	1767.87 Sft.	164.25 Sq.m
Second Floor	1767.87 Sft.	164.25 Sq.m
Total	3535.74 Sft.	328.50 Sq.m
Plot Coverage: 62.89 %		F.S.I: 1.26

Head Room Area : 1	137.78 Sft.	12.80 Sqm [NFSI]
: 2	138.42 Sft.	12.86 Sqm [NFSI]

Name of the Owner/ GPA.
Mr. K.Murugesan.
s/o Mr. S.Kandasamy.

Signature of the Owner/GPA

S.RENGARAJ. Registered Engineer.
Raj Associates. No.749B, Trunk Road, Poonamallee
Chennai - 600 056. 9841117175, 8148117175. ,

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

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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

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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.