Verified RealEstate™

REFERENCE
568/2024

ISSUED
04 July 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.

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

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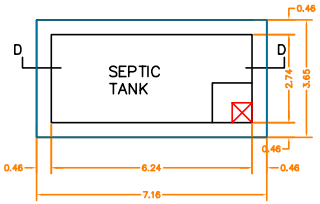
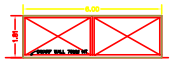
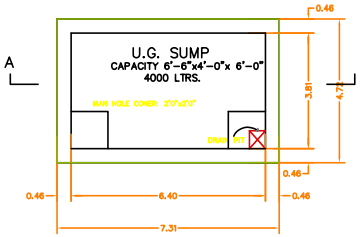
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR (SHOP), FIRST FLOOR (SHOP)AND SECOND FLOOR RESIDENTIAL BUILDING WITH ONE DWELLING IN PLOT NO 22 & 23, SAI'S GOLDEN PARADISE, S.NO : 322 / 8B, PATTA NO : 2354, THIRUMAZHISAI VILLAGE, THIRUMAZHISAI TOWN PANCHAYAT , POONAMALLEE TALUK, THIRUVALLUR DISTRICT.

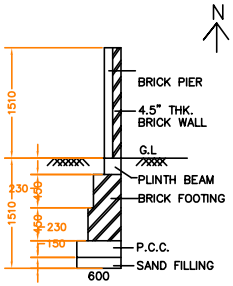


PLAN OF SEPTIC TANK
SCALE 1"-2'0"

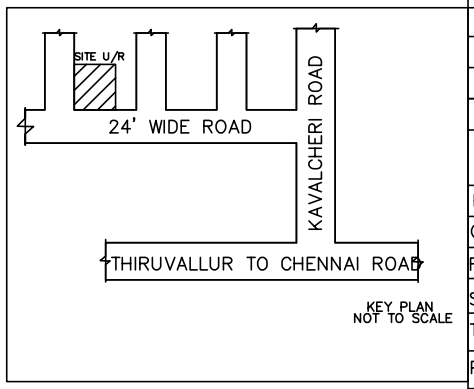




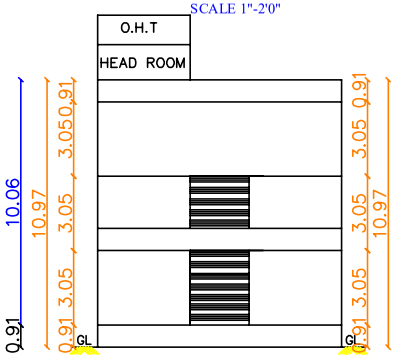
SUMP DETAIL
SCALE 1"-4'0"



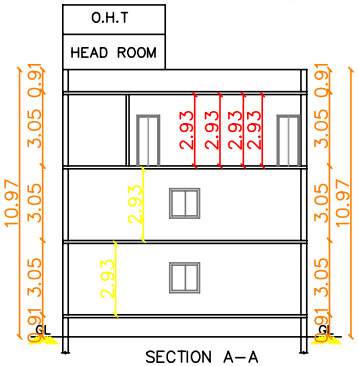
COMPOUND WALL DETAIL



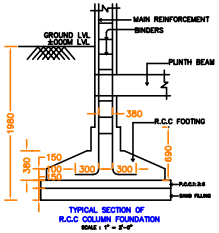
KEY PLAN
NOT TO SCALE



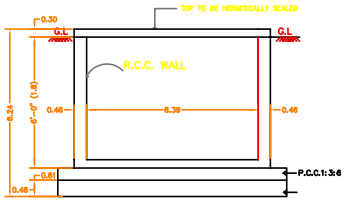
ELEVATION
ELEVATION



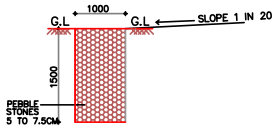
SECTION A–A
SECTION A–A



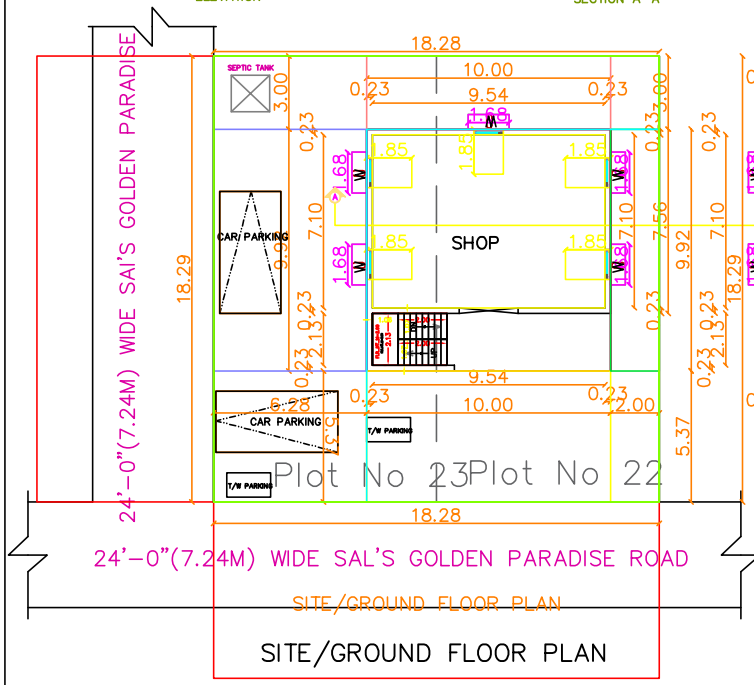
TYPICAL SECTION OF
R.C.C COLUMN FOUNDATION
SCALE : 1" = 1'-0"



SECTION ON AA



SECTION OF
PEBBLE TRENCH
SCALE : 1: = 100



SITE/GROUND FLOOR PLAN
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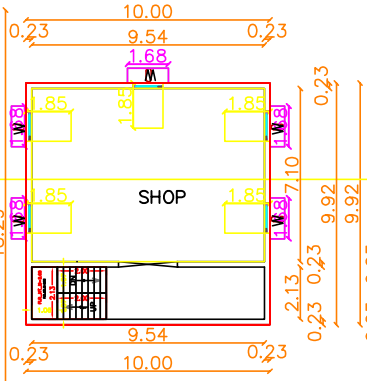
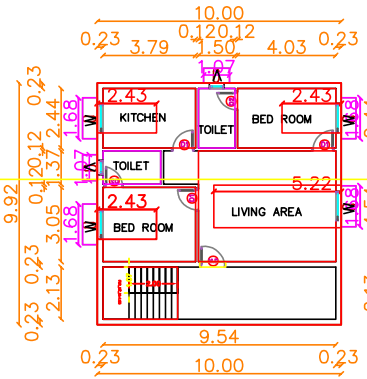
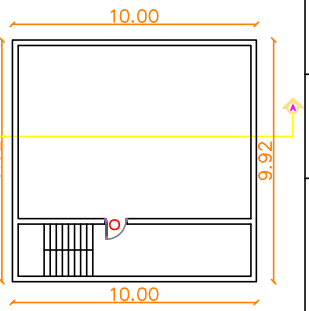


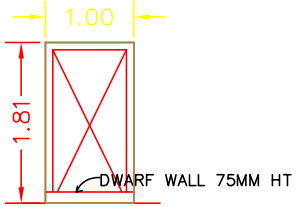
FIRST FLOOR PLAN
FIRST FLOOR PLAN

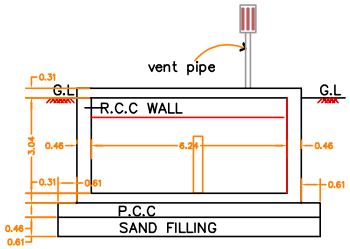


SECOND FLOOR PLAN
SECOND FLOOR PLAN

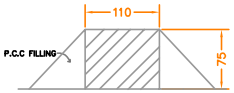


TERRACE FLOOR PLAN
TERRACE FLOOR PLAN





SECTION ON D-D



DWARF WALL SECTION
NOT TO SCALE

Schedule Of Joinery

DOOR	3'6" x 7'0"	1.06
DOOR	3'0"x 7'0"	0.90
D2 DOOR	2'6"x 7'0"	0.76
W WINDOW	4'6"x 4'6"	1.37
V VENTILATOR	2'0"x 1'6"	0.60

Area Statement	SQ.ft	SQ.M
Plot Area	3600.00	334.44
Ground Floor (SHOP)	1067.79	99.22
First Floor (SHOP)	1067.79	99.22
Second Floor(RESIDENTIAL)	1067.79	99.22
Total Area	3203.37	297.66
Plot Coverage	29.66%	
F.S.I	0.88	
NO.OF CAR PARKING	2	
NO.OF BIKE PARKING	2	

Colour Index :–

Proposed
Existing
Road
Boundary

DIRECTION

N

LAYOUT APPROVED DETAILS :

PLANNING PERMIT NO : 2316 / 2018
VIDE LETTER NO : Reg.L / 18334 / 2018
DATE : / 10/ 2018

LAND APPROVED DETAILS :

PLANNING PERMIT NO : 000217
NA KA NO :7 / 2001 / A1
REGULARISATION PERMIT NO : 40(1)
OFFICE LETTER NO : 40(1)/ 2002
DATED : 19.03.2002

OWNER SIGNATURE

Er.G.LAKSHMI PRIYA. BE(CIVIL)
REGISTERED ENGINEER GRADE–II
DTCP
LICENSED SURVEYOR 485 / 2023
TARUN PLANNERS
NO.11, KALASTHRI MOORTHY AVENUE
THIRUMAZHISAI, CHENNAI – 124

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.