

PP

APPROVAL RECORD

# Planning Permission

Sevvapet

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Rural Panchayat**

PURPOSE

**Residential**

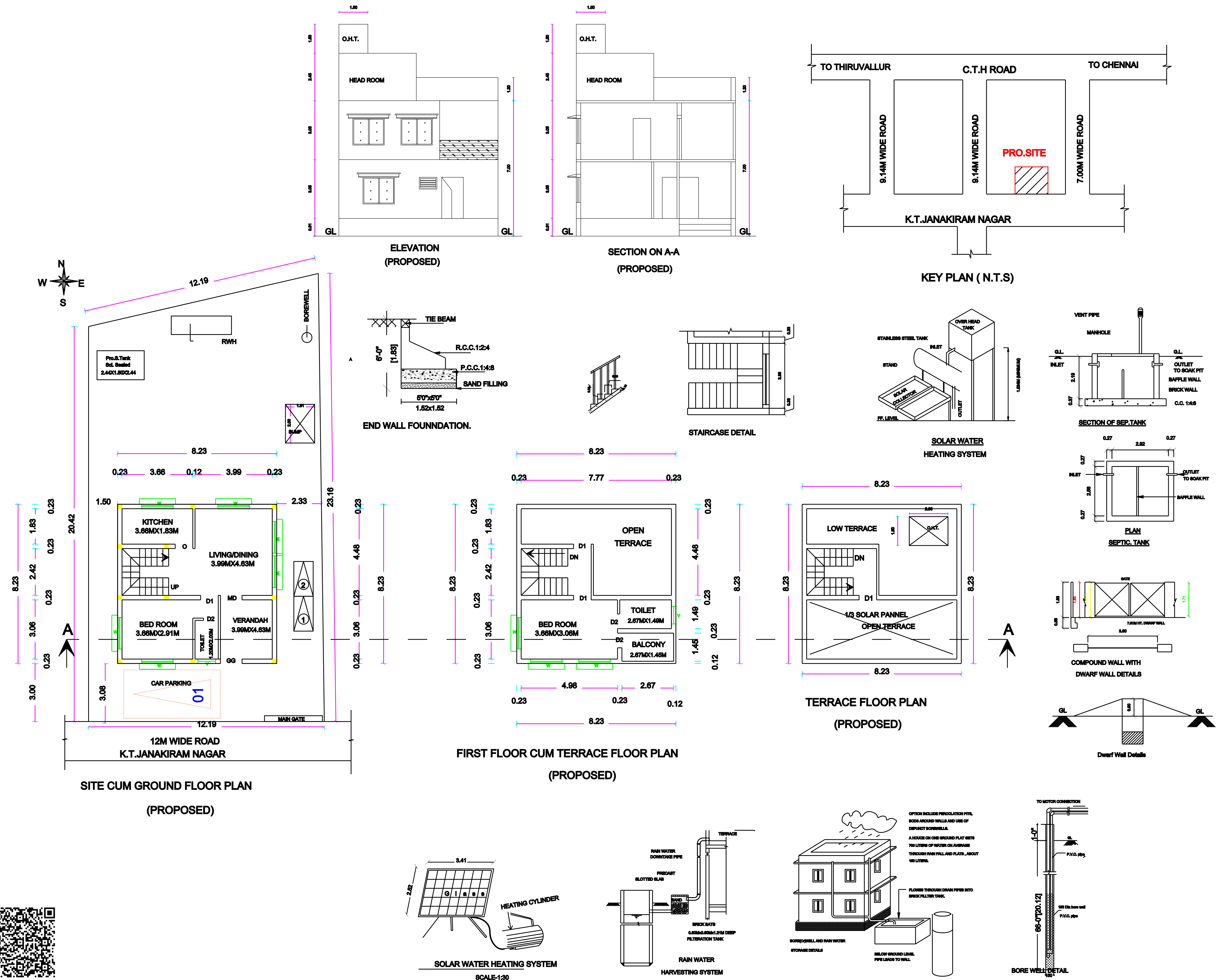
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO 444, K.T.JANAKIRAM NAGAR, SEVVAPET, THIRUVALLUR, COMPRISED IN OLD S.NO.78, NEW.S.NO:78/1B, 78/3A1A1A1A1, AS PER PATTa S.NO:78/12, PATTa NO:3248, SEVVAPET VILLAGE, THIRUVALLUR TALUK, THIRUVALLUR DISTRICT, SEVVAPET PANCHAYAT UNION.

NOTE:N.C.S.A.R.D.T.C.P.MO.348/89

OWNER NAME : R.USHA



| SPECIFICATION                                                     |              |                      |           |             |
|-------------------------------------------------------------------|--------------|----------------------|-----------|-------------|
| 1. P.C.C 1:4:8 USING 40MM HBG JELLY FOR FOUNDATION BED CONCRETE   |              |                      |           |             |
| 2. P.C.C WORK 1:2:4 USING 20MM HBG STONE JELLY                    |              |                      |           |             |
| 3. BRICK WORK IN C.M 1:5 FOR FOUNDATION FOOTINGS & SUPERSTRUCTURE |              |                      |           |             |
| 4. 12MM TK CEMENT PLASTER IN C.M 1:4                              |              |                      |           |             |
| 5. ALL WOOD WORKS ARE IN SEASONED                                 |              |                      |           |             |
| SCHEDULE OF JOINERIES                                             |              |                      |           |             |
|                                                                   |              |                      |           |             |
| MAIN DOOR                                                         | C.W PANELLED | MD                   | 3'3"x7'0" | (1.00x2.13) |
| DOOR                                                              | C.W PANELLED | D1                   | 3'0"x7'0" | (0.91x2.13) |
| DOOR                                                              | C.W PANELLED | D2                   | 2'6"x7'0" | (0.76x2.13) |
| WINDOW                                                            | C.W PANELLED | W                    | 6'0"x4'6" | (1.82x1.38) |
| WINDOW                                                            | C.W& GLAZED  | W1                   | 3'0"x4'6" | (0.91x1.38) |
| VENTILATOR                                                        | C.W PANELLED | V                    | 2'6"x2'0" | (0.76x0.61) |
| AREA STATEMENT                                                    |              |                      | SQ.FT     | SQ.M        |
| PLOT AREA (AS PER PATTa)                                          |              |                      | 2852.46   | 265.00      |
| PLOT AREA (AS PER SITE & DOC )                                    |              |                      | 2860.00   | 265.70      |
| PLOT AREA (AS PER DRAWING)                                        |              |                      | 2824.79   | 262.43      |
| PRO. GROUND FLOOR AREA                                            |              |                      | 729.00    | 67.73       |
| PRO. FIRST FLOOR AREA                                             |              |                      | 418.28    | 38.86       |
| TOTAL CONSTRUCTION AREA                                           |              |                      | 1147.28   | 106.59      |
| PLOT COVERAGE                                                     |              |                      | 25.58%    |             |
| F.S.I                                                             |              |                      | 0.258     |             |
| HEAD ROOM AREA                                                    |              |                      | 10.00     |             |
| COLOUR INDEX                                                      |              |                      |           |             |
| BOUNDARY [BLACK]                                                  | :            | <input type="text"/> |           |             |
| PROPOSED [RED]                                                    | :            | <input type="text"/> |           |             |
| EXISTING [BLUE]                                                   | :            | <input type="text"/> |           |             |
| DEMOLISHED [YELLOW]                                               | :            | <input type="text"/> |           |             |
| ROAD [GREEN]                                                      | :            | <input type="text"/> |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |
|                                                                   |              |                      |           |             |

# 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](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.

