Verified RealEstate™

REFERENCE
07/2024-25

ISSUED
05 October 2024

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.

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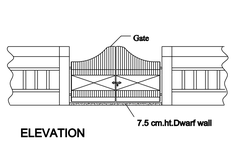
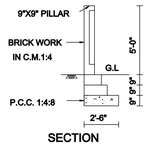
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE EXISTING BUILDING DEMOLISHED AND PROPOSED GROUND FLOOR AND FIRST FLOOR CONSTRUCTION OF A COMMERCIAL(SHOP) AND RESIDENTIAL BUILDING AT OLD S.No.117/5B,NEW S.No.117/5B1A,PATTA No.8252, AS PER PATTA S.No.117/5B1A1, (PLOT REGULARIZED BYSPECIAL OFFICER/VP/THADAPERUMBAKKAM/VIDE PROCEEDINGS,Lr.No.589/2018/Dt:06.08.2018) OF V.No.58,THADAPERUMBAKKAM GROUP,THIRUVENGADAPURAM VILLAGE, MINJUR PANCHAYAT UNION, PONNERI TALUK,THIRUVALLUR DISTRICT.

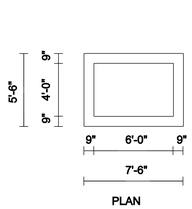


ELEVATION

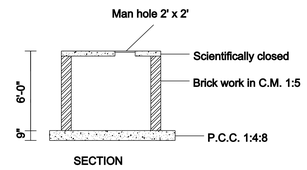


SECTION

COMPOUND DETAILS

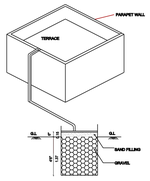


PLAN

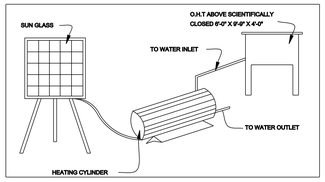


SECTION

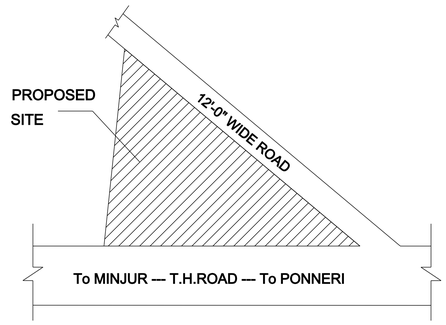
SUMP DETAIL



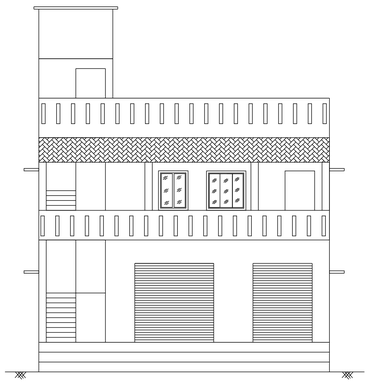
COLLECTION SUMP FOR HARVESTING FOR TERRACE RAIN WATER HARVESTING

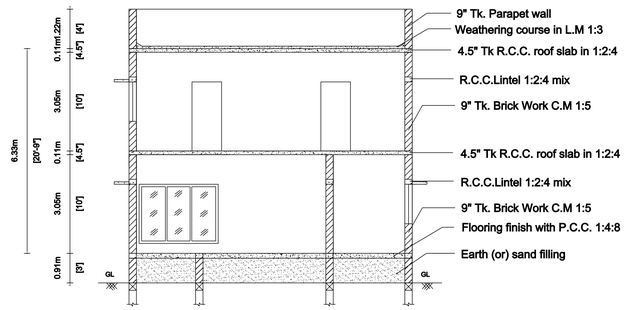


SOLAR WATER HEATING SYSTEM



KEY PLAN
(LAYOUT PART)
(NOT TO SCALE)


ELEVATION



SECTION ON A-A

SITE PLAN

JOINERY DETAILS

D	DOOR	3'-0" X 7'-0"	(910 X 2130)
D1	DOOR	2'-6" X 7'-0"	(760 X 2130)
W	WINDOW	4'-0" X 4'-0"	(1220 X 1220)
W1	WINDOW	3'-0" X 4'-0"	(910 X 1220)
W0	WINDOW	8'-0" X 6'-0"	(2440 X 1830)
V	VENTILATOR	2'-6" X 2'-0"	(760 X 610)
RS	Rolling Shutter	8'-0" X 8'-0"	(2440 X 2440)

AREA STATEMENT

	SQ.FT.	SQ.MT.
PLOT AREA	2398.00 (5.5 Cents)	222.86
PLINTH AREA :		
Ground Floor (Com.)	936.35	87.02
First Floor (Resi.)	936.35	87.02
Head Room(Non F.S.I.)	114.37	10.62
TOTAL	1987.07	184.66
PLOT COVERAGE	- 39.04%	
F.S.I	- 0.78	
CAR PARKING	- 2Nos	
TWO WHEELER PARKING	- 2Nos	

COLOUR INDEX

PROPOSED

BOUNDARY

ROAD

NOTE:

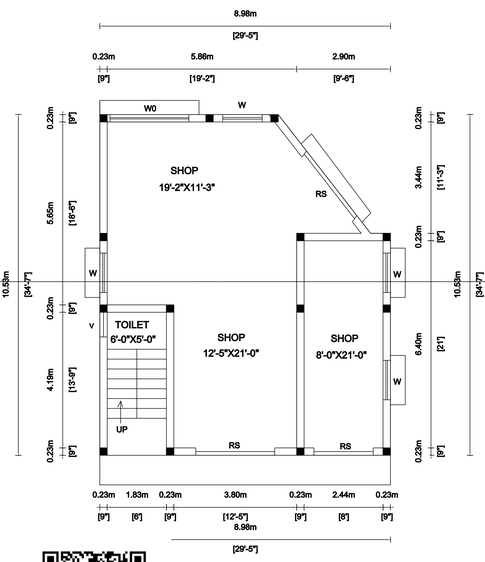
ALL DIMENSIONS ARE IN METERS

SCALE :-1:100

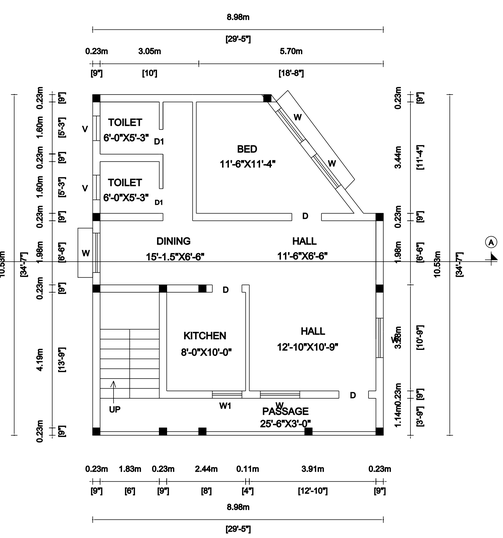
OWNER: Thiru.M.SANKARGIRI

LICENSED SURVEYOR

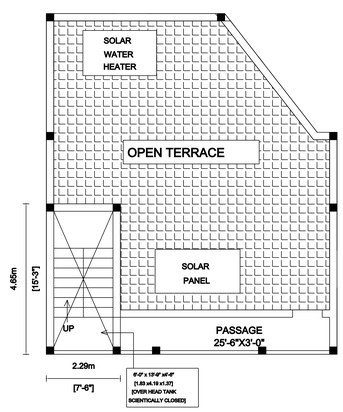
APPROVAL



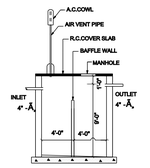
GROUND FLOOR PLAN
(Commercial)



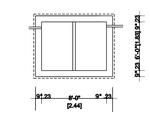
FIRST FLOOR PLAN
(Residential)



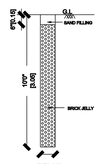
TERRACE FLOOR PLAN



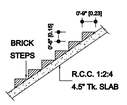
SECTION


PLAN

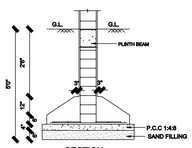
SEPTIC TANK DETAILS



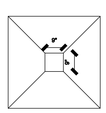
RAIN WATER PERCOLATION PIT



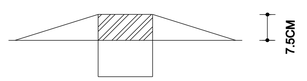
STAIRCASE DETAILS



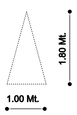
SECTION


COLUMN PLAN
SIZE: 9"X9"

TYPICAL FOUNDATION DETAIL



DWARF WALL DETAILS



TWO WHEELER PARKING

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

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.