

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.

PLAN SHOWING THE EXISTING BUILDING & ADDITIONAL PROPOSED BUILDING CONSTRUCTION OF RESIDENTIAL & COMMERCIAL BUILDING AT PLOT No : 139
OLD SURVEY No : 66 / 1B part, PATTA No : 3859 AS PER PATTA SURVEY No : 66 / 66, ETERNITY OF (CHEMBARAMBAKKAM REVENUE VILLAGE) NEDUNCHERY
VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT,
THIRUMAZHISAI TOWN PANCHAYAT.

OFFICE USE :

LAYOUT CMDA APPROVED VIDE PPD / LO No : 39/2019,
LETTER No: L1 / 20921 / 2018, DATED : 02.04.2019.
G.FLOOR APPROVED VIDE PLANNING PERMIT No : E15794,
LR No: 308 / 2023, DATED : 13.09.2023.

ALL DIMENSIONS ARE IN METRE ONLY.
SCALE - 1:100, 1:50, N.T.S)

SCHEDULE OF JOINERY		
MD	MAIN DOOR	1.00M X 2.13M
D	DOOR	0.91M X 2.13M
D1	DOOR	0.76M X 2.13M
W	WINDOW	1.22M X 1.22M
KW	KIT.WINDOW	0.91M X 1.22M
V	VENTILATOR	0.61M X 0.61M
O	OPENING	0.91M X 2.13M

AREA STATEMENT:

PLOT EXTENT (As per document)	: 142.00 Sq.M (1528 Sq.ft)
EXG GROUND FLOOR AREA (RESIDENTIAL)	: 44.67 Sq.M (481 Sq.ft)
PRO.GROUND FLOOR AREA (RESIDENTIAL PORCH)	: 17.69 Sq.M (190 Sq.ft)
PRO.GROUND FLOOR AREA (COMMERCIAL)	: 10.01 Sq.M (108 Sq.ft)
PRO.FIRST FLOOR AREA	: 93.24 Sq.M (1004 Sq.ft)
TOTAL AREA	: 165.61 Sq.M(1783 Sq.ft)
HEAD ROOM AREA	: 8.92 Sq.M (96 Sq.ft)
F.S.I : 1.16	PLOT COVERAGE : 66.00%

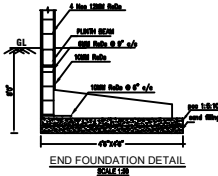
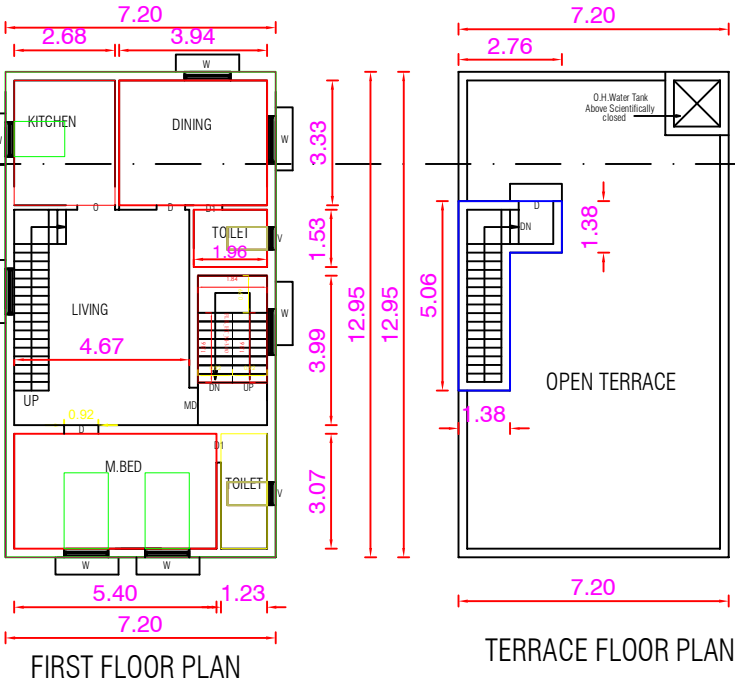
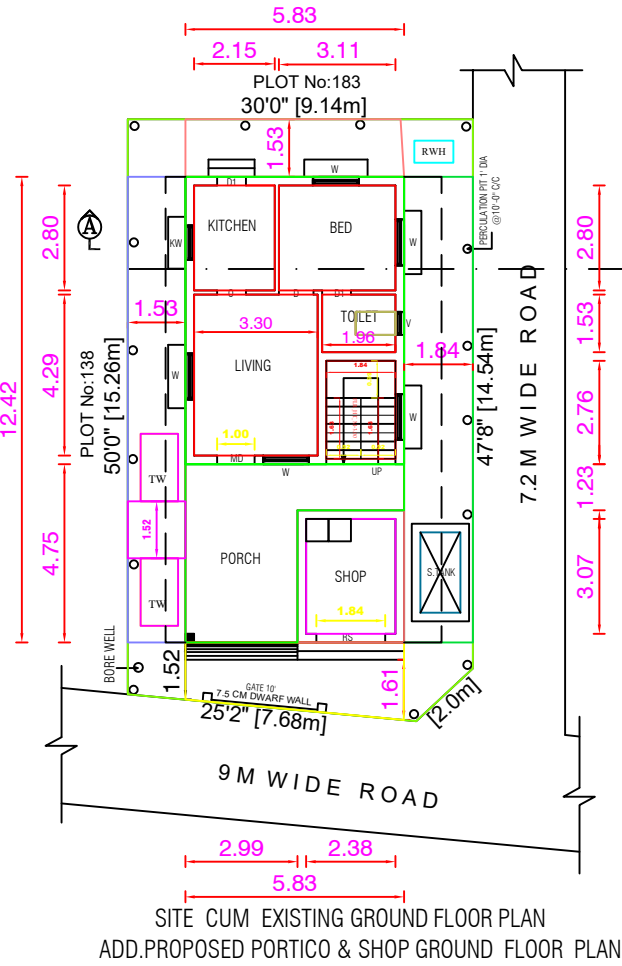
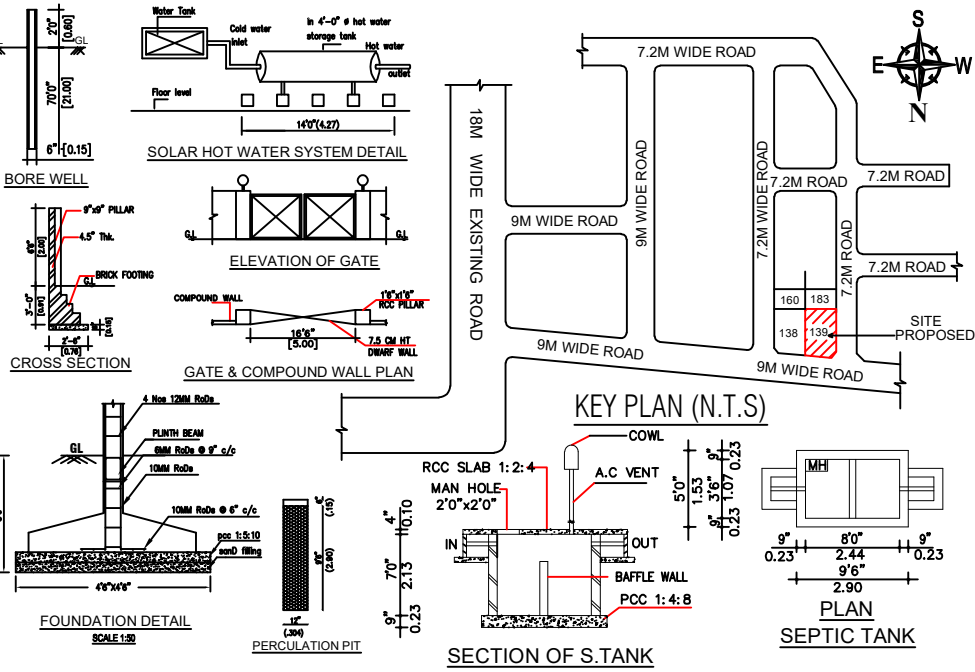
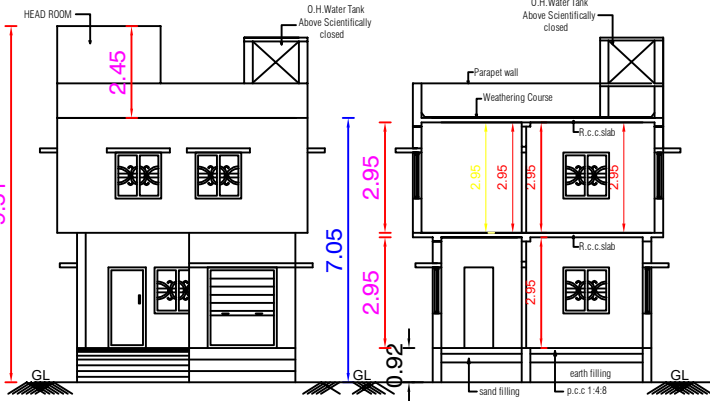
COLOUR INDEX:

PROPOSAL		BOUNDARY	
ROAD			

OWNER:

C:\Users\Admin\Pictures\yengaraj sign - Copy.jpg

LICENSED SURVEYOR:



PLAN INFO
PLOT AREA=143.85
PLOT NO=139
SURVEY NO=66/1B
AS PER DOCUMENT=142.00
AS AT SITE=143.85
FMB OR PUNJAGUD
SINGLE FAMILY BLDG=NO
SECURITY ZONE=YES
PATTA NO=3859
TALUK=POONAMALLEE
DISTRICT=THIRUVALLUR
CRD=NO
ACCESS WIDTH=9.00
WHETHER GOVT OR AIDED SCHOOL=NO
AVG PLOT DEPTH=14.54
AVG PLOT WIDTH=7.68
AREA TYPE=OTHERS
ROAD WIDTH=9.00
ROAD LENGTH=50
LAND USE ZONE=RESIDENTIAL
RWLL DECLARED=YES
OSR APPLICABLE=NO
IS APPROVED LAYOUT=YES
PREMIUM FSI REQUIRED=NO
BUILDING NEAR TO RIVER=NO
BUILDING NEAR JUNCTION=NO
BUILDING NEAR GOVT BLDG=NO
NOC FOR CONSTRUCTION NEAR JUNCTION=NO
PROVISION FOR GREEN BUILDING AND SUSTAINABILITY=NO
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=YES
NOC FIRE DEPT=YES
OSR SUBR BUYBACK RETAIN=RETAIN
IS SWIMMING POOL EXIST=NO
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO
SUBDIVISION TYPE=PANCHAYAT
LOCAL LAWS APPLICABLE=2019/4



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

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

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

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.

