

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

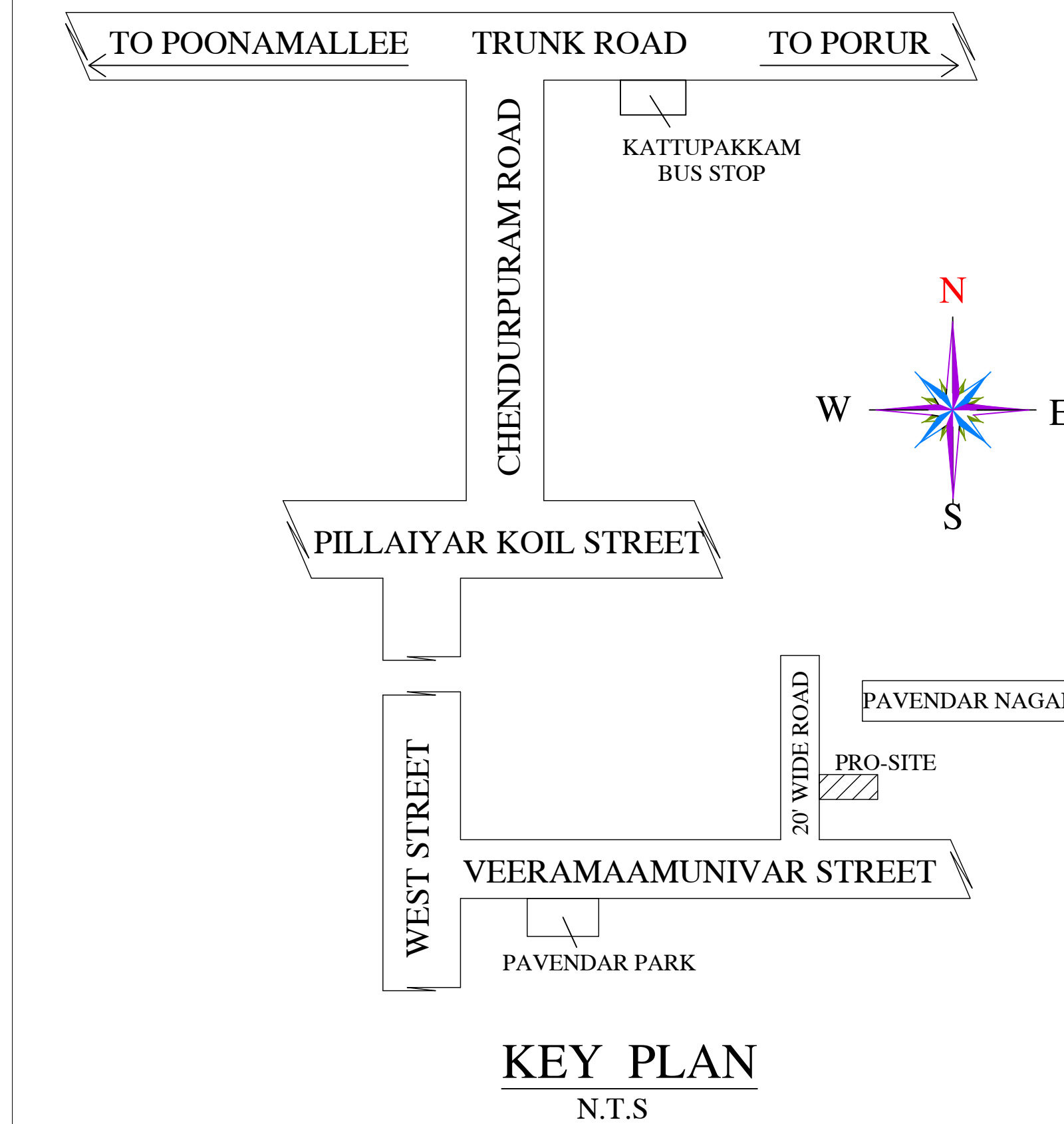
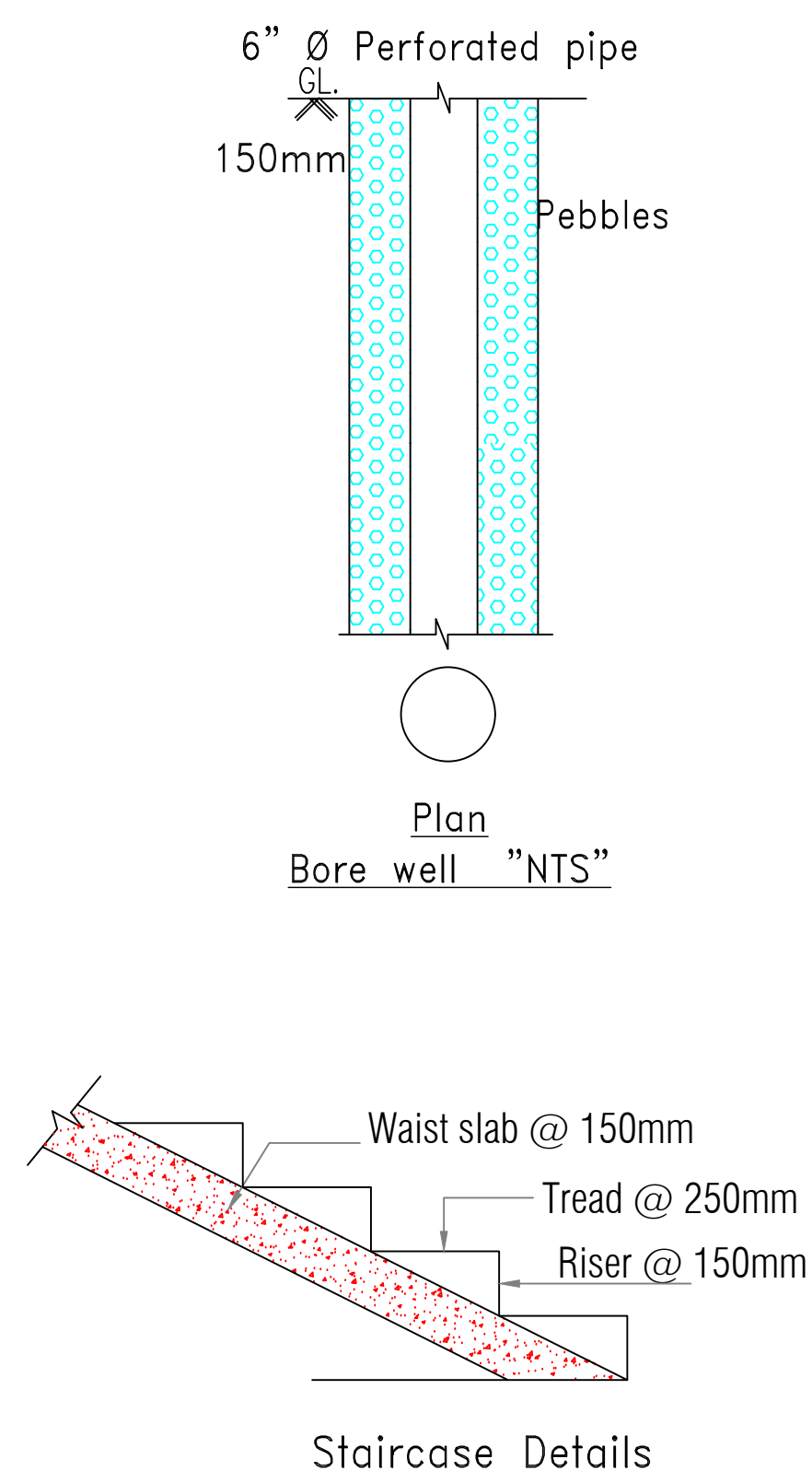
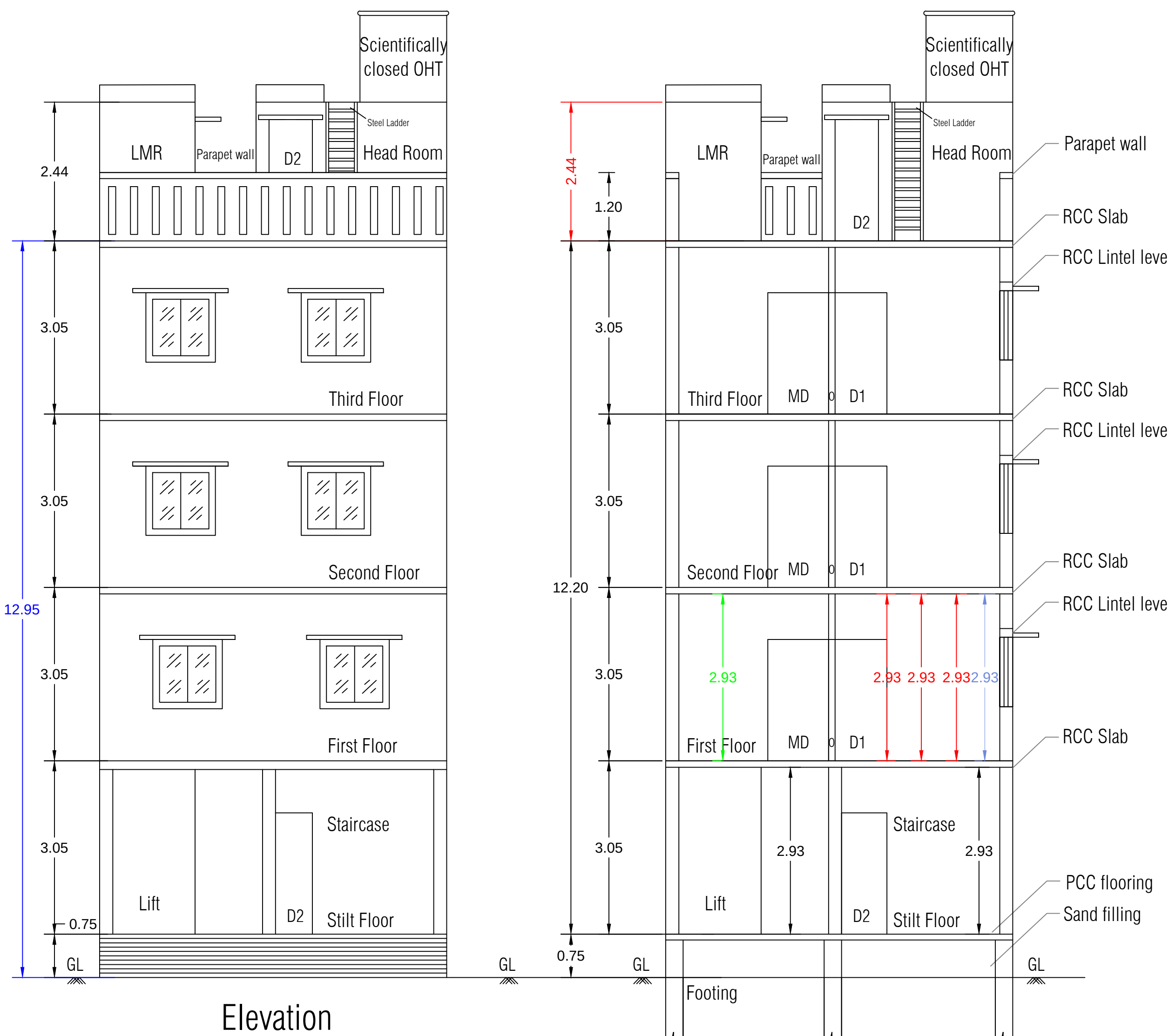
ISSUING AUTHORITY

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 3 FLOORS (12.95M HEIGHT)
RESIDENTIAL BUILDING WITH 3 DWELLING UNITS, PLOT NO: 111 PART & 112 PART,
"PAVENDAR NAGAR" AT OLD S NO: 93/13, NEW S.NO: 93/13A, AS PER PATTA NO: 10664,
KATTUPAKKAM VILLAGE, POONAMALLEE PANCHAYAT UNION, POONAMALLEE TALUK,
THIRUVALLUR DISTRICT. LAYOUT APPROVED BY MMDA PPD/L.O. No: 153/1988.



PLAN INFO
PLOT_AREA_M2=106.84
AS_AT_SITE=106.84
FMB_OR_PLR=106.40
AS_PER_DOCUMENT=106.84
DISTRICT=THIRUVALLUR
TALUK=POONAMALLEE
SURVEY_NO= 93/13A
PATTA_NO= 10664
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.10
ROAD_WIDTH=6.10
ROAD_LENGTH=250
AVG_PLOT_DEPTH= 14.00
AVG_PLOT_WIDTH= 7.60
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=111 PART & 112 PART
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE=CORPORATION
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

- SPECIFICATIONS:**
1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
 2. R.C.C. COLUMNS IN M20 MIX
 3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
 4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
 5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
 6. COUNTRY WOOD GLAZED WINDOWS
 7. INTERNAL PLASTERING IN C.M 1:4
 8. EXTERNAL PLASTERING IN CM 1:5
 9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
 10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN 1:3 MIX

AREA STATEMENT	SQ.MT	SQ.FT
PLOT AREA (AS PER DOCUMENT)	106.84	1150.00
PLOT AREA (AS PER PATTA)	100.00	1076.39
PLOT AREA (AS PER SITE)	106.84	1150.00

FSI AREA		
PRO. STILT FLOOR AREA	0.00	0.00
PRO. FIRST FLOOR AREA	66.60	716.88
PRO. SECOND FLOOR AREA	66.60	716.88
PRO. THIRD FLOOR AREA	66.60	716.88
TOTAL FSI AREA	199.80	2150.64

NON FSI AREA		
PRO. STILT CAR PARK AREA	67.10	722.26
PRO. HEAD ROOM	7.66	82.45
PRO. LIFT AREA	2.97	31.97
NON FSI AREA	77.73	836.68
NET TOTAL FSI & NON FSI AREA	277.53	2987.32

PLOT COVERAGE	:	66.67 %
FLOOR SPACE INDEX	:	1.99

JOINERY DETAILS:		
	DESCRIPTION	IN METER
MD	MAIN DOOR	1.00X2.13
D1	DOOR	0.91X2.13
D2	TOILET DOOR	0.76X2.13
O	OPENING	0.91X2.13
W	WINDOW	1.23X1.83
V	VENTILATOR	0.72X0.72

J. Balachandran

Mr. J. BALACHANDRAN.
OWNER SIGNATURE

M. Vinoth

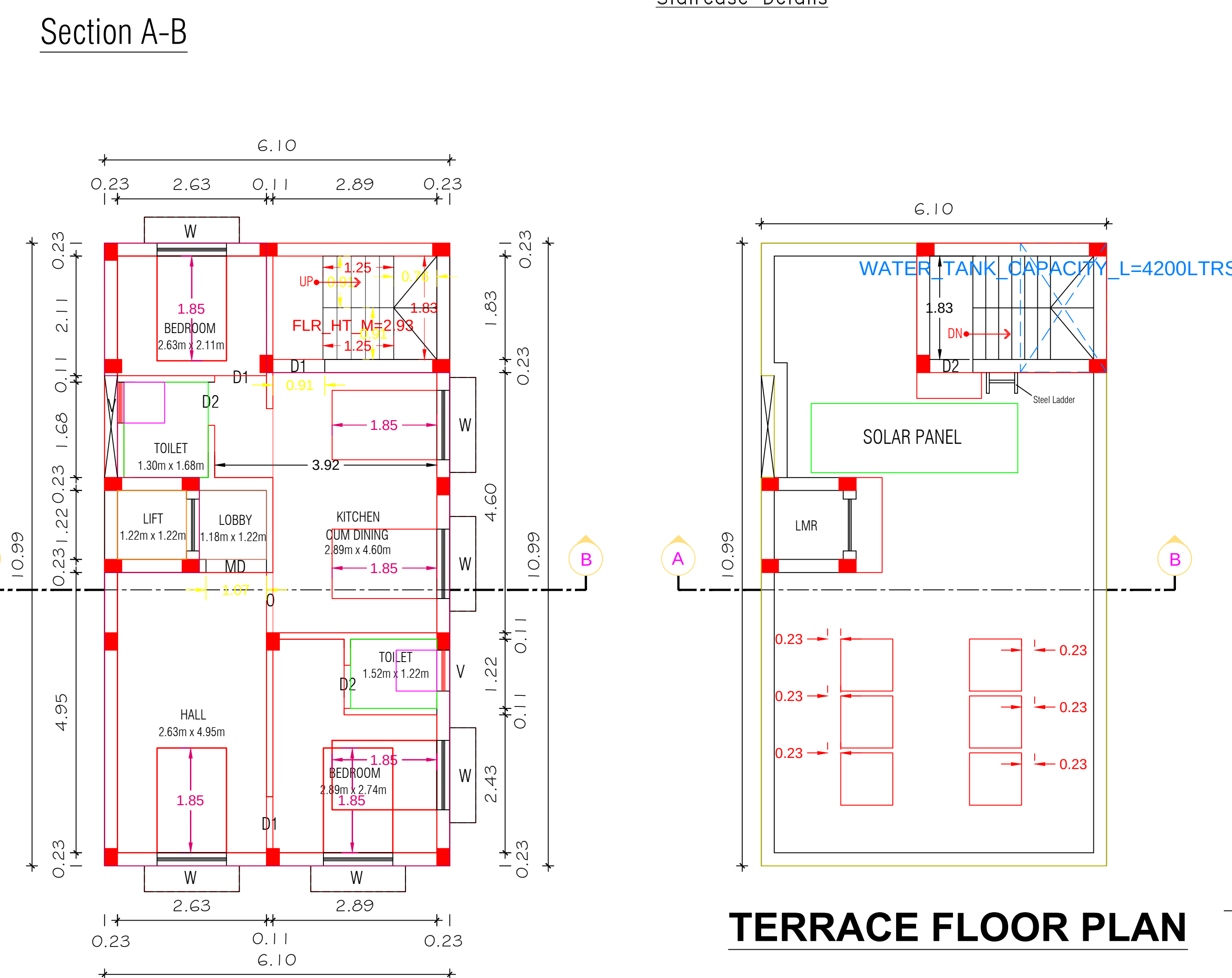
M. VINOTH, B.E.,(Civil)
REGISTERED ENGINEER GRADE-II
CMDA Reg. No: RE/11/2024/04/0089
THE CHENNAI FOUNDATION
No: 8/436, 6th Street, Rajiv Gandhi Nagar,
Nandambakkam, Kundrathur,
Chennai - 600069. Mob: +91 9080549402
Email: thechennaifoundation.tcf@gmail.com

REGISTERED ENGINEER

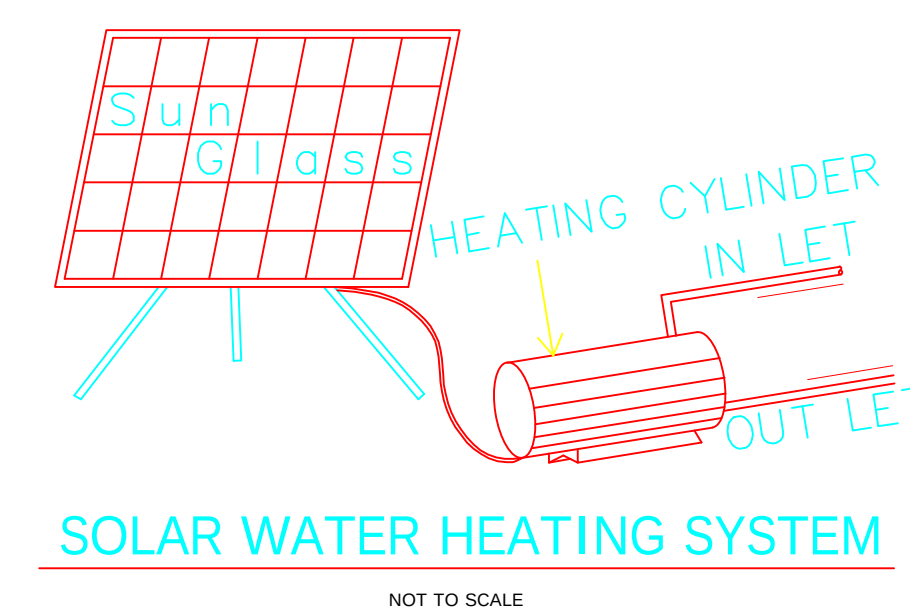
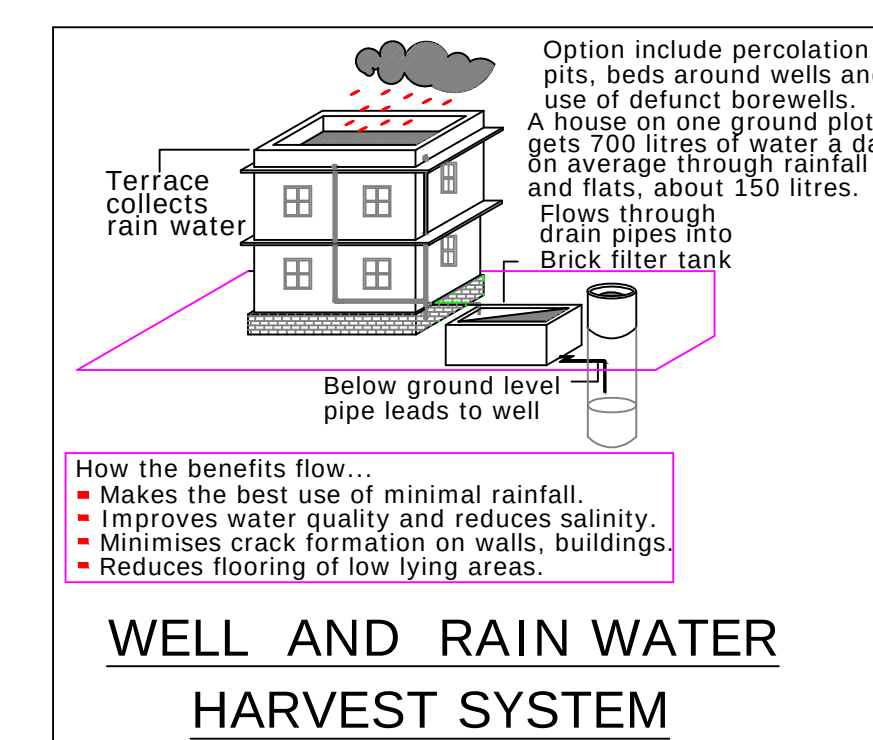
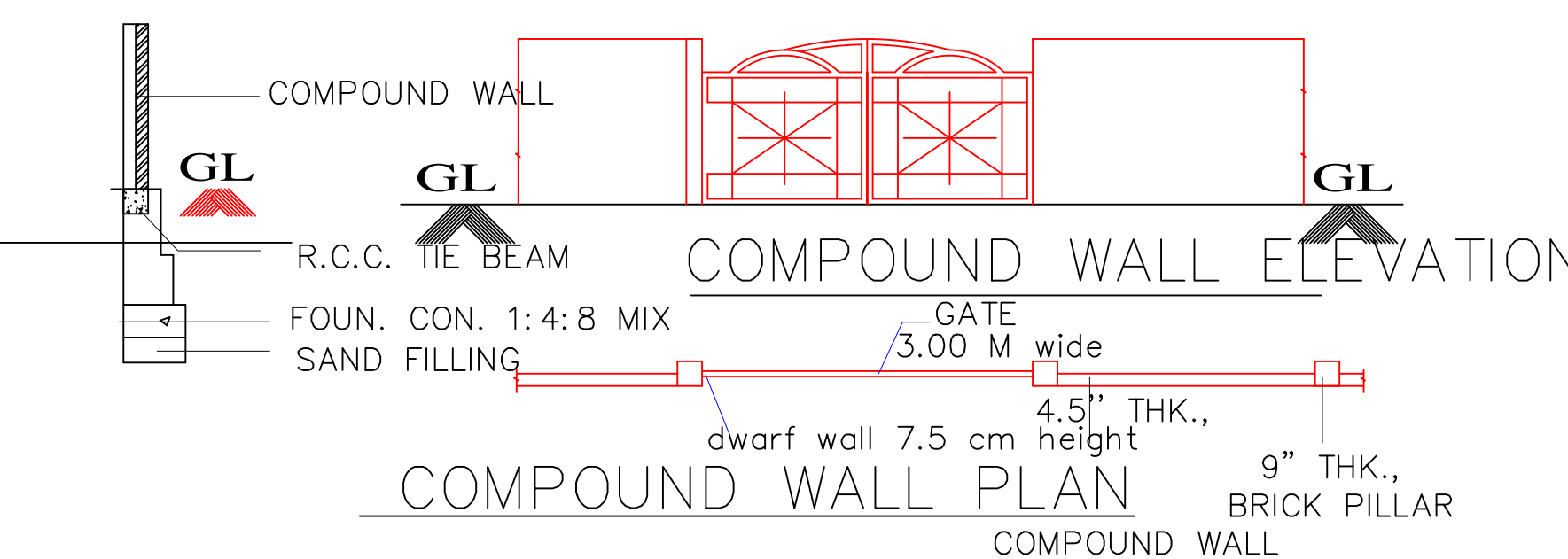
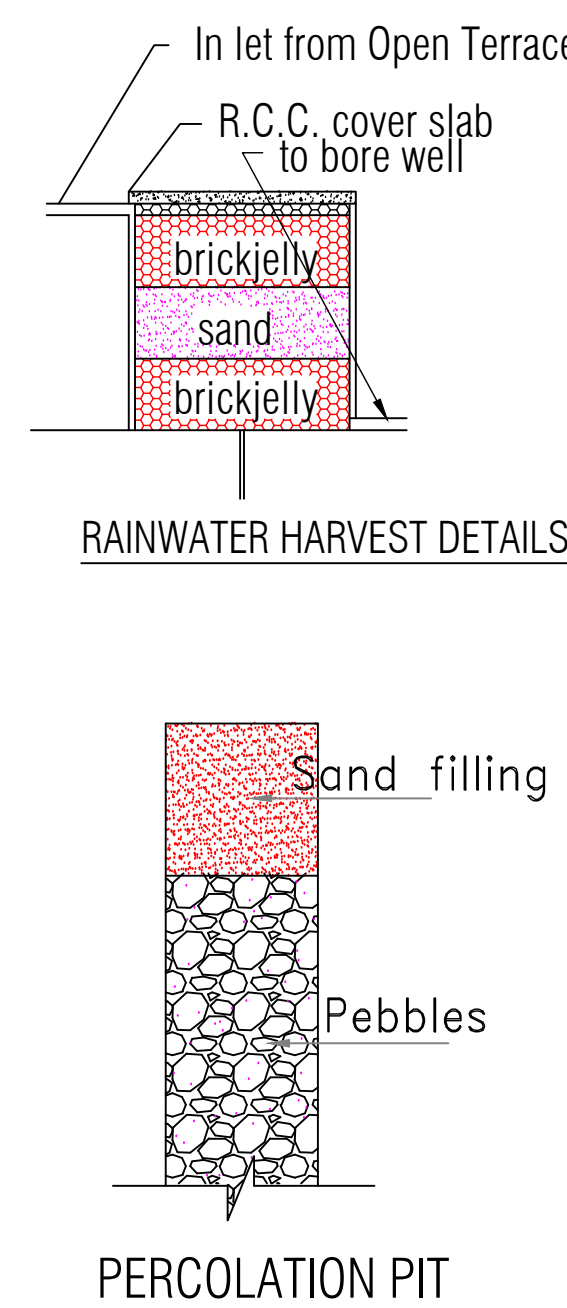
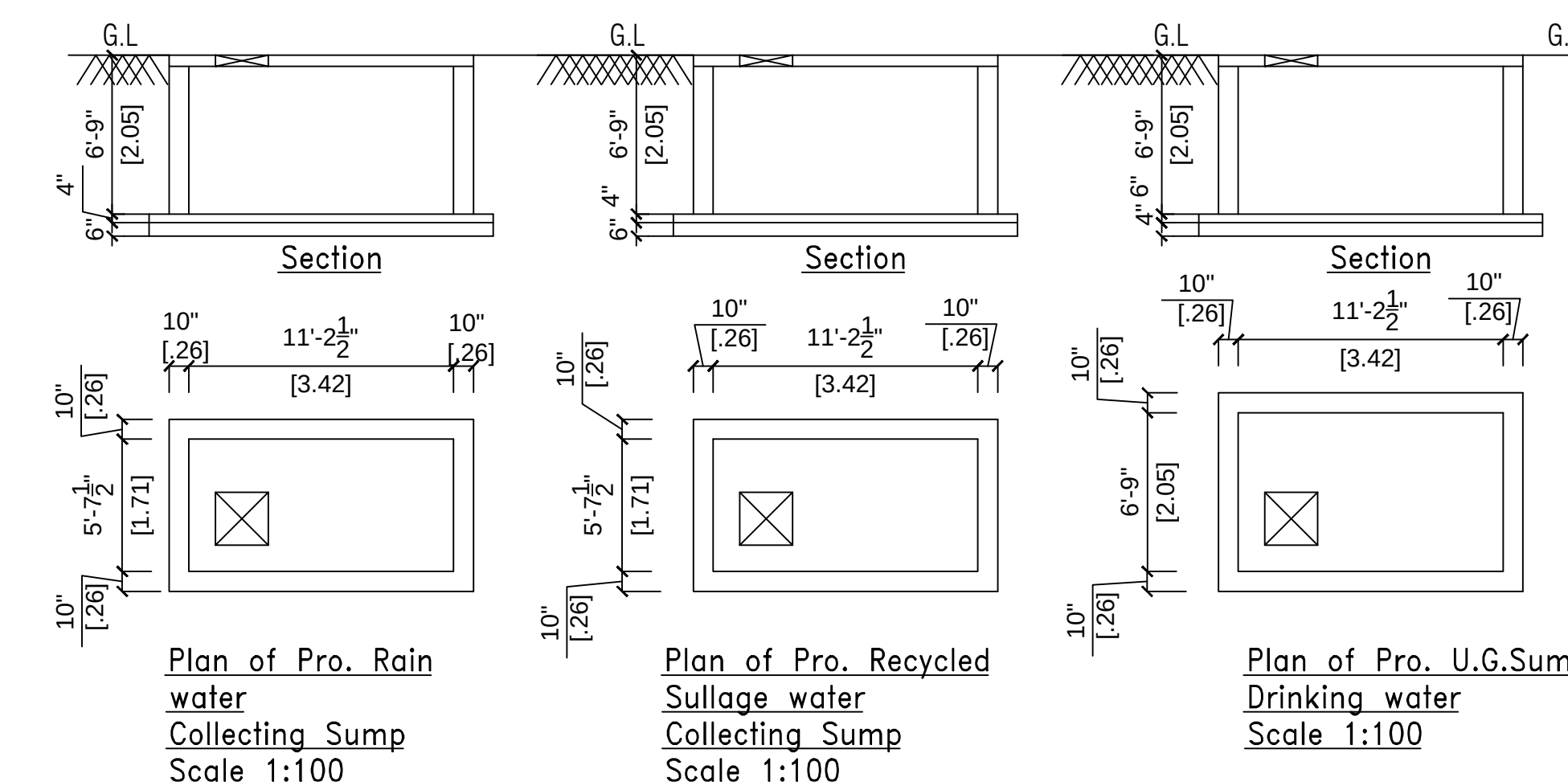
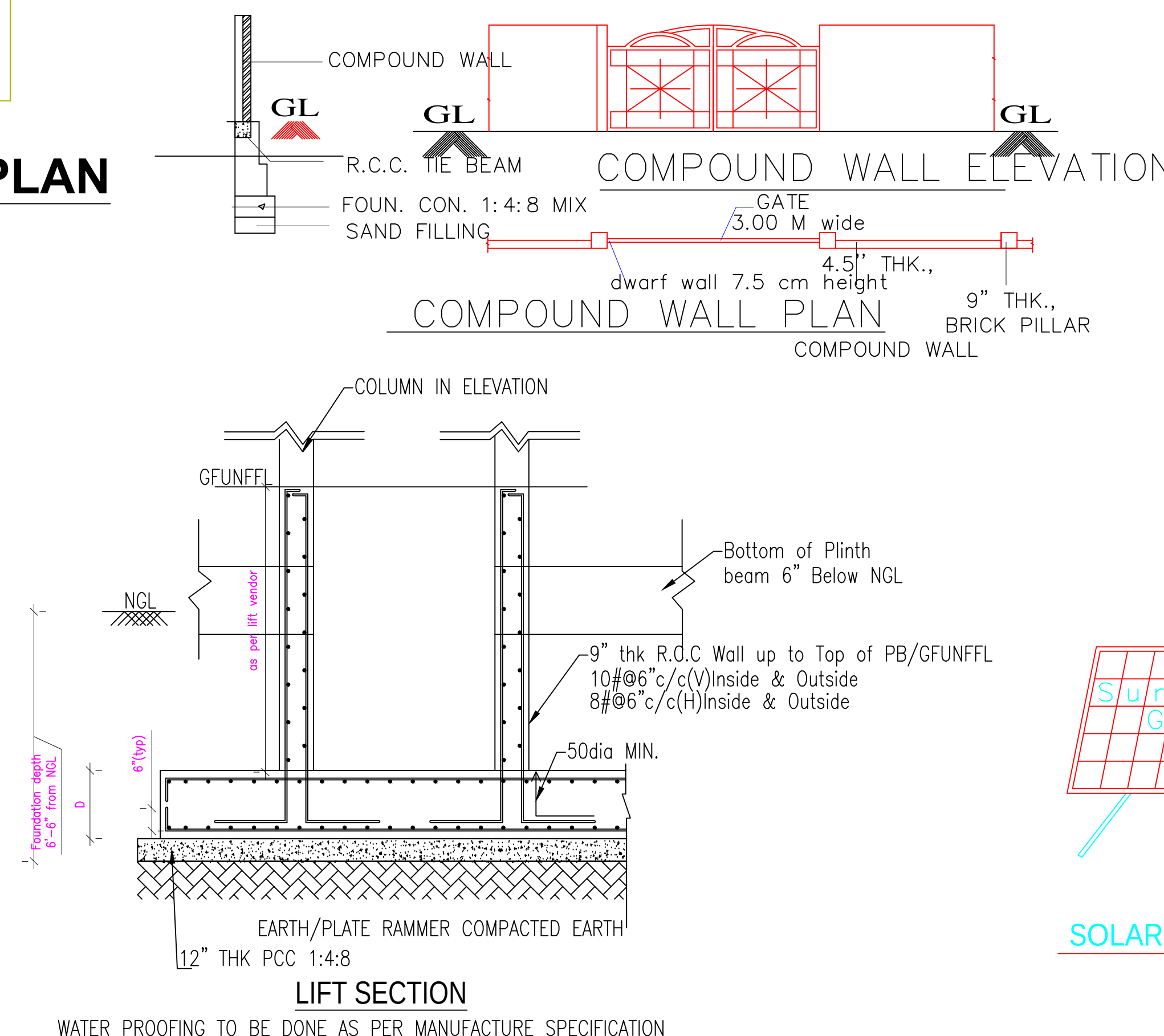
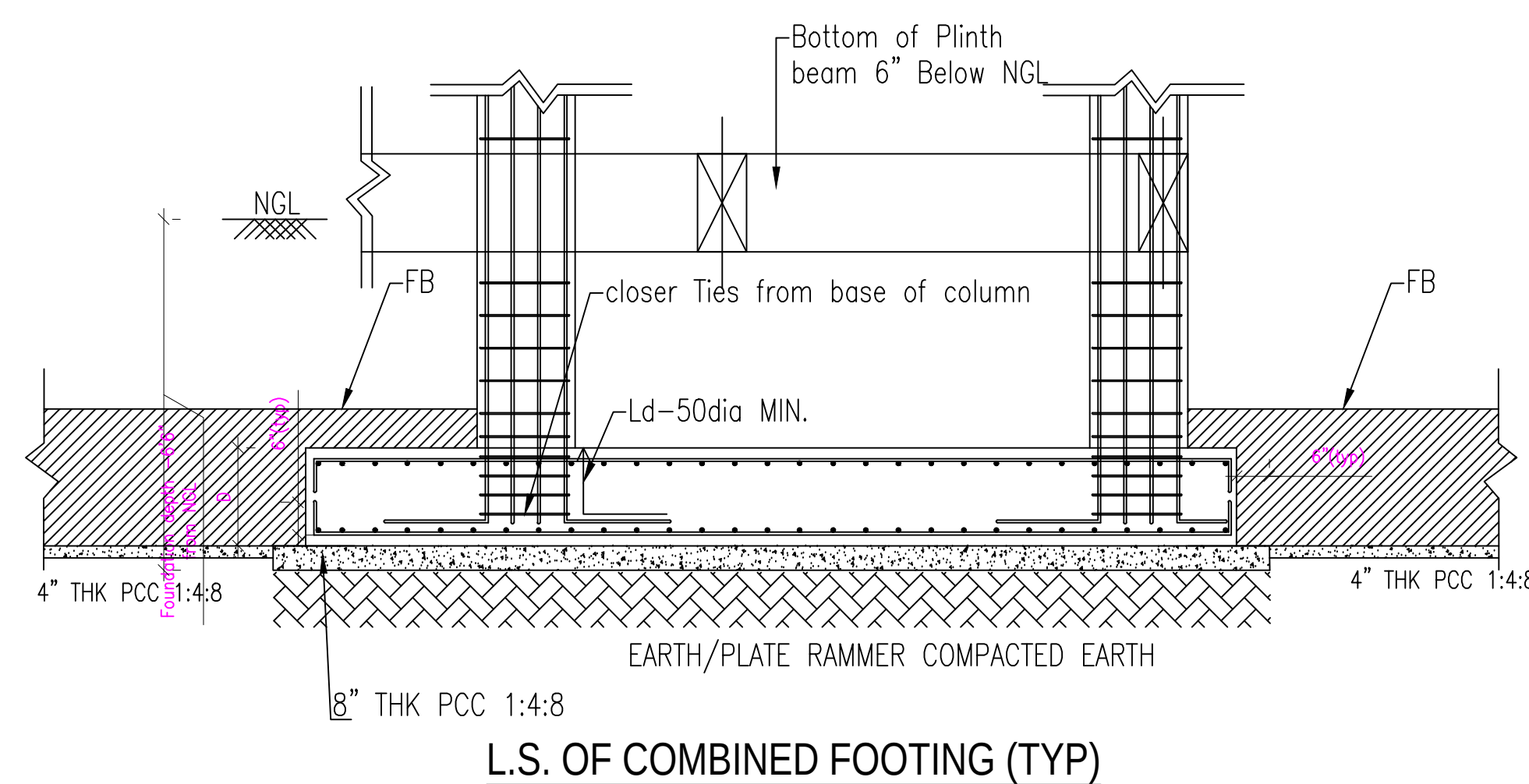
DRAWN M. VINOTH B.E.,

THE CHENNAI FOUNDATION

No.8/436, 6th Street,
Rajiv Gandhi Nagar,
Nandambakkam,
Kundrathur,
Chennai - 600 069.
Mob: 9080549402
Email: thechennaifoundation.tcf@gmail.com



TYPICAL_FLOOR_PLAN=1,2,3
TYPICAL_FLOOR_PLAN=1,2,3



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
+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.

