

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

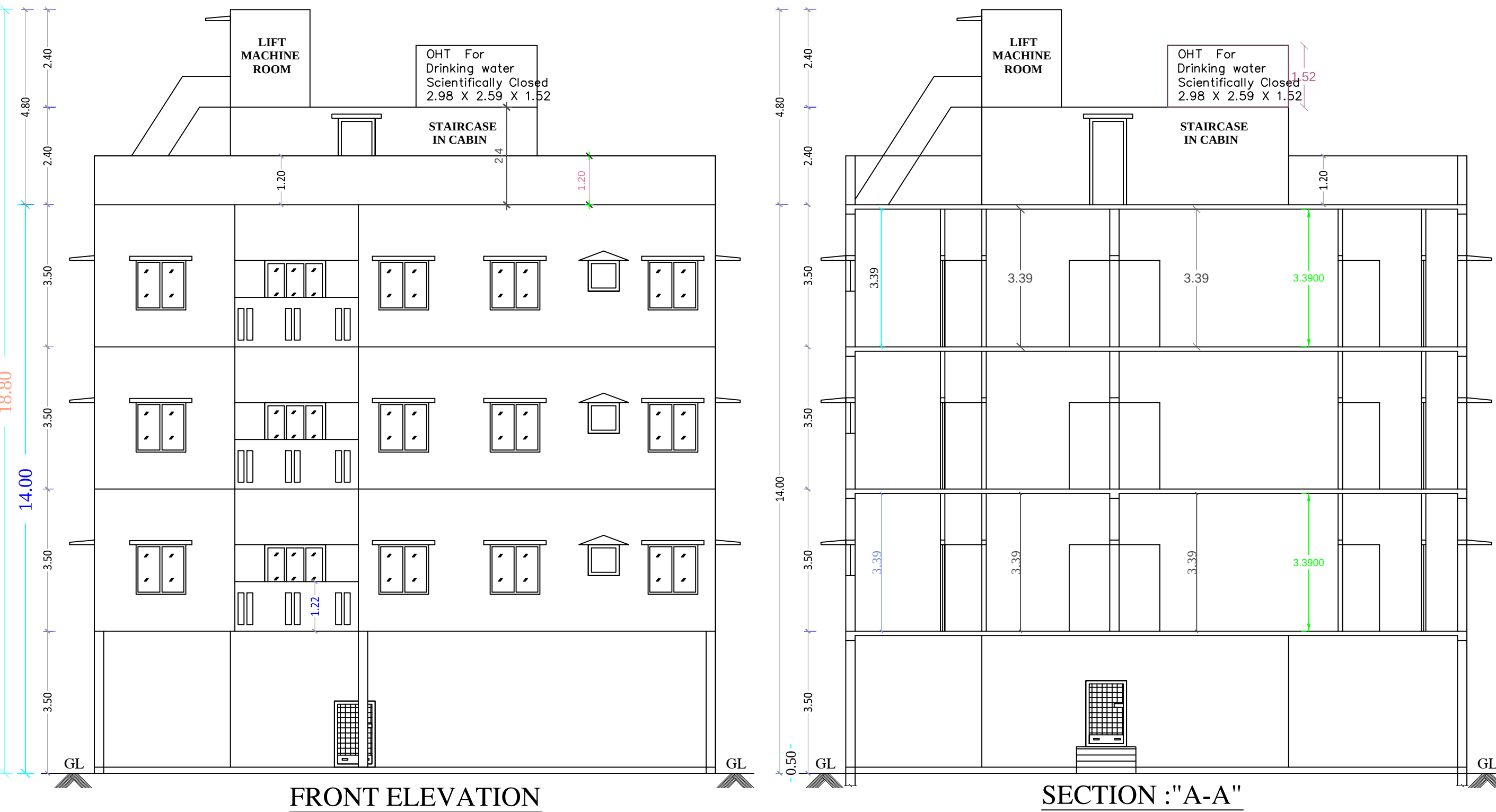
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT,FIRST, SECOND AND THIRD FLOOR PLAN RESIDENTIAL BUILDING WITH 6 DWELLING UNITS AT

PLOT NOS: 93 & 94 , OCEAN - " SUNDAR GATEWAY " COMPRISED IN OLD S.NOS: 219, PATTa NOS.680 & 681 , AS PER PATTa S.NOS: 219 / 4 & 219 / 5 ,

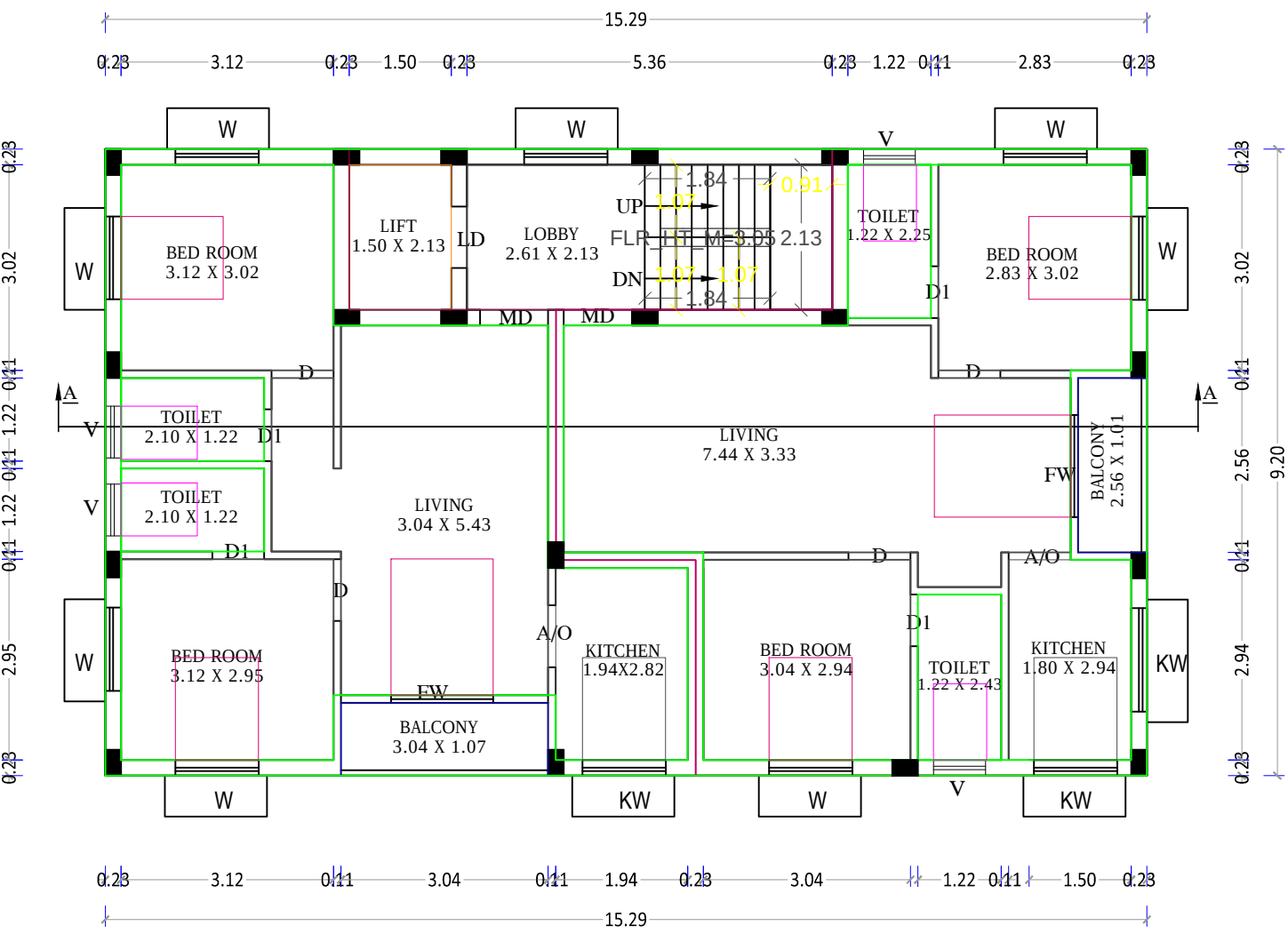
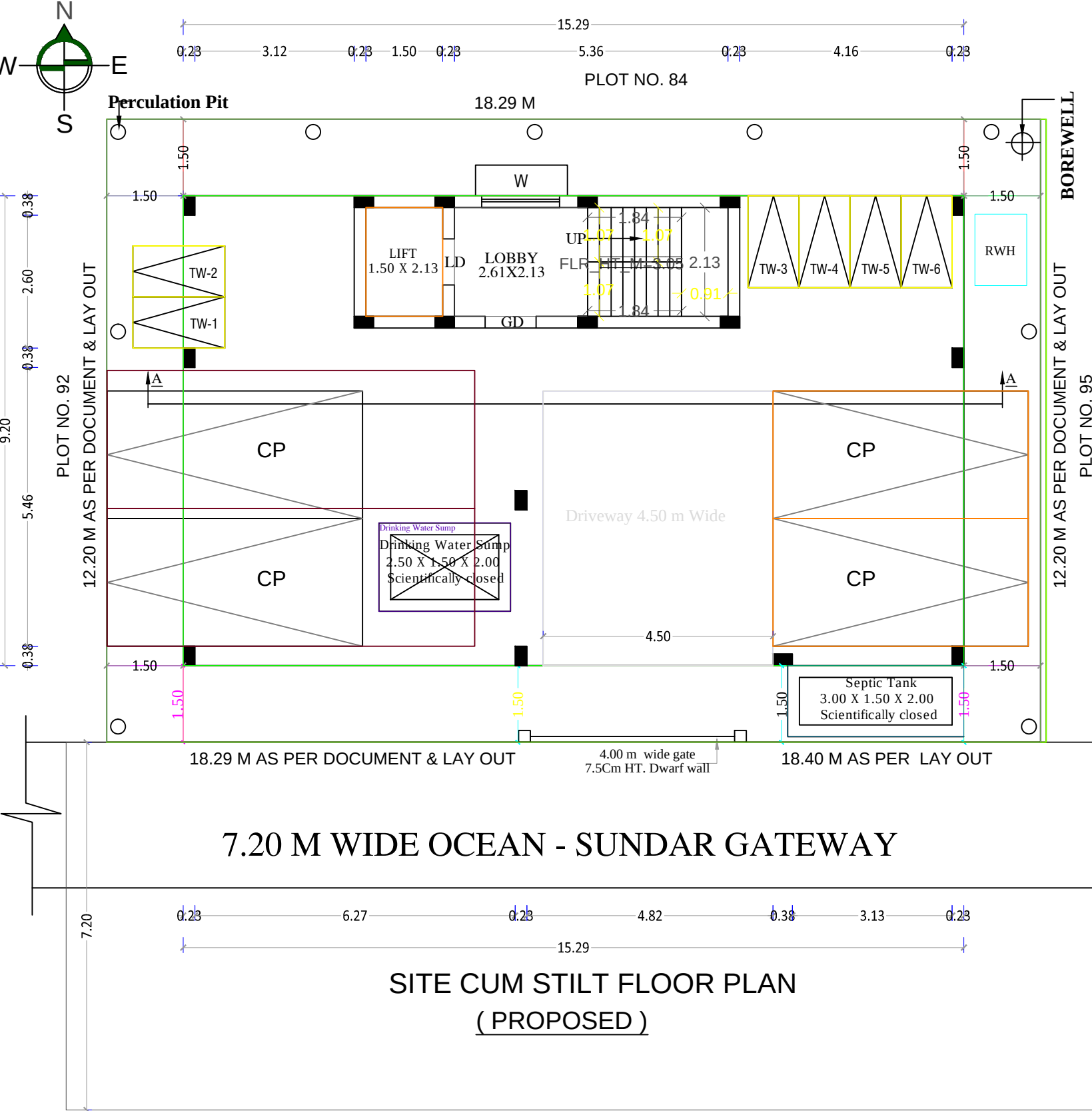
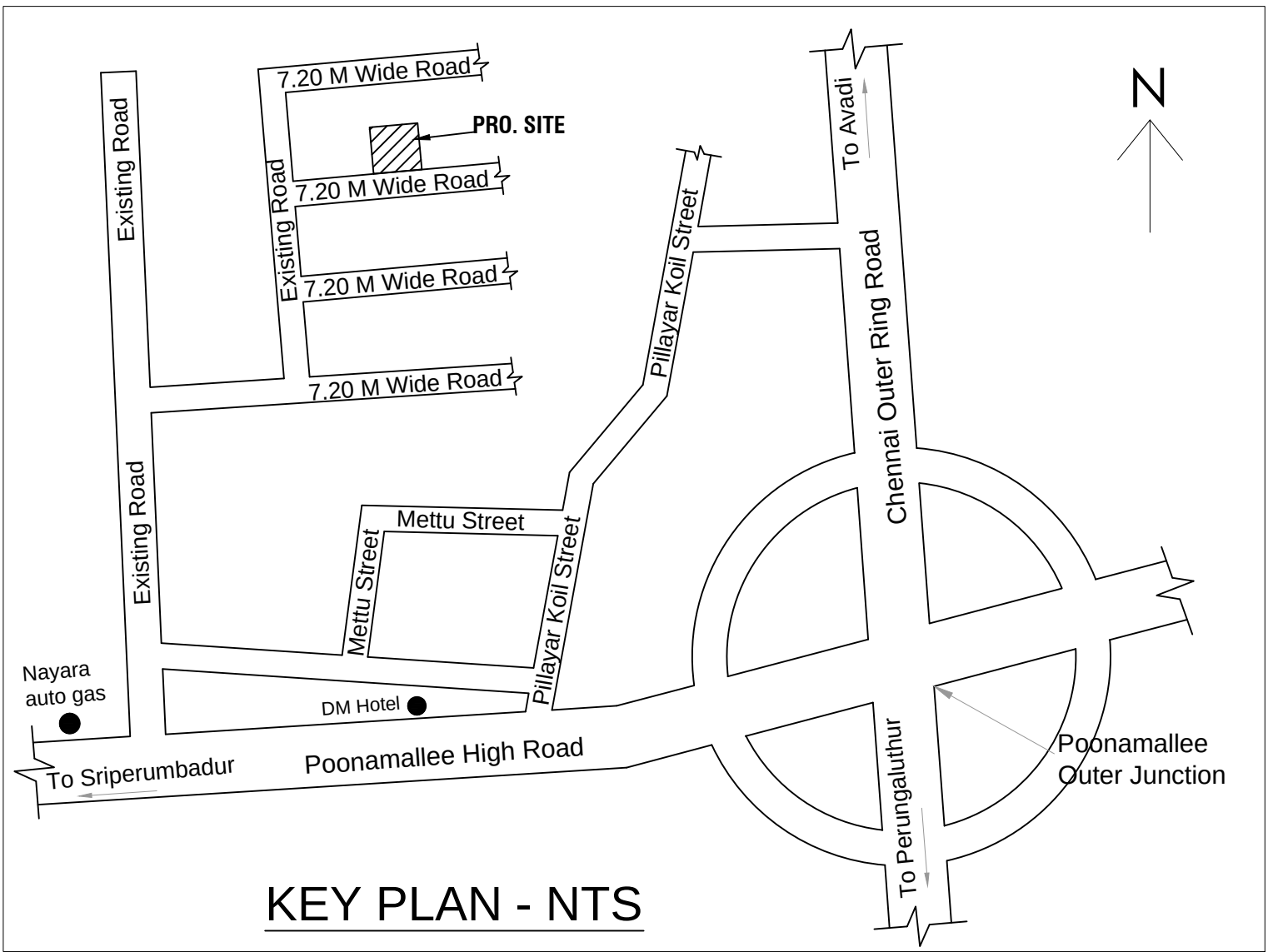
OF VARADARAJAPURAM VILLAGE , POONAMALEE TALUK ,POONAMALLEE PANCHAYAT UNION LIMITS, THIRUVALLUR DISTRICT.



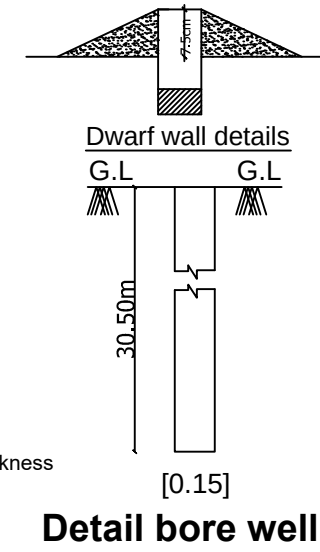
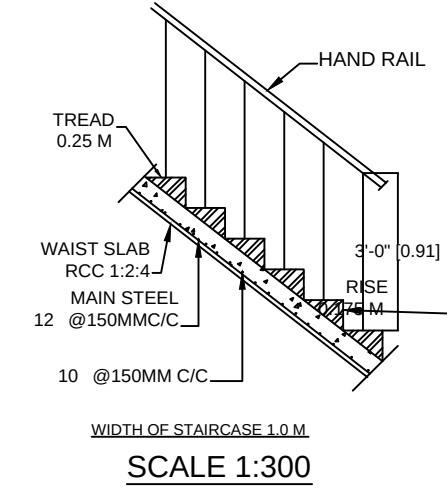
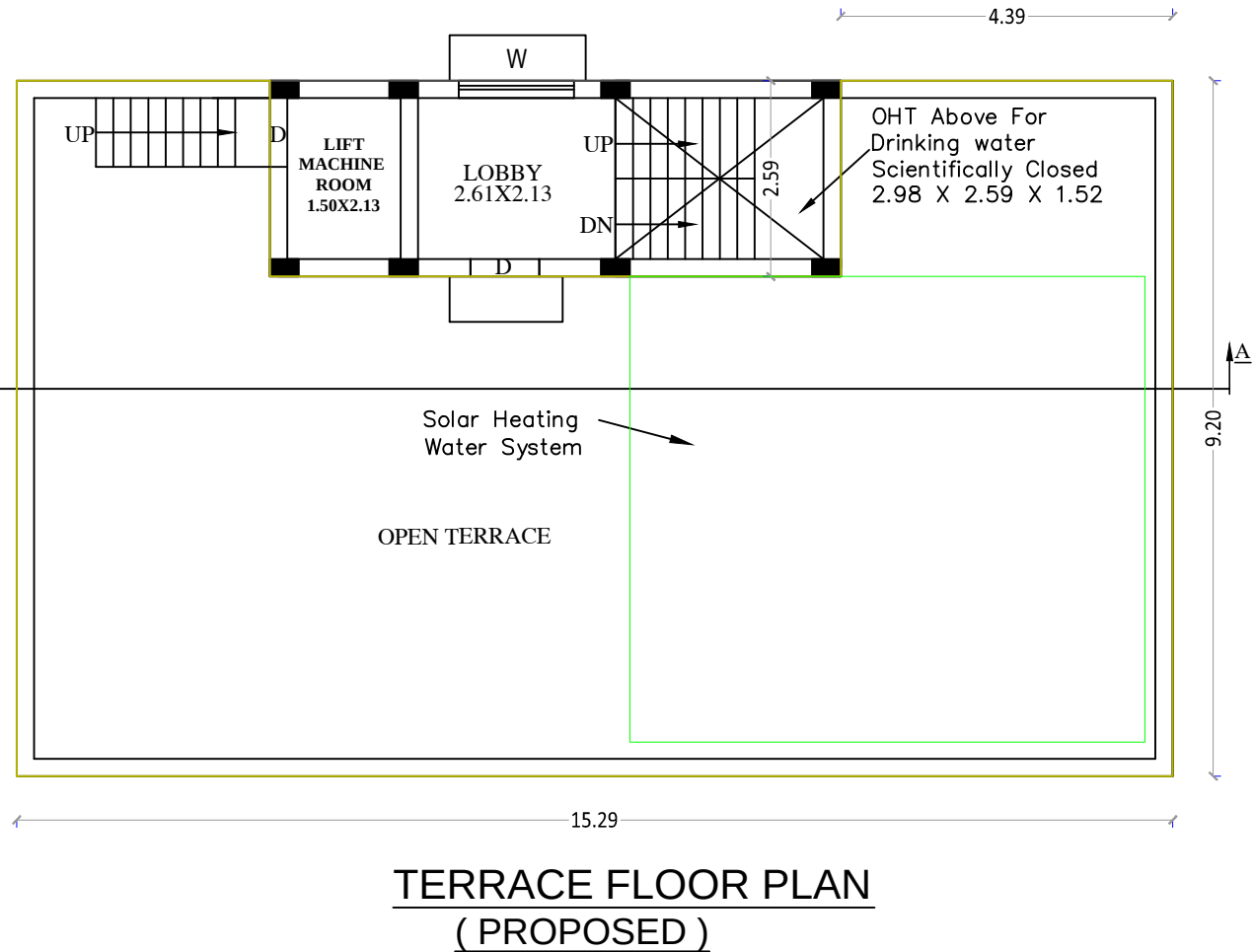
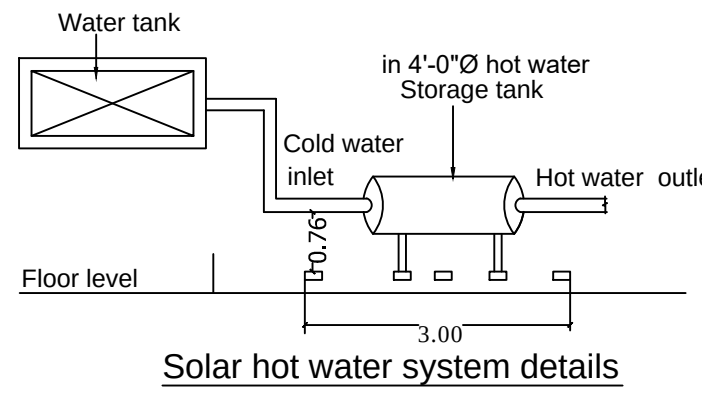
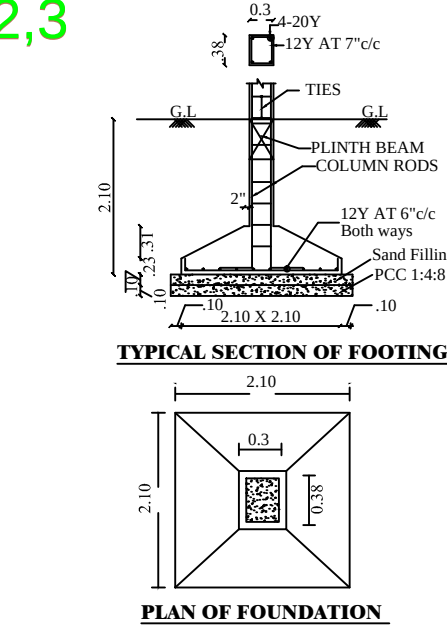
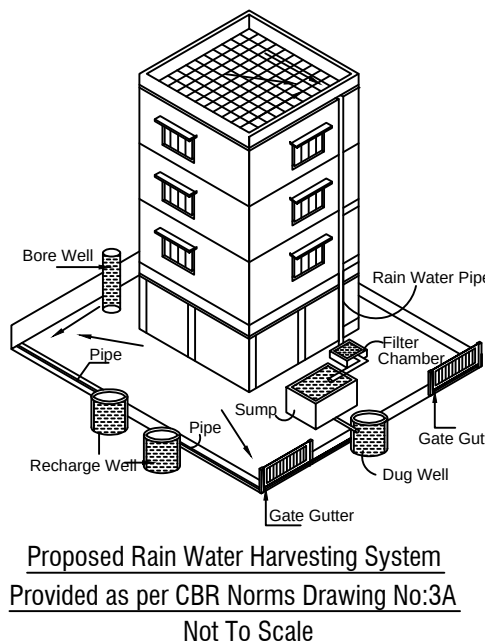
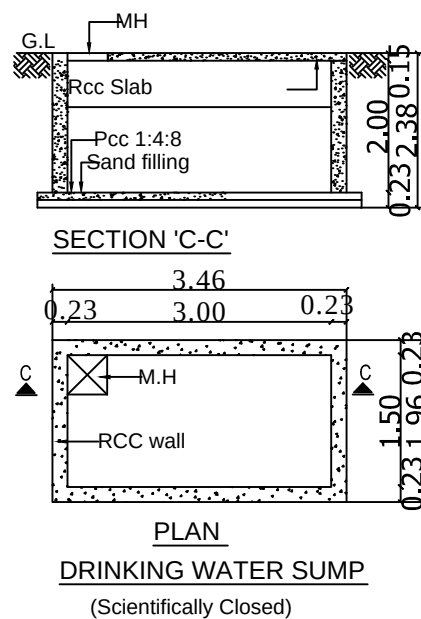
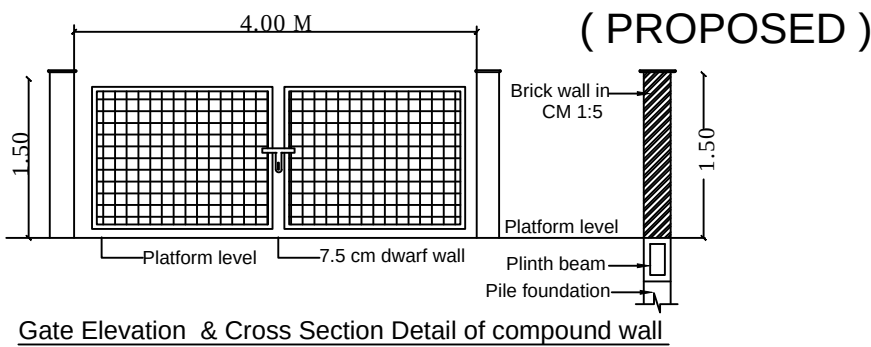
NOTE : LAY - OUT PLAN APPROVED BY VIDE : P.P.D / L.O.NO. 35 / 2021 ,
OFFICE LETTER NO. L1 / 13270 / 2020 , DATED : 10 - 03 - 2021 .

OWNER'S NAME:

1. M. SUJATHA ,2. U.MURUGAN
3. N. NITHYA , 4. D. DURAIARASU



TYPICAL_FLOOR_PLAN=1,2,3



PLAN INFO
PLOT_AREA_M2=223.14
PATTa_NO=680 & 681
AS_AT_SITE=223.14
FMB_OR_PLR=224.00
AS_PER_DOCUMENT=223.33
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=18.29
WHETHER_GOVt_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.32
ROAD_LENGTH=250
AVG_PLOT_DEPTH= 12.20
AVG_PLOT_WIDTH= 18.29
LAND_USE_ZONE = RESIDENTIAL
DISTRICT=THIRUVALLUR
TALUK=POONAMALLEE
BLOCK_1_TERRACE_AREA=NO
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVt_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
JURISDICTION_TYPE=CORPORATION
SURVEY_NO=219 / 4 & 219 / 5
PLOT_NO= 93 & 94
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO

JOINERY DETAILS		
MD	MAIN DOOR	1.00 x 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 X 2.13
A/O	ARCH OPENING	0.91 X 2.13
W1	WINDOW	1.22 x 1.37
FW	FRENCH WINDOW	2.00 x 2.13
KW	WINDOW	1.22 x 1.00
V	VENTILATOR	0.76 x 0.91

SPECIFICATION :
BRICK WORK SUPERSTRUCTURE WITH MAIN WALL USING CM 1:5
MORTAR PARAPET WALL CM 1:4 MORTAR.
WOOD WORK MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD
RCC WORK MINIMUM GRADE OF CONCRETE M25 (1:1:2)
FLOORING ALL ROOM CERAMICS TILES FLOORING.
PLASTERING WORK PLASTERING WORK IN C.M. 1:4.
WEATHERINGCOURSE WEATHERING COURSE IN BRICK JELLY CONCRETEINC.M.
WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

S.NO.	PLOT AREA DETAILS IN SQ.M	
1	AS PER PATTa	224.00 SQ.M
2	AS PER DOCUMENT	223.33 SQ.M
3	AS PER SUPERIMPOSE	223.14 SQ.M

S.NO.	FLOOR	AREA IN SQ.M
1	FIRST FLOOR AREA	140.67
2	SECOND FLOOR AREA	140.67
3	THIRD FLOOR AREA	140.67
4	TOTAL	422.01
5	FSI	1.89

NON FSI AREA DETAILS IN SQ.M		
1	STILT FLOOR AREA	140.67
2	HEAD ROOM & LIFT ROOM	22.74
4	TOTAL NON FSI AREA	163.41
5	TOTAL BUILDUP AREA	585.42

COLOR INDEX		
ROAD	PROPOSED	SCALE 1: 100
	BOUNDARY	

OWNER

M.Shanmugavel,D.C.E
Registered Engineer Grade-III
No: RE304812020 Greater Chennai Corporation
Door No: 2/607, Ponniannan Kovil
2nd Cross StreetMadipakkam, Chennai-91.
Ph : 9551697502

LICENSED SURVEYOR

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.

