PP APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

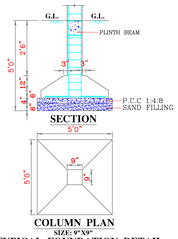
ISSUING AUTHORITY
Rural Panchayat

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

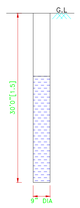
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Plan Showing The Proposed Construction Of Ground Floor,First Floor With (7 Dwelling Unit), Of Residential Building, In Comprised Old S.No: 230/1, 1C,1C2(Continuous Building Area)

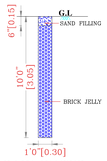
In Patta S.No :230/1C2B, Patta No: 7467, Of Melmanambedu Village,(Revenue Village Korattur-B), Poonamallee Panchayat Union Limit,Poonamallee Taluk, Thiruvallur District.



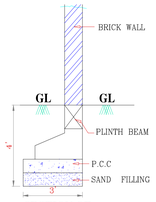
TYPICAL FOUNDATION DETAIL



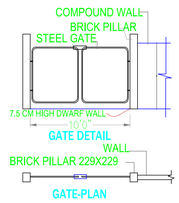
BORE WELL

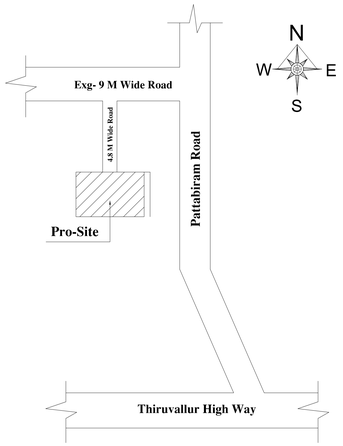


RAIN WATER PERCOLATION PIT



SECTION OF COMPOUND WALL





KEY PLAN [NTS]

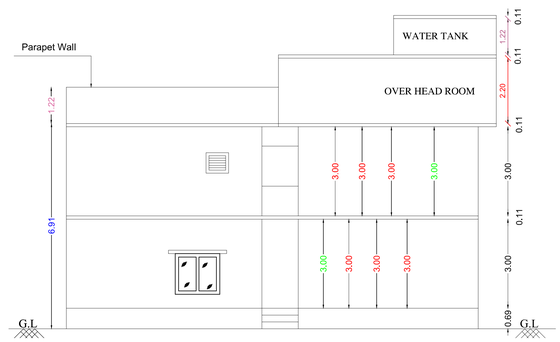
PLAN_INFO
PLOT_AREA_M2=174.34
AS_PER_DOCUMENT=173.78
AS_AT_SITE=174.34
FMB_OR_PLR=173.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=4.80
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=100
AVG_PLOT_DEPTH=12.80
AVG_PLOT_WIDTH= 14.63
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=-
SURVEY_NO=230/1C2B
DISTRICT=THIRUVALLUR
TALUK=POONAMALLEE
PATTA_NO=7467
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
BUILDING_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
PROVISION_FOR_ORANGE BUILDINGS_AND_SUSTAINABILITY=NO
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=PANCHAYAT

AREA DETAILS:

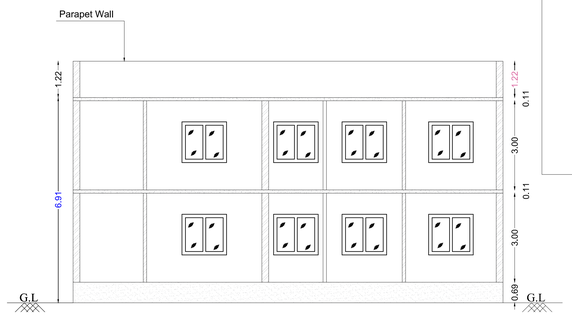
		SQ.M
PLOT AREA (As Per Document - ITEM-1&ITEM-2)	:	173.78
PLOT AREA (ITEM-3 Common Passage Area)	:	25.09
TOTAL AREA (As Per Document)	:	193.30
PLOT AREA (As Per Patta)	:	174.00
PLOT AREA (As Per Site)	:	174.34
PLOT AREA (As Per Super Imposed Plot Boundary)	:	173.78
GROUND FLOOR AREA	:	109.94
FIRST FLOOR AREA	:	142.28
TOTAL AREA	:	252.22
PLOT COVERAGE	:	81%
FSI	:	1.45
NON FSI :		
HEADROOM AREA	:	(14.54)
PARKING	:	(32.34)

SCHEDULE OF JOINERY:

MD	MAIN DOOR	3'-3"X7'-0"(0.99X2.13)
D	DOOR	3'-0"X7'-0"(0.91X2.13)
D1	DOOR	2-6"X7'-0" (0.76X2.13)
W	WINDOW	5'-0"X5'-0"(1.50X1.50)
W1	WINDOW	5'-3"X5'-0"(1.60X1.50)
W2	WINDOW	6'-0"X6'-0"(1.80X1.80)
V	VENTILATOR	2'-6"X2'-6"(0.76X0.76)



FRONT ELEVATION



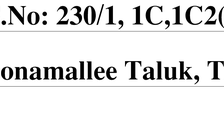
CROSS SECTION AT A-B

PLOT REGULARISATION-APPROVAL NO

The Planning Permit No.E 31299

D.Dis No.: 0873/2024/A3

DATED :07-03-2024



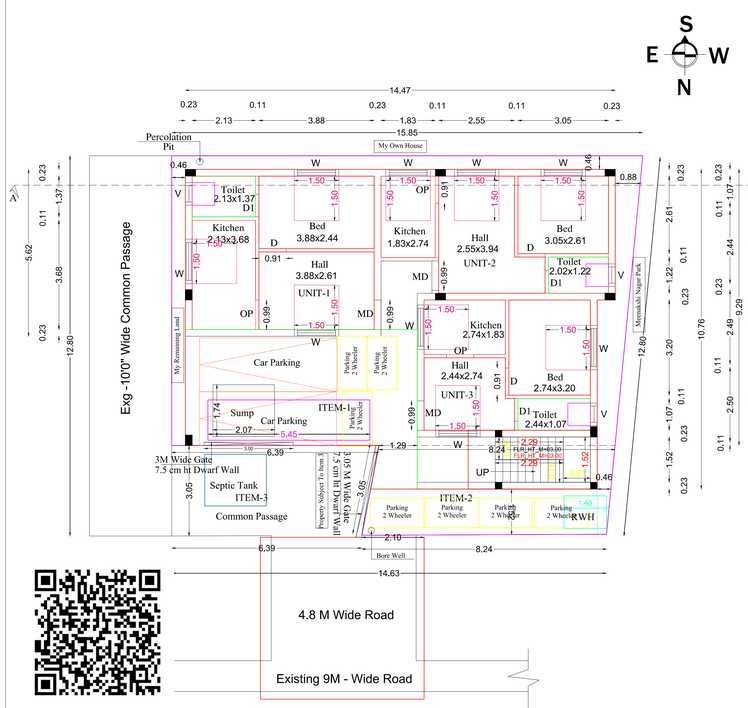
RAIN WATER HARVEST DETAILS

ALL DIMENSION ARE IN METER

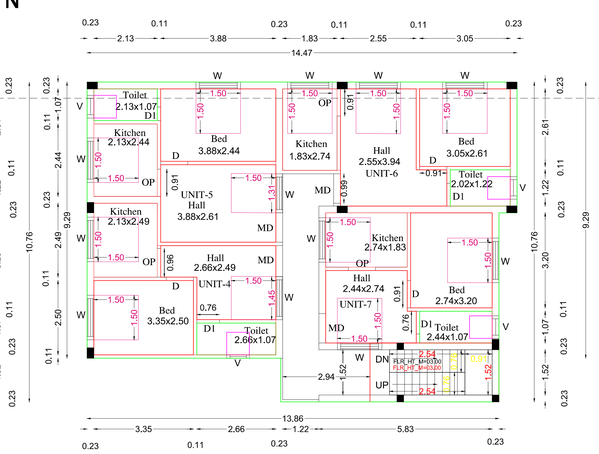
COLOUR INDEX:

PROPOSED BUILDING

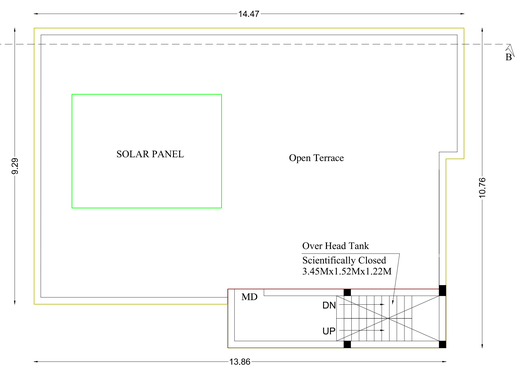
EXISTING ROAD



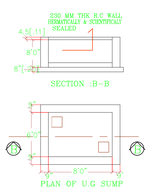
SITE CUM GROUND FLOOR PLAN

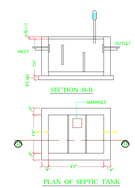


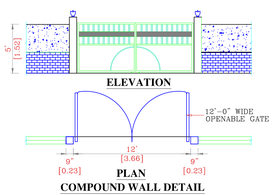
FLOOR 01



FLOOR TERRACE







COMPOUND WALL DETAIL

SCALE : 1"-8'.0" (1: 100)

OWNER:

Ar. P. Pavithra Priyadharshini, B.Arch.,
Reg. Architect, COA Delhi
Reg. No. : CA/2019/110596
IDEAL PLANNERS & ARCHITECTS
No. 30, 2nd Main Road, New Colony,
Chromepet, Chennai - 600 044.

LICENSED SURVEYOR:

DESIGNS & DRAFTED BY : IDEAL PLANNERS
CHROMPET-600 044, 8939108959.131023

(S1)

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

hello@verified.realestate · +91 9996 12 9996

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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OMR Thoraipakkam,
Chennai 600 097, India
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+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.