

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

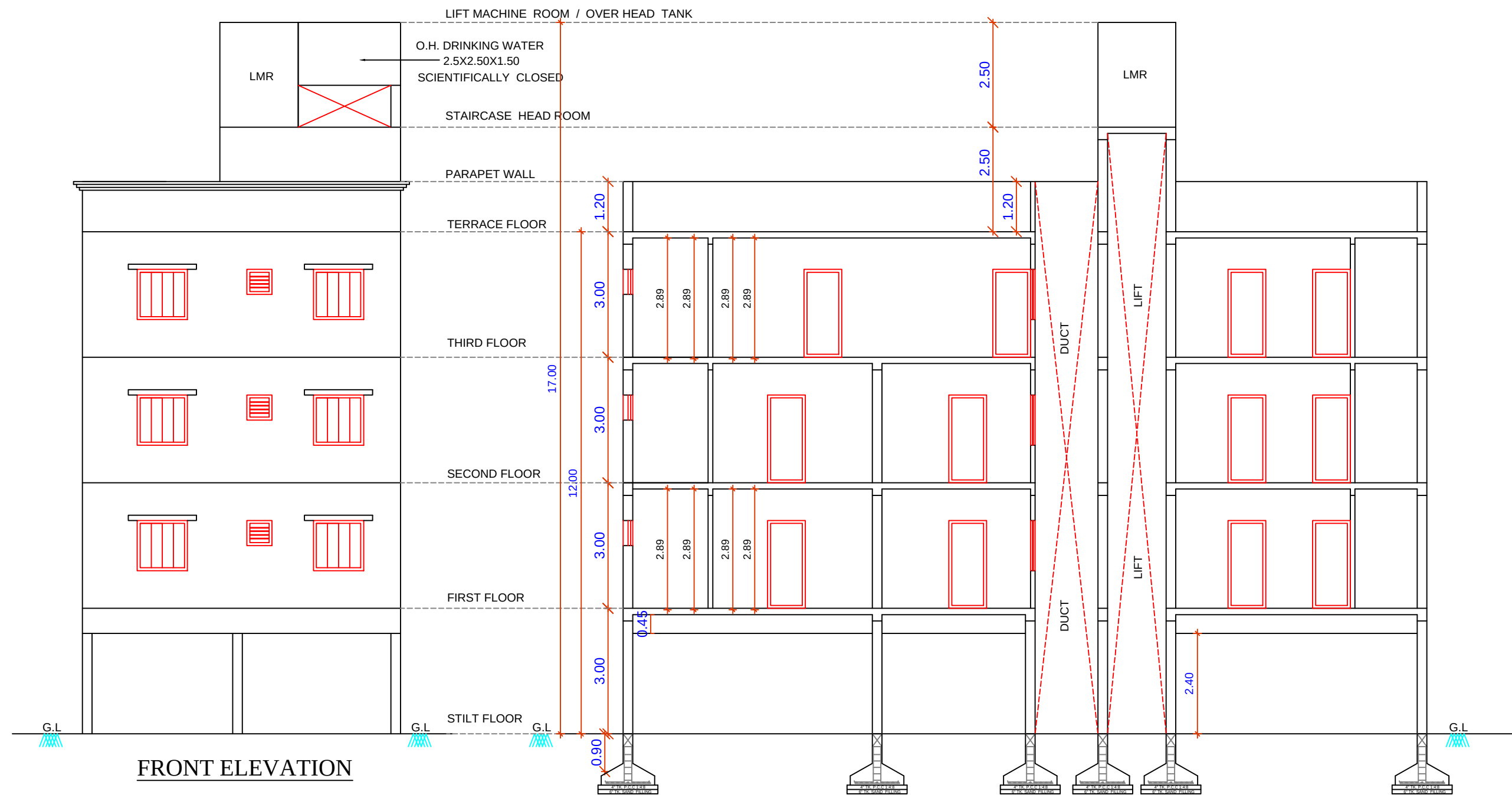
Rural Panchayat

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

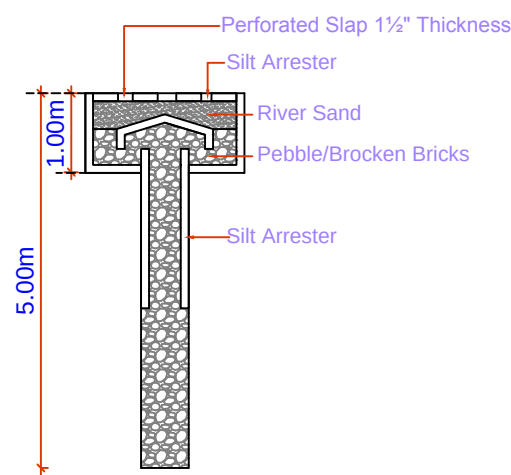
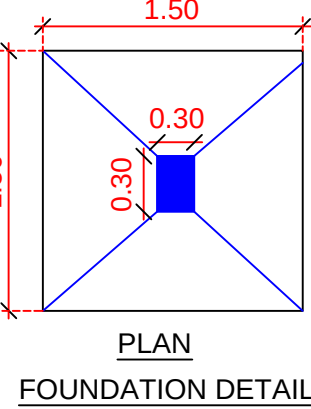
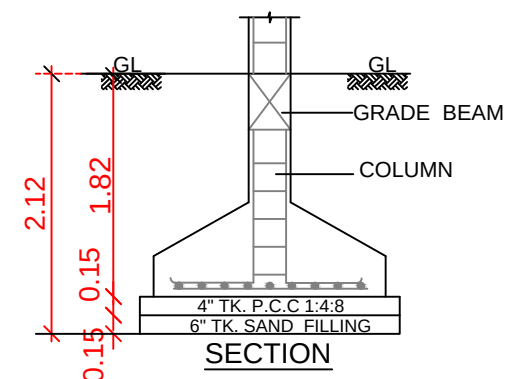
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED STILT FLOOR (PARKING) + 3 FLOORS 8 DWELLING UNITS (HEIGHT - 12.0M) RESIDENTIAL BUILDING AT PLOT No.17, DOOR No.17, "SHEETHA PATTABHI NAGAR", AYYAPAKKAM, CHENNAI - 600 077. COMPRISED IN OLD S. NO. 138 & 140/3, PATT A S.NO.138/25 & 140/50, PATT A No . 9293 OF AYYAPAKKAM VILLAGE, AVADI TALUK , VILLIVAKKAM PANCHAYAT UNION, AYYAPAKKAM VILLAGE PANCHAYAT

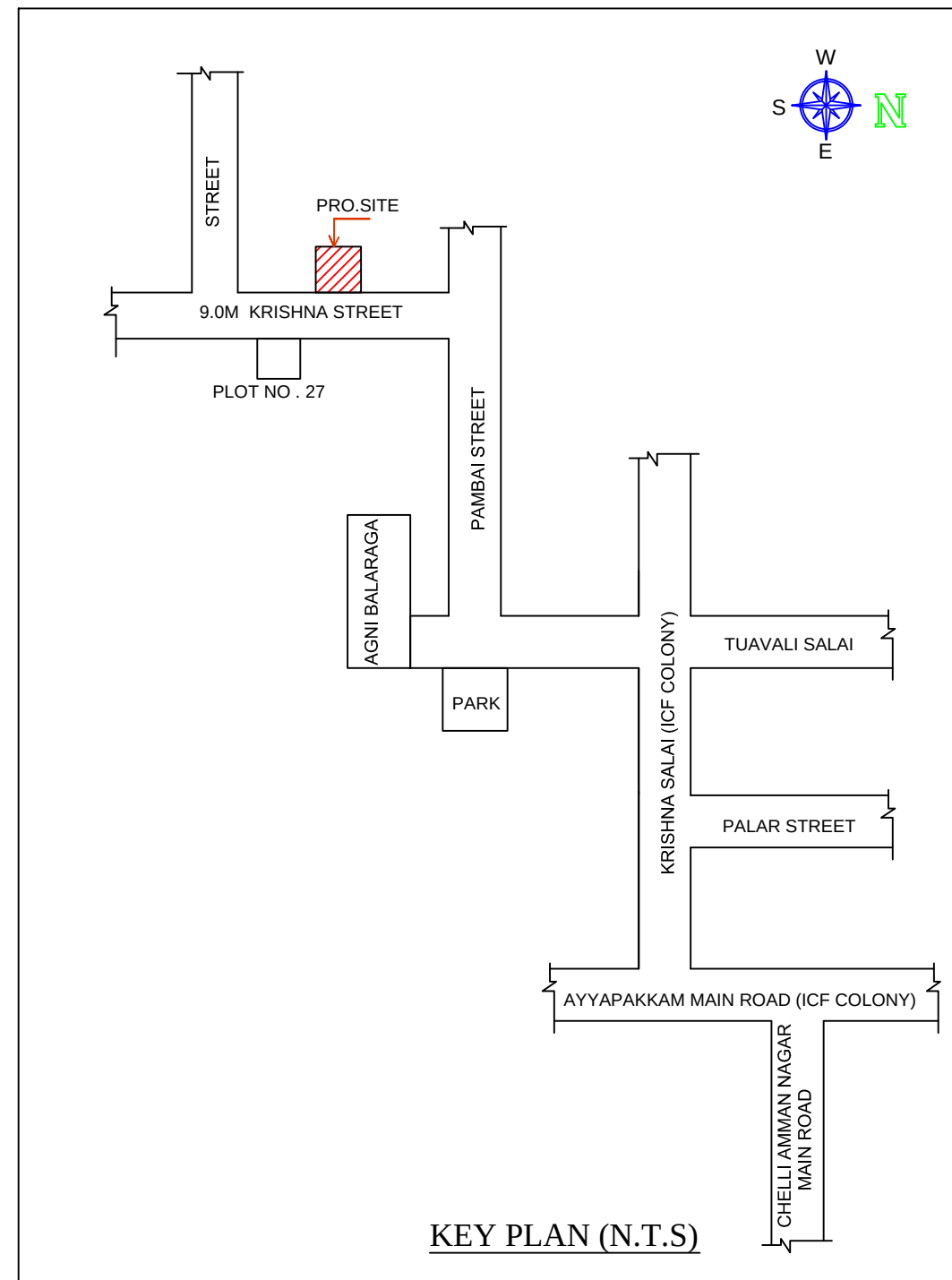
REFERENCE : CMDA APPROVED LAYOUT NO PPD/L.O. No. 17/1993 LTER No. L1 / 728 / 1993 DATED : 15/02/1993



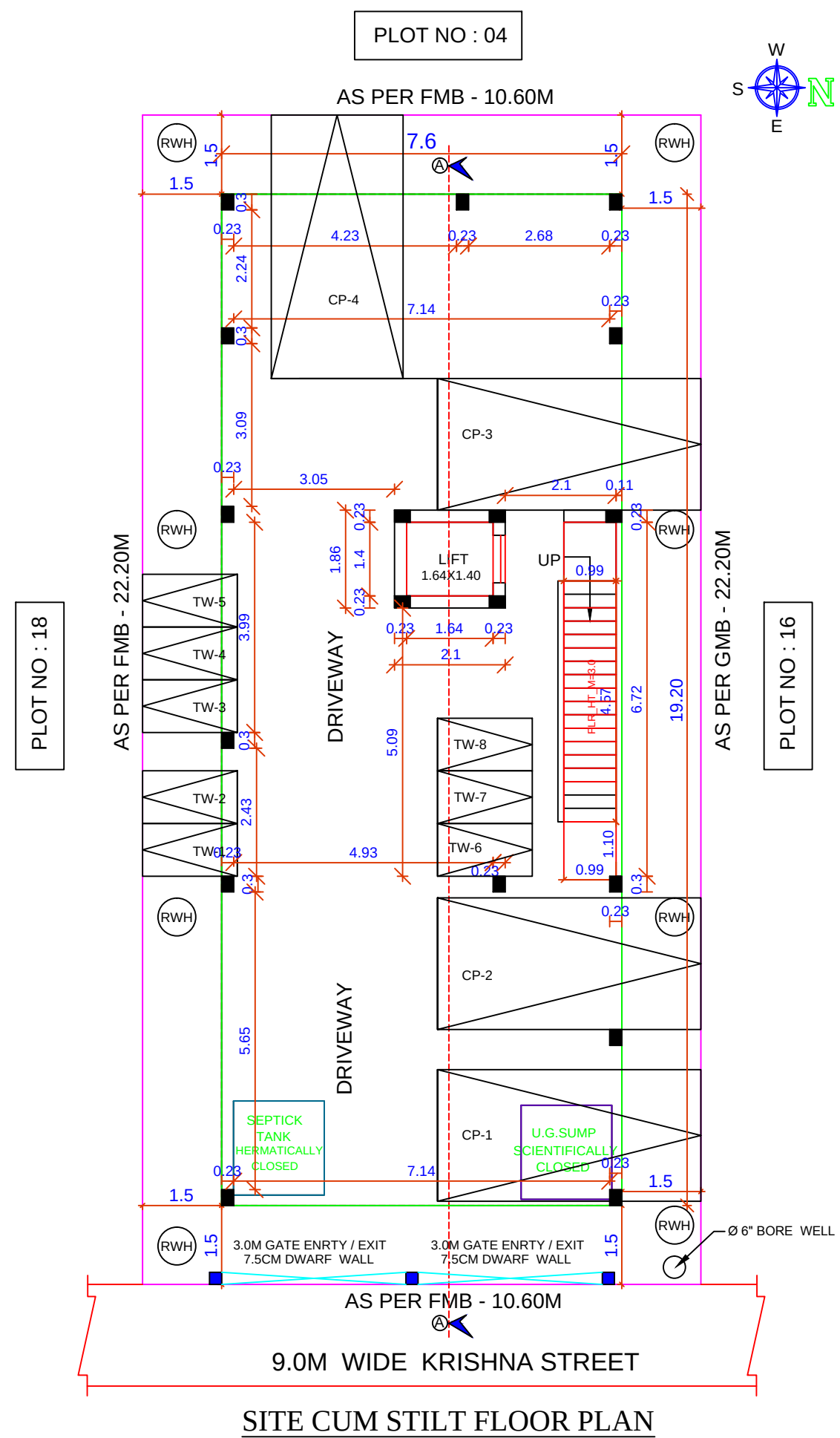
FRONT ELEVATION



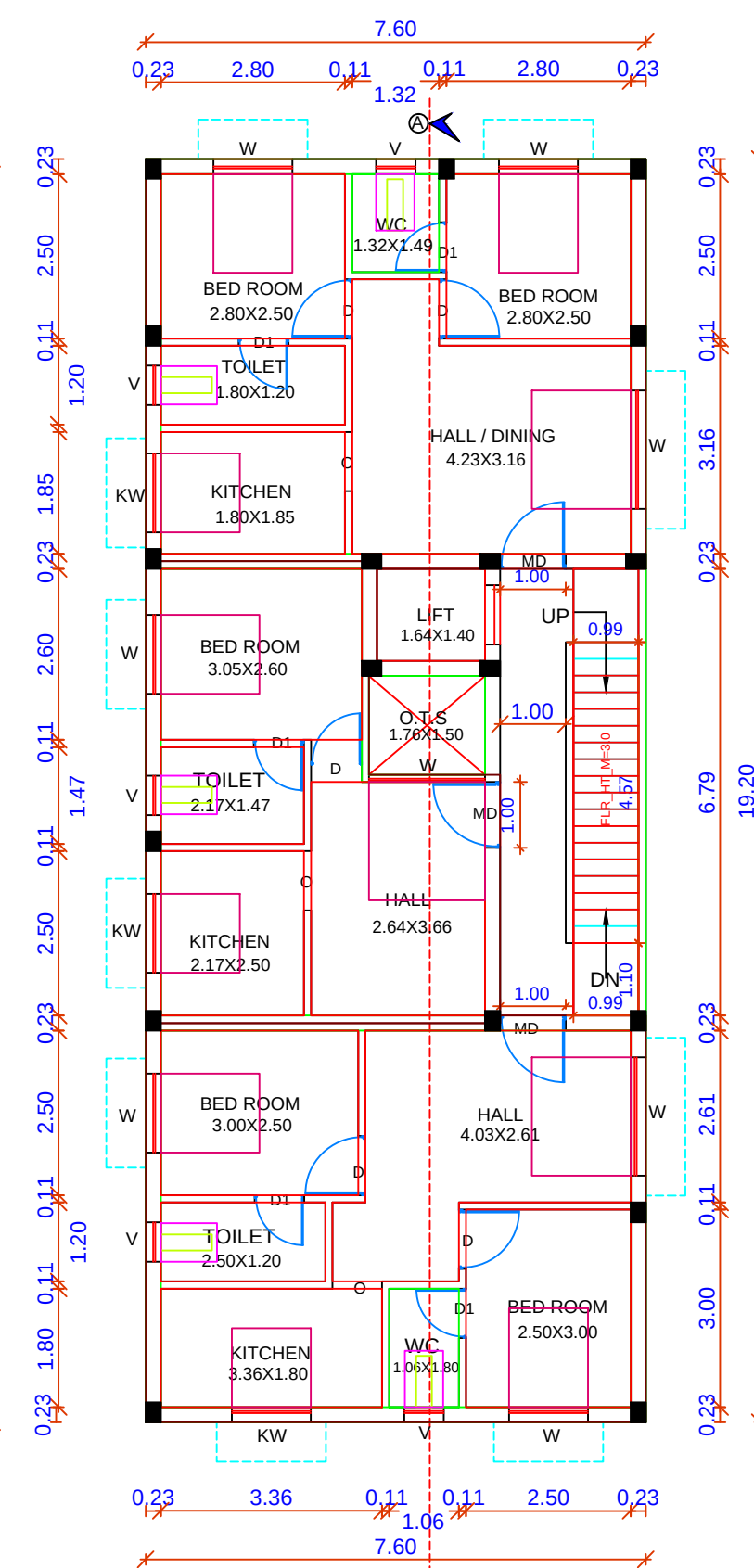
CROSS SECTION - AA



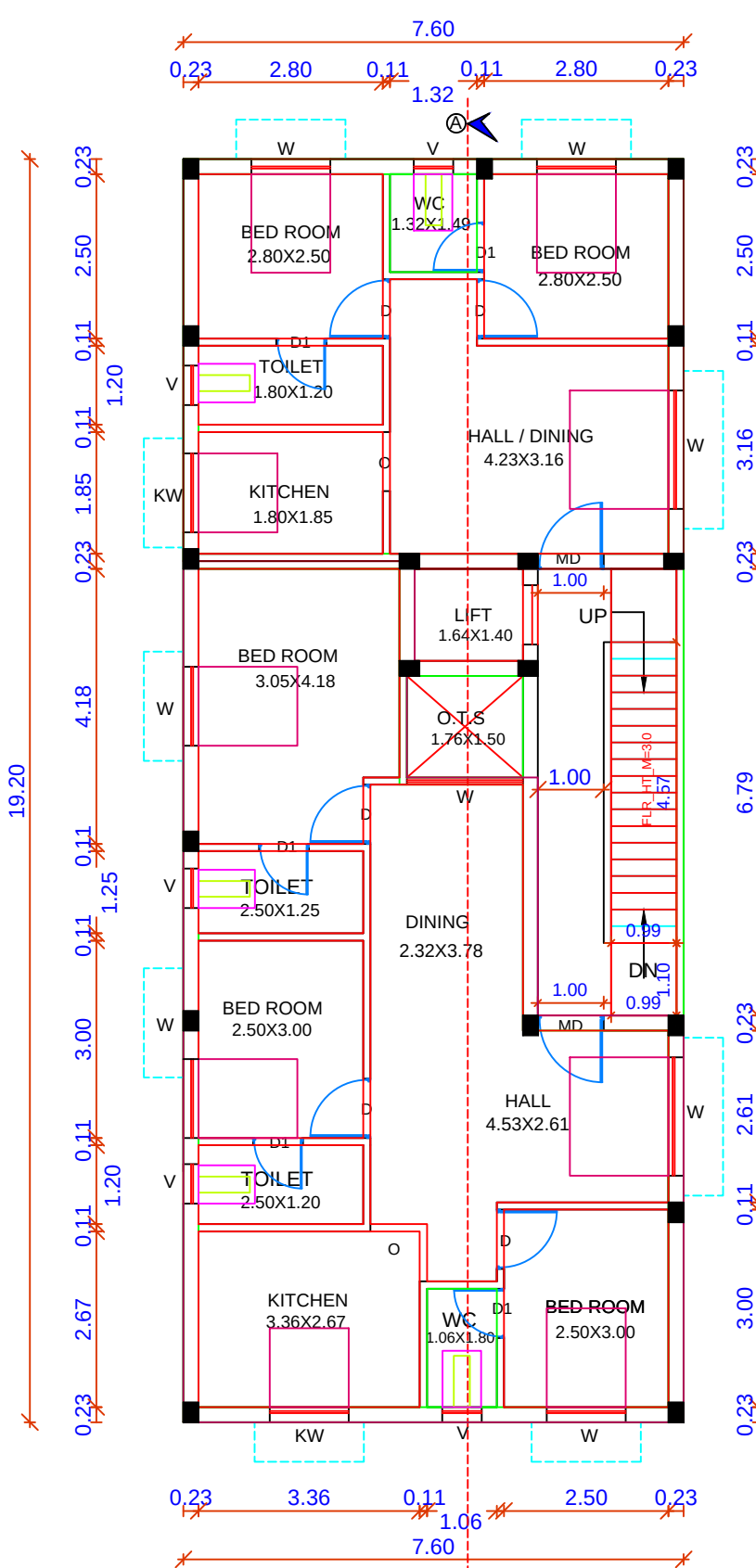
KEY PLAN (N.T.S)



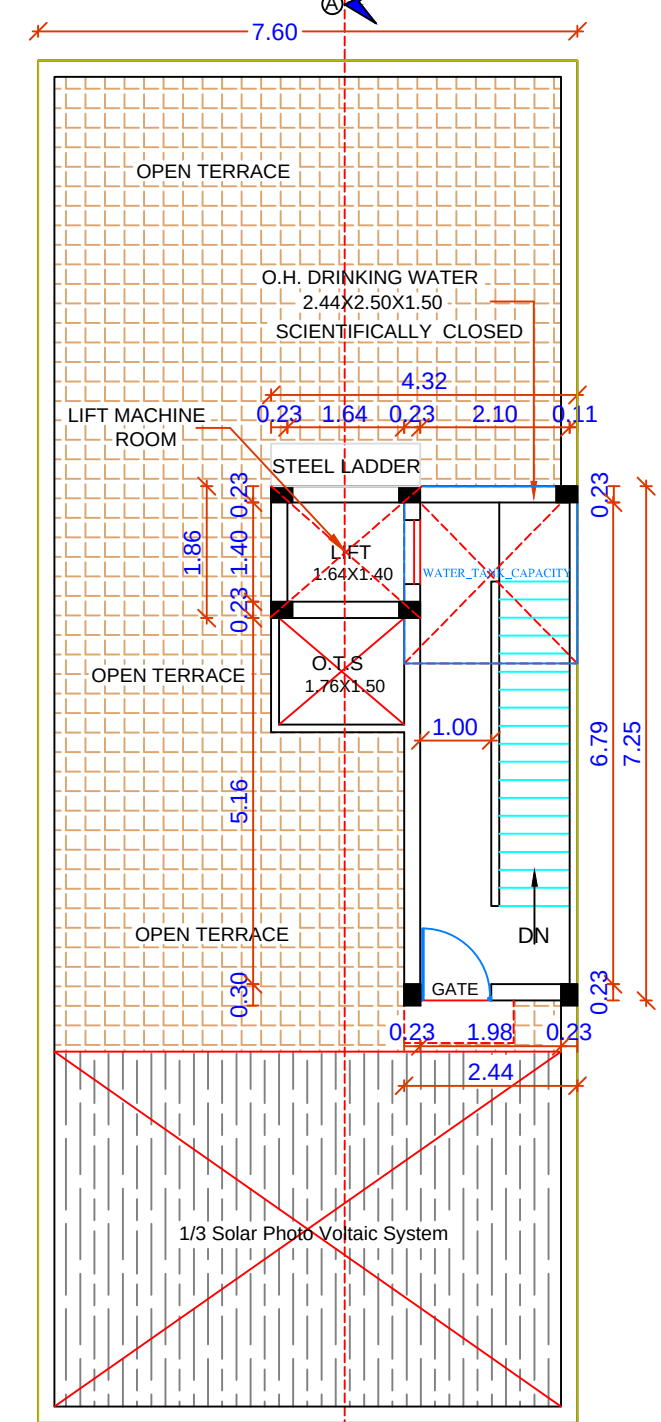
SITE CUM STILT FLOOR PLAN



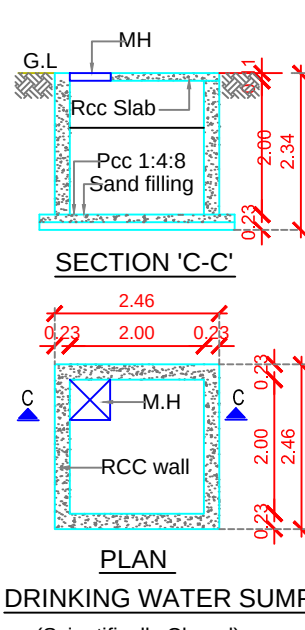
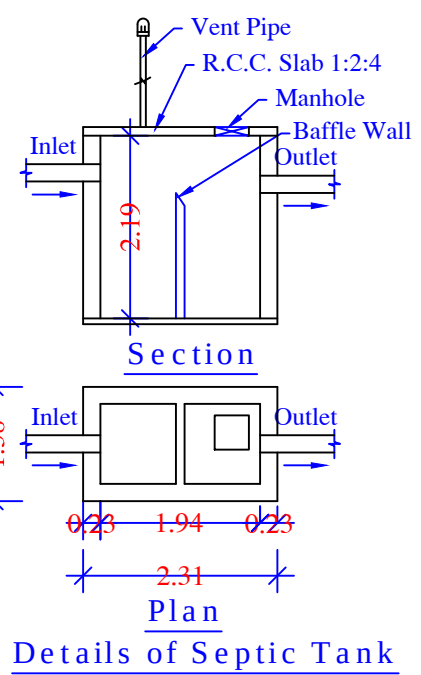
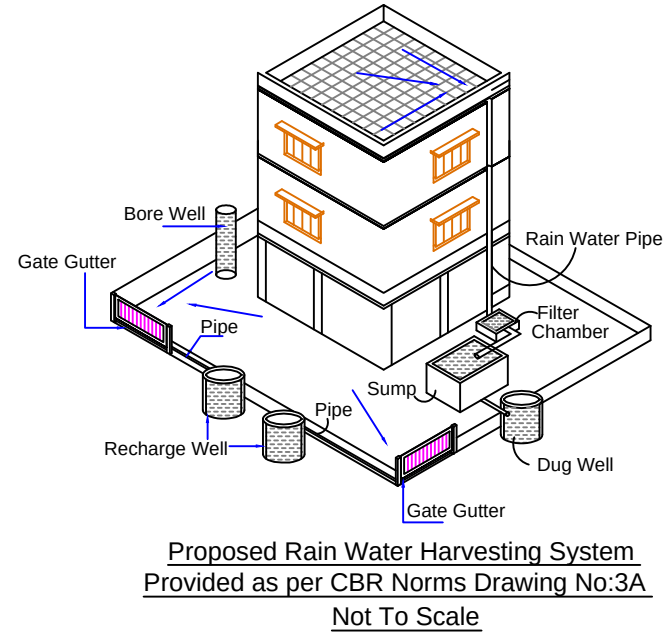
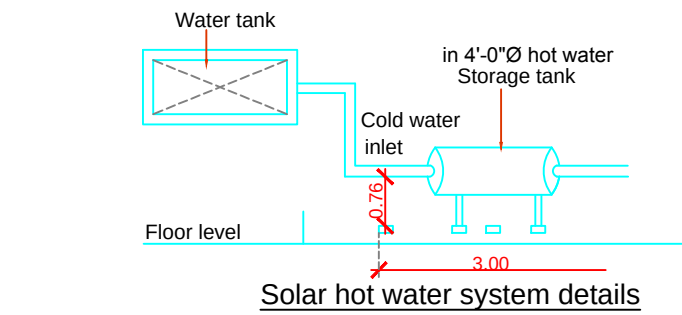
TYPICAL FLOOR FIRST & SECOND FLOOR PLAN



TYPICAL FLOOR THIRD FLOOR PLAN



TERRACE FLOOR PLAN



SPECIFICATION

1. P.C.C. 1:4:8 BELOW COLUMN FOOTING & FLOORING
2. RIVER SAND FILLING BELOW COLUMN FOOTING & FLOORING
3. BRICK WORK IN C.M 1: 6 IN BASEMENT & SUPER STRUCTURE.
4. 12MM PLASTERING IN C.M 1:5 EXTERNAL& C.M 1:4 INTERNAL
5. MOSAIC TILE FLOORING
6. WEATHERING COURSE OF BRICK JELLY LINE CONCRETE.
7. ALL JOINERIES TO BE FINISHED WITH ENAMEL PAINT
8. ALL INTERNAL , EXTERNAL WALLS & CEILING TO BE FINISH WITH CEMENT PAINT OVER ONE COAT OF WALL PRIMER

AREA STATEMENT

AS PERR DOCUMENT	237.36	SQ.M
AS PER PATT A	237.00	SQ.M
	F.S.I	NON F.S.I
	AREA	AREA
	SQ.M	SQ.M
STILT FLOOR AREA	---	143.28
FIRST FLOOR AREA	143.28	---
SECOND FLOOR AREA	143.28	---
THIRD FLOOR AREA	143.28	---
HEAD ROOM	---	21.19
Total Area	429.84	64.47
TOTAL BUILTUP AREA	494.31	

F.S.I = 429.84 / 237.00 = 1.82

SCHEDULE OF JOINERIES

Code	Description	Size in Feet	Size in Meter
MD	Main Door	(3'-6"x7'-0")	1.52 x 2.10
D1	Door	(4'-0"x7'-0")	1.22 x 2.10
D2	Door	(3'-0"x7'-0")	0.91 x 2.10
W	C.W. Glazed Window	(6'-0"x4'-6")	1.83 x 1.37
W1	C.W. Glazed Window	(4'-0"x4'-6")	1.22 x 1.37
V	Louvered Ventilator	(2'-0"x2'-0")	0.61 x 0.61

COLOUR INDEX

EXISTING	Boundary
Road	

SCALE : 1:100 [1" = 8'0"]

P.S. MURUGAVEL

OWNER SIGNATURE GPA

Er. G. JAYASANKAR, M.Tech., (Struct.) M.Sc., (Valuation),
M.Sc., (Geo), M.Sc. (P & M), M.E., F.I.V.
Chartered Engineer & Govt. Regd. Valuer
Registered Engineer, Grade-I (RE)
Greater Chennai Corporation Reg. No. RE/03742023
C.M.D.A. Reg. No. RE/GR-I/2022/110/396
Competent Person To Issue Stability Certificate For Factory Building & Public Buildings
M-36, First Floor, 10th Street, Anna Nagar East,
Chennai-600 102. Cell: 96400 21164.
E-Mail: jeyemassociates70@gmail.com

REGISTERED ENGINEER

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.

