

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

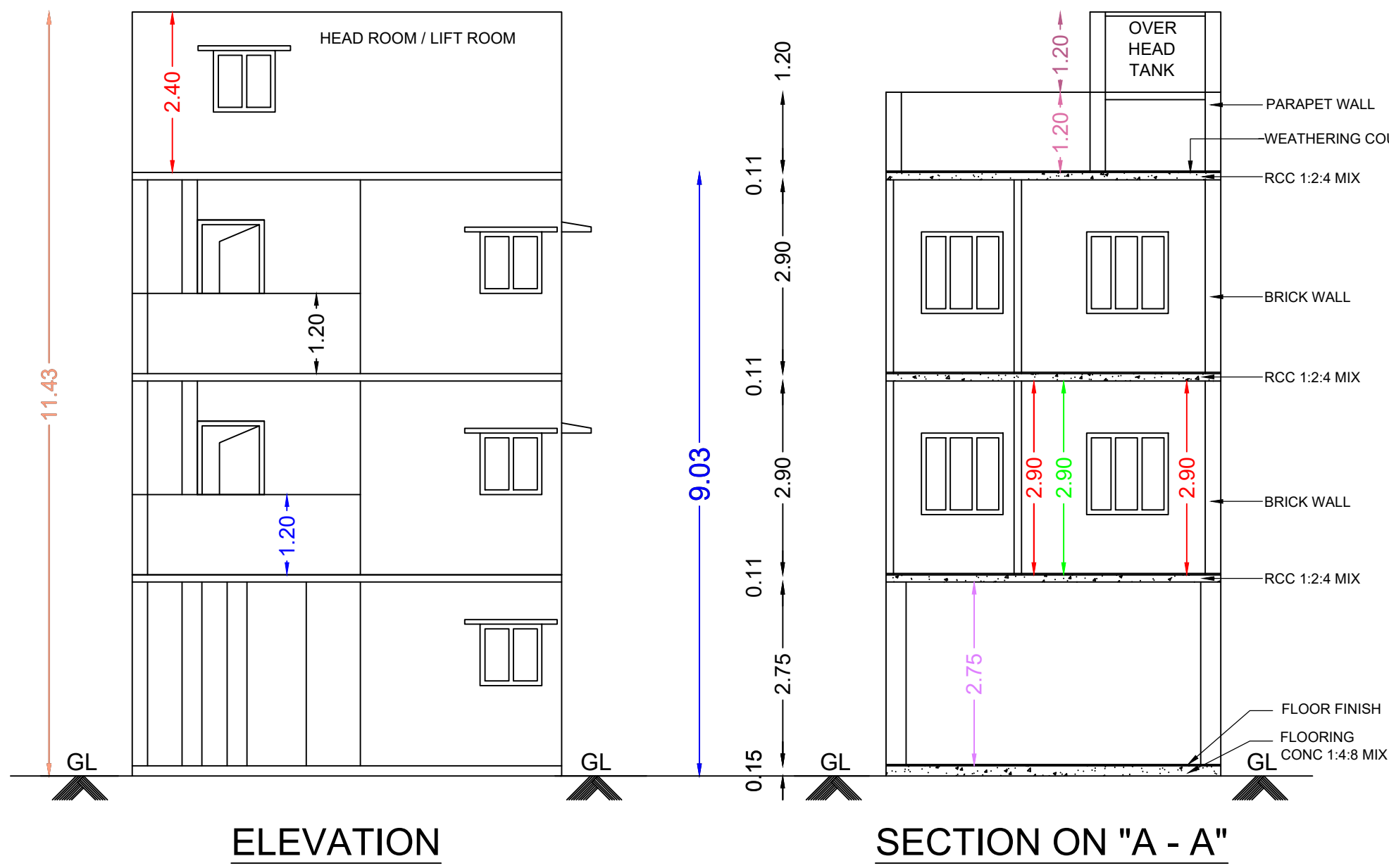
ISSUING AUTHORITY

Rural Panchayat

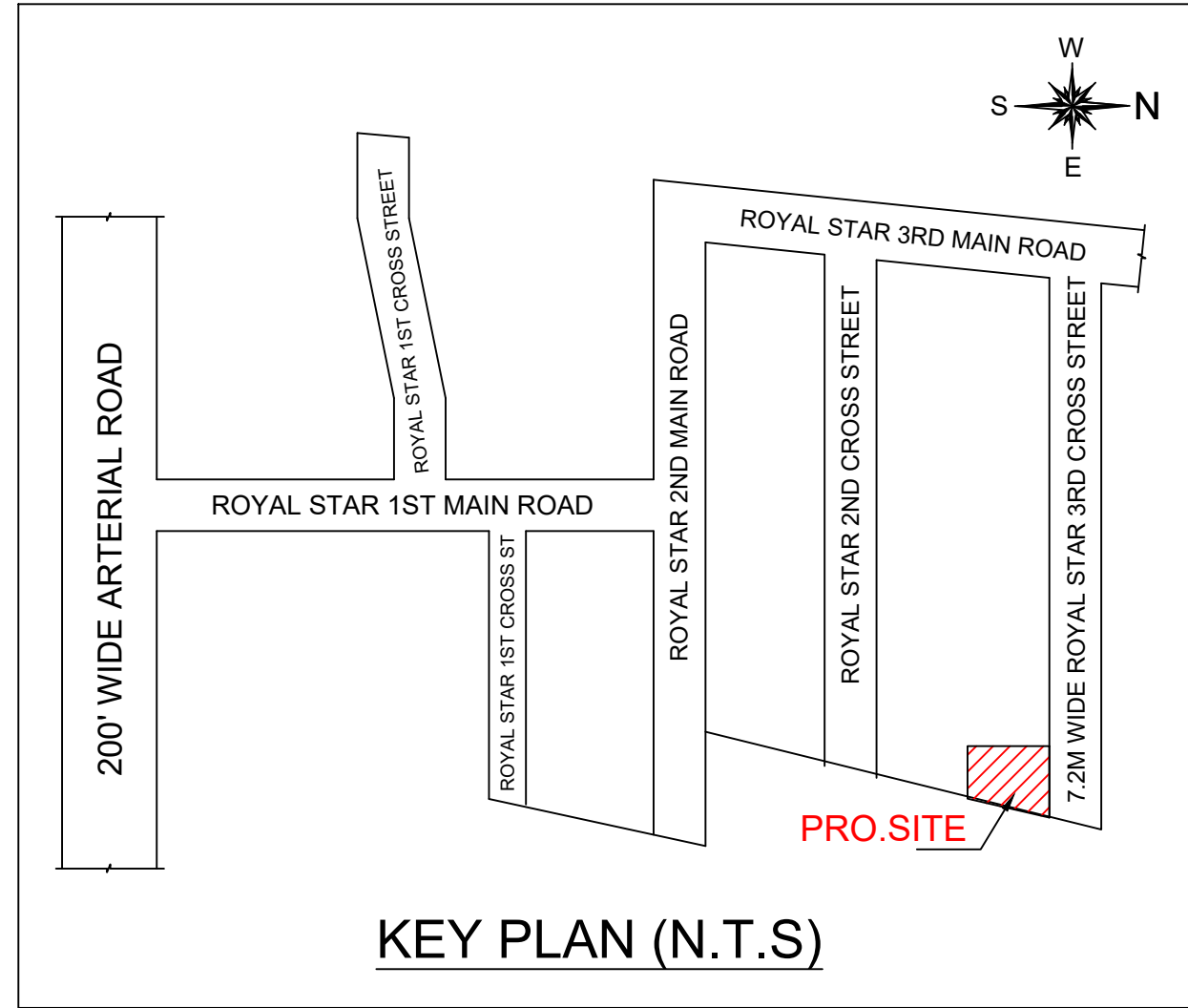
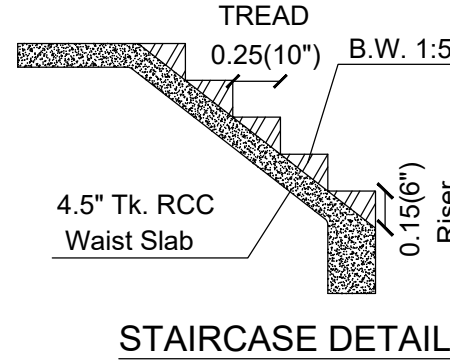
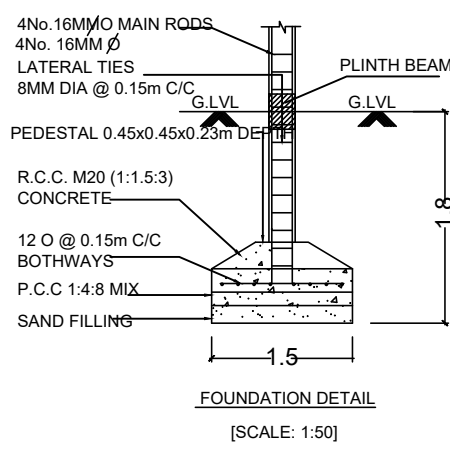
The approval as the planning authority issued it, reproduced in full behind this page.

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

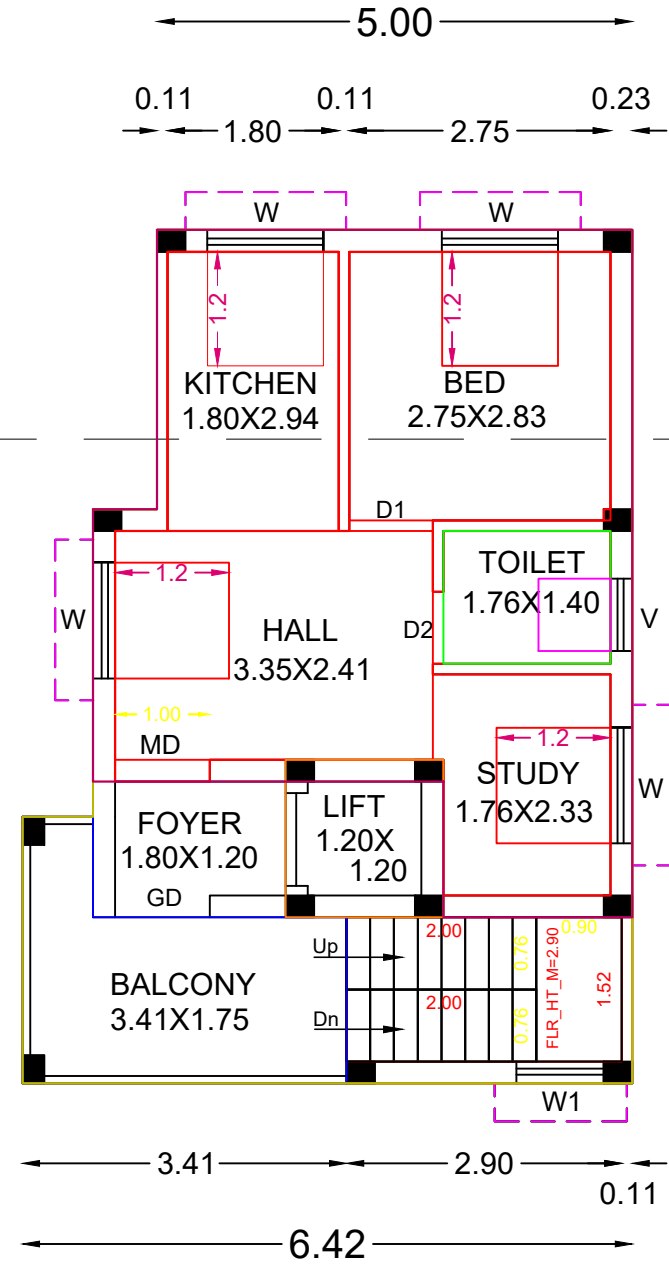
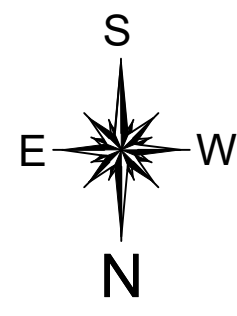
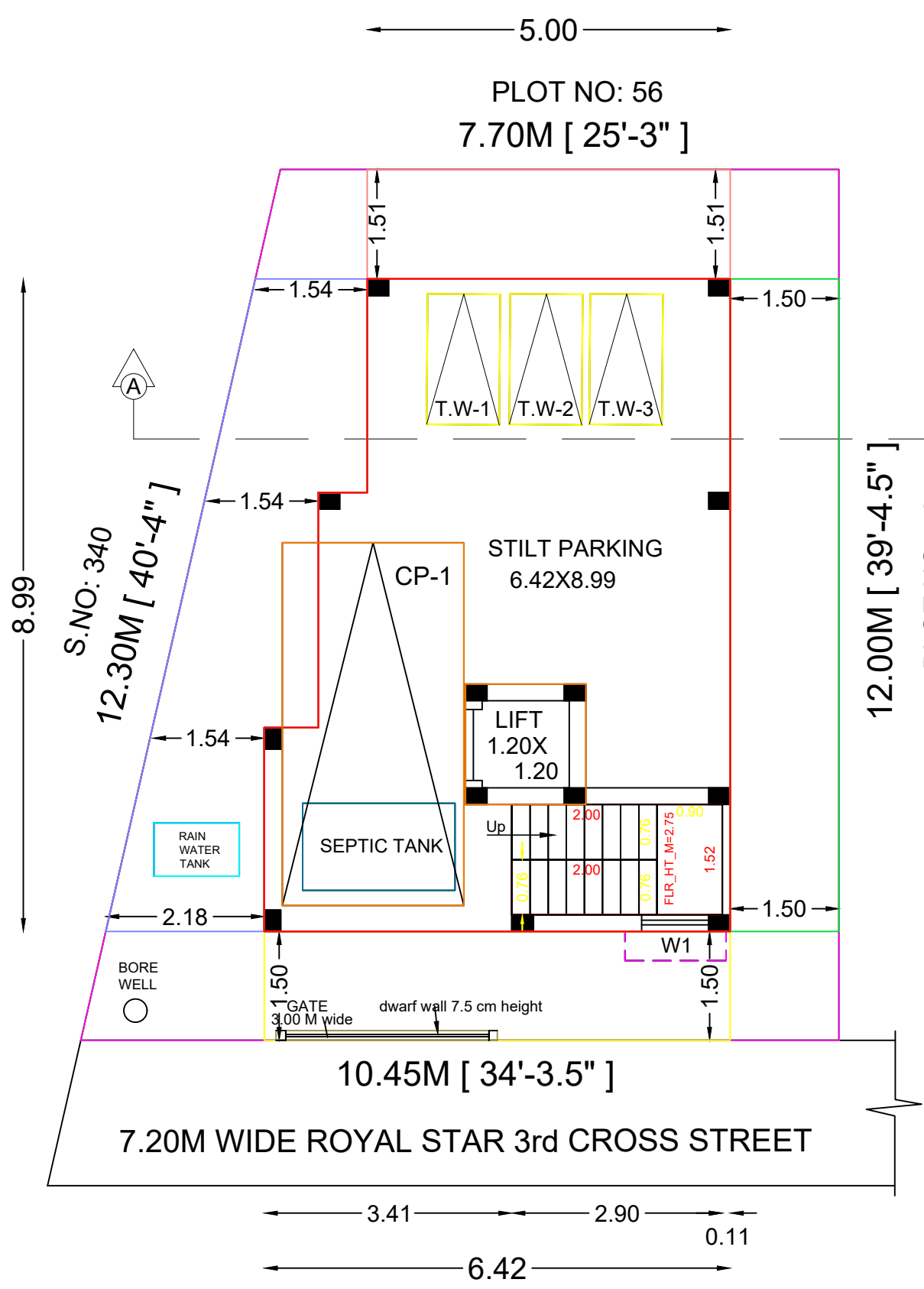
PLAN SHOWING THE PROPOSED STILT, FIRST & SECOND FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING WITH 2 DWELLING UNITS COMPRISED IN OLD S.NOs: 341 & 342/1B, PATTA NO: 9567, AS PER PATTA NEW S.NOs: 341/16 & 342/1B1B, OF PLOT NO: 74, 3rd CROSS STREET, ROYAL STAR, AYAPAKKAM VILLAGE, AVADI TALUK, THIRUVALLUR DISTRICT, VILLIVAKKAM PANCHAYAT UNION LIMITS.



PLAN INFO
PLOT_NO=74
SURVEY_NO= 341/16 & 342/1B1B
PATTA_NO=9567
TALUK=AVADI
DISTRICT=THIRUVALLUR
AS_PER_DOCUMENT=108.78
AS_AT_SITE=108.90
FMB_OR_PLR=108.00
PLOT_AREA_M2=108.90
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.20
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=12.30
AVG_PLOT_WIDTH=10.45
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
ROAD_LENGTH=800
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
LEASEHOLD_LAND=NO
JURISDICTION_TYPE=PANCHAYAT
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

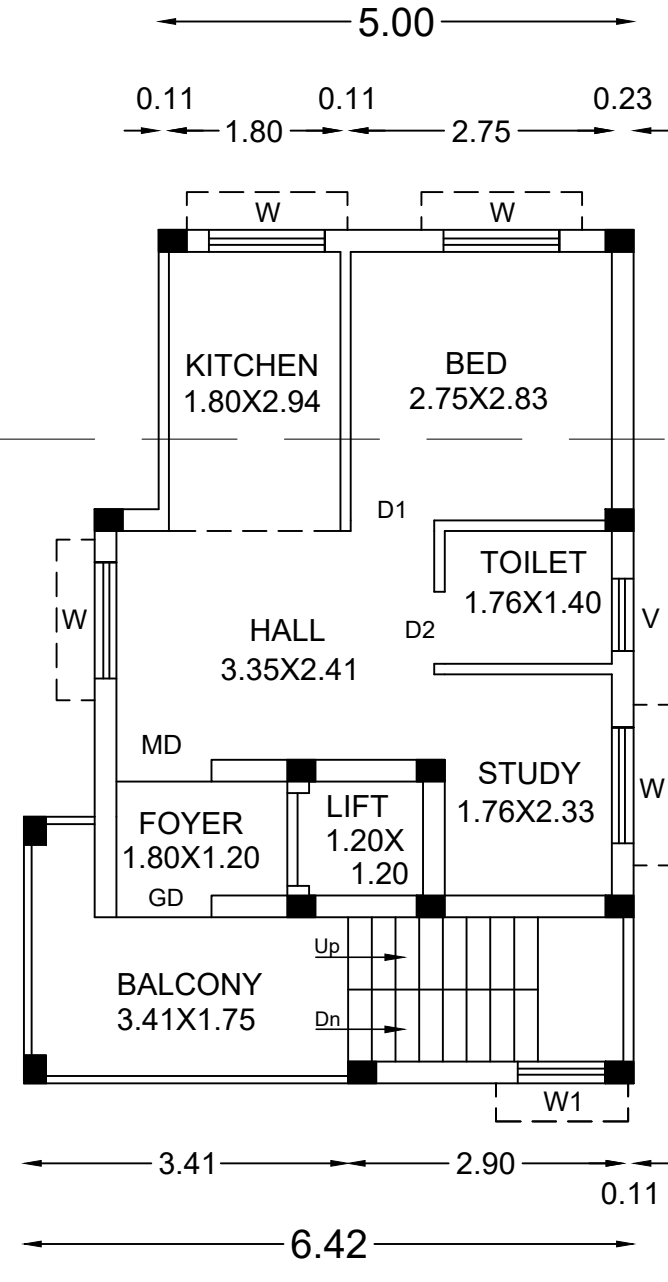


CMDA APPROVED LAYOUT, P.P.D / L.O NO: 38 / 2017,
VIDE LETTER NO: L1 / 7525 / 2017, DATED: 31/08/2017.

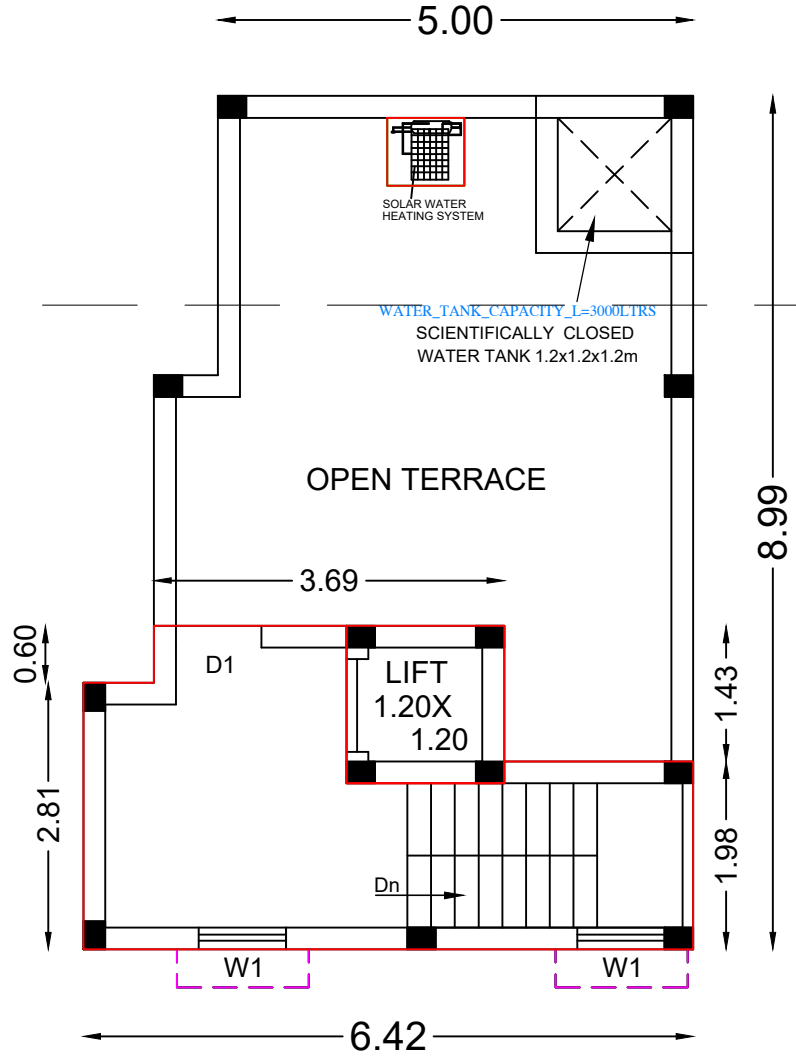


FIRST FLOOR PLAN

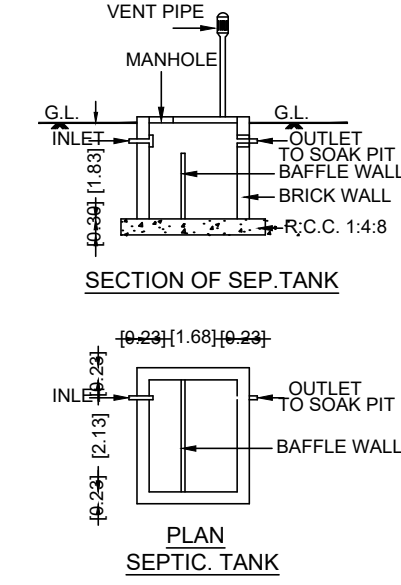
TYPICAL_FLOOR_PLAN=1,2



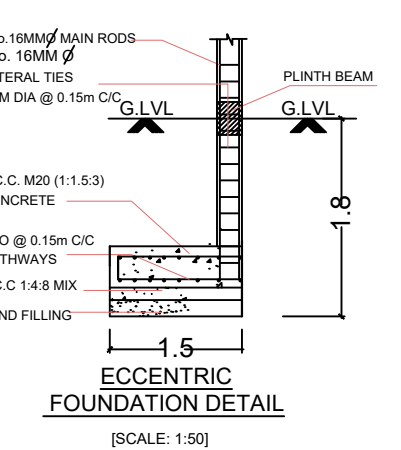
SECOND FLOOR PLAN



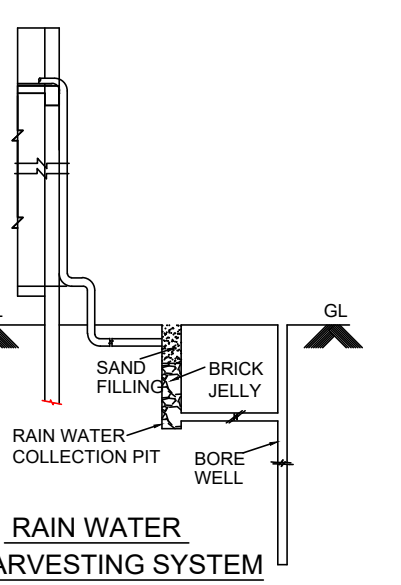
TERRACE FLOOR PLAN



SECTION OF SEPT. TANK

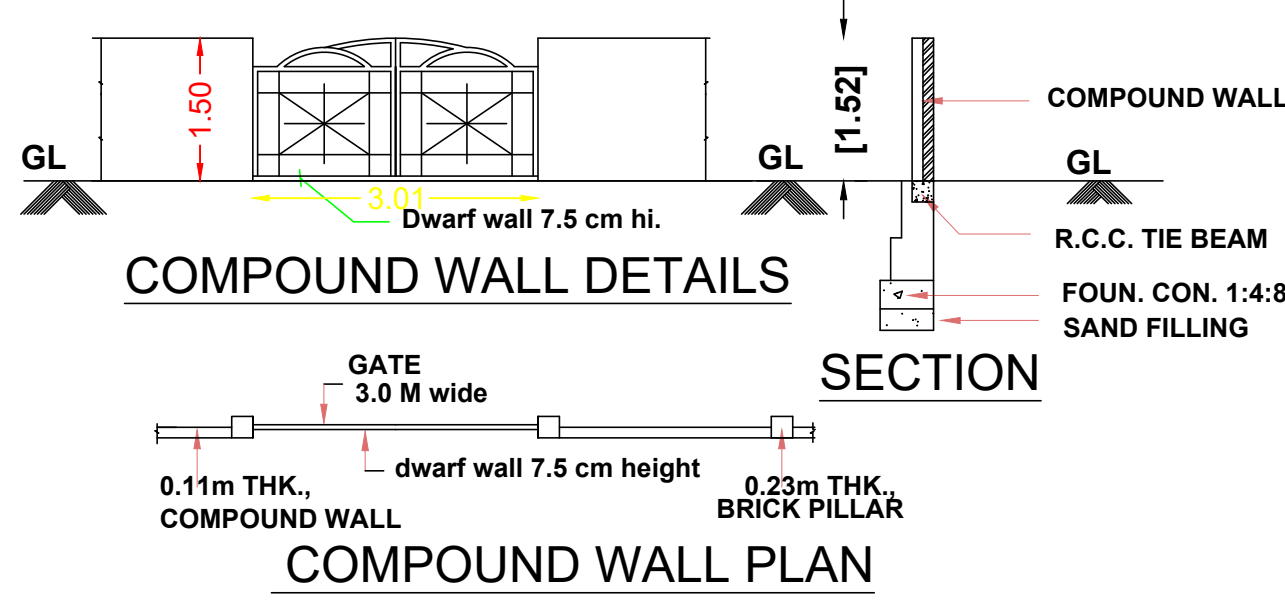


PLAN SEPTIC TANK



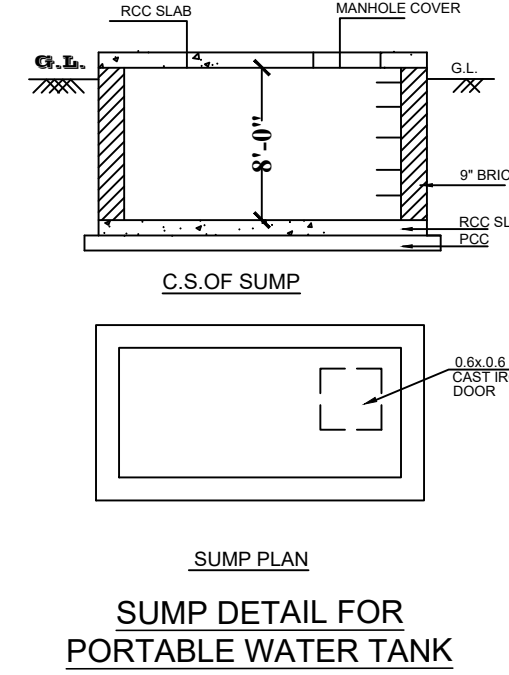
RAIN WATER HARVESTING SYSTEM

SITE CUM STILT FLOOR PLAN

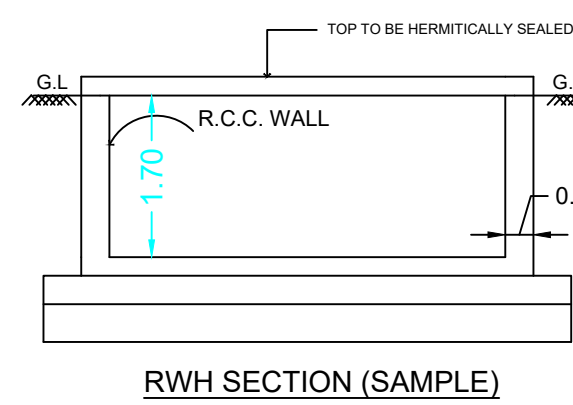


COMPOUND WALL DETAILS

COMPOUND WALL PLAN



SUMP DETAIL FOR PORTABLE WATER TANK



RWH_SECTION (SAMPLE)

RWH_CAPACITY_L= 5000LTRS

JOINERIES

MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.20 X 1.20
WINDOW	W1	0.90 X 0.90
WINDOW	W2	1.50 X 1.20
OPEN	O	0.91 X 2.13
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX	STAIRCASE
PROPOSED	WIDTH - 0.76M
ROAD	RISER - 0.17M
SITE BOUNDARY	TREAD - 0.25M
TO BE DEMOLISHED	

ALL DIMENSION ARE IN METERS

EXTENT IN	SQFT	SQMTS
PLOT AREA (AS PER DOCUMENT)	1171.00	108.78
PLOT AREA (AS PER PATTA)	1162.51	108.00
FIRST FLOOR AREA	550.69	51.16
SECOND FLOOR AREA	550.69	51.16
TOTAL AREA	1101.38	102.32
F.S.I - 0.947 PLOT COVERAGE - 47.4%		
PRO. COMPOUND WALL RUNNING MTRS	42.45 M	

NON - FSI AREA

STILT FLOOR AREA	550.69	51.16
HEAD ROOM & LIFT ROOM AREA	200.31	18.61
TOTAL AREA	751.00	69.77

CMDA LANDUSE ZONE: PRIMARY RESIDENTIAL

Mr. L. RAMALINGAM &
OWNER : Mrs. HARIPRIYA

P. Madhan Kumar
P. MADHAN KUMAR, B.Arch,
REGISTERED ARCHITECT
LICENCED SURVEYOR
COA Reg. No: CA/2012/56001
CMDA Reg. No: RA/Gr-1/19/03/027
GCC Reg. NO : RA100 202019
No: 121/2, 4th Cross Street,
Srinivasa Nagar, Kolathur, Chennai - 99

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

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.

