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.

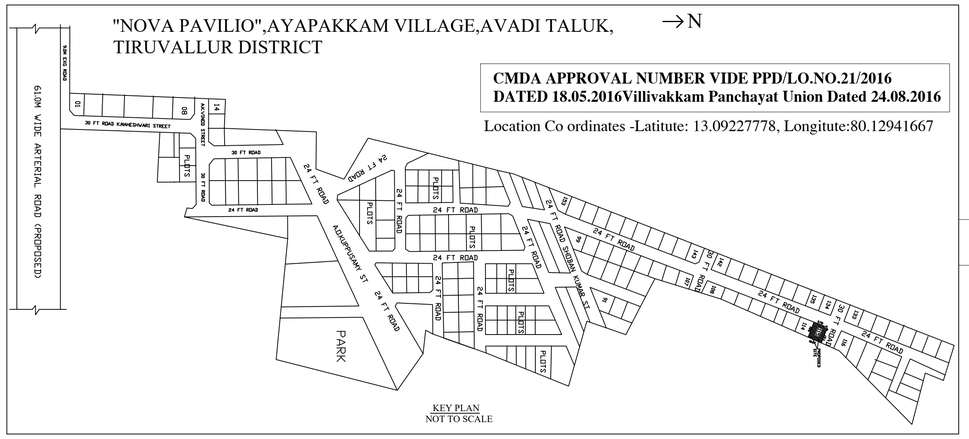
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

"NOVA PAVILIO",AYAPAKKAM VILLAGE,AVADI TALUK,
TIRUVALLUR DISTRICT

→N

CMDA APPROVAL NUMBER VIDE PPD/LO.NO.21/2016
DATED 18.05.2016Villivakkam Panchayat Union Dated 24.08.2016

Location Co ordinates -Latitute: 13.09227778, Longitute:80.12941667



KEY PLAN
NOT TO SCALE

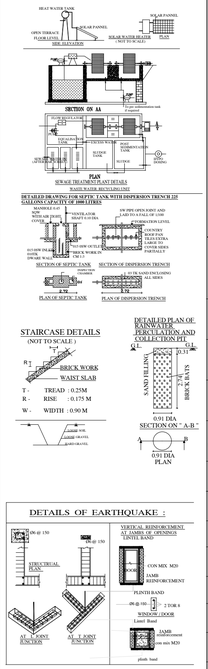
SPECIFICATIONS

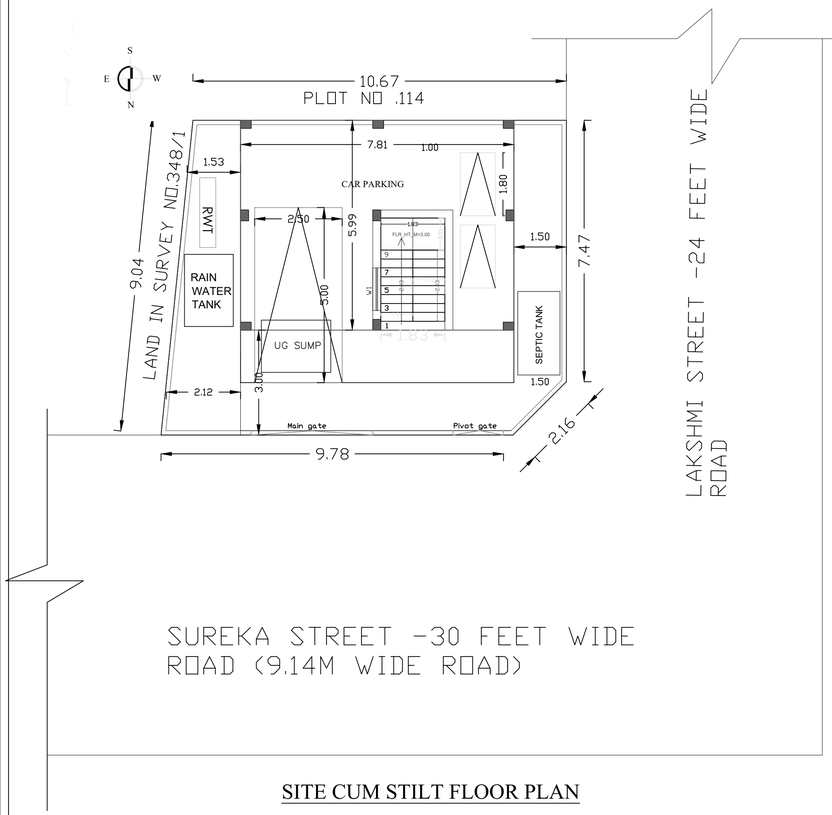
1. Foundation with R.C.C. footing and columns
2. Plinth beam with R.C.C.1:2:4, 230 x 300 mm
3. Mat concrete for foundation with P.C.C.1:5:10
4. Super structure with brick masonry in c.m.1:6
5. Lintel cum sunshade with R.C.C.1:2:4
6. Roof slab/roof beams with R.C.C.1:2:4
7. Weathering course with brick jelly lime concrete
8. Ceramic flooring over a basecourse of c.c.1:5:10

RAIN WATER CONSERVATION

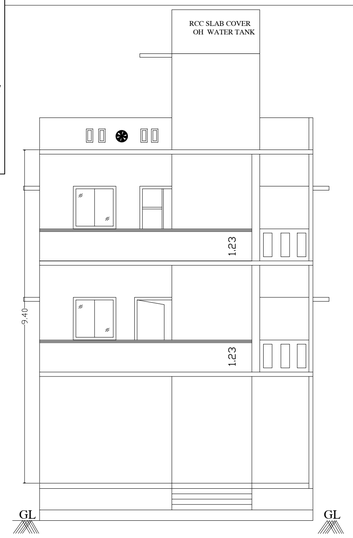
* The following rain water conservation method should be made in the buildings.
* Percolation pits of 30 centimeters diameter and 3 metres depth may be made and filled with broken bricks (Or pebbles) for 2.85 metres and the top covered with performed Reinforced concrete cement.R.C.C Slab these percolation pits may be made at intervals of 3 metres centre to centre along the plinth boundary.The rain water collected in the open terrace may be collected through a 150 millimetre PVC Poly vinyl chloride pipe held on the ground and may be allowed to fall in the percolation pits (or) into a open well through a seepage water of 60cmx60cm (filler made broken bricks) provided before the open well which improve the ground water level.A dwaft well of 7.5 centimetre height is built across the entry and certain watr and allow to percolate rain.

APPLICANT 1:- Mrs.S.MANORANJITHAM W/O Mr.P.SATHEESHKUMAR
APPLICANT 2:-Mr.P.SATHEESH KUMAR S/O Mr.K.PRABHAKARAN

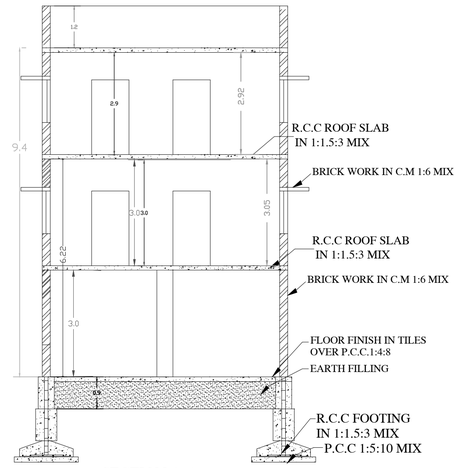




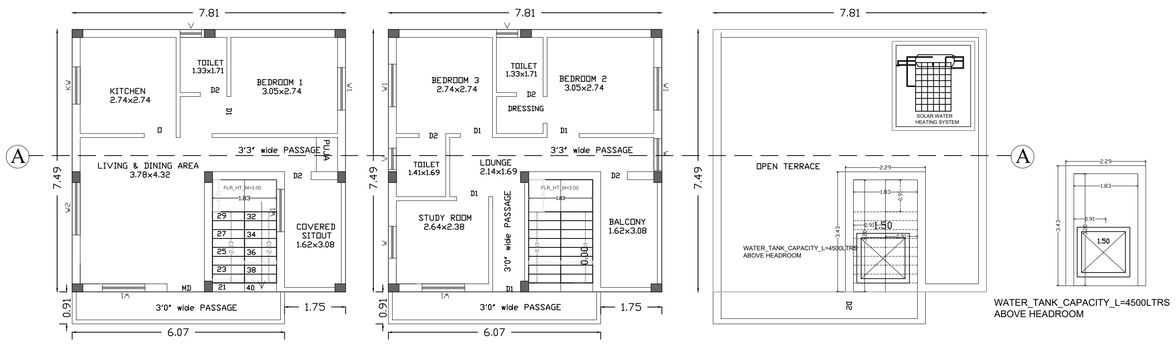
SITE CUM STILT FLOOR PLAN



FRONT ELEVATION



SECTION A-A



FIRST FLOOR PLAN

SECOND FLOOR PLAN

TERRACE FLOOR PLAN

OFFICE USE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF (S+2)STILT FLOOR , FIRST & SECOND FLOOR AS RESIDENTIAL BUILDING (SINGLE DWELLING UNIT) AT PLOT NO.115,"NOVA PAVILIO",OLD SURVEY NO.372,NEW SURVEY NO.372/6 BEARING PATTA NO.5041,AYAPAKKAM VILLAGE & PANCHAYAT,AVADI TALUK,TIRUVALLUR DISTRICT.

AREA DETAILS	SQ.M	SQ.FEET
AREA OF THE SITE AS PER DOCUMENT	99.22	1068.00
AREA OF THE SITE AS PER PATTA	95.00	1022.57
AREA OF THE SITE AS PER SITE	98.85	1064.13
SUPER IMPOSED PLOT AREA	98.85	1064.13

RESIDENTIAL BUILDING AREA DETAILS		SQ.M
STILT FLOOR AREA		46.78
NON FSI FLOOR AREA		46.78
FIRST FLOOR AREA		58.50
SECOND FLOOR AREA		58.50
FSI FLOOR AREA		117.00
TOTAL FLOOR AREA		163.87
FSI 1.18<2	PLOT COVERAGE	47%

PARKING STATEMENT	REQUIRED	PROVIDED
CARS SPACE		1
TWO WHEELER SPACE	2	2

COLOUR INDEX

SITE BOUNDARY
PROPOSED BUILDING
ROAD

DETAILS OF JOINERIES

MD - DOOR	1.52 X 2.13	W - WINDOW	1.22 X 1.22
D - DOOR	0.91 X 2.13	W1 - WINDOW	1.52 X 1.52
D1 - DOOR1	0.76 X 2.13	W2 - WINDOW	0.91 X 1.22
O - OPEN	0.91 X 2.13		
V - VENTILATOR	0.91 X 0.61		

APPLICANT:-

REGISTERED ENGINEER:

Er. Dinakaran.E. DCE.,B.E.,
Registered Enginner, Grade - III (RE)
Reg.No CGL DIST/RE/Gr-III/2023/03/002
No.1/209, Rajivgandhi, Salai,
OMR, Kelambakkam - 603 103.
Mobile : 8925418309.

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

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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

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The LandLens suite
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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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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.