

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.

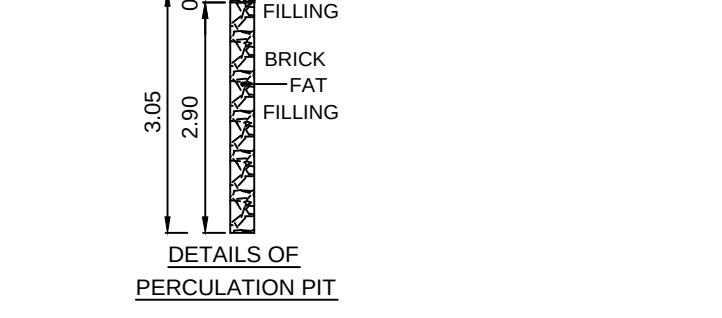
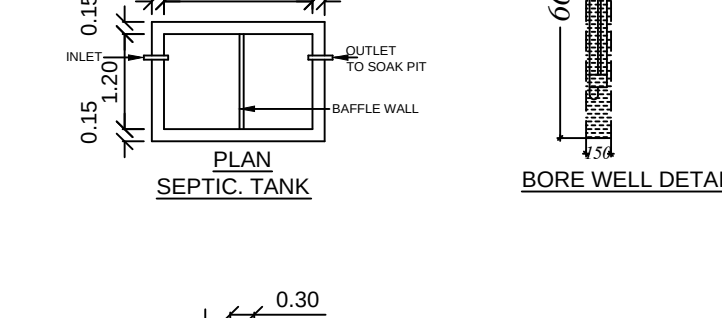
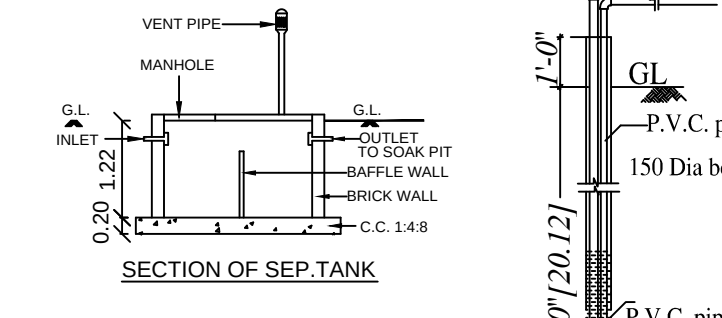
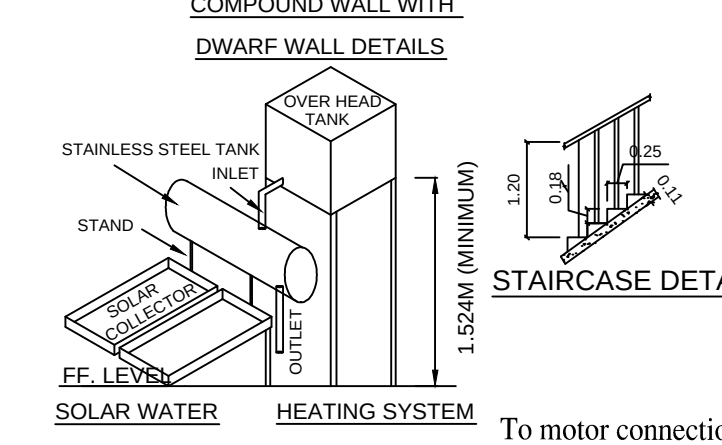
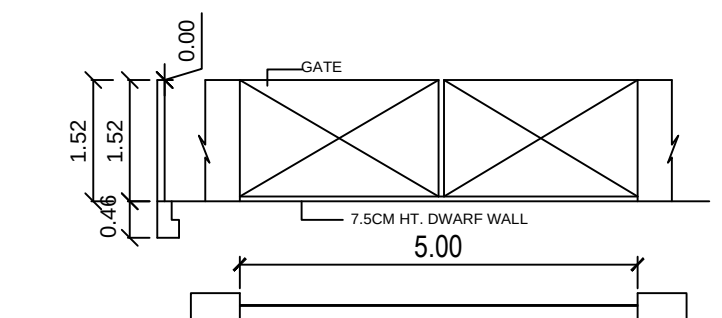
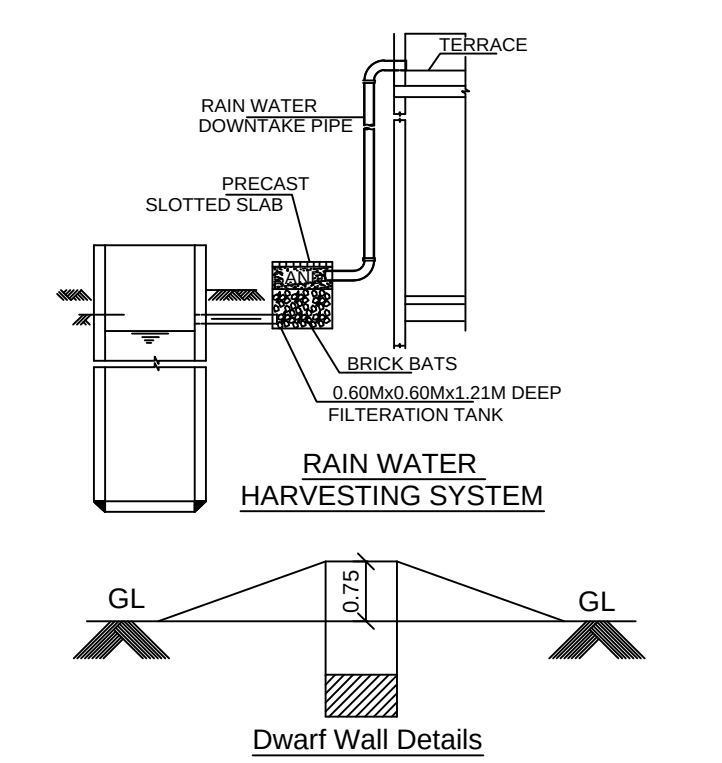
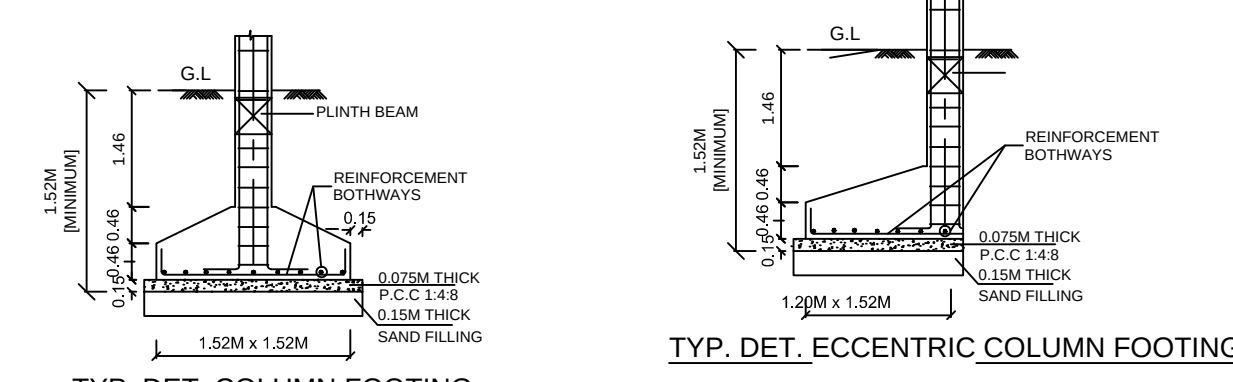
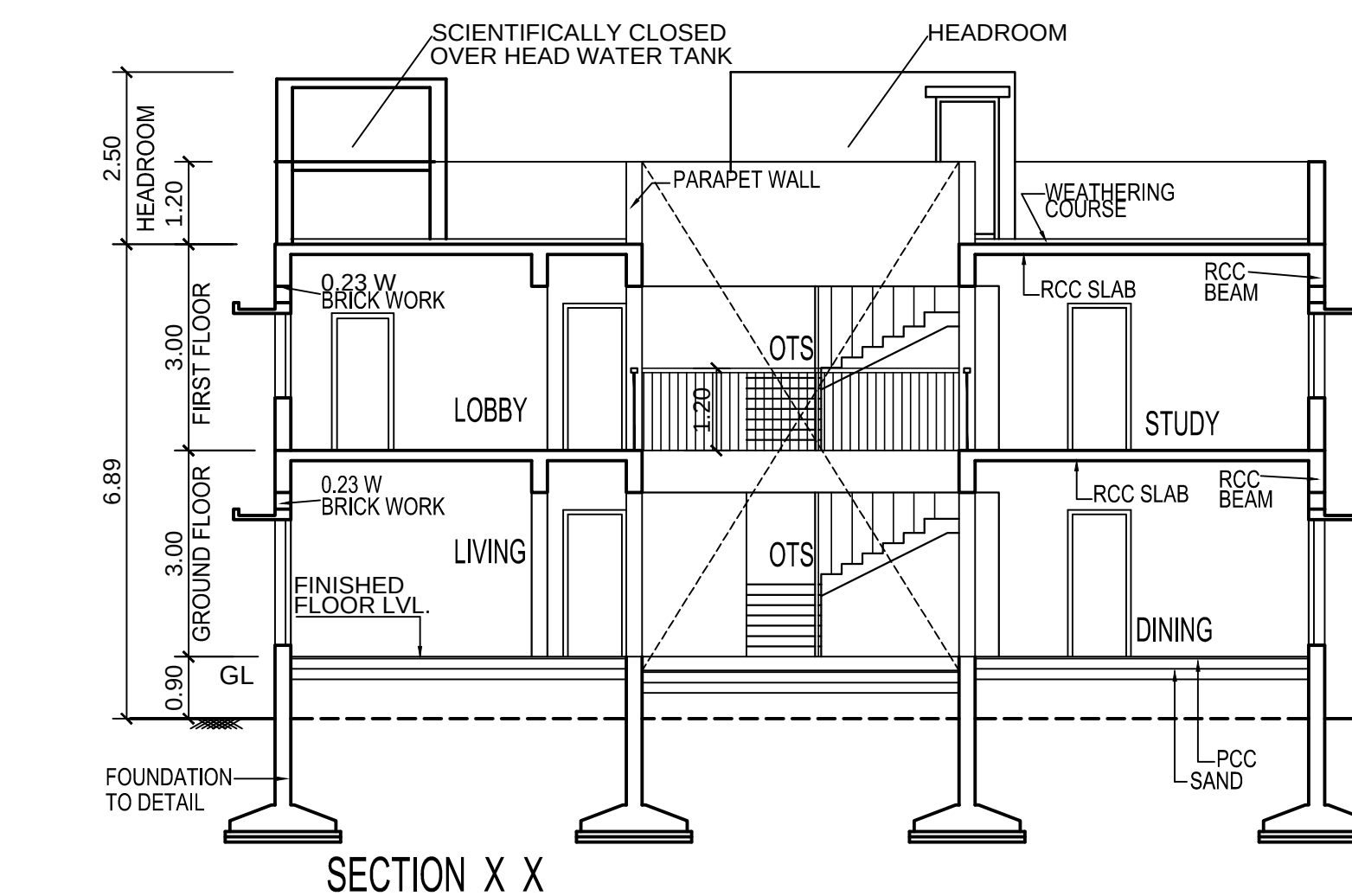
CMDA APPROVED LAYOUT NO : OL-PPD / LO / 0043 / 2025 DATED : 15-03-2025 . PP No : OL-.01643
CMDA VIDE SBC No. CMDA / PP / LAYOUT-1 / 0279 / 2024 DATED : 19-09-2024

SURVEY No : 402 /4A

44.00 M [144'-4½"]

22.20 M [72'-10"]

SITE CUM PROPOSED GROUND FLOOR PLAN N



KEY PLAN
SCALE - NTS

TO KORATUR	KTP ROAD	HA		ER CE
TO PERIVARNI AVYAM				

OXFORD
PUBLIC
SCHOOL

BHARAT
PETRO
BUNK

BHARA
PETRO
BUNK

AREA STATEMENT		
PLOT EXTENT		
AS PER DOC. & SITE	1074.28 SQ.MT.	(26.50 CENTS) (11563.54 SQ.FT.)
LESS LEFT FOR ROAD	65.00 SQ.MT.	
AS PER PATTA.	1005.00 SQ.MT.	(10817.82 SQ.FT.)
LEAST SITE EXTENT	1005.00 SQ.MT.	(10817.82 SQ.FT.)

BUILT UP AREA INCLUDED FOR FSI		
GROUND FLOOR	211.35 SQ.MT	(2274.97 SQ.FT.)
FIRST FLOOR	211.35 SQ.MT	(2274.97 SQ.FT.)
TOTAL FSI AREA	422.70 SQ.MT	(4549.94 SQ.FT.)

TOTAL BUILT UP AREA NOT INCLUDED FOR FSI		
HEADROOM	16.35 SQ.MT	(176.00 SQ.FT.)

F.S.I	0.421
PLOT COVERAGE	21.029 %
CAR PARKING	5 Nos PROVIDED
TW PARKING	10 Nos PROVIDED

DWELLING UNIT AREA IN SQ.MT.	
1	422.70 SQ.MT

(Mr. GANAPATHY PRAKASH K)
OWNER'S SIGNATURE

ALL DIMENSIONS ARE IN METER

SCALE	1-100	JOB NO. 1158 LAB. 1000
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SCALE : 1:100	JOB NO. VKD / APP. / 1062

DATE :	DRG NO: 01
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ARCHITECTURAL CONSULTANT	MOBILE : 99622 45019
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VK DESIGNS

PLOT NO.46, DOOR NO:507B EMERALD NAGAR

FLOT NO 40, DOOR NO. 507/B EMERALD NAGAR,
3rd CROSS STREET, NADUKUTHAGAI VILLAGE,
(PRAKASH NAGAR) THIRUINIRAYUR. 602024

81 V

S. VINOD KUMAR

C.N.VINODKUMAR
CMDA - Registered Engineer Grade-III

No: RE / III / 2024 / 0078
VK DESIGNS

ARCHITECTURAL CONSULTANT
PLOT NO. 46, DOOR NO. 503D

3rd Cross Street, Emerald Nagar, Nadukuthagai Village,
Thirupinravur, 602024. Mobile : 9962245019

LICENSED SURVEYOR

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.

