

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

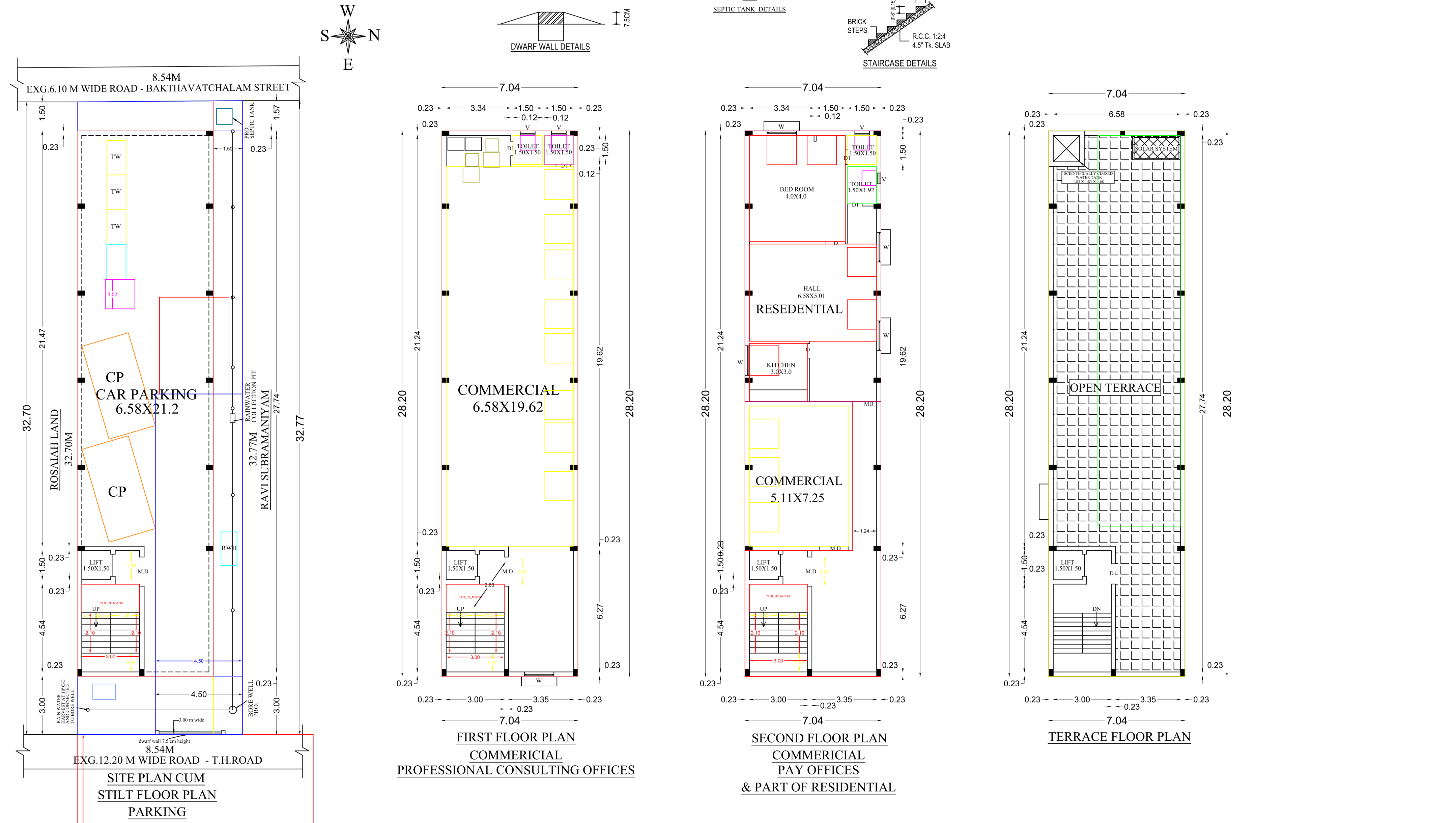
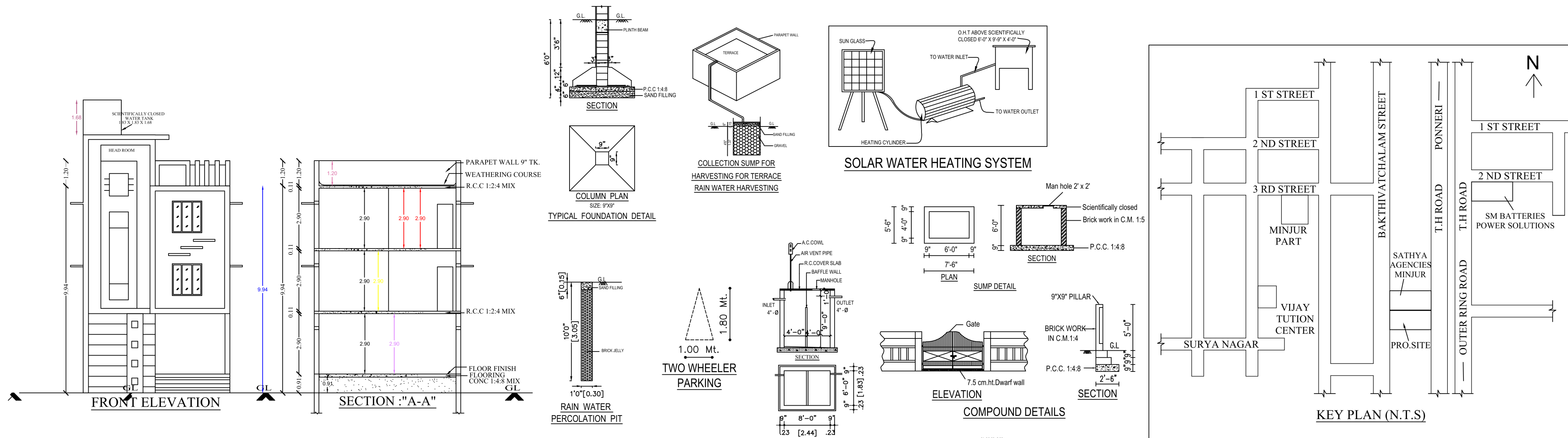
Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Commercial

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), FIRST FLOOR (PROFESSIONAL CONSULTING OFFICES) AND SECOND FLOOR (PAY OFFICES) CONSTRUCTION OF A COMMERCIAL BUILDING AND RESIDENTIAL PART CONSTRUCTION OF SECOND FLOOR WITH ONE DWELLING UNIT AT S.No. 213/3B & 213/16, PATTa NO. 4180, T.H ROAD, VILLAGE NO. 135 MINJUR VILLAGE, MINJUR TOWN PANCHAYAT, PONNERI TALUK, TIRUVALLUR DISTRICT, TAMILNADU-601 203.



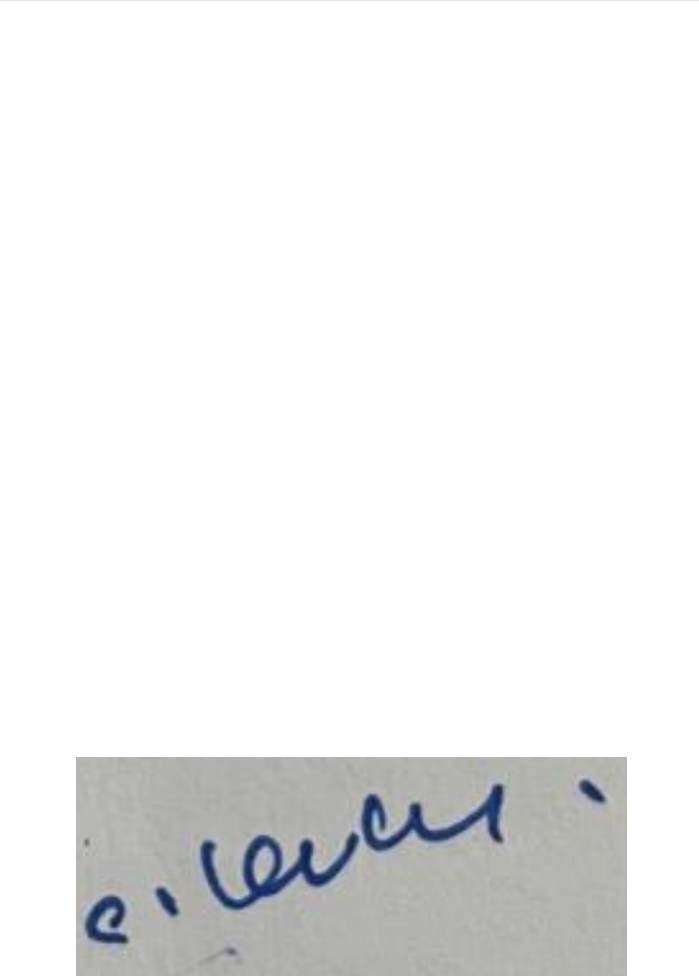
JOINERY DETAILS			
D	DOOR	3'-0" X 7'-0"	(910 X 2130)
D1	DOOR	2'-6" X 7'-0"	(760 X 2130)
W	WINDOW	4'-0" X 4'-0"	(1220 X 1220)
W1	WINDOW	3'-0" X 4'-0"	(910 X 1220)
W0	WINDOW	6'-0" X 4'-0"	(1830 X 1220)
V	VENTILATOR	2'-6" X 3'-0"	(760 X 910)

AREA STATEMENT		
	SQ.FT	SQ.M
Plot Area (as per Patta)	2691.00	250.00
Plot Area (as per Doc.)	2999.00	278.61
Plot Area (as per Site)	3009.08	279.55
PLINTH AREA :		
FIRST FLOOR (Comm.)	2136.87	198.52
SECOND FLOOR (Comm.)	462.42	42.96
SECOND FLOOR (Res.)	1674.45	155.56
TOTAL F.S.I AREA	4273.74	397.04
TOTAL (COMM.) AREA		
TOTAL (COMM.) AREA	2599.29	241.48
TOTAL (RES.) AREA	1674.45	155.56
STILT FLOOR		
Head Room & Lift	250.59	23.28
TOTAL NON F.S.I AREA	2387.57	221.81
F.S.I	- 1.59	
PLOT COVERAGE	- 79%	
TOTAL BUILD-UP AREA		
TOTAL BUILD-UP AREA	6661.31	618.85

COLOUR INDEX	
PROPOSED	
BOUNDARY	
ROAD	

NOTE
ALL DIMENSIONS ARE IN METERS

SCALE :- 1:100



OWNER:
Thiru.VENKATESWARA RAO

Er.S.NANDHAKUMAR, P.E., R.Tech(Civil)
REGISTERED ENGINEER
CORPORATION OF CHENNAI, GR-II REG.No:RE204232025
CMDA REG. No:RE/II/2024/6/0168
DTCP REG. No:TVLR/RE/GR-I/2024/09/029
LAKSHANYA HOMES
No:435/8, 1st Cross Street, Kamaraj Nagar,
K.H.Road, Ennore, Chennai-600 057.
Ph: 9551135682, 9486443682

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.

