

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Residential

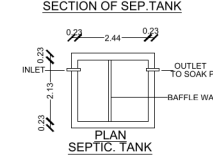
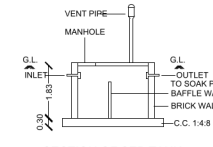
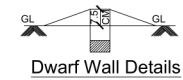
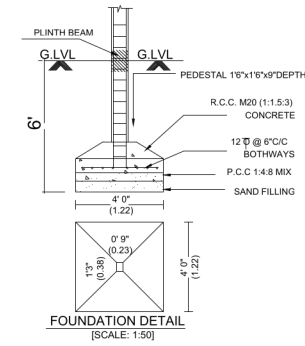
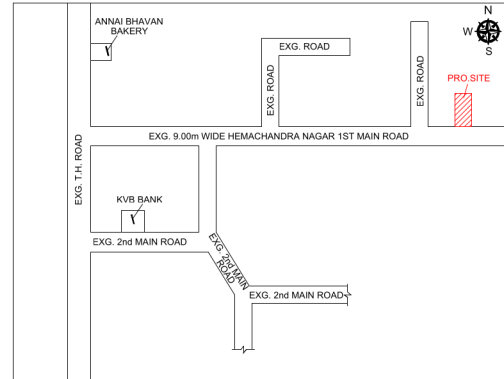
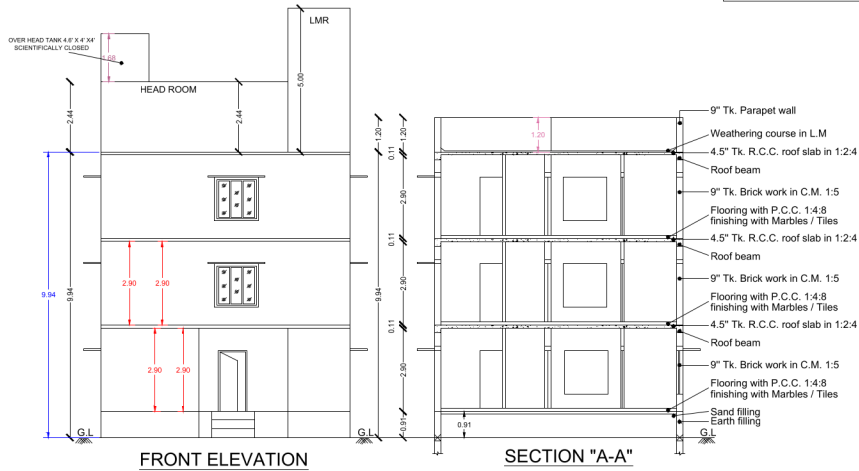
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED GROUND FLOOR, FIRST FLOOR & SECOND FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO: 10, "D.B.R. NAGAR" (D.B. REDDYAR NAGAR), HEMACHANDRA NAGAR 1ST MAIN ROAD IN OLD S.NO: 355/1, AS PER PATT A NEW S.NO: 355/1G, PATT A NO: 9106, OF MINJUR- II VILLAGE, MINJUR TOWN PANCHAYAT, PONNERI TALUK, TIRUVALLUR DISTRICT.

OWNER NAME: Mr. VIKAS SEERVI.

LAYOUT PLAN WAS APPROVED BY MMDA
P.P.D./L.O. NO: 46/88,
VIDE Lr. NO: D2(L)/9044/86.



PLAN INFO
APPLICANT_NAME=Mr. VIKAS SEERVI
PLOT_AREA_M2=181.03
AS_AT_SITE=181.03
FMB_OR_PLR=150.00
AS_PER_DOCUMENT=176.89
PLOT_NO=10
TALUK=PONNERI
DISTRICT=TIRUVALLUR
AVG_PLOT_DEPTH=14.80
AVG_PLOT_WIDTH=12.20
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH=11.60
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=355/1G
PATT A_NO=9106
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SCALE: 1:100 .

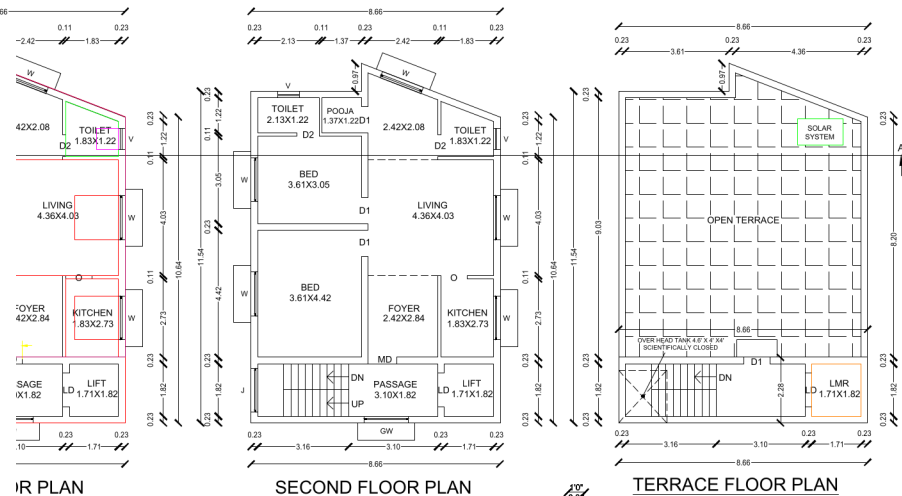
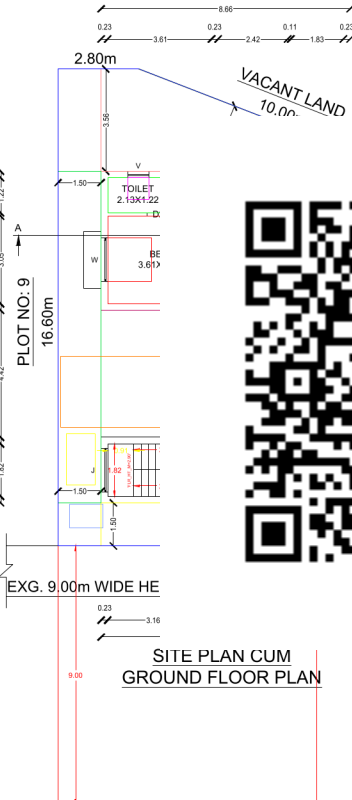
JOINERIES		
MAIN DOOR	MD	1.20 X 2.13
ARCH OPEN	A/O	0.91 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.52 X 1.52
JOLLY	J	1.52 X 1.52
VENTILATOR	V	0.76 X 0.76
GRILL WINDOW	GW	1.52 X 1.52

COLOUR INDEX	STAIRCASE
PROPOSED	TREAD 0.25 M
EXG. ROAD	HAND RAIL
SITE BOUNDARY	WIDTH 1.20 M

ALL DIMENSION ARE IN Feet & Mtr			
EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER DOC.)		1904.00	176.89
PLOT AREA (AS PER PATT A)		1614.60	150.00
SUPER IMPOSED AREA		1948.61	181.03
PLINTH AREA OF G.FLOOR		452.95	42.08
PLINTH AREA OF F.FLOOR		1077.48	100.10
PLINTH AREA OF S.FLOOR		1077.48	100.10
TOTAL AREA		2607.91	242.28
F.S.I		1.62	
COVERAGE		66.73%	
NON-FSI AREA			
PORCH AREA		624.53	58.02
HEAD ROOM & LIFT AREA		212.48	19.74
TOTAL BUILTUP AREA		3444.92	320.04

OWNER: Mr. VIKAS SEERVI.

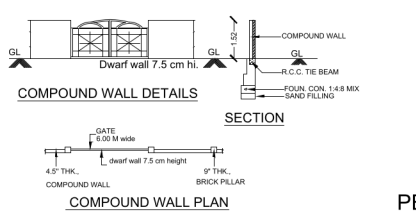
Er.S.NANDHAKUMAR P.C.E.B.Tech(Civil)
REGISTERED ENGINEER
CORPORATION OF CHENNAI GR-II REG.No:RE204232025
CMDA REG. No:RE/II/2024/6/0168
DTCP REG. No:TVLR/RE/GR-I/2024/09/029
LAKSHANYA HOMES
No:435/8, 1st Cross Street, Kamaraj Nagar,
K.H.Road, Ennore, Chennai-600 057.
Ph: 9551135682, 9486443682
REGISTERED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



IR PLAN
PLAN=1,2

SECOND FLOOR PLAN

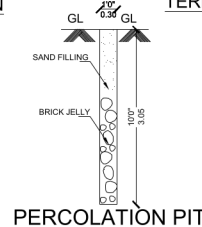
TERRACE FLOOR PLAN



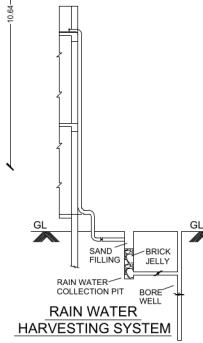
COMPOUND WALL DETAILS

SECTION

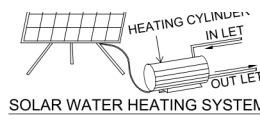
COMPOUND WALL PLAN



PERCOLATION PIT



RAIN WATER HARVESTING SYSTEM



SOLAR WATER HEATING SYSTEM

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.

