PP APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

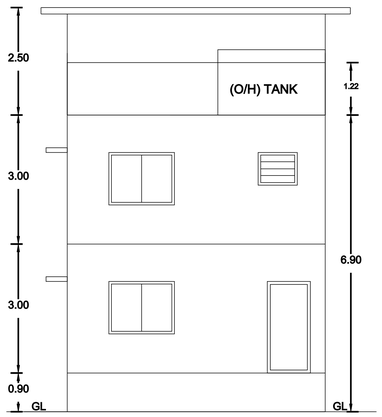
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

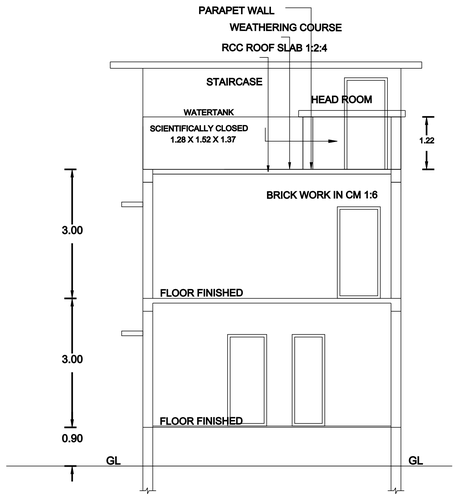
The approval as the planning authority issued it, reproduced in full behind this page.

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

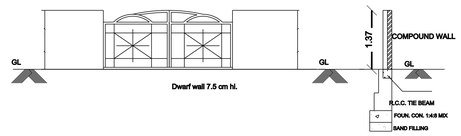
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL SHOP IN GROUND FLOOR COMMERCIAL OFFICE IN FIRST FLOOR AT PLOT NO 104, "VISHNU NAGAR ANNEX", COMPRISED IN S.NO:7/4, AS PER PATTA NO.7496, S.NO.7/50 OF GRANDLYON VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT. PUZHAL PANCHAYAT UNION.

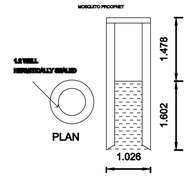


PROPOSED ELEVATION



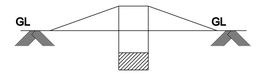
PROPOSED SECTION "A-B"



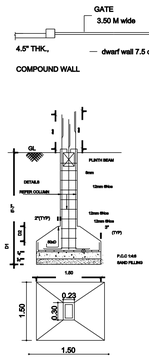


SECTION-BB

DETAIL OF BORE WELL

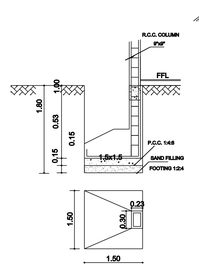


Dwarf Wall Details



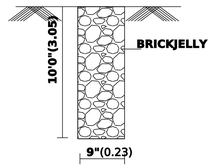
FOUNDATION DETAILS

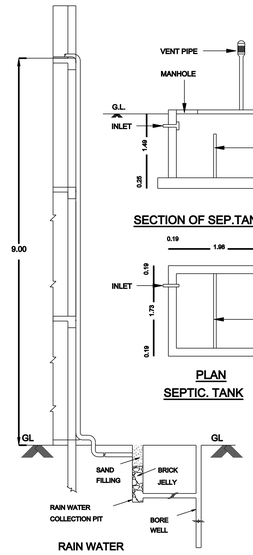
SCALE : 1:50.



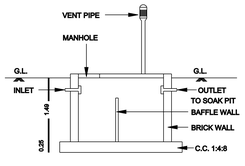
DETAIL OF FOUNDATION (2)

Not to Scale

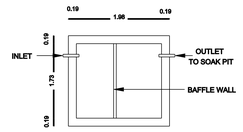




RAIN WATER HARVESTING SYSTEM

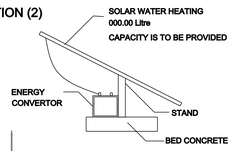


SECTION OF SEP.TANK

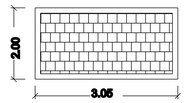


PLAN

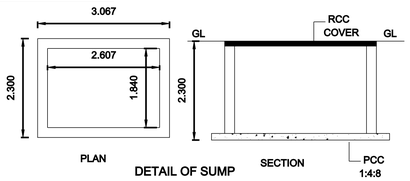
SEPTIC. TANK



LONGITUDINAL SECTION



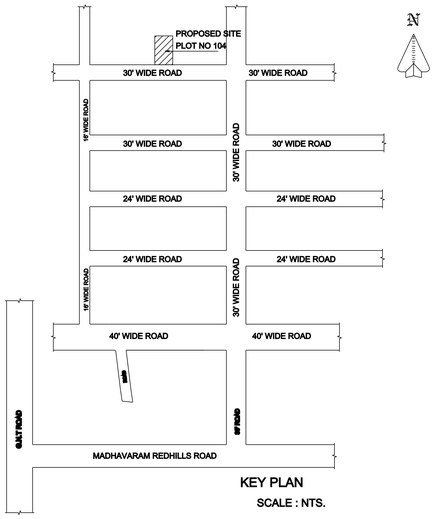
SOLAR SYSTEM



PLAN

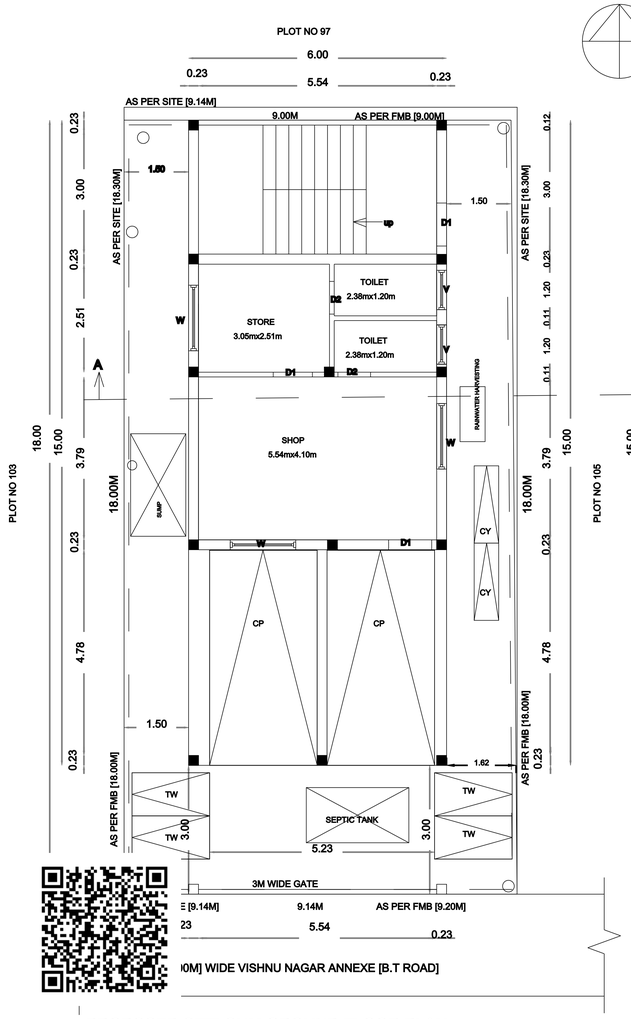
DETAIL OF SUMP

SECTION

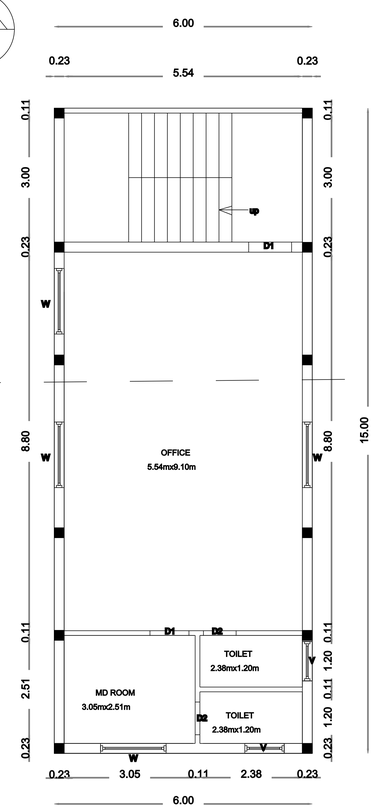


KEY PLAN

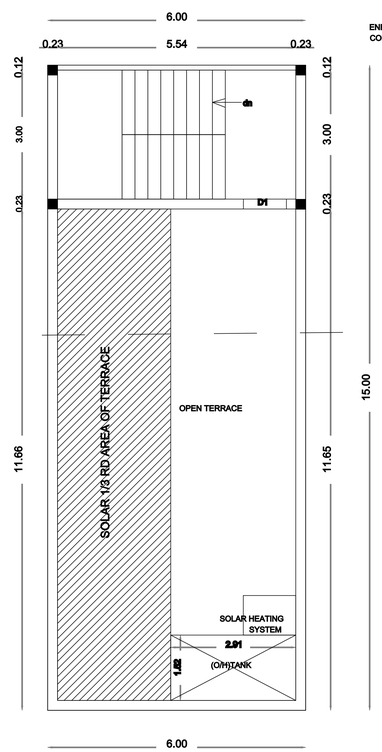
SCALE : NTS.



PROPOSED SITE CUM GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN1:3 MIX

AREA STATEMENT		SQ.FT	SQ.MT
PLOT AREA	(AS PER DOCUMENT)	1800.00	167.22
PLOT AREA	(AS PER PATTA)	1722.24	160.00
PLOT AREA	(AS PER SITE)	1756.90	163.22
FSI AREA			
PRO. GROUND FLOOR AREA		644.98	59.92
PRO. FIRST FLOOR AREA		968.76	90.00
TOTAL FSI AREA		1613.74	149.92
NON FSI AREA			
PRO. CAR PARK AREA		323.78	30.08
PRO. HEAD ROOM		216.03	20.07
TOTAL NON FSI AREA		539.81	50.15
NET TOTAL FSI & NON FSI AREA		2153.55	200.07

PLOT COVERAGE : 56.25 %

FLOOR SPACE INDEX : 0.94

JOINERY DETAILS:

	DESCRIPTION	IN METER
MD	MAIN DOOR	1.00X2.13
D1	DOOR	0.91X2.13
D2	TOILET DOOR	0.76X2.13
O	OPENING	0.91X2.13
W	WINDOW	1.22X1.22
V	VENTILATOR	0.91X0.61

COLOUR INDEX:

PROPOSED BUILDING

EXISTING ROAD

BOUNDARY LINE

APPLICANT

K. Savalakshmi.

REGISTERED ENGINEER.

Er. M. MAHALAKSHMI. BE., Civil
Registered Engineer Grade - III (RE)
RE / GR - III / 19 / 04 / 093
No : 37, Green Homes, Kuppusamy Street,
Vetri Nagar, Chennai - 600 082.

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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Chennai 600 097, India
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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.