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.

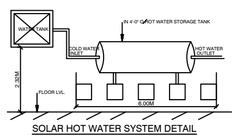
(S)PLACE : BETWEEN SPACE & PLACE

# PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF GROUND + SECOND FLOOR RESIDENTIAL BUILDING WITH 03 DWELLING UNITS AT "GARDEN TOWN", PLOT NO : 280, 30'0"(9.00M) WIDE EXISTING ROAD AND 24'0"(7.20M) WIDE EXISTING ROAD, PARIVAKKAM, THIRUVALLUR. COMPRISED IN OLD S.NO : 23/2A1A1, AS PER PATTA NO : 4744, NEW S.NO : 23/42, OF PARIVAKKAM VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT. PARIVAKKAM PANCHAYAT & POONAMALLEE PANCHAYAT UNION LIMIT.

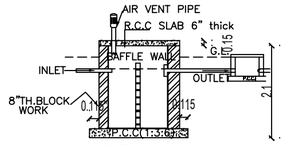
NOTE:

EARLIER LAYOUT SANCTIONED DETAILS :

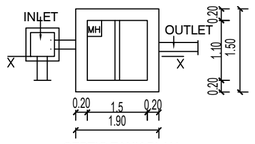
CMDA Permit No : 14605 Dt.30.12.2021,
Layout No PPD/LO No.196/2021,
Vide Letter No : Layout -1 / 0093 / 2021 dt.30.12.2021 and the Commissioner, Poonamallee Panchayat Union in R.C No: 3596 / 2021 / A3 Dt. 14.02.2022 and President, Parivakkam Panchayat & Poonamalle Panchayat Union in R.C No. 1093/2022 Dt. 23.03.2022;



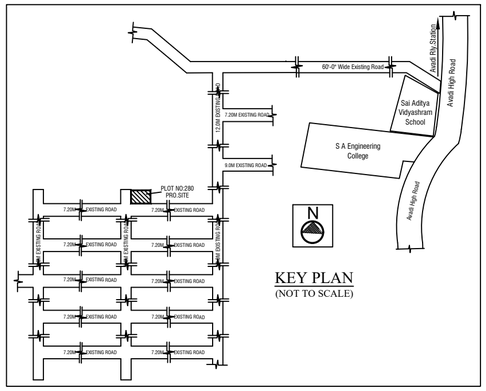
SOLAR HOT WATER SYSTEM DETAIL
NOT TO SCALE



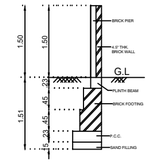
SECTION ON 'XX'
NOT TO SCALE



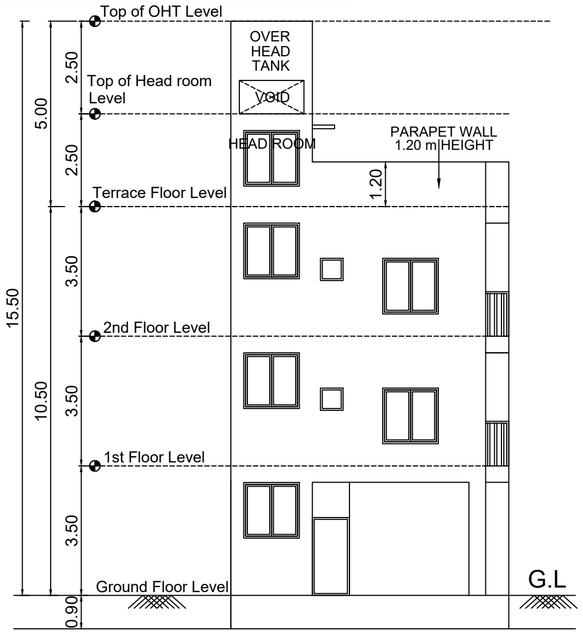
SEPTIC TANK PLAN
NOT TO SCALE



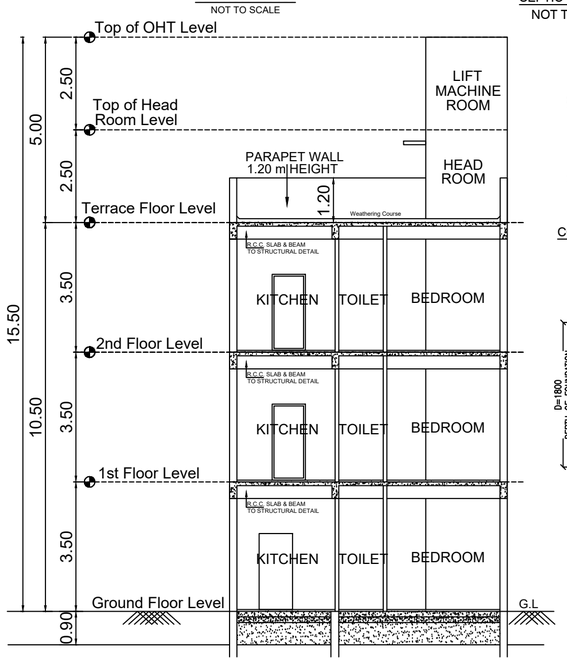
KEY PLAN
(NOT TO SCALE)



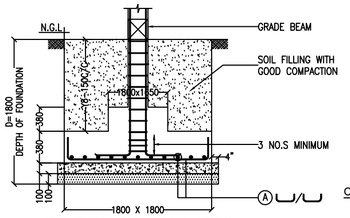
COMPOUND WALL DETAIL
(NOT TO SCALE)



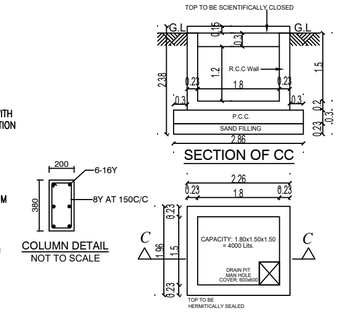
WEST SIDE ELEVATION



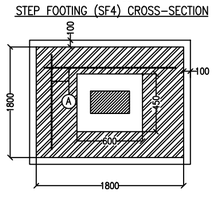
SECTION ON "A - A"



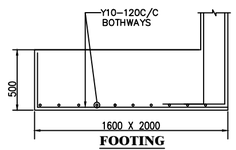
STEP FOOTING (SF4) CROSS-SECTION



SECTION OF CC



STEP FOOTING (SF4)-PLAN
NOT TO SCALE



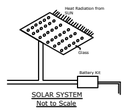
FOOTING
NOT TO SCALE



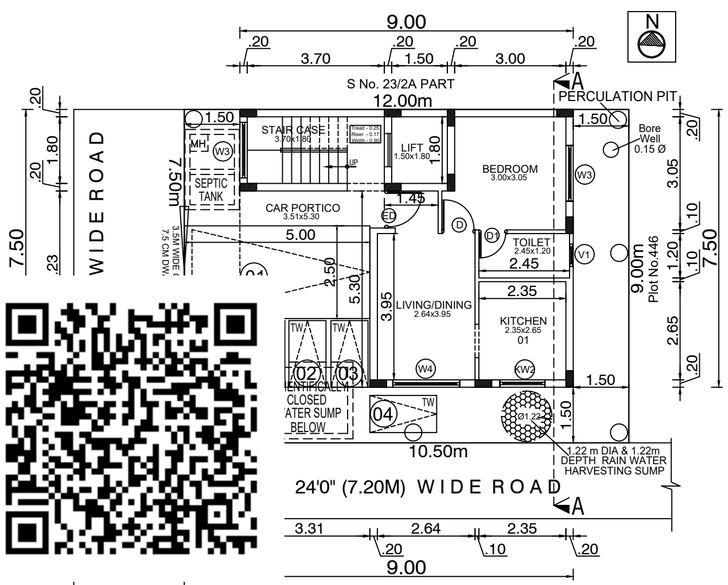
COLUMN DETAIL
NOT TO SCALE



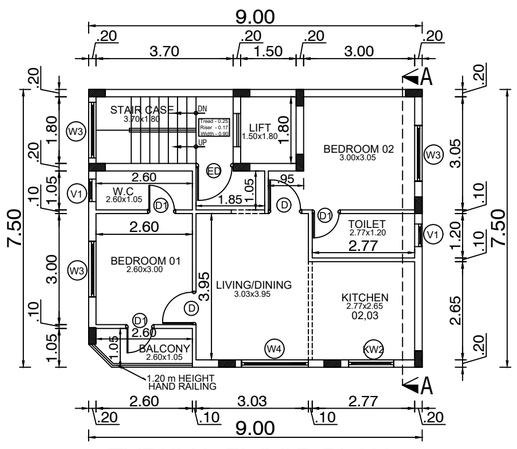
PLAN OF SUMP
(NOT TO SCALE)



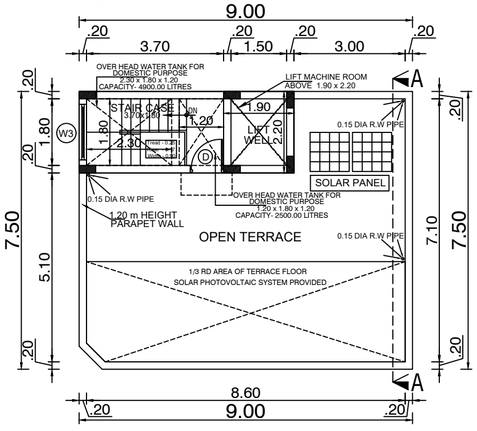
SOLAR SYSTEM
Not to Scale



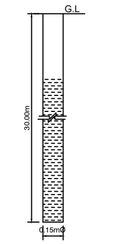
SITE PLAN CUM GROUND FLOOR PLAN
(PROPOSED)



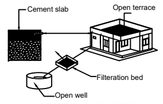
TYPICAL FLOOR PLAN
(FIRST & SECOND FLOOR)
(PROPOSED)



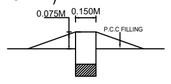
TERRACE FLOOR PLAN
(PROPOSED)



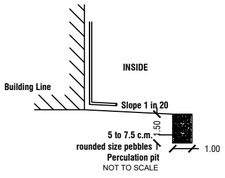
Bore Well Details
Scale N.T.S



RAIN WATER HARVESTING
NOT TO SCALE

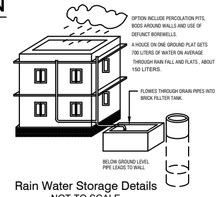


DWARF WALL DETAILS
NOT TO SCALE



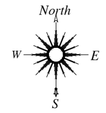
NOT TO SCALE

COMPOUND WALL & GATE IN ELEVATION
(NOT TO SCALE)



Rain Water Storage Details
NOT TO SCALE

NORTH POINT:




SHEET NO: 01

SPECIFICATIONS:

FOUNDATION:
R.C.C. PILE FOUNDATION OVER A BED OF 1:4:8 SAND FILLING.
R.C COLUMN FOUNDATION AND TIE (PLINTH) BEAMS OVER A BED OF P.C.C 1:4:8 SAND CUSHIONS.

SUPER STRUCTURE:
100mm THK. INTERNAL & 150mm THK. EXTERNAL WALLS IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C. WORK:
R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN M25 MIX ADEQUATELY REINFORCED.

FLOORING:
CERAMIC FLOORING.

WEATHERING COURSE:
ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION | SIZE |
|---|---|---|
| ED | Entrance Door | 1.00 x 2.10 |
| D | Door | 0.91 x 2.10 |
| D1 | Door | 0.76 x 2.10 |
| W1 | Window | 0.91 x 1.50 |
| W2 | Window | 1.22 x 1.50 |
| W3 | Window | 1.53 x 1.50 |
| W4 | Window | 1.83 x 1.50 |
| W6 | Window | 2.44 x 1.50 |
| KW2 | Window | 1.22 x 1.00 |
| V1 | Ventilator | 0.61 x 0.90 |

AREA STATEMENT (FSI AREA IN SQ.M)

| | | |
|---|---|---|
| PLOT EXTENT [AS PER DOCUMENT] | : 1150.00 SQ.FT | 106.87 SQ.M |
| PLOT EXTENT [AS PER PATTA] | : 1151.75 SQ.FT | 107.00 SQ.M |
| PLOT EXTENT [AS PER SITE] | : 1150.00 SQ.FT | 106.87 SQ.M |

PROPOSED BUILDING AREA (F.S.I)

| FLOORS | SQ.FT | SQ.M |
|---|---|---|
| GROUND FLOOR AREA | 522.16 | 48.51 |
| FIRST FLOOR AREA | 724.52 | 67.31 |
| SECOND FLOOR AREA | 724.52 | 67.31 |
| TOTAL FLOOR F.S.I AREA | 1971.20 | 183.13 |

F.S.I. = $\frac{183.13}{106.87}$ = 1.713 | PLOT COVERAGE : 62.98 %

NO OF DWELLING UNITS : 03 NOS
NO OF CAR REQUIRED : NA
NO OF CAR PROVIDED : 01 NOS
NO OF TWO WHEELER REQUIRED : 03 NOS
NO OF TWO WHEELER PROVIDED : 04 NOS

NON - F.S.I. AREA

| FLOORS | SQ.FT | SQ.M |
|---|---|---|
| STILT FLOOR AREA | 202.36 | 18.80 |
| HEAD ROOM AREA | 137.35 | 12.76 |
| OVER ALL TOTAL BUILT UP AREA | 2310.91 | 214.69 |

ALL DIMENSION ARE IN METRE

COLOUR INDEX :-

DEMOLITION =
PROPOSED =
BOUNDARY =
ROAD =

GPA / OWNER SIGNATURE

Mr.PRADEEP KUMAR.A.T

REGISTERED ENGINEER / ARCHITECT

Er. SRIDHAR. K
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
REG. No: RE/GR-111/2019/04/066
GREATER CHENNAI CORPORATION
REG. No: RE300382024
No.63/B, Katta Bomman Street, Tharamani,
Chennai - 600 113. Mob: 94456 57022 / 86672 97137

DRAWING TITLE
SITE CUM GROUND FLOOR PLAN,
TYPICAL FLOOR PLAN (FIRST & SECOND FLOOR),
TERRACE FLOOR PLAN,
WEST SIDE ELEVATION & SECTION ON "A-A"

| | | | |
|---|---|---|---|
| DRAWN | S.P | CHECKED | K.S |
| SCALE | 1:100 / 1":8'0" | DATE | 20.08.2025 |

(S)PLACE : BETWEEN SPACE & PLACE

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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FREE TOOLS · NO ACCOUNT NEEDED

# 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

Verified RealEstate™

# 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**
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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.