Verified RealEstate™

REFERENCE
06/2025-26

ISSUED
29 September 2025

PP APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

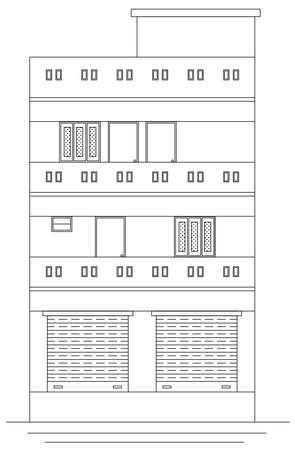
The approval as the planning authority issued it, reproduced in full behind this page.

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

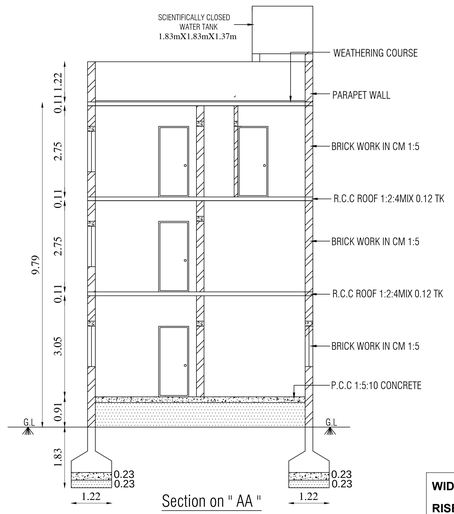
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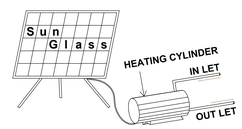
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF THE R.C.C. ROOF FIRST FLOOR & SECOND FLOOR RESIDENTIAL BUILDING & EXISTING GROUND FLOOR COMMERCIAL BUILDING, AT OLD S.NOS:- 143/4B3 & 158/5C, NEW PATTA S.NOS:- 148/4B3B & 148/5C2 , PATTA NO:- 3060, CHITTOOR ROAD, K.G. KANDIGAI VILLAGE & PANCHAYAT, TIRUTTANI TALUK, TIRUVALLUR DISTRICT.,



Elevation

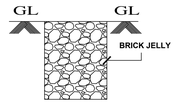


Section on " AA "

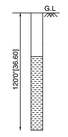


SOLAR WATER HEATING SYSTEM

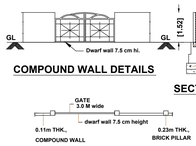
SCALE-1:30



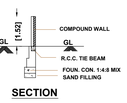
RAINWATER HARVESTING PIT



Bore Well

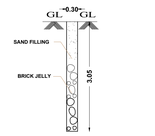


COMPOUND WALL DETAILS

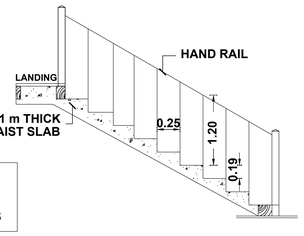


SECTION

COMPOUND WALL PLAN

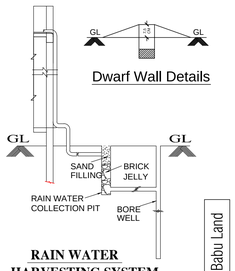


PERCULATION PIT



WIDTH	- 0.91
RISER	- 0.19
TREAD	- 0.25

STAIRCASE DETAIL



RAIN WATER HARVESTING SYSTEM

Mr. Karthikeyan Land

36'-0" (10.98 M)

Rain Water Harvesting Bubble Bed

Rear Open 17.21 M

Mr. K.K. Babu Land

148'-3" (45.22 M)

Side Open 2.67 M

Existing Ground Floor Commercial, Proposed Additional Construction of First Floor & Second Floor Residential Building

18.30 M

[6.79 M]

Side Open 1.52 M

148'-3" (45.22 M)

Mr. Prakash Land

Bore Well

[6.79 M]

Front Open 9.68 M

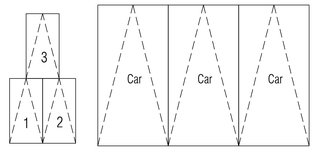
Septic Tank

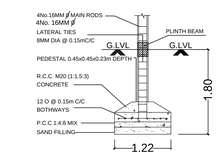
36'-0" (10.98 M)

Chittoor Road

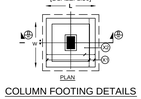
Site Plan

(Scale - 1:100)

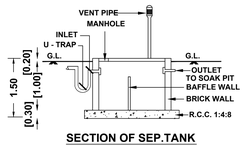




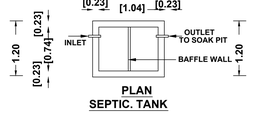
FOUNDATION DETAIL



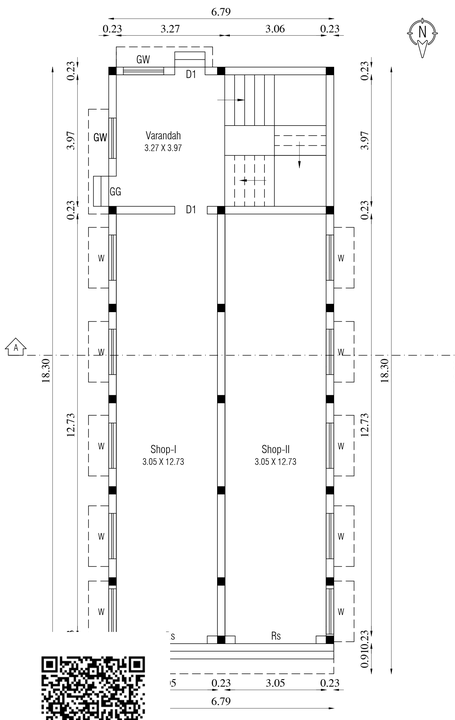
COLUMN FOOTING DETAILS



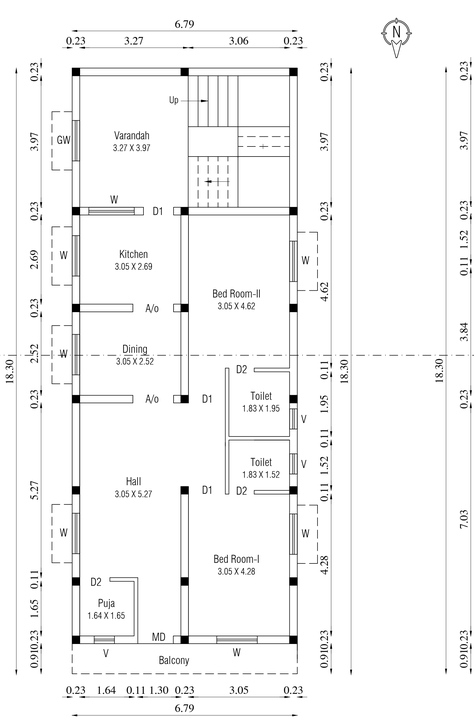
SECTION OF SEP.TANK



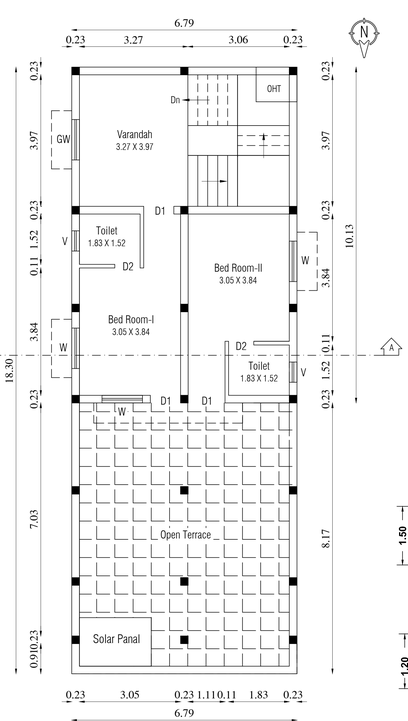
PLAN SEPTIC. TANK



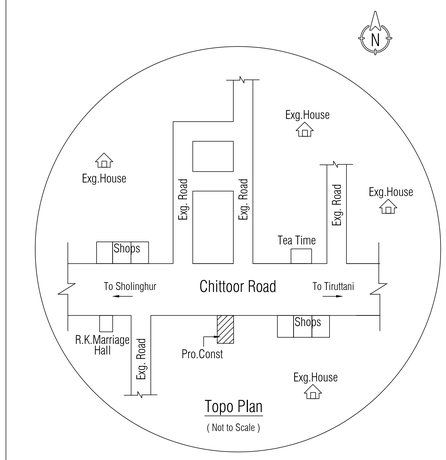
Exg.Ground Floor Plan



Pro. Additional First Floor Plan



Pro. Additional Second Floor Plan



Topo Plan

(Not to Scale)

OWNER NAME :- Mr. H. SATYNARAYAN , S/o. Mr. Hardeen.

JOINERIES — SCALE:- 1:100.

MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.37 X 1.22
WINDOW	W1	0.91 X 1.22
ROLLING SHUTTER	RS	2.44 X 2.13
VENTILATOR	V	0.76 X 0.61

COLOUR INDEX

PROPOSED

ROAD

SITE BOUNDARY

ALL DIMENSION ARE IN Feet & Metre

EXTENT IN	SQ.FTS	SQ.MTS
PLOT AREA (AS PER DOCUMENT) (12.25 Cents)	5341.00	496.19
PLOT AREA (AS PER PATTA)	5341.00	496.19
SUPER IMPOSED AREA	5341.00	496.19
EXISTING PLINTH AREA OF GROUND FLOOR	1337.53	124.26
PROPOSED ADDITIONAL PLINTH AREA OF FIRST FLOOR	1337.53	124.26
PROPOSED ADDITIONAL PLINTH AREA OF SECOND FLOOR	740.35	68.78
TOTAL FLOOR AREA	3415.41	317.30
AREA OF OPEN	4003.47	371.93
COVERAGE	25.04 %	
F.S.I	0.64	
NON-FSI		
HEAD ROOM	323.78	30.08

Er. M. RAMACHANDRAN, B.E.,(Civil Engineer)
Registered Engineer, (Gr-II),Tiruttani Municipality
Reg. No: 013/LS/2022/00003
M.R. PLANNERS & BUILDERS
No: 17, Bazzar Street, Amirthapuram,
Tiruttani-631 209, Thiruvallur Dist.
Mob. 8098673623 / 9344279277

OWNER :

REGISTER ENGINEER:

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

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

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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.