

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

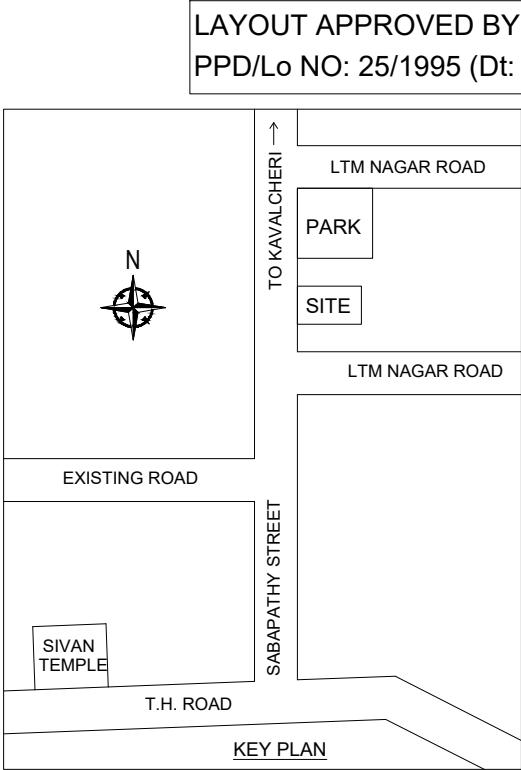
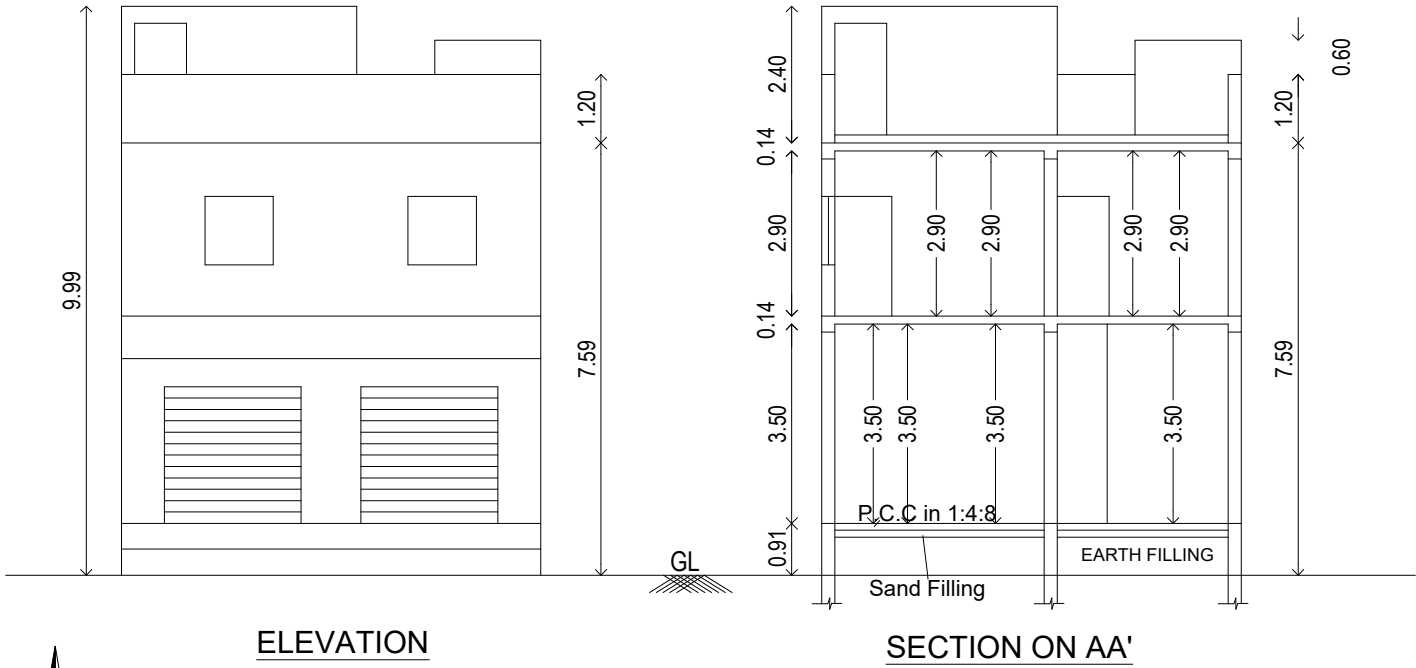
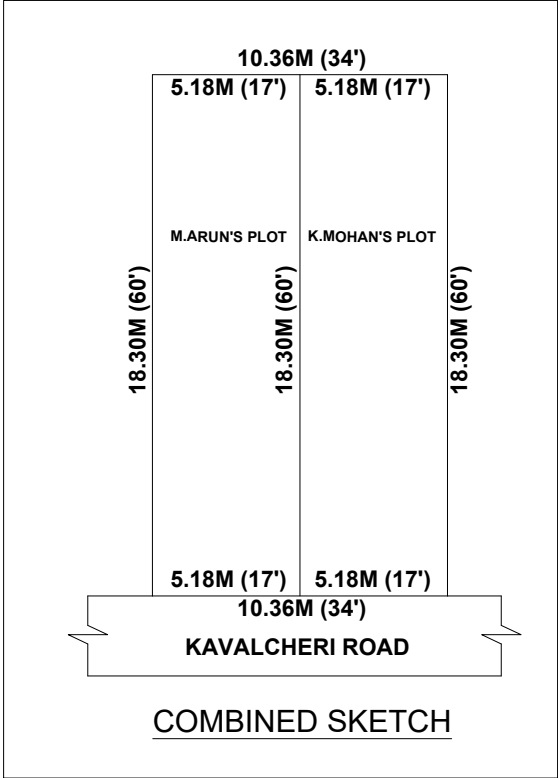
PURPOSE

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 CONSTRUCTION OF RESIDENTIAL BUILDING WITH A COMMERCIAL UNIT AND THREE DWELLING UNITS AT PLOT NO: 106, LTM NAGAR, SURVEY NO: 75/1B PT & 75/2 PT, (AS PER PATTa NO: 4510, S.NO: 75/1B4B1 & 75/2D2A AND AS PER PATTa NO: 4511, S.NO: 75/1B4B2 & 75/2D2B), THIRUMAZHISAI VILLAGE & TOWN PANCHAYAT, POONAMALLEE TALUK, THIRUVALLUR DISTRICT.



PLAN INFO
PLOT_AREA_M2=189.59
PLOT_NO=106
SURVEY_NO= 75/1B PT & 75/2 PT
AS_PER_DOCUMENT=189.59
AS_AT_SITE=189.59
FMB_OR_PLR=190.00
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTa_NO=4510 & 4511
TALUK=POONAMALLEE
DISTRICT=THIRUVALLUR
CRZ=NO
ACCESS_WIDTH_M=18.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH= 18.30
AVG_PLOT_WIDTH= 10.36
AREA_TYPE=OTHERS
ROAD_WIDTH=18.00
ROAD_LENGTH=350
LAND_USE_ZONE=RESIDENTIAL & COMMERCIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
IS APPROVED LAYOUT=YES
PREMIUM FSI REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=5

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	2.4 X 2.4
MD	MAIN DOOR	1.0 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.37 X 1.22
W1	WINDOW	0.91 X 1.22
V	VENTILATOR	0.9 X 0.6

SPECIFICATIONS

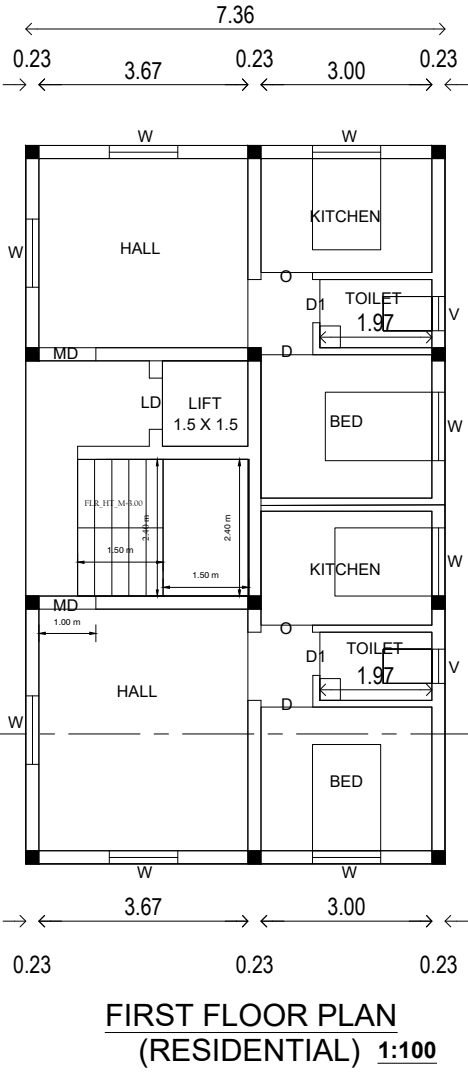
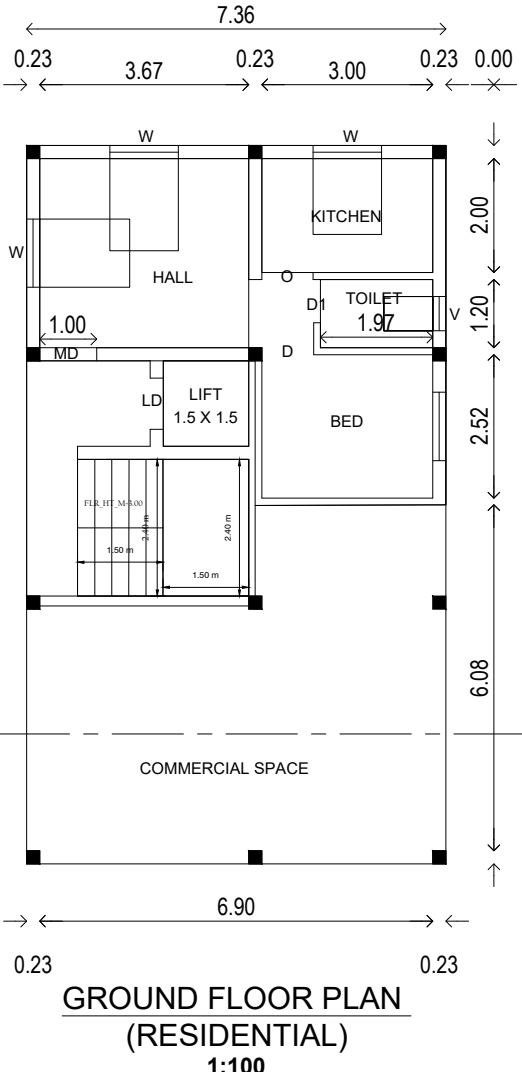
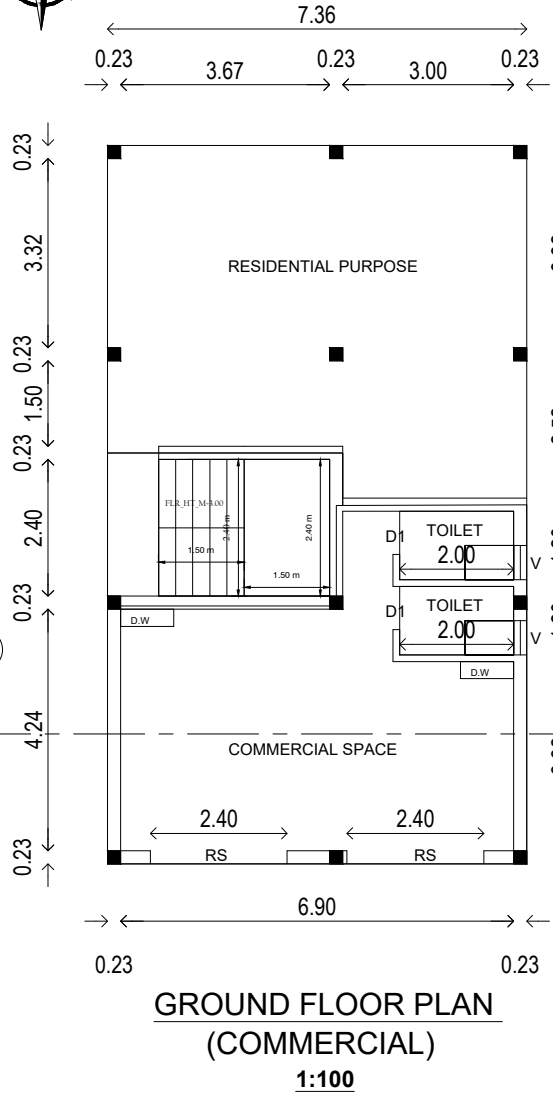
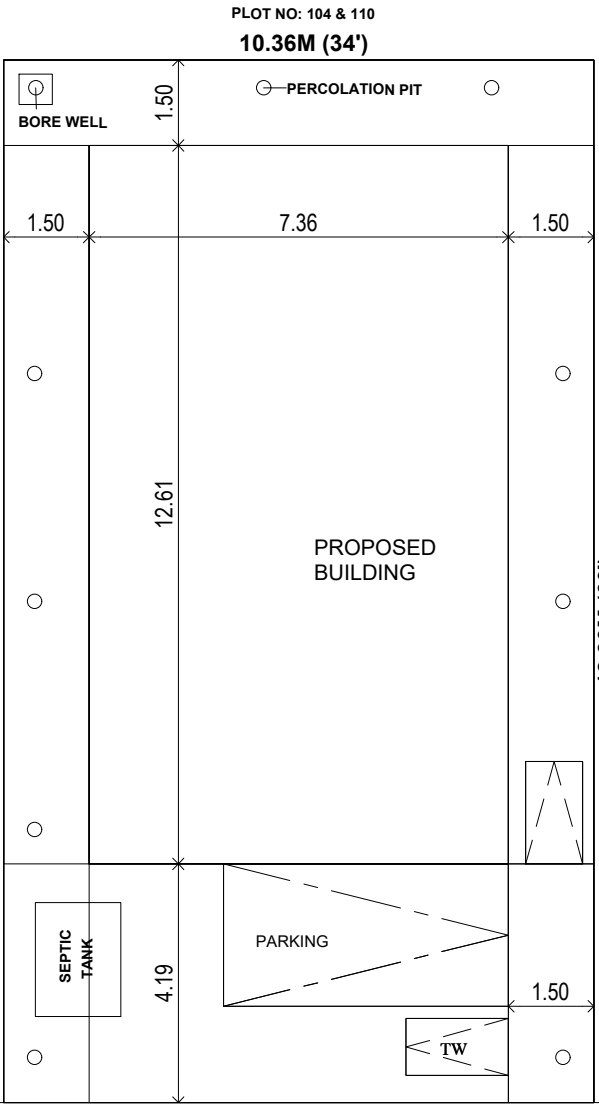
R.C.C IN 1:2:4 FOR COLUMN FOOTING
COLUMN AND PLINTH BEAM.
P.C.C IN 1:4:8 FOR FOUNDATION BASE AND
FLOOR BASE
CERAMIC TILES FLOOR FINISHING
SUPERSTRUCTURE BRICK WORK IN CM 1:6 9" THK.
R.C.C 1:2:4 FOR LINTEL SUNSHADE ROOF SLAB BEAMS.
CEILING PLASTERING IN CM 1:3 AND 1:5 FOR WALLS.
COUNTRY WOOD DOORS AND WINDOWS.
2 COATS OF CEMENT PAINTING FOR WALLS AND CEILING.
2 COATS OF ENAMEL PAINTING FOR WOOD WORK.
PARAPET WALL IN B.W. 1:6 9" THK. 3'0" HT.
WEATHERING COURSE IN B.JL CONC. OVER ROOF SLAB

AREA STATEMENT

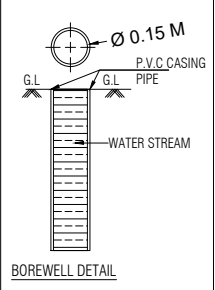
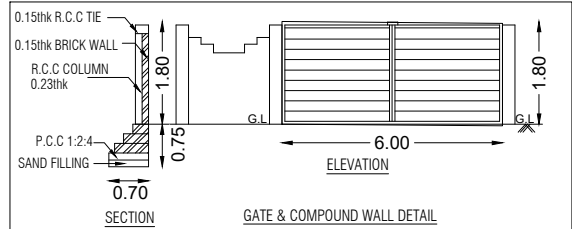
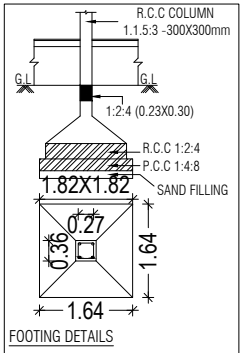
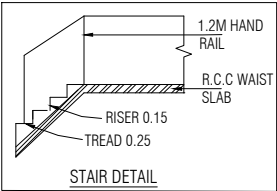
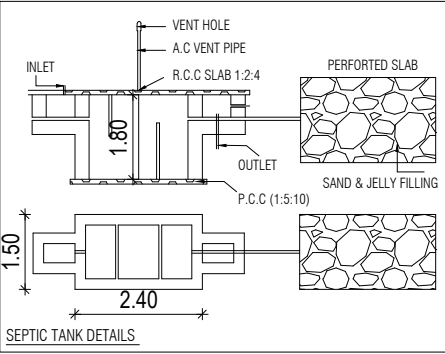
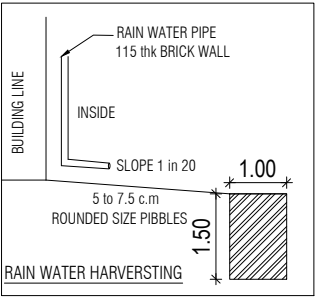
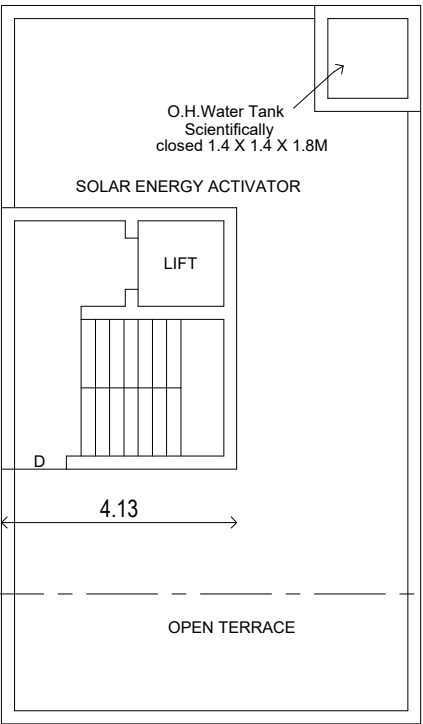
DESCRIPTION	AREA (SQ.M.)	AREA (SQ.FT.)
PLOT AREA(as per document)	189.59	2040
PLOT AREA (as per patta)	190.00	-
PLOT AREA (as per site)	189.59	2040
GROUND FLOOR (COMMERCIAL)	39.25	422
GROUND FLOOR (RESIDENTIAL)	53.57	577
FIRST FLOOR (RESIDENTIAL)	92.81	999
TOTAL	185.63	1998
HEADROOM	18.96	203.97
F.S.I	0.98	

OWNERS: M.ARUN K.MOHAN

O.RAJASEKAR, D.C.E., D.C.T
ENGINEERS - GRADE-III-RE
REGN.NO:010/LS/2025/00002
POONAMALLEE MUNICIPALITY
CREATIVE ENGINEERS
CELL : 9840617141



TERRACE FLOOR PLAN 1:100



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.

