

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

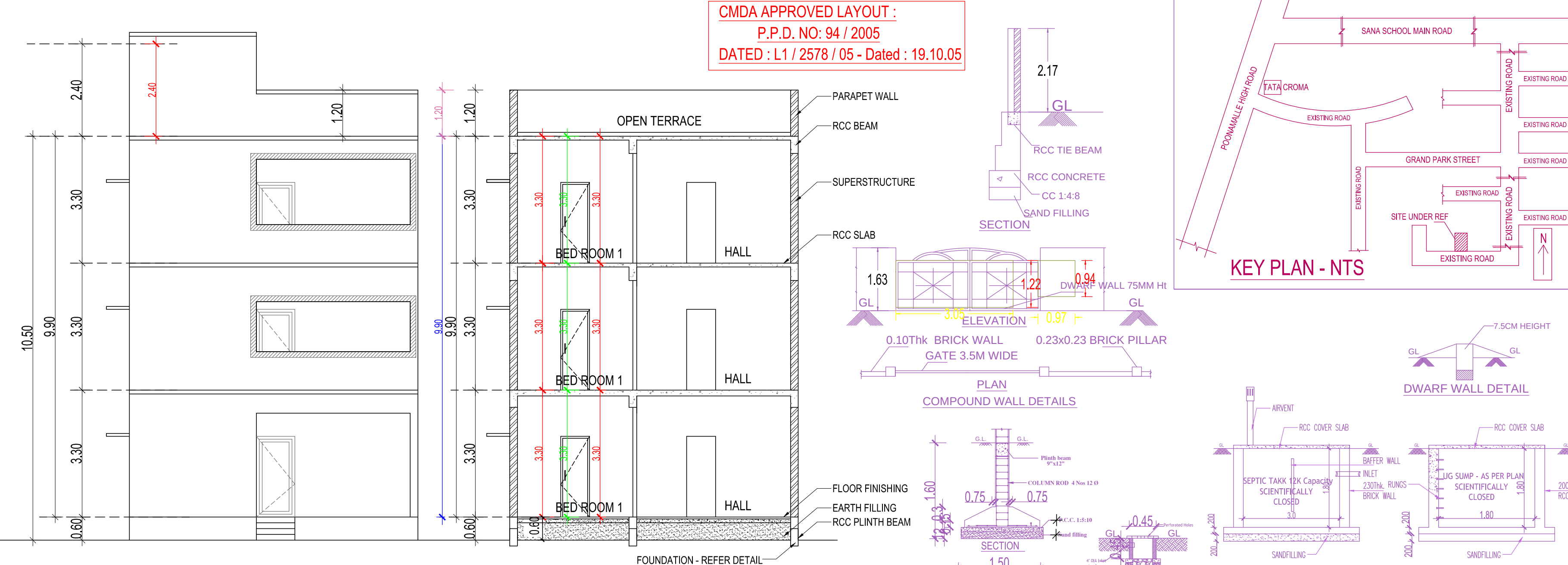
ISSUING AUTHORITY

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 PROPOSED CONSTRUCTION OF GROUND ,FIRST & SECOND FLOOR (9.9M HEIGHT) RESIDENTIAL BUILDING WITH (03) THREE DWELLING UNITS,AT PLOT NO 68,K.G.T.NAGAR, GOPARASANALLUR , CHENNAI - 600056,COMPRISED IN OLD S.NO- 69/1 & 69/2A AND NEW S.NO - 69/4 & 69/5 AS PER NEW PATTA NO - 1908, GOPARASANALLUR VILLAGE,KATTUPAKKAM PANCHAYAT , POONAMALLE TALUK,THIRUVALLUR DISTRICT , UNDER POONAMALLE PANCHAYAT UNION LIMIT



SPECIFICATION	
1.R.C.C FOOTING FOR FOUNDATION IN RCC 1:1.5:3 (M20)	
2.R.C.C COLUMN IN RCC 1:1.5:3 (M20)	
3.R.C.C ROOF SLAB & BEAM IN RCC 1:1.5:3 (M20)	
4.230MM BRICK WORK IN CM 1:5 FOR SUPERSTRUCTURE	
5.COUNTRYWOOD DOOR WITH FLUSH SHUTTERS	
6.COUNTRYWOOD GLAZED WINDOWS	
7.INTERNAL PLASTERING IN CM 1:4	
8.EXTERIOR PLASTERING IN CM 1:5	
9.CEILING PLASTERING IN CM 1:4	
10.WEATHERING COURSE IN BRICK JELLY	
LIME CONCRETE 1:3 MIX	
11.WEATHERING TILES IN 9"x9" BURNT CLAY TILES IN LAID IN CM 1:3 MIX	

PLOT EXTEND	
AS PER DOCUEMNT	: 111.52 SQM
AS PER PATTA	: 100.00 SQM
AS PER SITE	: 111.52 SQM

AREA STATEMENT	
FSI AREA :	
GROUND FLOOR	: 54.57 Sqm
FIRST FLOOR	: 68.88 Sqm
SECOND FLOOR	: 68.88 Sqm
TOTAL	: 192.33 Sqm

NON - FSI AREA :	
CAR PARKING AREA	: 14.31 Sqm
HEAD ROOM	: 6.27 Sqm
TOTAL	: 20.58 Sqm

TOTAL FSI & NON FSI AREA :	212.91 Sqm
PLOT COVERAGE	68.88
FSI ACHIVED	192.33
100.00 x100= 68.88%	100.00 =1.92

PARKING REQUIREMENT'S :		
	REQUIRED	PROVIDED
CAR	00	00
BIKE	02	02

SCHEDULE OF JOINERY		
MARKED	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	TOILET DOOR	0.75 x 2.10
W1	WINDOW	1.53 x 1.75
W2	WINDOW	0.90 x 1.20
KW	WINDOW	1.23 x 0.90
V	VENTILATOR	0.90 x 0.60

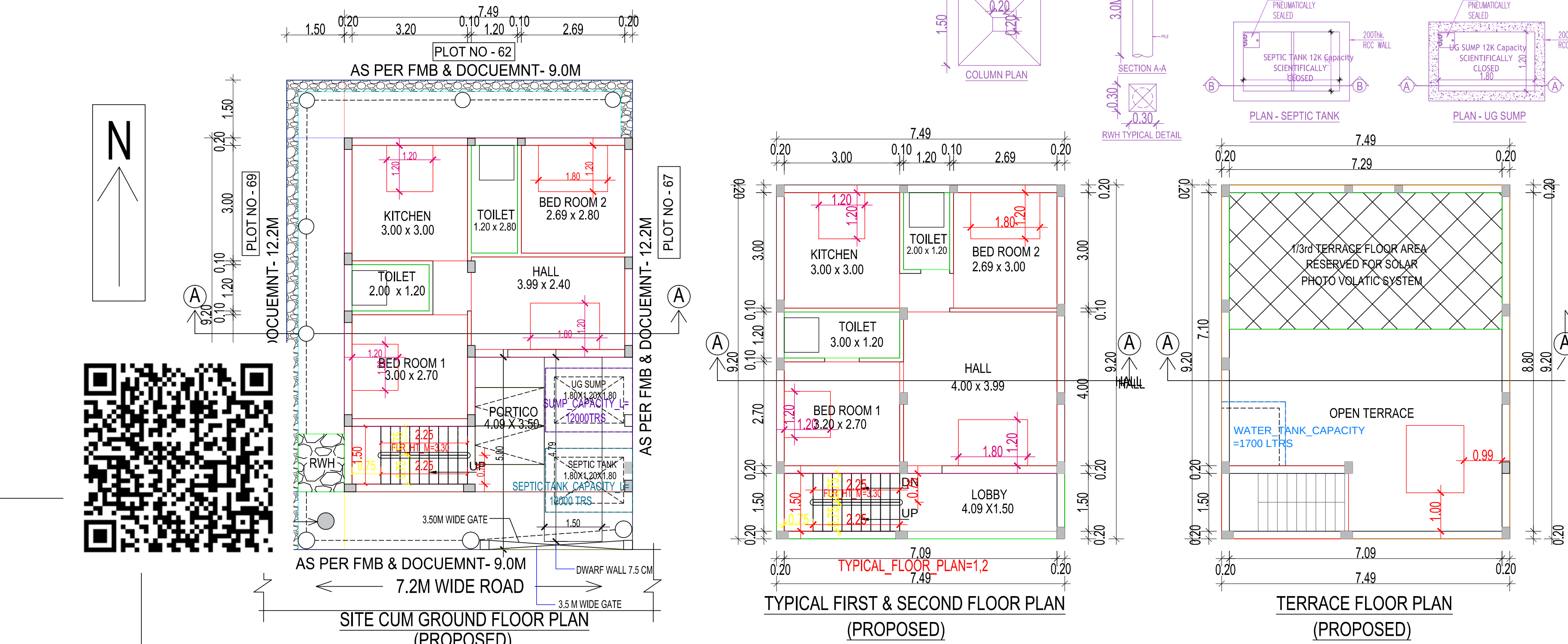
COLOUR REFERENCE	
PROPOSED BUILDING	:
EXISTING ROAD	:
SITE BOUNDRY	:

LAND OWNER NAME : M.MOHAMED MUSTHAFA

SIGNATURE OF THE LAND OWNER

K.P. GOVARTHANAN
Registered Architect (RAA)
CMDA Reg.No: RAA/2025/2/0015
G.C.C Reg.No: RAA00012020
1, Aringnar Anna Nagar, Puzhal, Chennai
govarthanan50007@gmail.com
Ph.No: 7397467269

REG. ARCHITECTURAL ASSISTANT SIGNATURE



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

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



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.

