

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

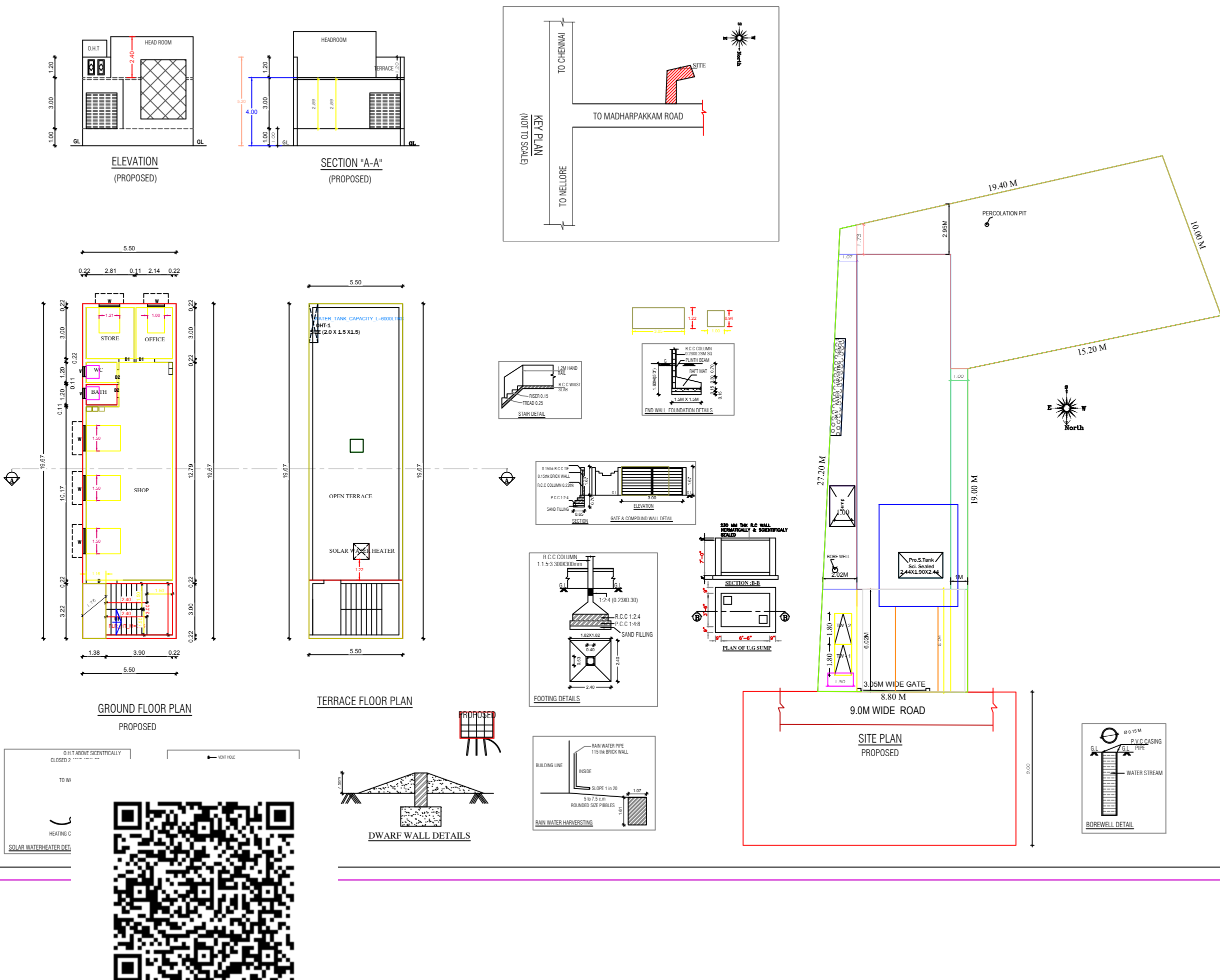
ISSUING AUTHORITY

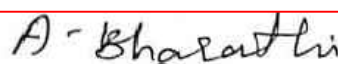
Rural Panchayat

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.

PATTA NO.2205, OF CHINNAOBULAPURAM VILLAGE, GUMMIDIPOONDI TALUK,
THIRUVALLUR DISTRICT. (GUMMIDIPOONDI PANCHAYAT UNION).



AREA STATEMENT:			
EXTENT (AS PER DOC)	424.84 SQ.M		
EXTENT (AS PER PATTA)	423.00 SQ.M		
EXTENT (AS PER SITE)	359.77 SQ.M		
AREA STATEMENT:			
	Residential	Non-Residential	Total Builtup
	FSI Area (Sq.M)	Non-FSI Area (Sq.M)	Area (Sq.M)
Area of the Ground Floor	109.16	4.42	113.58
Area of the Terrace Floor	---	18.90	18.88
Total area of the building	109.16	23.32	132.48
F.S.I = $\frac{\text{FSI Area}}{\text{Plot Area}} = \frac{109.16}{359.77} = 0.30$			
SCHEDULE OF JOINERY			
MD	MAIN DOOR	1.00M x 2.10M	
RS	ROLLING SHUTTER	2.10M x 2.10M	
D1	DOOR	0.90M x 2.10M	
D2	DOOR	0.75M x 2.10M	
KW	WINDOW	1.20M x 1.20M	
W	WINDOW	1.50M x 1.50M	
W1	WINDOW	1.20M x 1.20M	
V1	WINDOW	0.85M x 0.60M	
V2	VENTILATOR	0.60M x 0.85M	
O	OPENING	0.90M x 2.10M	
SPECIFICATION:			
1. P.C.C 1:5:10 FOR FOUNDATION.			
2. P.C.C 1:4:8 FOR FLOOR CONCRETE.			
3. 23M THICK BRICK WALL IN CEMENT MORTAR 1:6			
4. ALL R.C.C WORKS IN 1:2:4 MIX			
5. WALL PLASTERING IN C.M 1:4			
6. CEILING PLASTERING IN C.M 1:3			
7. VITRIFIED TILE FLOORING SET IN C.M 1:3			
8. ALL WOOD WORKS ARE IN TEAK COUNTRY WOOD.			
COLOUR INDEX :			
PROPOSED			
ROAD			
BOUNDARY			
SCALE : 1" = 8'-0" OR 1:100			
			
APPLICANT NAME :			
OWNER SIGNATURE			
			
E.S.KUMARASAN, B.E. (CIVIL) DTCP Regd. Engineers Grade - II (RE) Regn No: TVLR/RE/GR-II/2021/12/2054 HNO Tech Civil Contractors No.3, Reddyvar Street, Pothukoppam, Gummidipoondi - 601 201, Male: 741051 1767 / 7402025361 sskumarason014@gmail.com			
REGISTERED ENGINEER			

PLAN INFO
PLOT_AREA_M2=359.77
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.0
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.0
ROAD_LENGTH=250.00
AVG_PLOT_DEPTH= 40.40
AVG_PLOT_WIDTH= 9.4
AS_AT_SITE=359.77
AS_PER_DOCUMENT=424.84
FMB_OR_PLR=423.00
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=0
SURVEY_NO= 63/C
PATTA_NO= 2205
DISTRICT=CHENNAI
TALUK=GUMMIDIPOONDI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
ROAD_WIDENING = NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
BLOCK 1 B-SHOP MEMBER COUNT = 5

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.

