

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

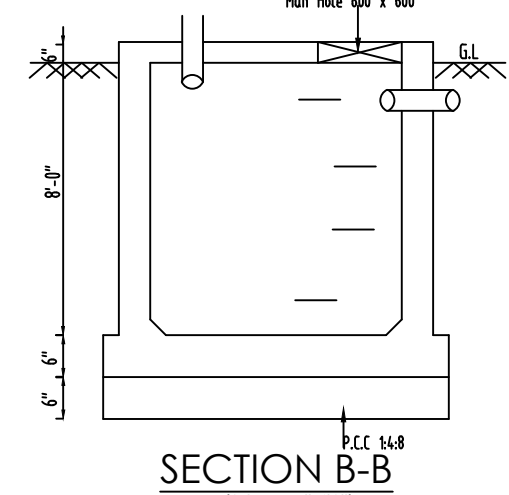
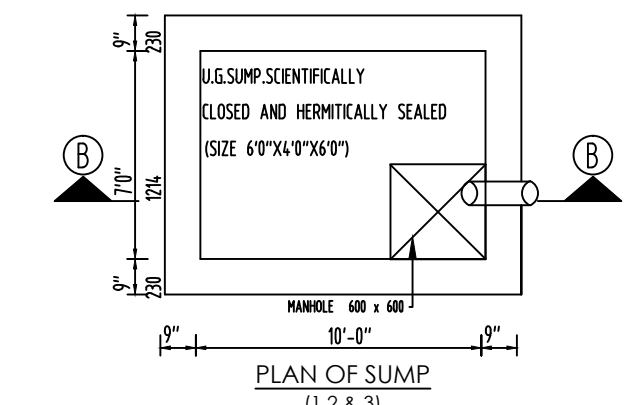
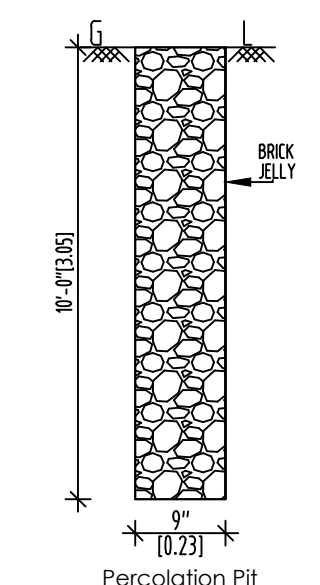
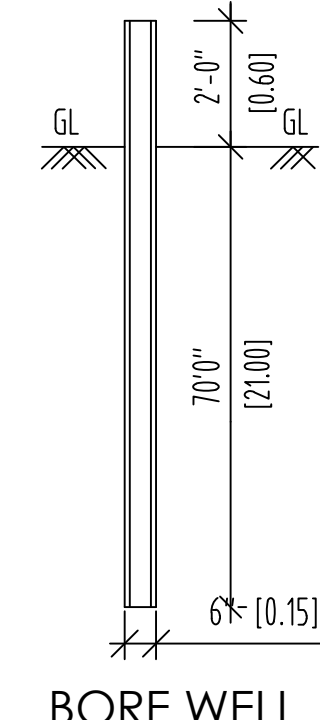
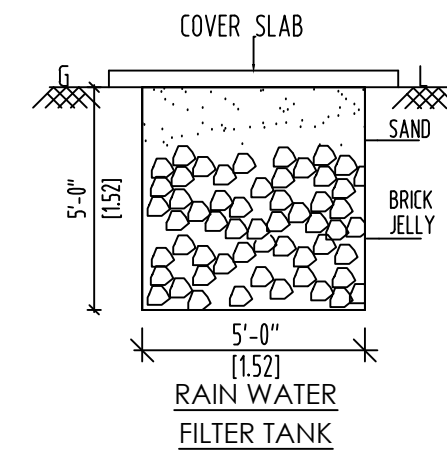
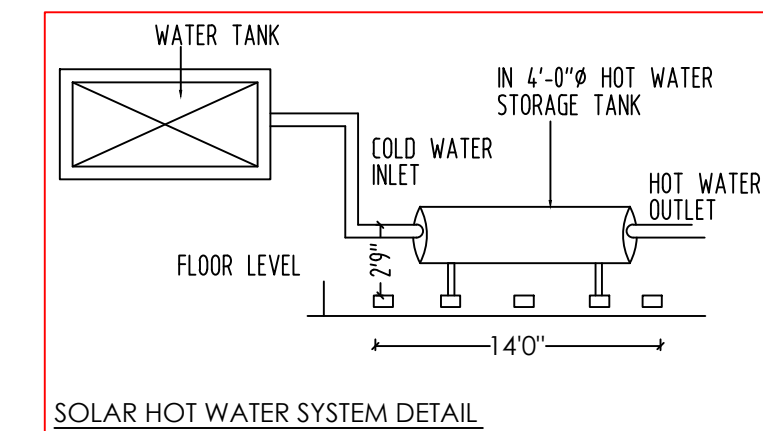
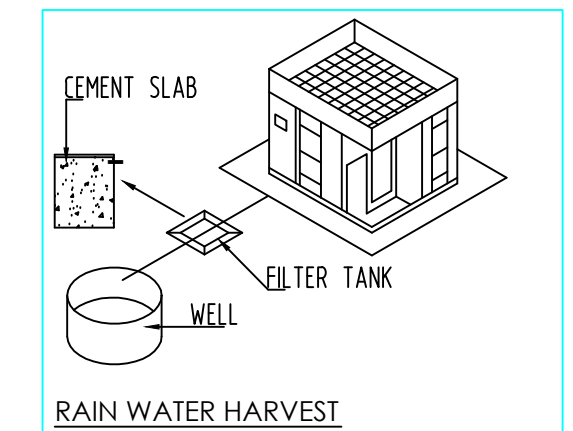
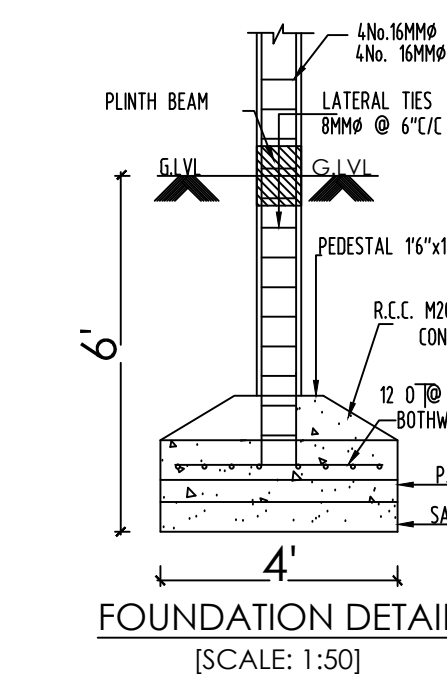
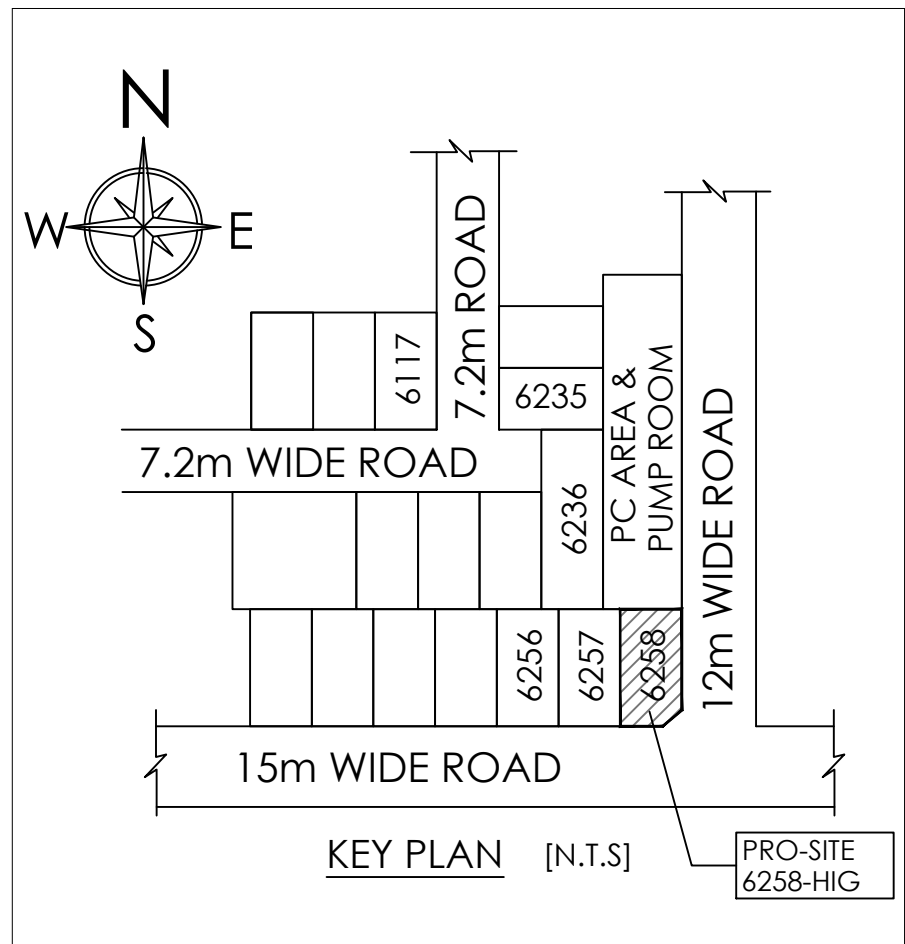
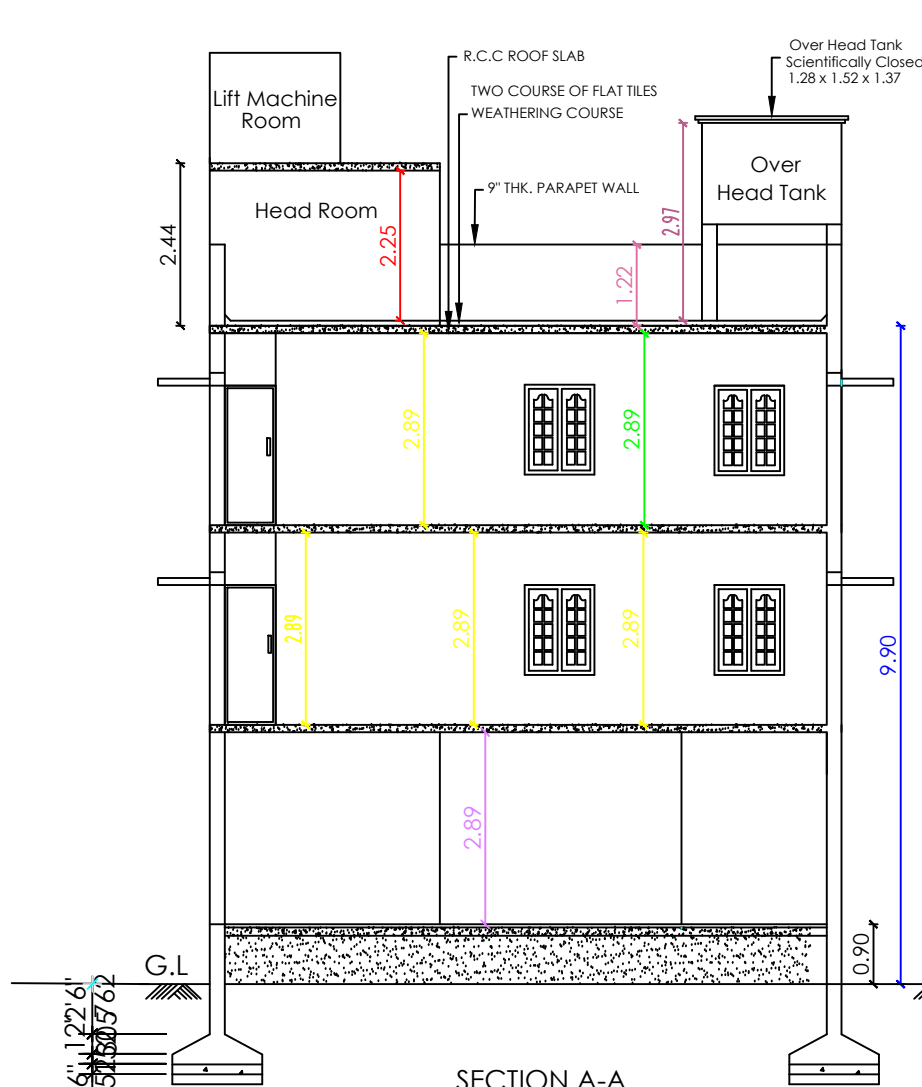
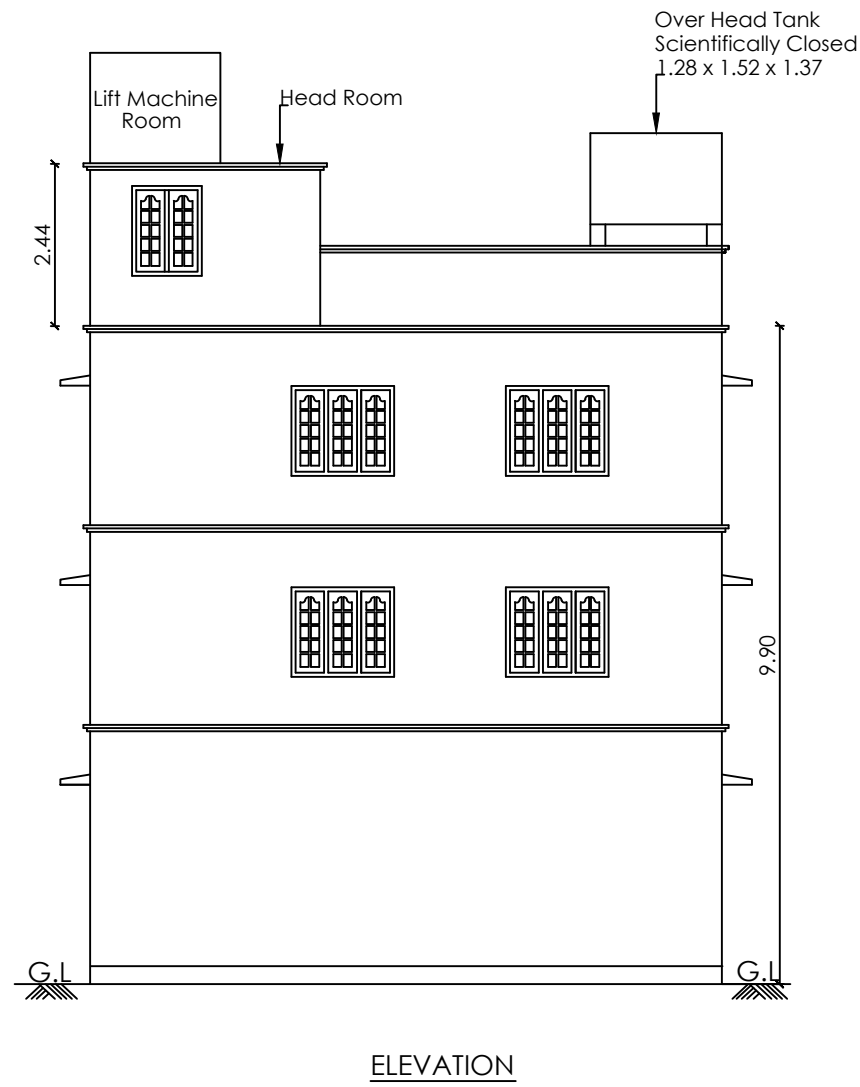
Rural Panchayat

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 THE PROPOSED CONSTRUCTION OF STILT FLOOR CAR PARKING, FIRST FLOOR AND SECOND FLOOR, COMMERCIAL BUILDING AT PLOT No.6258 HIG-TYPE, IN S.No. 49 PART, TNHB, AMBATTUR SITE & SERVICES SCHEME, PHASE I & II, OF AYAPAKKAM VILLAGE, AVADI TALUK, THIRUVALLUR DISTRICT. VILLIVAKKAM PANCHAYAT UNION.

PLAN INFO :		
PLOT NO:6258	ROAD WIDTH:12.00	CRZ-NO
PATTA NO:-	ROAD LENGTH:300.00	SECURITY ZONE:NO
SURVEY NO:-9PART	IS APPROVED LAYOUT:YES	PREMIUM FSI REQUIRED:NO
TALUK:AVADI	LAND USE ZONE -PRIMARY RESIDENTIAL	WEATHER GOVT OR AIDED SCHOOL:NO
DISTRICT:THIRUVALLUR	AREA TYPE:HIG-TNHB	BUILDING NEAR TO RIVER:NO
AS PER DOCUMENT:315.95	SINGLE FAMILY BLDG:NO	BUILDING NEAR MONUMENT:NO
AS AT SITE:315.95	JURISDICTION TYPE-PANCHAYAT	OSR APPLICABLE:NO
FMB OR PLR:315.95	RWH DECLARED:YES	IS SWIMMING POOL EXISTS:NO
PLOT AREA M2:315.95	IF HERITAGE TOWN LESS THAN 1KM RADIUS:NO	BUILDING NEAR GOVT BLDG:NO
AVG PLOT WIDTH:14.00M	ROAD WIDTHING = NO	NOC FOR CONSTRUCTION NEAR MONUMENT:NO
AVG PLOT DEPTH:24.00M	BLOCK 1-B-SHOP MEMBER COUNT:5	BLOCK 1-B-PD MEMBER COUNT:5
ACCESS WIDTH:M=15.00	EXISTING FLOOR AREA TO BE DEMOLISHED M2:-	



AREA STATEMENT DETAILS:		
	Sq. Ft.	Sq. M.
PLOT AREA (AS PER PATTA)	3399.62	315.95
PLOT AREA (AS PER DOC)	3399.62	315.95
PLOT AREA (AS PER SITE)	3399.62	315.95

PROPOSED BUILDING AREA DETAILS :				
S. Nos.	DESCRIPTION	TOTAL (SQ. FT.)	FSI (SQ. M.)	NON-FSI AREA (SQ. M.)
1	PRO. FIRST FLOOR (COMMERCIAL)	1600.80	148.72	-
2	PRO. SECOND FLOOR (COMMERCIAL)	1600.80	148.72	-
3		-	-	-
4	PRO. STILT FLOOR	1600.80	-	148.72
5	HEAD ROOM	202.25	-	18.79
6	LIFT ROOM	20.77	-	1.93
TOTAL AREA		5025.42	297.44	169.44

TOTAL FSI AREA	297.44	315.95	= 0.94
PLOT COVERAGE AREA	= 47.07%		

JOINERY DETAILS			
TYPE	OPENING SIZE	DESCRIPTION	
A/O	0.91	2.13	ARCH OPENING
MD	1.06	2.13	T.W. FRAMED PANNELLED DOOR
D1	0.91	2.13	C.W. FRAMED PANNELLED DOOR
D2	0.96	2.13	C.W. FRAMED PANNELLED DOOR
W1	1.22	1.37	C.W. FRAMED GLAZED WINDOW
W2	1.22	0.91	C.W. FRAMED GLAZED WINDOW
V	0.91	0.61	ALUMINIUM FRAMED GLAZED VENTILATOR

COLOUR INDEX:		STAIRCASE DETAILS:	
PROPOSED BUILDING		TREAD	10"(0.25)
EXISTING ROAD		RISER	6"(0.15)
SITE BOUNDARY LINE		WIDTH	3'6"(1.07)

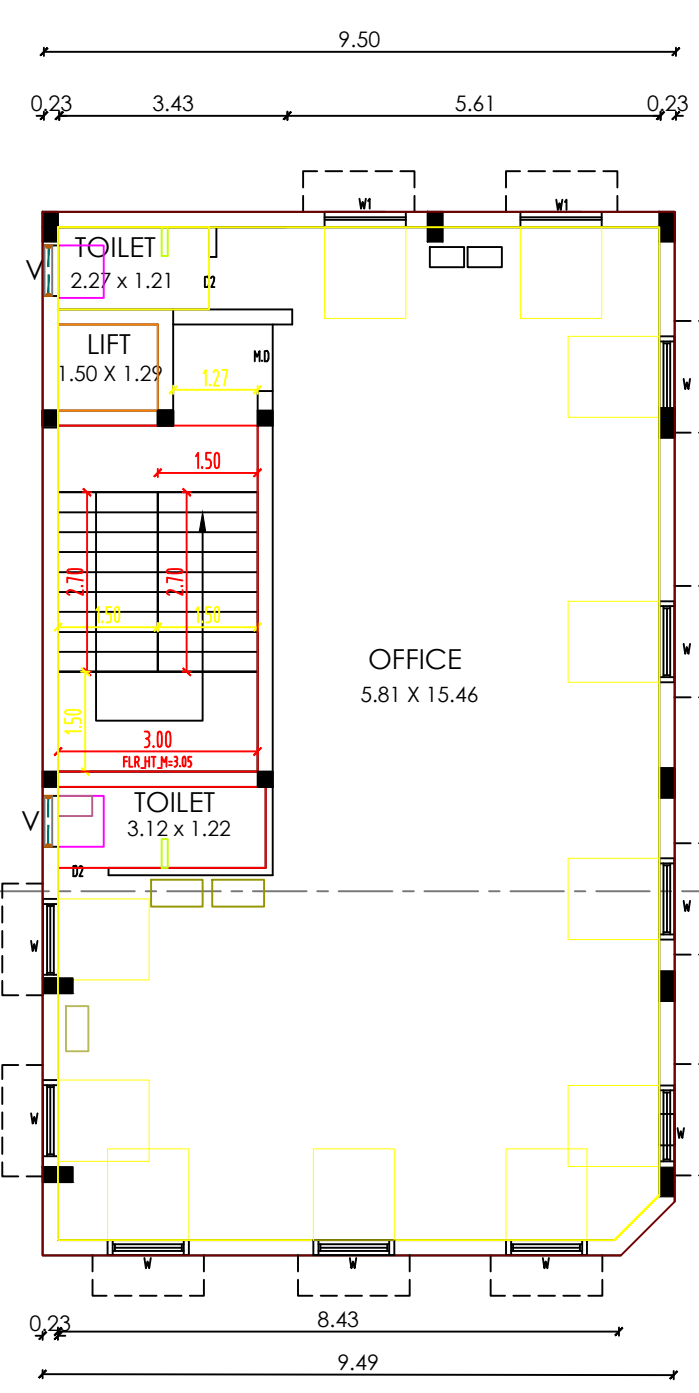
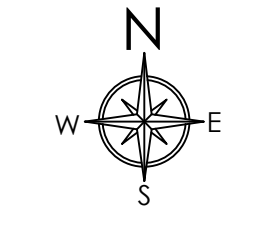
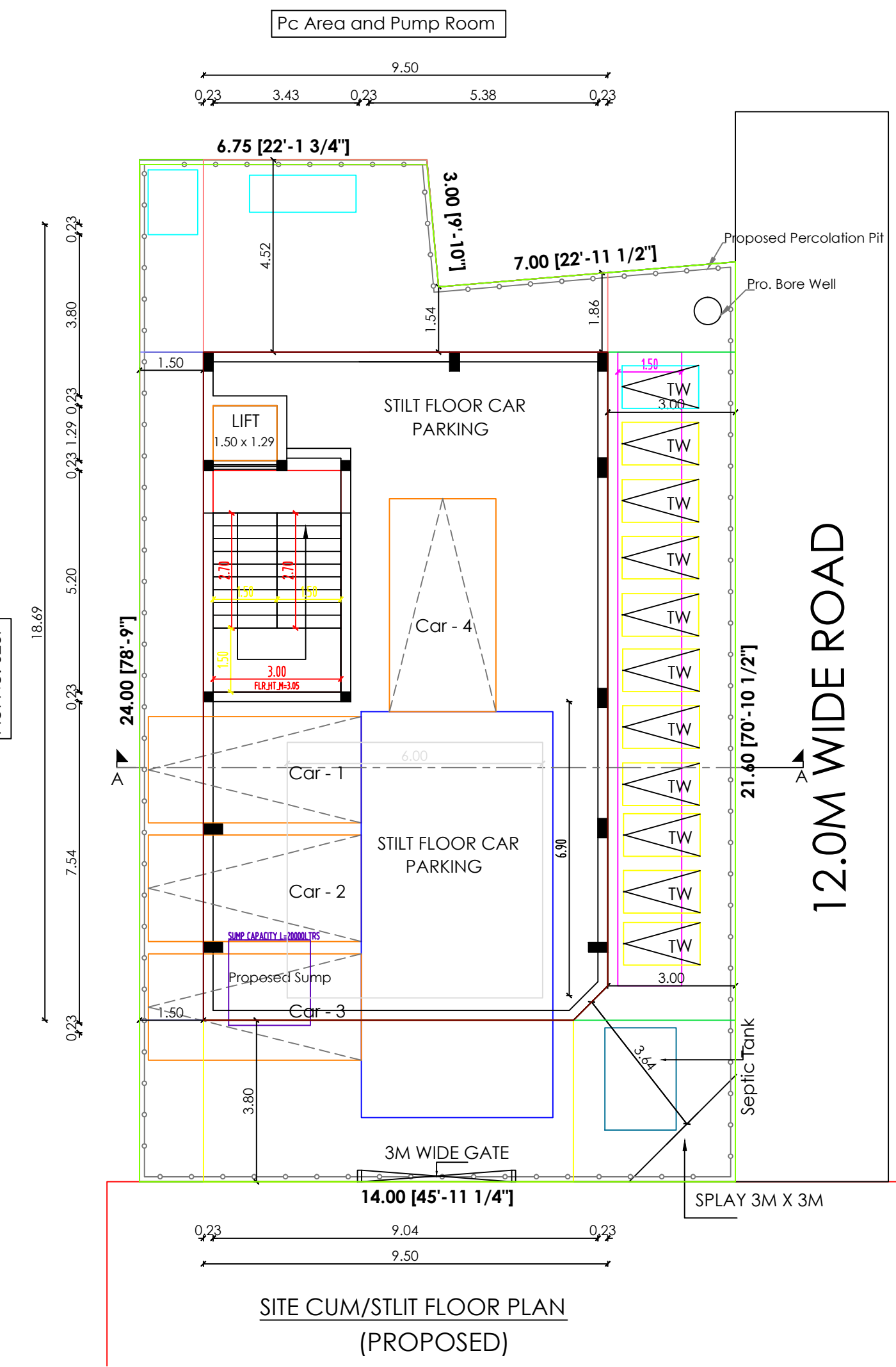
SCALE : 1"=8'.0" (1: 100)

PARKING CALCULATION FOR AUTOMOBILE SHOWROOM.			
S. Nos.	1 Car Space for Every 100 sq.m		
	DESCRIPTION	REQUIRED	PROVIDED
1	CAR PARKING	3Nos.	3 Nos.
2	TWO WHEELER PARKING	9 Nos.	9 Nos.

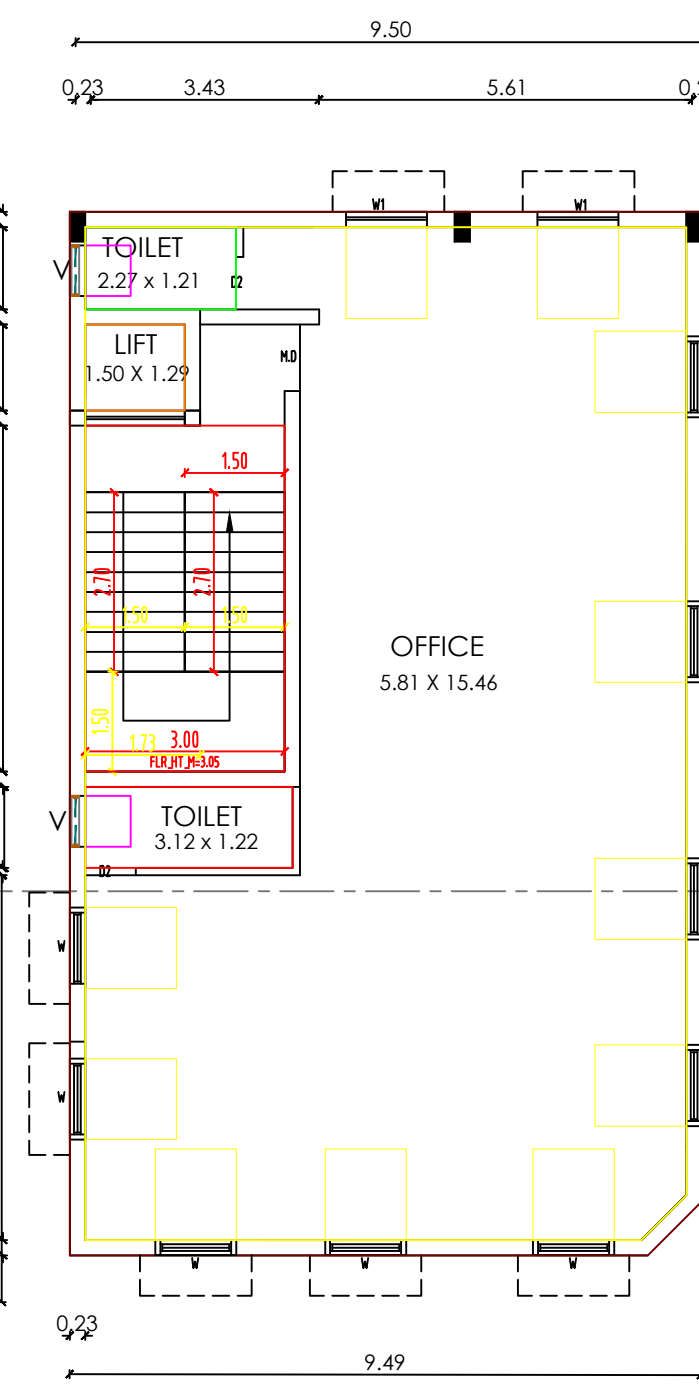
Sanitary Requirments			
S. Nos.	DESCRIPTION	REQUIRED	PROVIDED
1	Water Closet	-	4 Nos.
2	Urinals	-	2 Nos.
3	Wash Basin	-	2 Nos.
4	Cleaner's Sink	-	2 Nos.
5	Drinking Water	-	2 Nos.

Owner :-

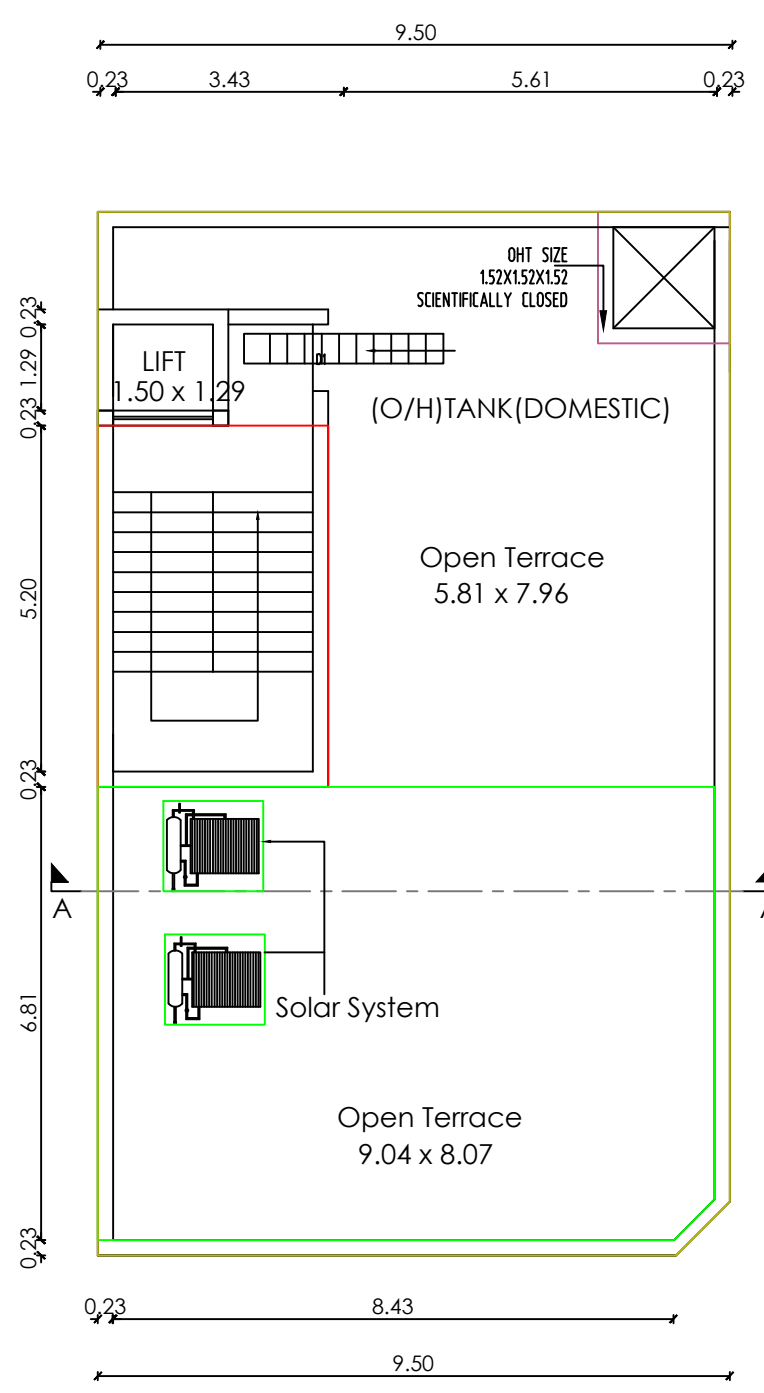
S. MOHANRAJ
REGISTERED ENGINEER GRADE-III
GREATER CHENNAI CORPORATION
REGISTRATION No:RE308762025
CHAKRA ASSOCIATES
No:116/3,Trunk Road, Porur Chennai-116.
Cell: 9444064479, 9003137038
Registered Engineer :-



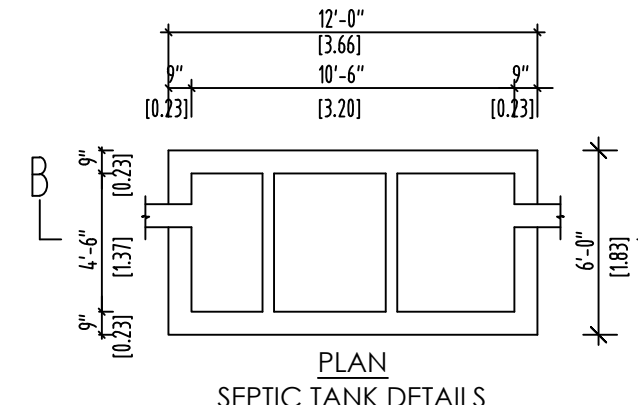
FIRST FLOOR PLAN
(PROPOSED - COMMERCIAL)



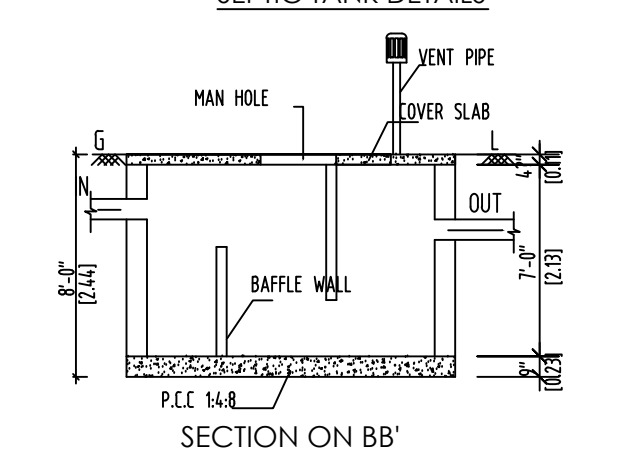
SECOND FLOOR PLAN
(PROPOSED - COMMERCIAL)



TERRACE FLOOR PLAN
(PROPOSED)



PLAN
SEPTIC TANK DETAILS



SECTION ON B-B'

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.

