

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

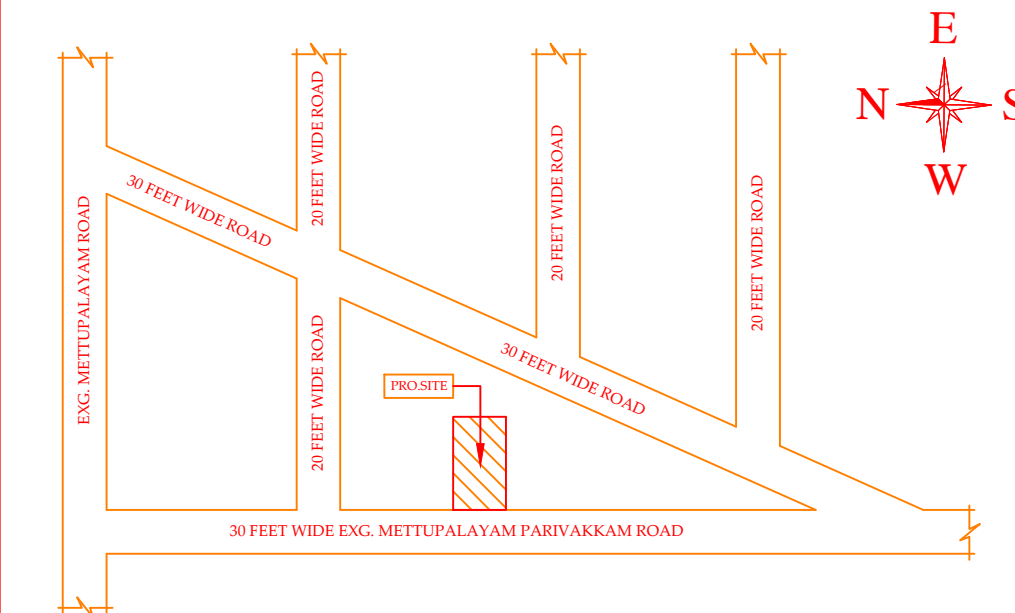
The approval as the planning authority issued it, reproduced in full behind this page.

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

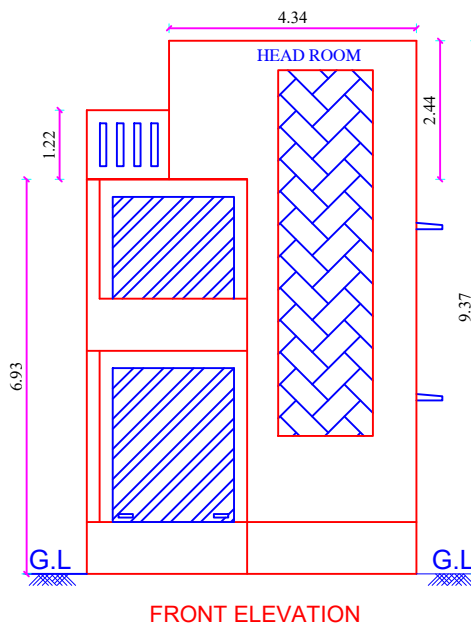
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF GROUND AND FIRST FLOOR COMMERCIAL BUILDING AT PLOT NO : 25 , AT " GURU GANESH NAGAR " , COMPRISED IN NEW S.NO : 186/2A1 , PATTA NO : 7945 , AS PER PATTA S.NO : 186/23 , OF KANNAPALAYAM VILLAGE , POONAMALLEE TALUK , THIRUVALLUR DISTRICT , POONAMALLEE PANCHAYAT UNION LIMIT.
SCALE 1 : 100

OWNER NAME : Mrs. K. VAISHNAVI.

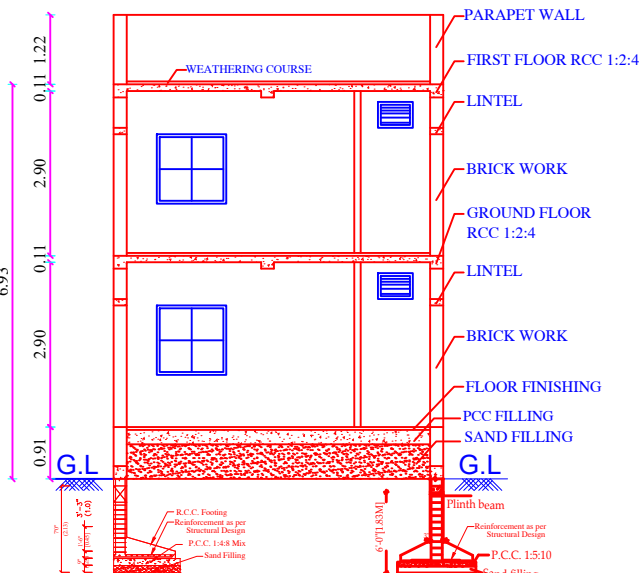
LAYOUT APPROVED BY C.M.D.A
P.P.D/L.O NO : 48/2023 , VIDE LETTER NO : Reg.L/18781/2022 , DATED : 16/03/2023.
POONAMALLEE PANCHAYAT UNION : Na.Ka.No : 0911/2023/A3 , DATED : /04/2023.
TNRERA : TN/2/Regularisation-Layout/1256/2023 , DATED : 24/05/2023.



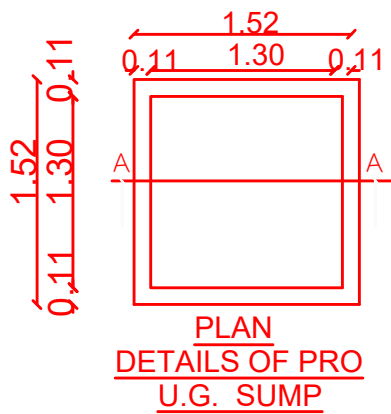
KEY PLAN (SCALE - N.T.S.)



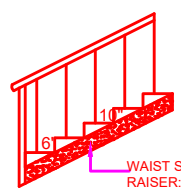
FRONT ELEVATION



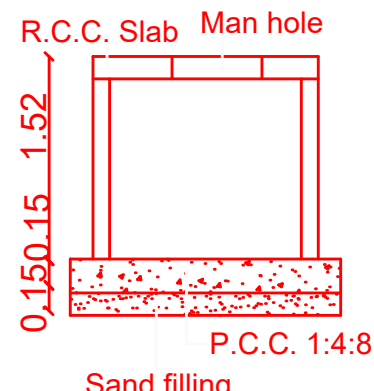
CROSS SECTION ON A-A



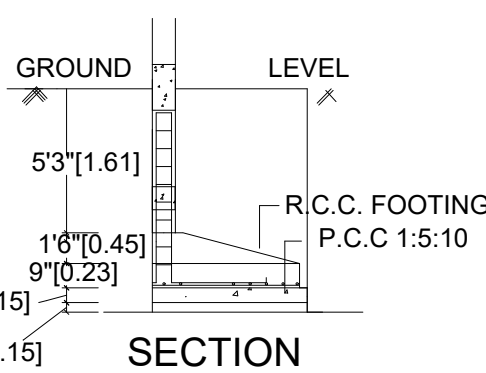
PLAN DETAILS OF PRO U.G. SUMP



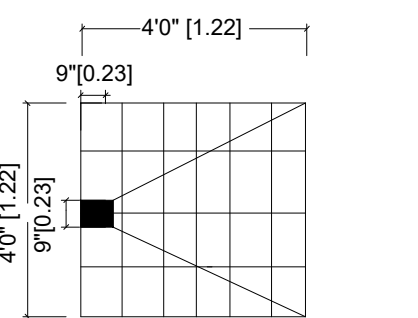
STAIR CASE DETAILS



R.C.C. Slab Man hole



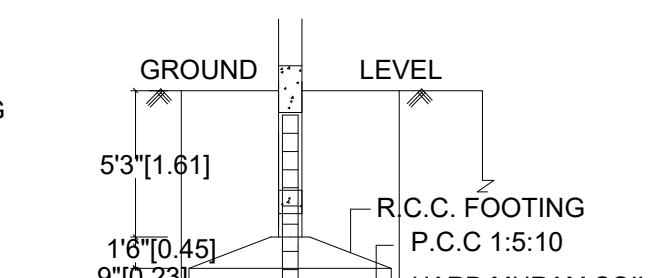
SECTION



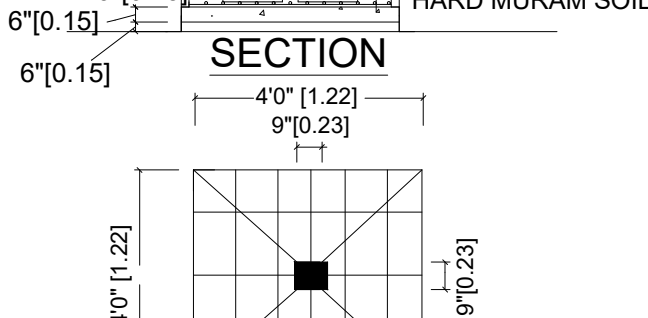
PLAN

COLUMN SIZE = 0'9" X 0'9"

FOUNDATION DETAILS



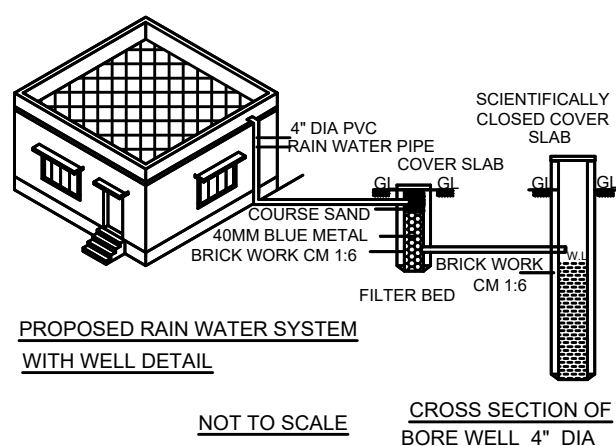
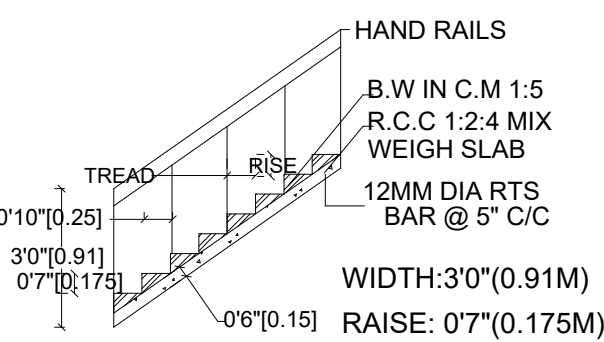
SECTION



PLAN

COLUMN SIZE = 0'9" X 0'9"

STAIR CASE DETAILS:-

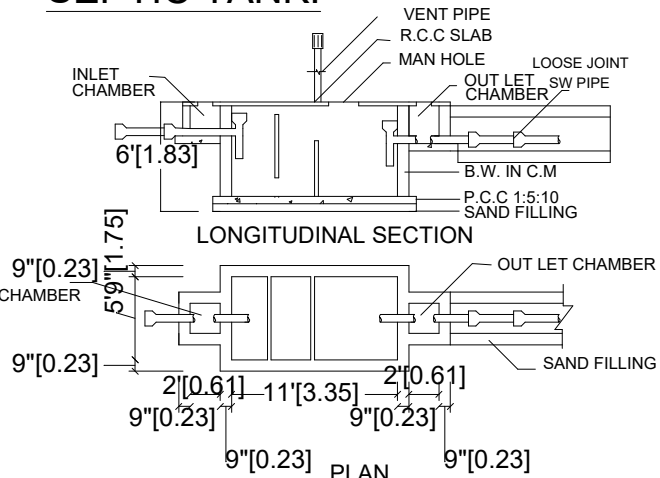


PROPOSED RAIN WATER SYSTEM WITH WELL DETAIL

NOT TO SCALE

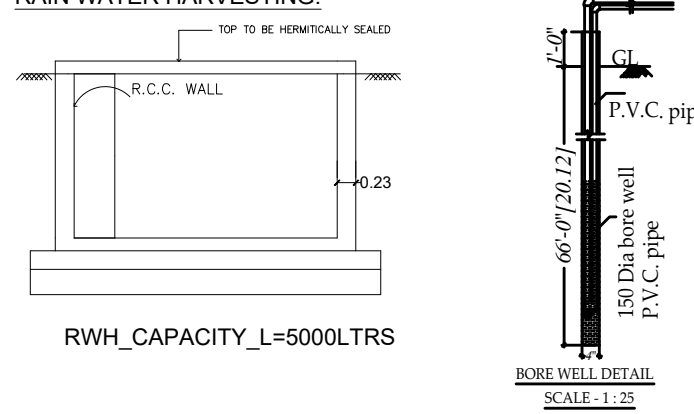
CROSS SECTION OF BORE WELL 4" DIA

SEPTIC TANK:



PLAN

RAIN WATER HARVESTING:



BORE WELL DETAIL SCALE - 1:25

SPECIFICATION

1. P.C.C 1:4:8 USING 40MM HBG JELLY FOR FOUNDATION BED CONCRETE
2. P.C.C WORK 1:2:4 USING 20MM HBG STONE JELLY
3. BRICK WORK IN C.M 1:5 FOR FOUNDATION FOOTINGS & SUPERSTRUCTURE
4. 12MM TK CEMENT PLASTER IN C.M 1:4
5. ALL WOOD WORKS ARE IN SEASONED

SCHEDULE OF JOINERIES

ROILLING SHUTTER		RS	6'6"x8'0"	(2.00x2.50)
MAIN DOOR	C.W PANELLED	MD	3'3"x7'0" <th>(1.00x2.13)</th>	(1.00x2.13)
DOOR	C.W PANELLED	D1	3'0"x7'0" <th>(0.91x2.13)</th>	(0.91x2.13)
DOOR	C.W PANELLED	D2	2'6"x7'0" <th>(0.76x2.13)</th>	(0.76x2.13)
WINDOW	C.W PANELLED	W	6'0"x4'6" <th>(1.82x1.38)</th>	(1.82x1.38)
WINDOW	C.W& GLAZED	W1	3'0"x4'6" <th>(0.91x1.38)</th>	(0.91x1.38)
VENTILATOR	C.W PANELLED	V	2'6"x2'0" <th>(0.76x0.61)</th>	(0.76x0.61)

AREA STATEMENT

	SQ.M	SQ.FT
PLOT AREA AS PER DOCUMENT	94.11	1013.00
PLOT AREA AS PER PATTA	94.00	1011.81
PLOT AREA AS PER SITE	94.00	1011.81
PRO. GROUND FLOOR AREA (COMMERCIAL)	46.34	498.80
PRO. FIRST FLOOR AREA (COMMERCIAL)	46.34	498.80
TOTAL CONSTRUCTION AREA	92.68	997.60
PLOT COVERAGE	-	49.29 %
F.S.I	-	0.98
HEAD ROOM AREA [NON F.S.I]	9.93	106.88

COLOUR INDEX

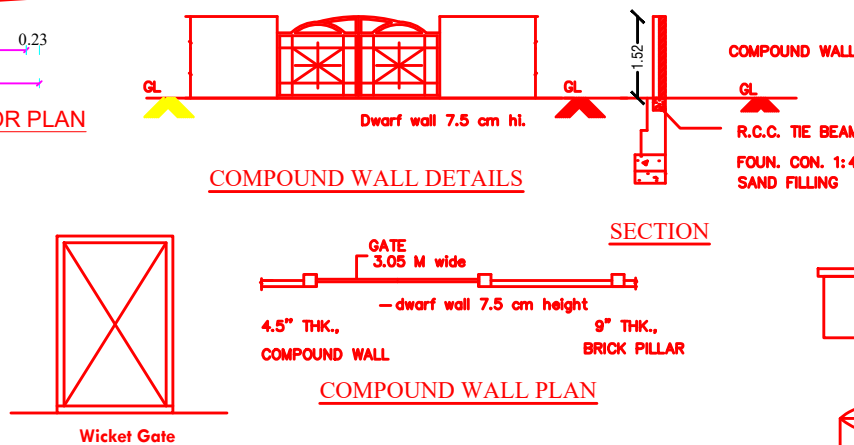
BOUNDARY	[BLACK]	:	
PROPOSED	[RED]	:	
EXISTING	[BLUE]	:	
DEMOLISHED	[YELLOW]	:	
ROAD	[GREEN]	:	

K. Jayar

OWNER

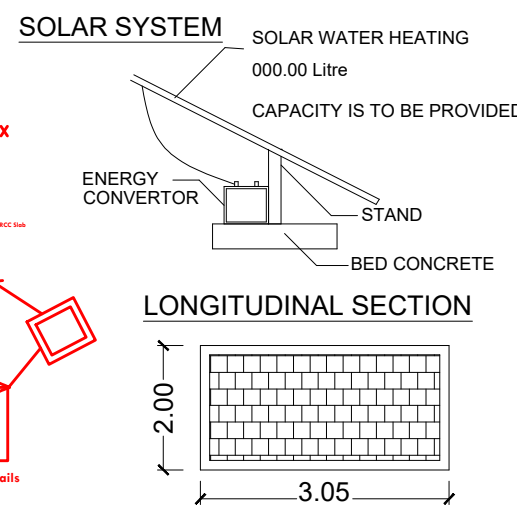
V. Arun Pandian M.E.
CMDA REGISTERED ENGINEER GRADE - II
Reg.No: RE/II/2024/11/0181
Avadi City Municipal Corporation
REGISTERED ENGINEER GRADE - II
Reg.No:012/LS/2024/00010
No.-247, N.M. ROAD, AVADI, Chennai-54.
Cell-9840470606.

REGISTERED ENGINEER/LICENSED SURVEYOR



COMPOUND WALL DETAILS

COMPOUND WALL PLAN



LONGITUDINAL SECTION

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.

