Verified RealEstate™

REFERENCE
02/2025-26

ISSUED
11 March 2026

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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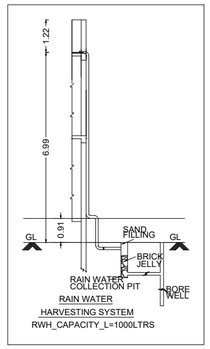
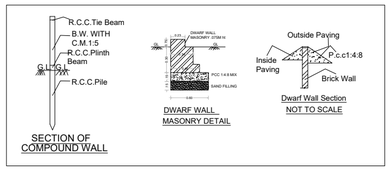
DIGITALLY VERIFIED RECORD



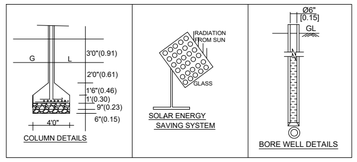
HARVESTING SYSTEM
RWH_CAPACITY_L=1000LTRS



SECTION OF COMPOUND WALL

DWARF WALL MASONRY DETAIL

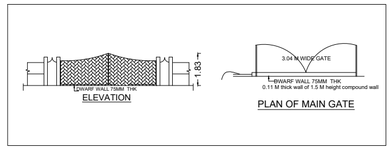
Dwarf Wall Section
NOT TO SCALE



COLUMN DETAILS

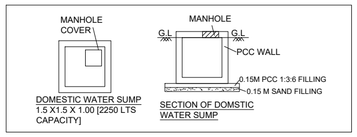
SOLAR ENERGY SAVING SYSTEM

BORE WELL DETAILS



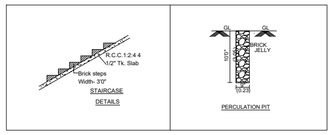
ELEVATION

PLAN OF MAIN GATE



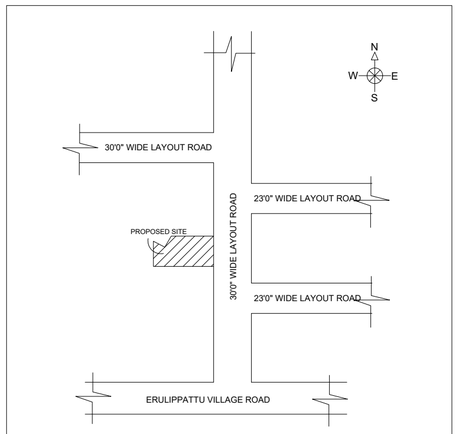
DOMESTIC WATER SUMP
1.5 X1.5 X 1.00 [2250 LTS CAPACITY]

SECTION OF DOMSTIC WATER SUMP

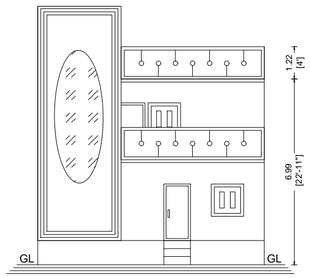


STAIRCASE DETAILS

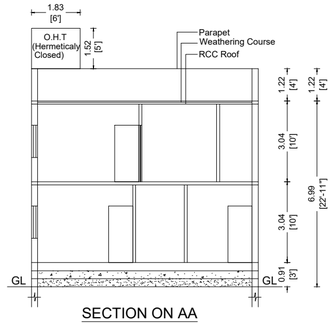
PERCOLATION PIT



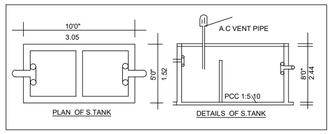
LOCATION PLAN [N T S]



FRONT ELEVATION
(PROPOSED)

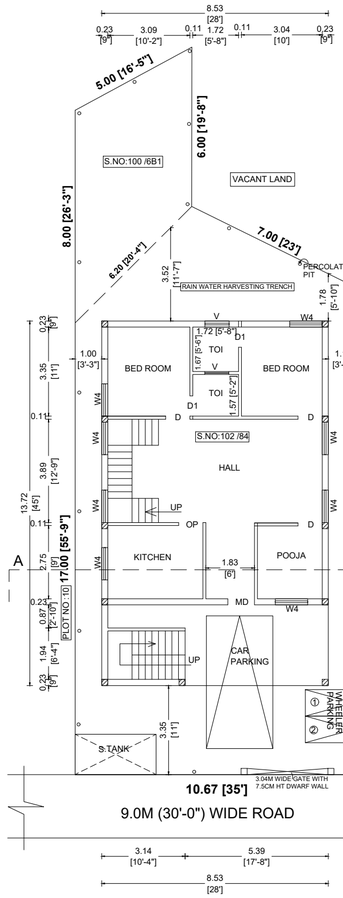


SECTION ON AA
(PROPOSED)

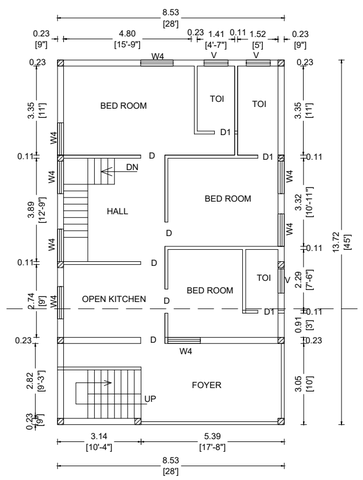


PLAN OF S.TANK

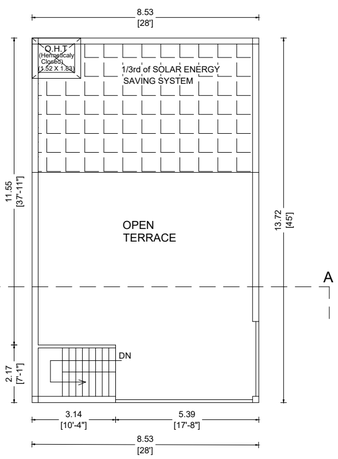
DETAILS OF S.TANK



SITE CUM GROUND FLOOR PLAN
(PROPOSED)



FIRST FLOOR PLAN
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)

SHEET NO :1/1	SCALE : 1:150

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR, & FIRST FLOOR WITH 2 DWELLING UNITS OF RESIDENTIAL BUILDING IN PATTA (NO.4278) S.NOs:100/6B1 & 102 /84 PLOT NO.11, AT "M.K.GARDEN", JAGANNATHAPURAM GROUP II, ATHIPEDU VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT.

THIS LAYOUT APPROVAL NO.L.P. / D.T.C.P.(CR) NO.300 /2011

AREA DETAILS:-

DESCRIPTION	EXTENT IN sq.ft	EXTENT IN sq.m
AS PER DOCUMENT	2600.00	241.54
AS PER PATTA	2594.18	241.00
AS PER FMB / SITE	2578.50	239.54
LEAST	2578.50	239.54

BUILT UP AREA DETAILS :-

DESCRIPTION	FSI (sq.m)	NON-FSI (sq.m)	TOTAL	
			sq.ft	sq.m
GROUND FLOOR	117.03	--	1259.74	117.03
FIRST FLOOR	117.03	--	1259.74	117.03
SECOND FLOOR	--	--	--	--
HEADROOM AREA	--	6.81	73.30	6.81
TOTAL AREA	234.06	6.81	2592.78	240.87

FSI = 234.06 / 239.54=0.98

JOINERIES :-

DESCRIPTION	SYMBOL	DIMENSION IN M
MAIN DOOR	MD	1.00 X 2.13
DOOR	D	0.91 X 2.13
DOOR	D1	0.76 X 2.13
WINDOW	W4	1.22 X 1.22
VENTILATOR	V	0.91 X 0.76

SPECIFICATIONS :-

MASONRY STOCK BRICK IN C.M 1:5
FOUNDS STONE JELLY CON IN CC 1:4:8
FLOORING 3/4" THICK IN CM 1:4 MIX
4.5" THICK RCC ROOF IN CC 1:2:4
PLASTERING 1/2" THICK IN CM 1:4 MIX.
RCC COLUMNS IN CC 1:1.5:3.

DIRECTION SYMBOL	COLOUR INDEX :-
W, S, N, E	PROPOSED : ROAD : BOUNDRY :

R. Vijayalakshmi

(R.VIJAYALAKSHMI)
OWNER

V. SARASWATHI DCE
Registration No :
TVLR / RE / Gr - III / 2020 / 12 /004
District Town & Country Planning Office
Thiruvallur
No. 1/147, 3rd Street, Balamurugan Nagar,
Attanthangal, Chennai - 600 067.
Cell : 9840471222, 7708735029

ENGINEER
AISHWARIYAA PLANNERS,
9840471222,7708735029.

THE LANDLENS SUITE

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

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FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.