

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 COMERCIAL BUILDING G.FLOOR AND F.FLOOR WITH 2 SHOP SPACE AT PLOT NO.41, SAKTHI GARDENS PHASE-II, IN S.NO. 30/1A1B, PATTa NO : 5959 AS PER PATTa NEW S.NO : 30/1A1B2, SENNEERKUPPAM VILLAGE, POONAMALLE TALUK, TIRUVALLUR DISTRICT,POONAMALLEE PANCHAYAT UNION.

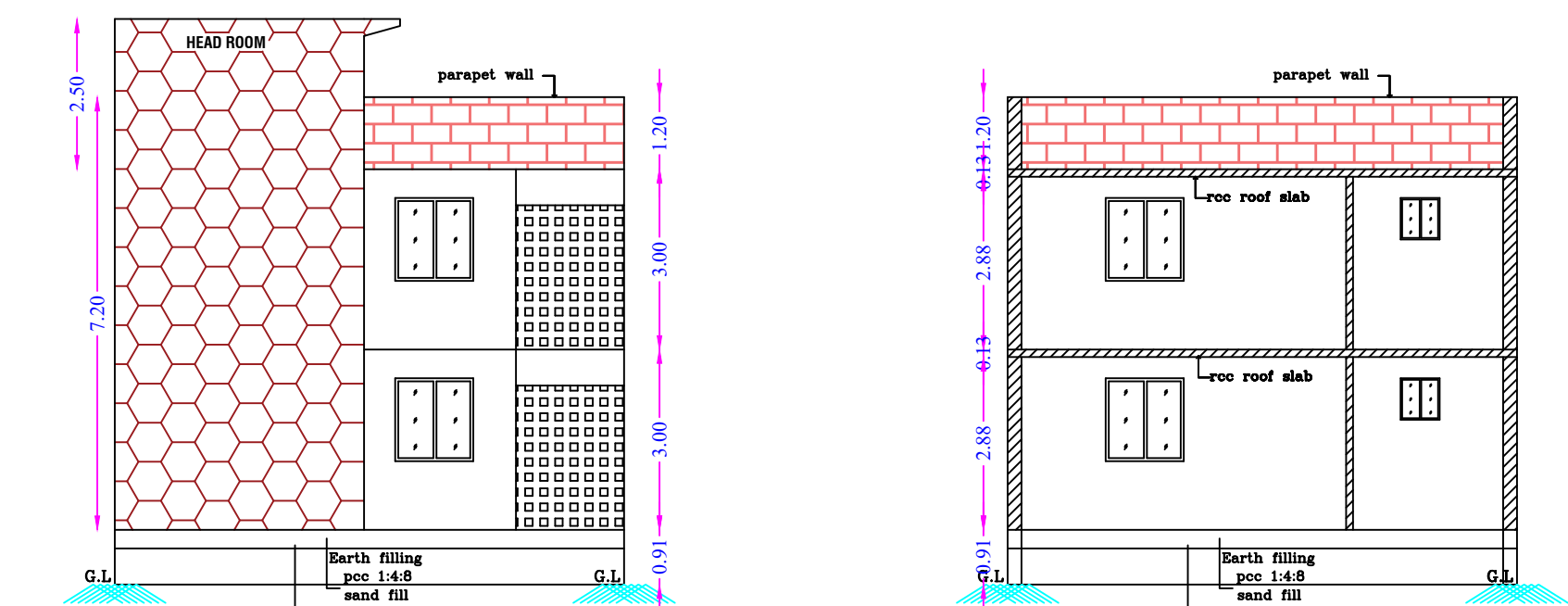
OWNER NAME : J RAGHUNADAN

MMDA APPROVED LAYOUT

P.P.D /L.O.No : 85/1993

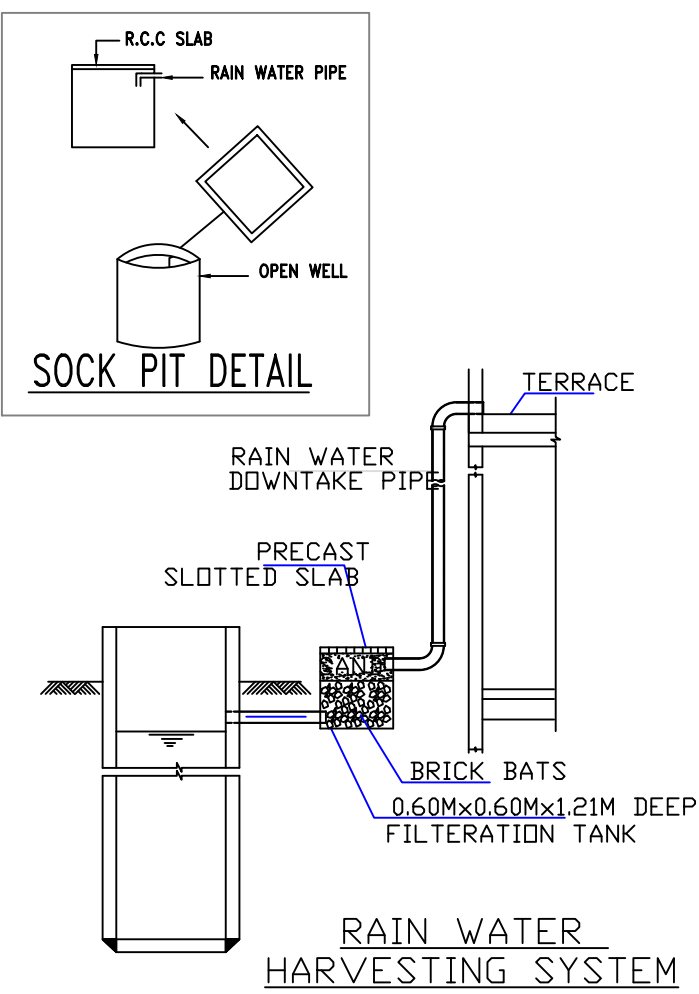
VIDE LETTER : L1/9821/1993

DATED : 20/07/1993

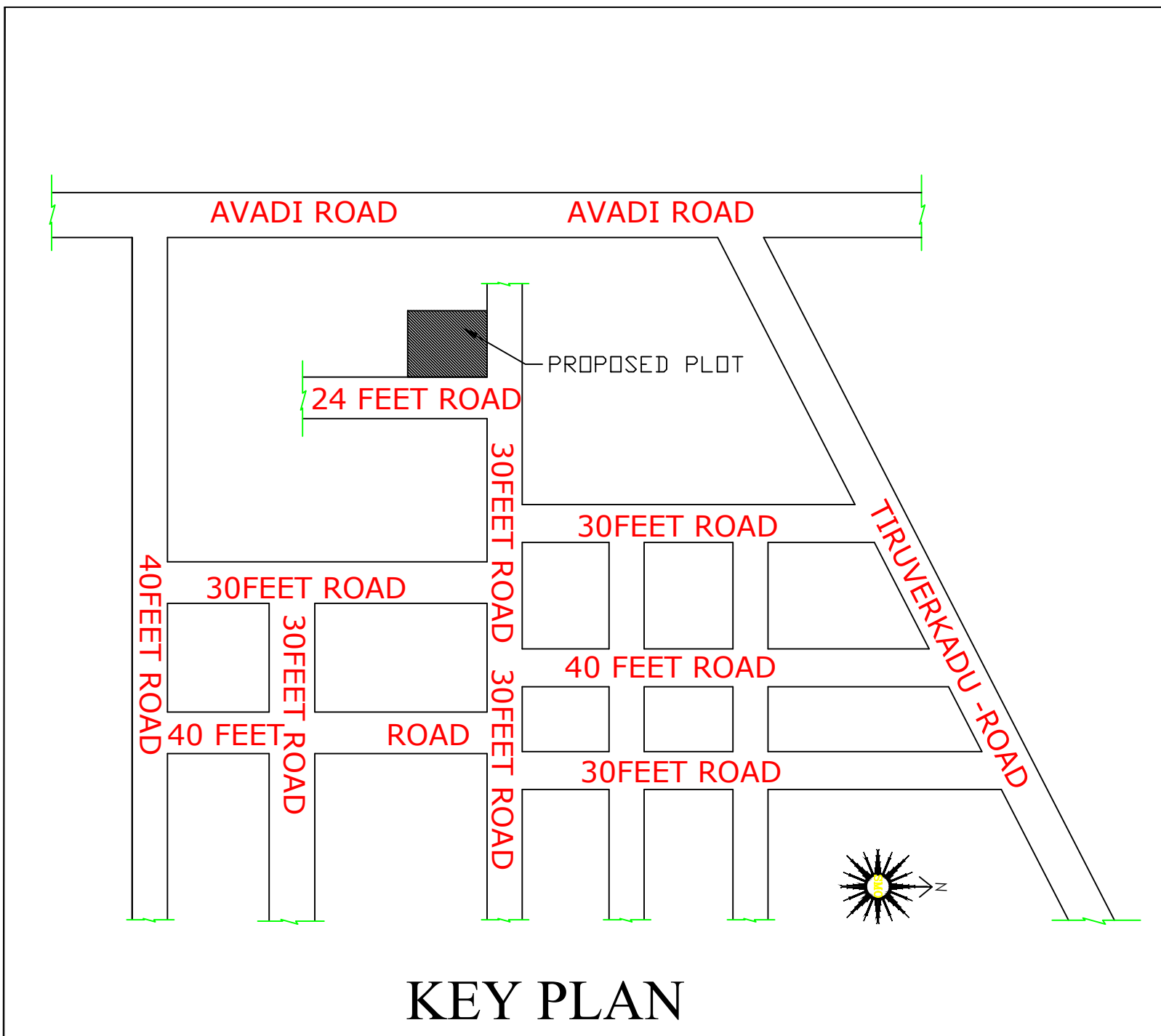


FRONT ELEVATION

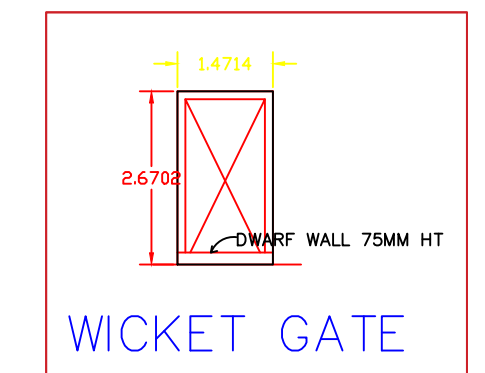
SECTION A-A



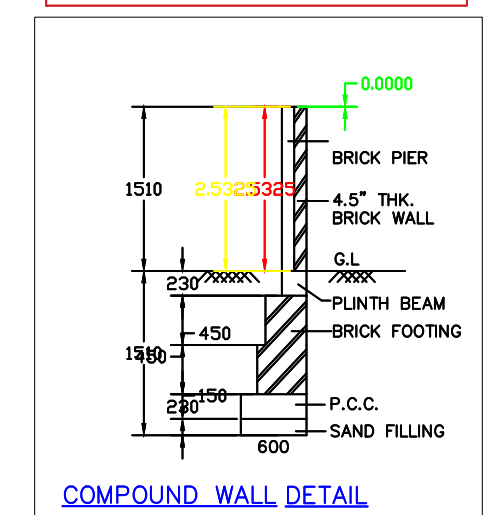
RAIN WATER HARVESTING SYSTEM



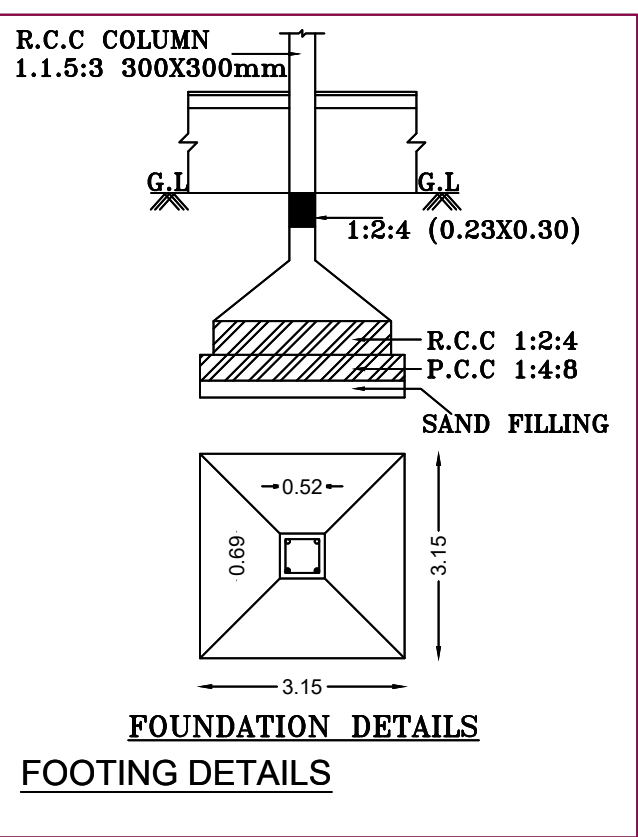
KEY PLAN



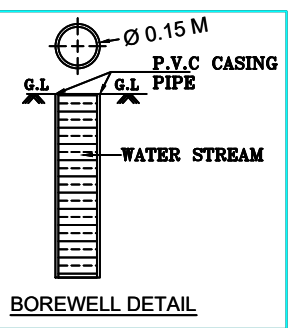
WICKET GATE



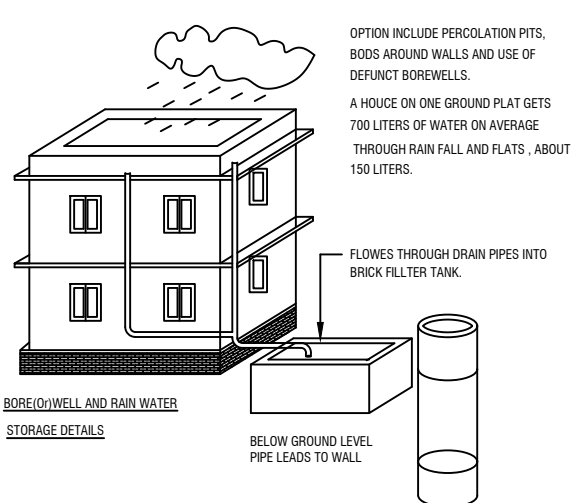
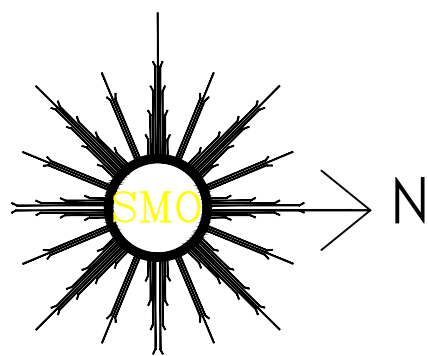
COMPOUND WALL DETAIL



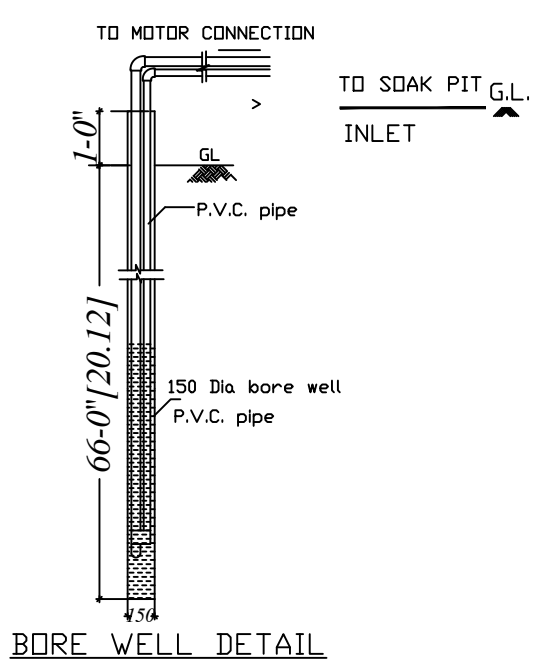
FOUNDATION DETAILS



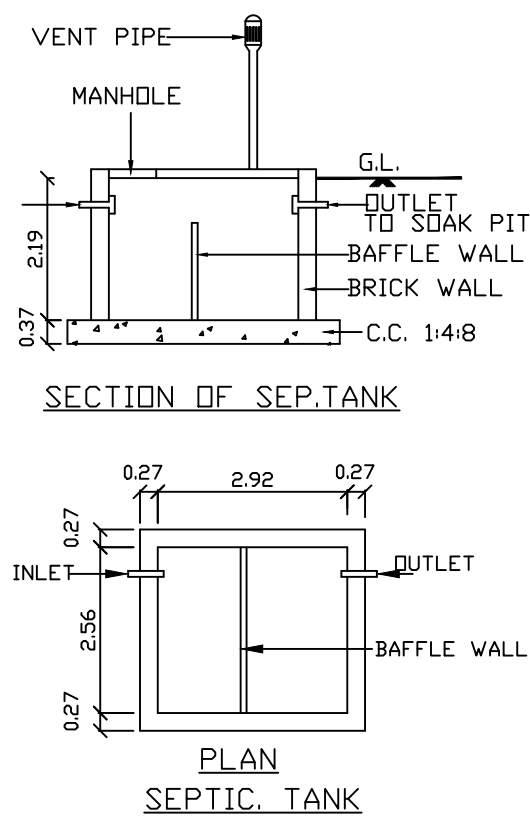
BOREWELL DETAIL



RAIN WATER STORAGE DETAILS

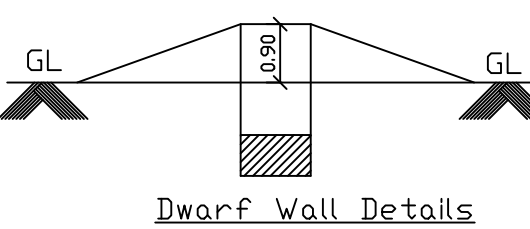


BOREWELL DETAIL

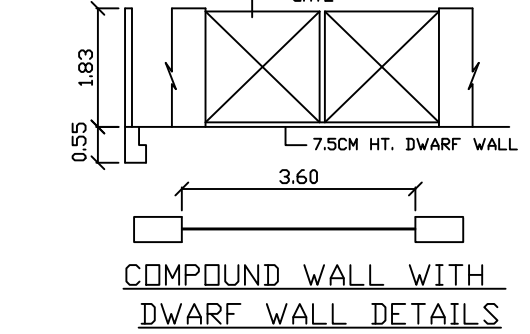


SECTION OF SEPT. TANK

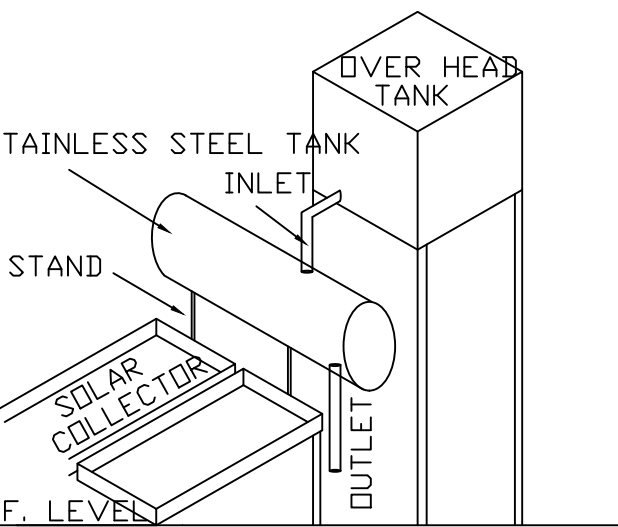
PLAN SEPTIC TANK



Dwarf Wall Details



COMPOUND WALL WITH DWARF WALL DETAILS



SOLAR WATER HEATING SYSTEM

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
6. LENGTH OF COMPOUND WALL: 61.68 R.M

SCHEDULE OF JOINERIES

MAIN DOOR	C.W PANELLED	MD	6'6"x7'0"	(2.00x2.13)
DOOR	C.W PANELLED	D1	3'0"x7'0"	(0.91x2.13)
DOOR	C.W PANELLED	D2	2'6"x7'0"	(0.76x2.13)
WINDOW	C.W PANELLED	W	4'3"x4'6"	(1.30x1.38)
WINDOW	C.W & GLAZED	W1	3'0"x4'6"	(0.91x1.38)
VENTILATOR	C.W PANELLED	V	2'6"x2'0"	(0.76x0.61)

AREA STATEMENT

SQ.M

PLOT AREA	226.68
PRO.GROUND FLOOR AREA**	132.12
PRO.FIRST FLOOR AREA	132.12
TOTAL CONSTRUCTION AREA	264.24
PLOT COVERAGE	85.78%
F.S.I	1.16
HEAD ROOM AREA	13.76

COLOUR INDEX

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

J RAGHUNADAN

J. RAGHUNADAN
SIGNATURE OF OWNER

Om Sankar

Er.M. OM SANKAR
Civil Engineer & Licenced Surveyor
REGISTERED ENGINEER -II RE/II/2025/5/0087
SRI MEGA HOMES
5, KUNDRATHUR MAIN ROAD,
Mangadu Chennai-600122
PH : 8438122011

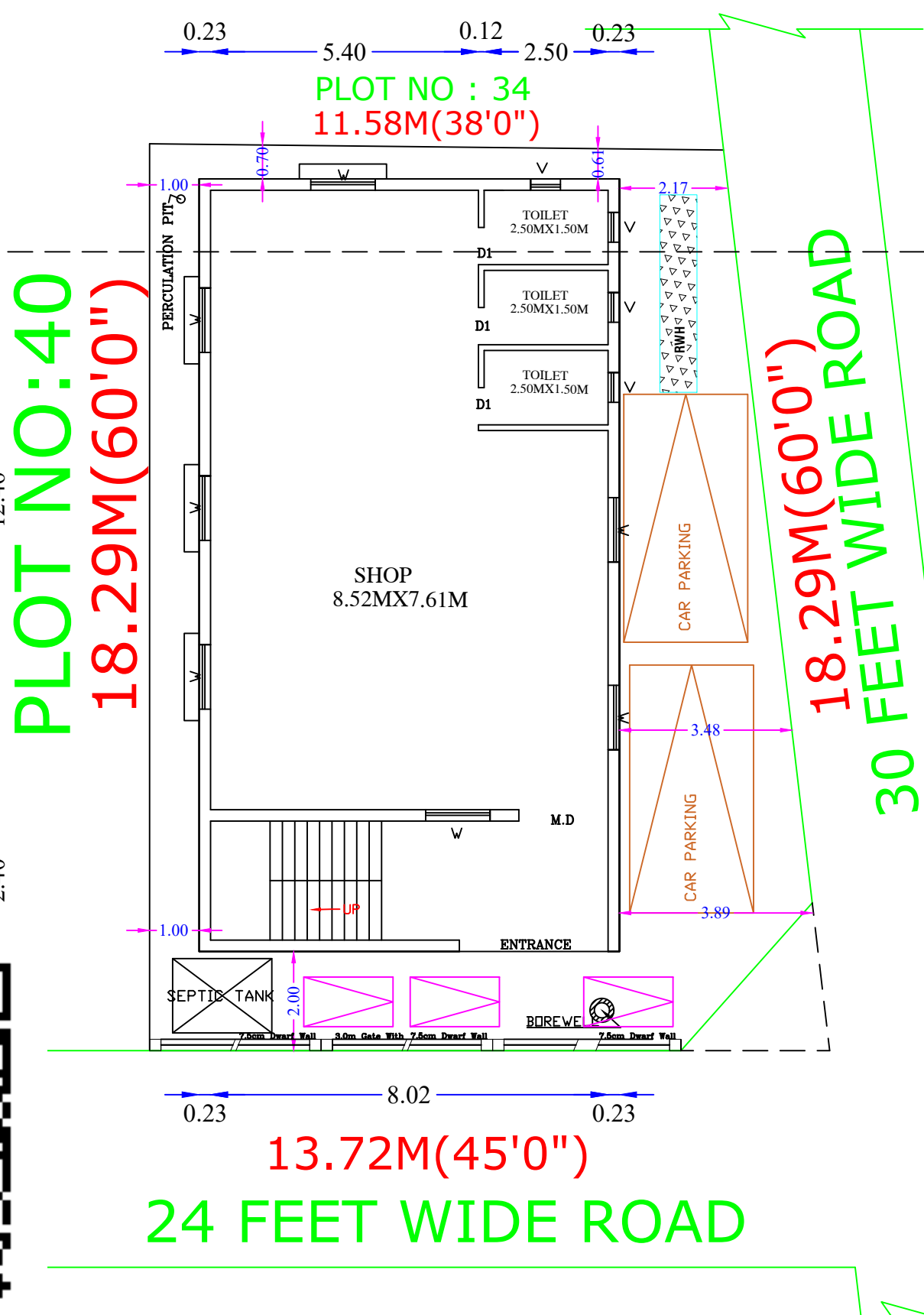
REGISTERED ENGINEER/LICENSED SURVEYOR



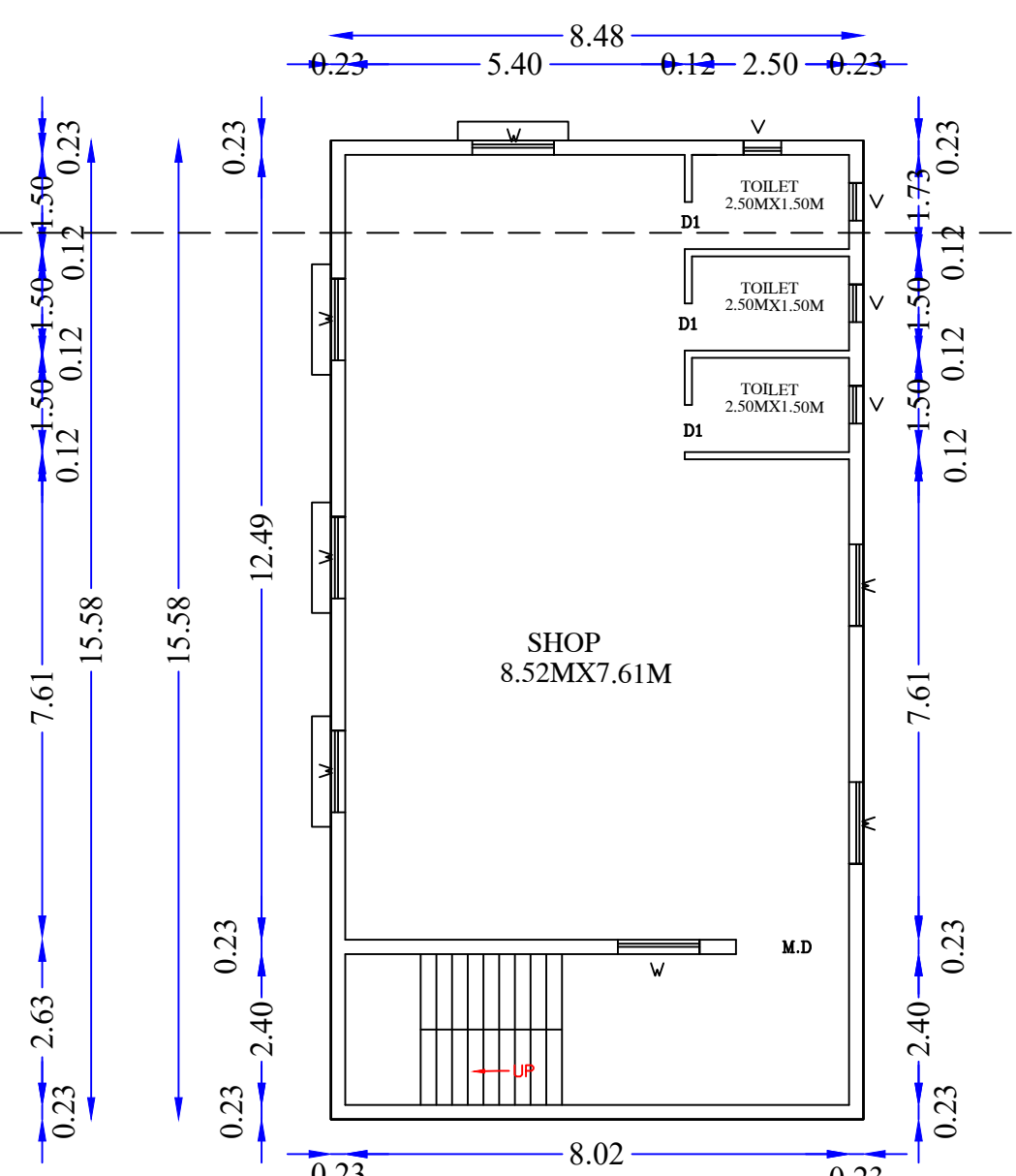
PRO. GROUND FLOOR PLAN

PRO. FIRST FLOOR PLAN

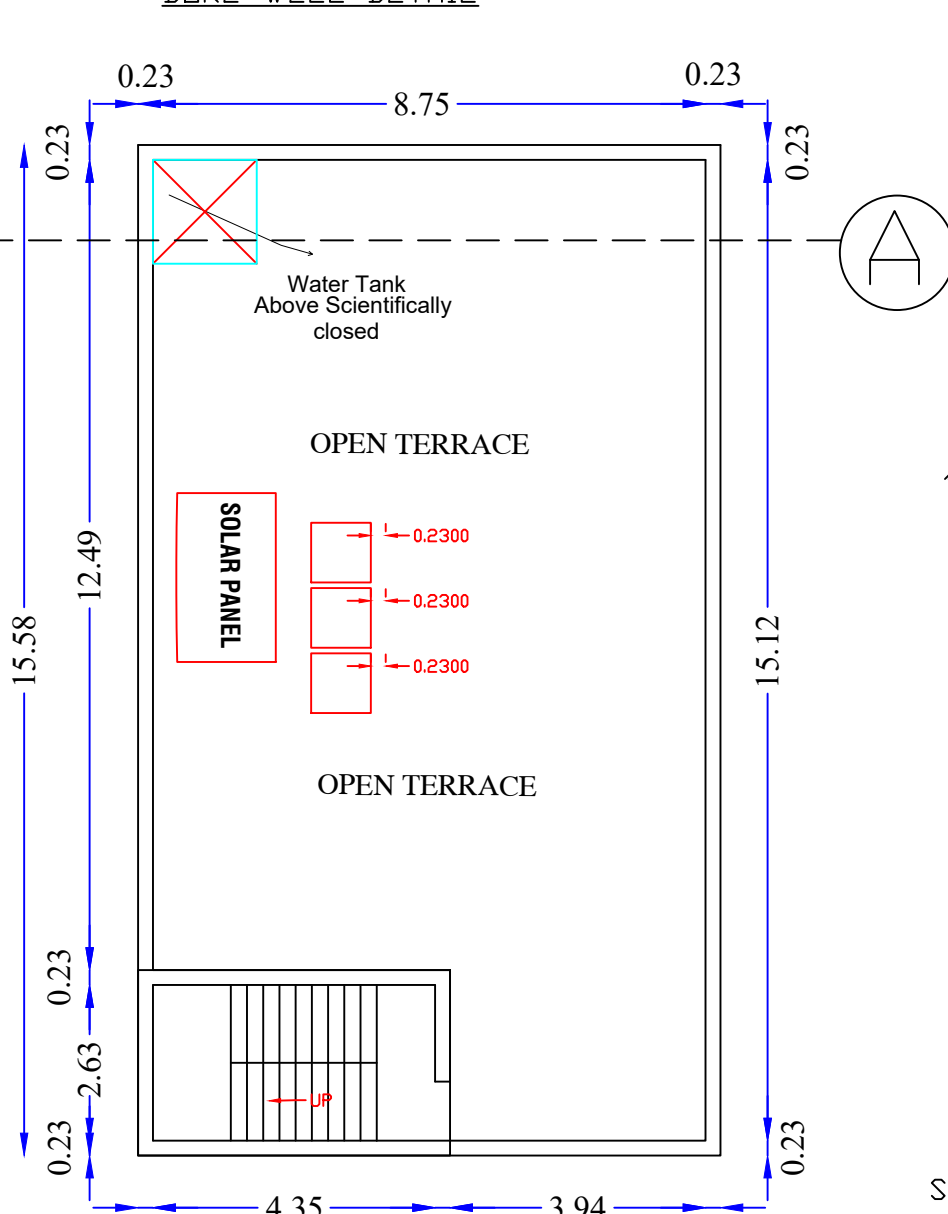
PRO. TERRACE FLOOR PLAN



13.72M(45'0")
24 FEET WIDE ROAD



18.29M(60'0")
18.29M(60'0")
30 FEET WIDE ROAD



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.

