

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

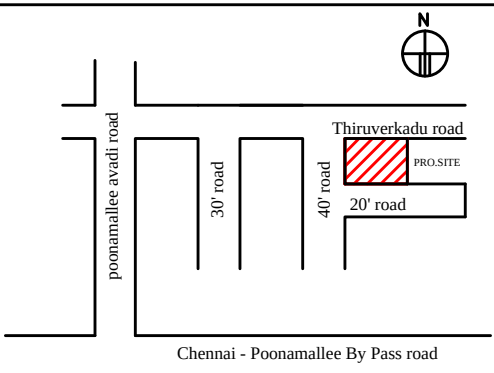
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED DEMOLITION AND RECONSTRUCTION IN GROUND FLOOR OF COMMERCIAL BUILDING AT PLOT.NO:1 & 2, OLD S.NO: 31/4B, NEW S. NO: 31/4B1B & 4B1C, PATTa NO: 6728, SAKTHI GARDENS PHASE-III, SENNEERKUPPAM VILLAGE, POONAMALLEE PANCHAYAT UNION. POONAMALLEE TALUK, THIRUVALLUR DISTRICT.

MMDA P.P.D/L.O: NO.88/93

PLAN INFO
FMB_OR_PLR=428.43
PLOT_AREA_M2=214.97
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.0
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=12.00
ROAD_LENGTH=250.00
AVG_PLOT_DEPTH=14.00
AVG_PLOT_WIDTH=25.60
AS_AT_SITE=428.43
AS_PER_DOCUMENT=423.79
LAND_USE_ZONE = primary residential
PLOT_NO=1&2
SURVEY_NO=31/4B1B & 4B1C
DISTRICT=THIRUVALLUR
TALUK=POONAMALLEE
PATTa_NO=6728
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_LESS_THAN_1KM_RADIUS=NO
BLOCK_1_6-PCO_MEMBER_COUNT=10



KEY PLAN

GENERAL SPECIFICATION

- * RCC M25 COLUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
- * BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" THICK RCC BEAM WITH M25 MIX.
- * FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
- * SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M 1:3.
- * ROOF SLAB WITH RCC M25 MIX 41/2" THICK.

AREA DETAILS

Sq Mt

Plot Area	As Per Patta	424.00
	As Per Document	423.79
	As At Site	428.43

F.S.I AREA

GROUND Floor Plan	Commercial	214.97
Total F.S.I Area		214.97
Floor Space Index		0.50
DEMOLISH AREA		17.37

JOINERY DETAILS :-

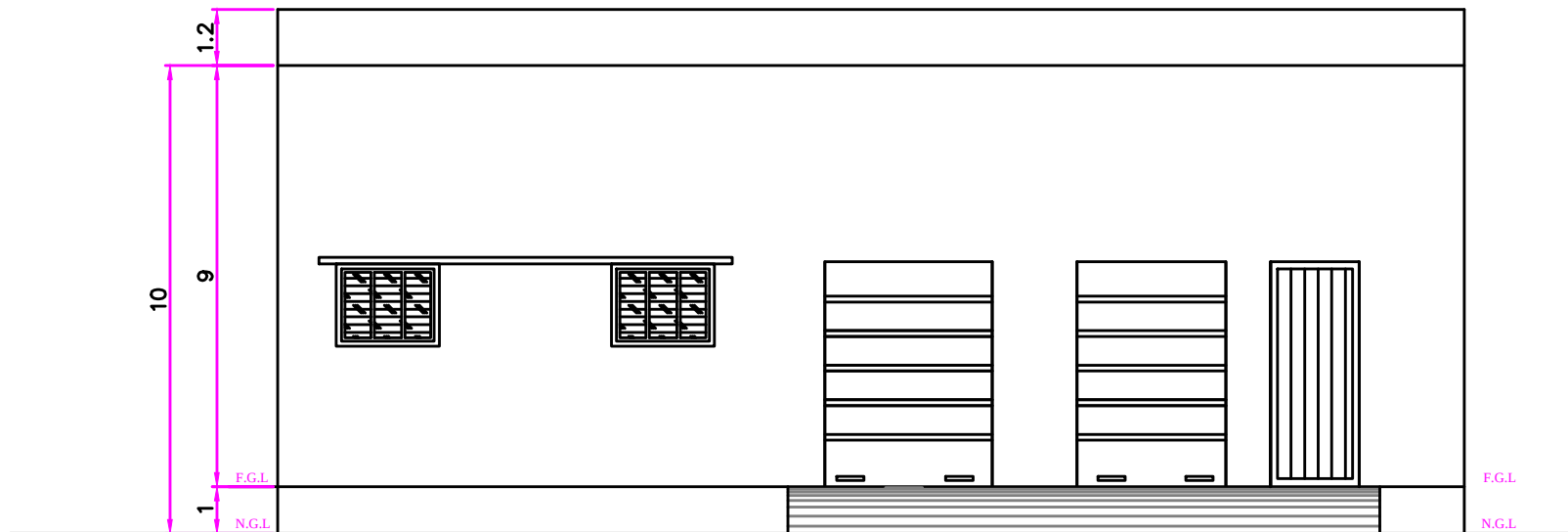
S.NO	DESCRIPTION	SIZE IN M
1	ROLLING SHUTTER-R.S	2.14 X 2.14
2	DOOR - D	0.91 X 2.14
3	DOOR - D1	0.76 X 2.14
4	WINDOW - W	1.83 X 1.52
5	VENTILATOR - V	0.91 X 0.61

APPLICANT:-

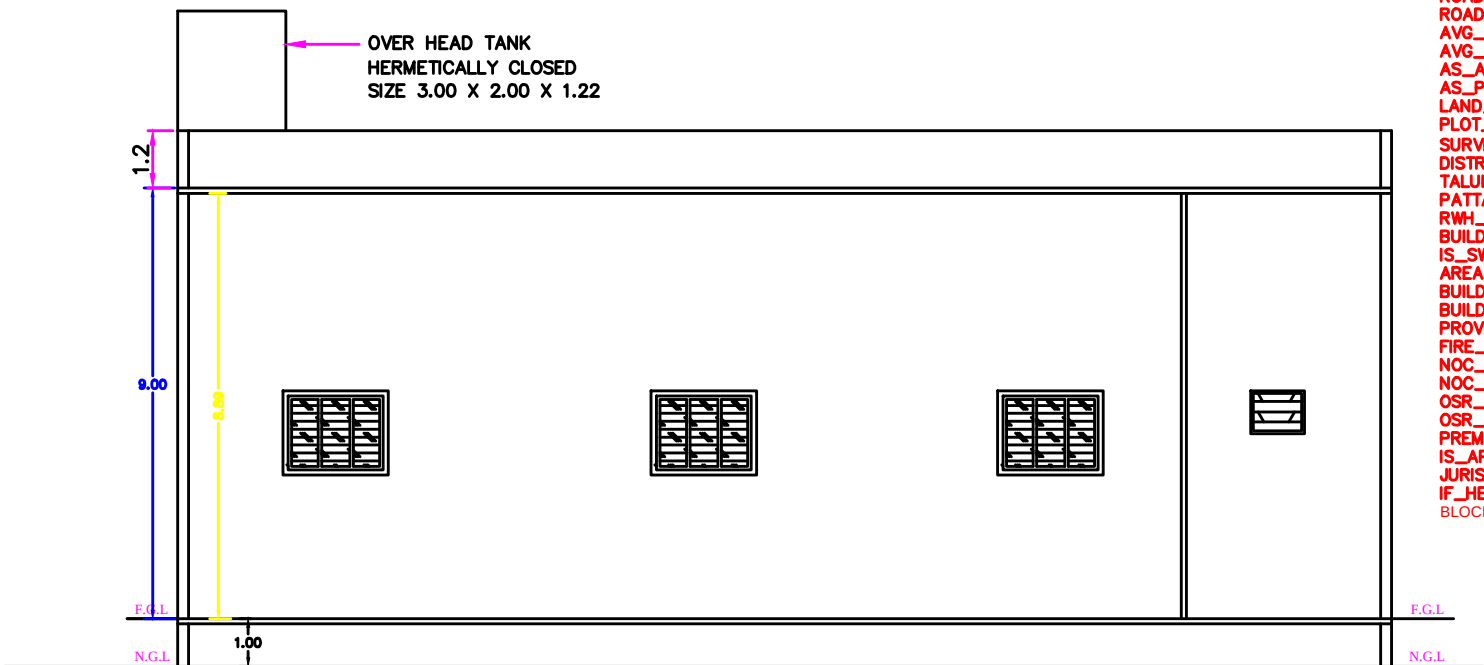
[Signature]

ENGINEER:-

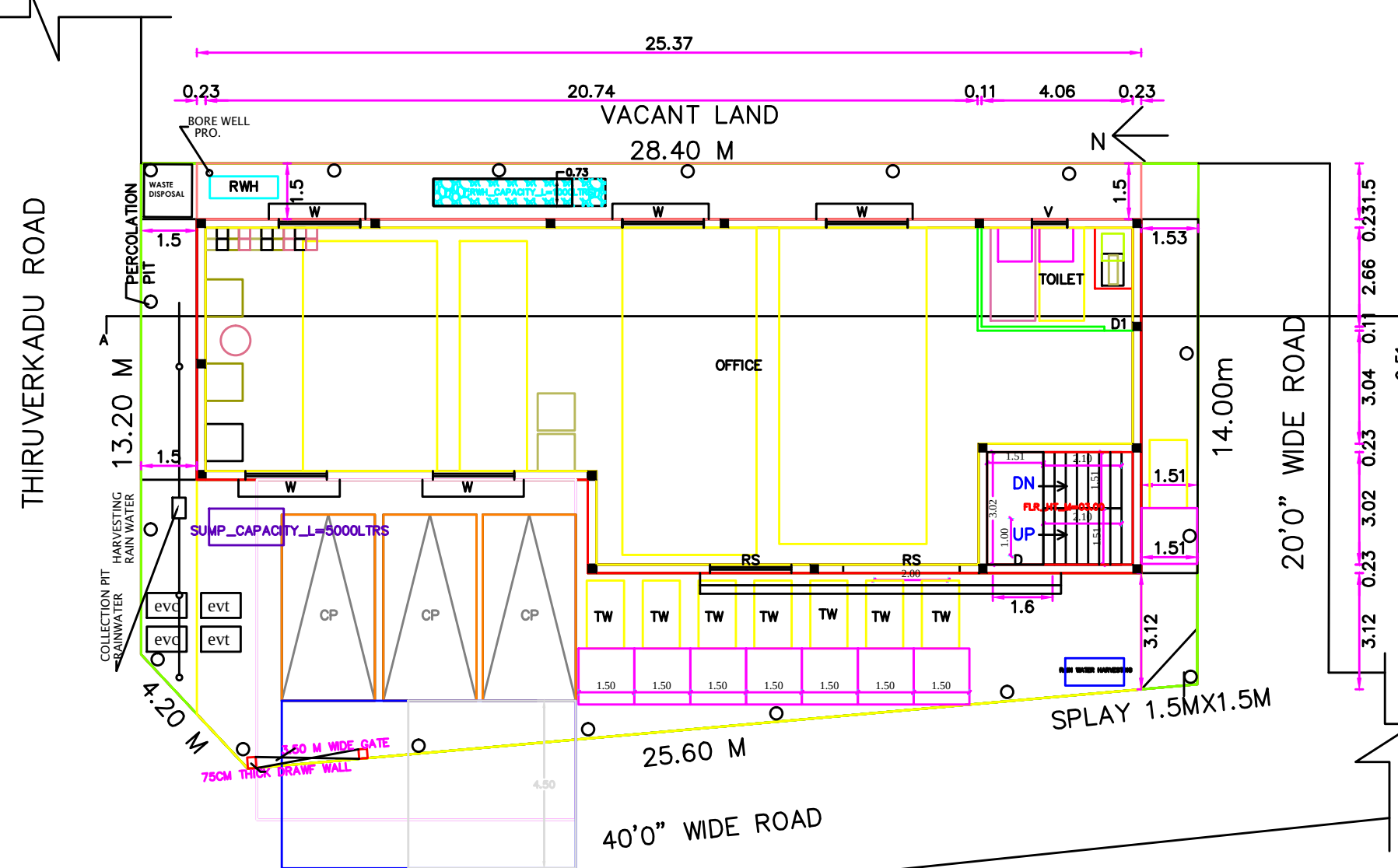
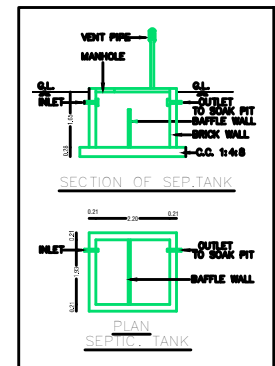
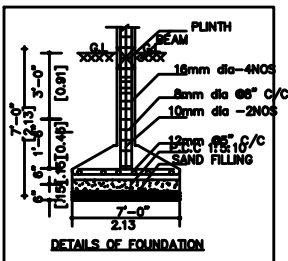
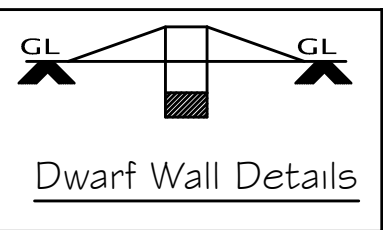
S. Prakash
S.PRAKASH, B.E., CIVIL
CMDA Regd. Civil Engineer
Reg. No: RE/11/2024/7/0169
No.1/96, Eswaran Kovil St, Padiyanallur.



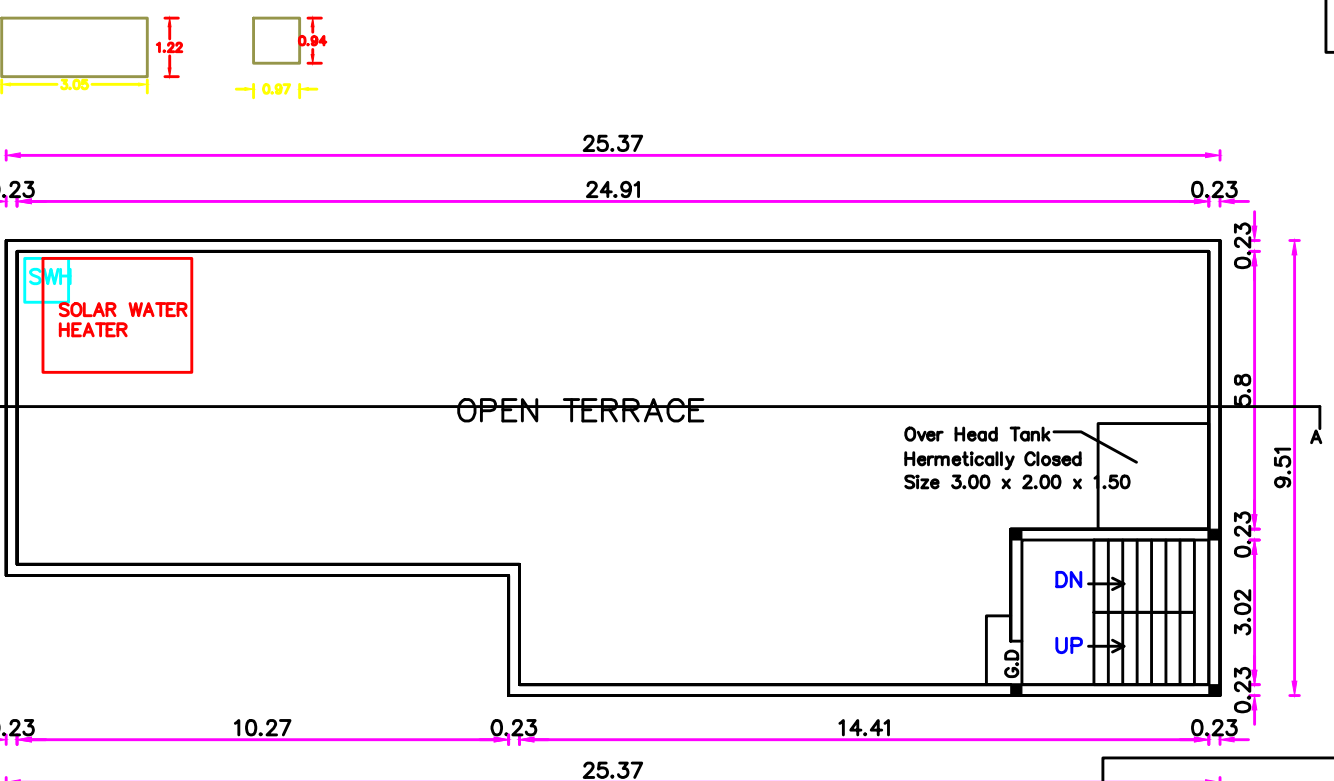
ELEVATION
PROPOSED



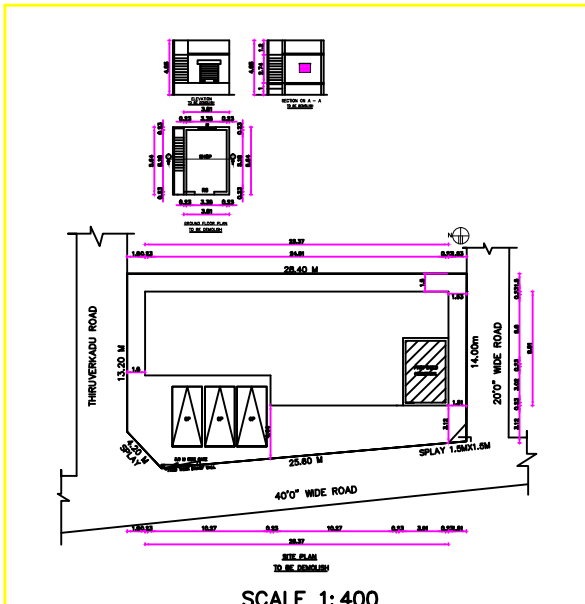
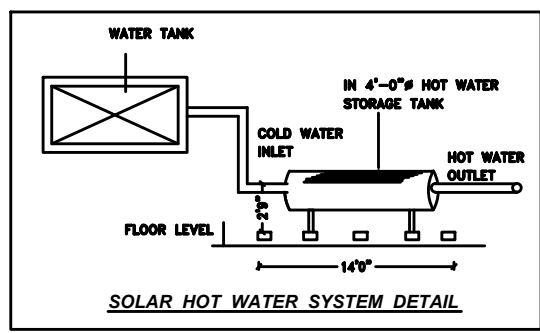
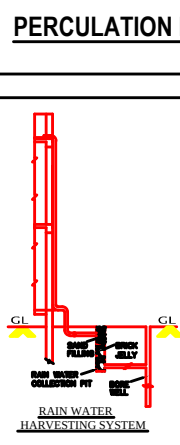
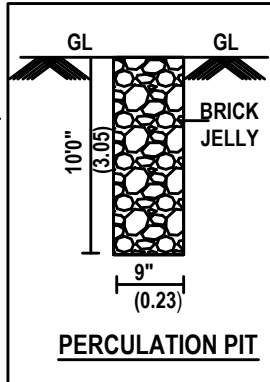
SECTION ON A - A
PROPOSED



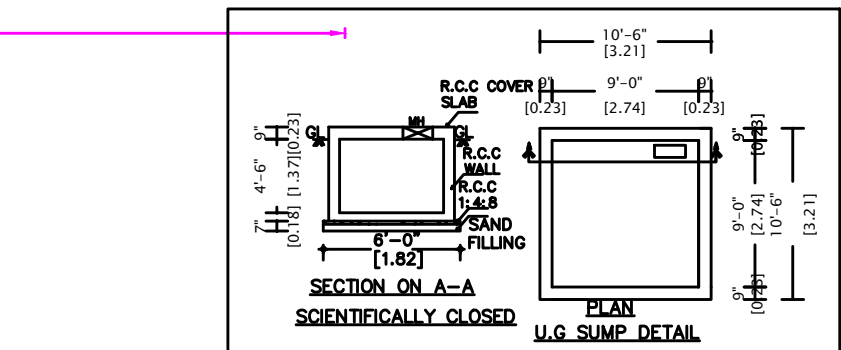
SITE CUM GROUND FLOOR PLAN
[PROPOSED]
SCALE 1:100



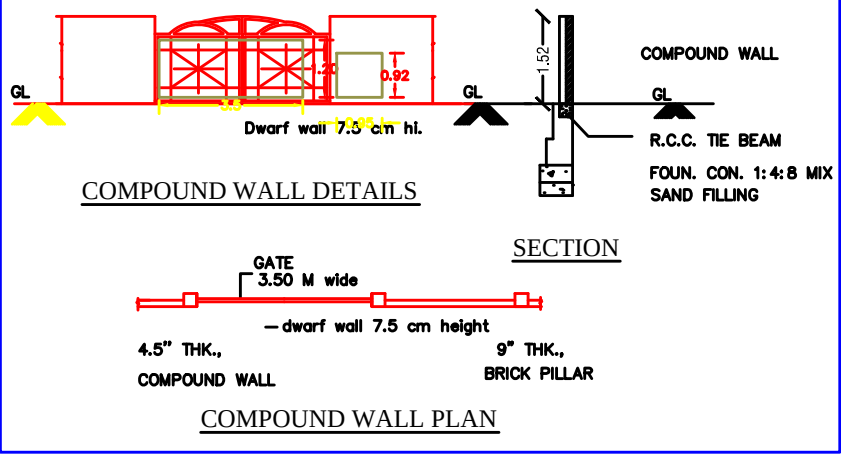
TERRACE FLOOR PLAN
[PROPOSED]



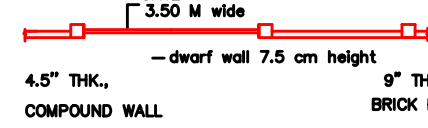
SCALE 1:400



COMPOUND WALL DETAILS



SECTION



COMPOUND WALL PLAN

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.

