Verified RealEstate™

REFERENCE
08/2025-26

ISSUED
30 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.

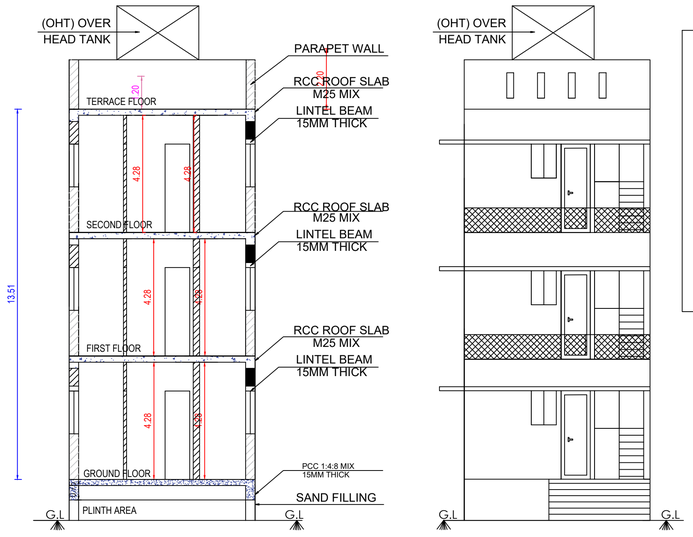
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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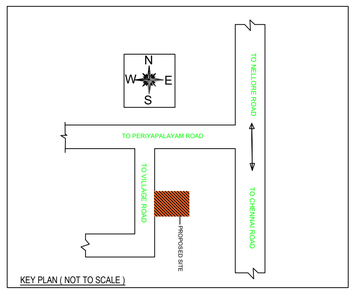
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND, FIRST, SECOND FLOOR RESIDENTIAL BUILDING AT, PATTA NUMBER : 1263, COMPRISED IN SURVEY NO:218/2A, V.NO : 107 , IN BANDIKAVANOOR VILLAGE & PANCHAYAT, SHOLAVARAM PANCHAYAT UNION, PONERI TALUK, THIRUVALLUR - 600067.

OWNER NAME : GOLDEN RACK GRNITE PVT.LTD.M.D (Mr. BALAKRISHNAN. N S/O NATESAN)



SECTION ON "AA"

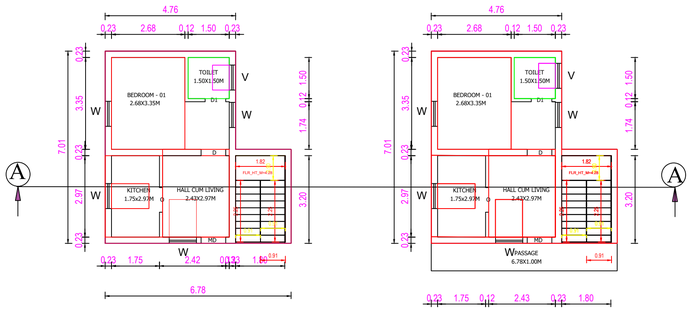
FRONT ELEVATION



KEY PLAN (NOT TO SCALE)

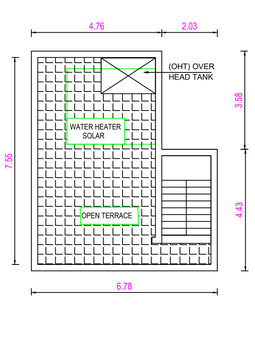


SITE PLAN

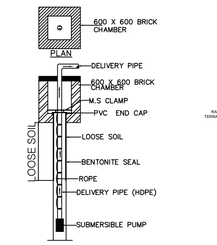


GROUND FLOOR PLAN

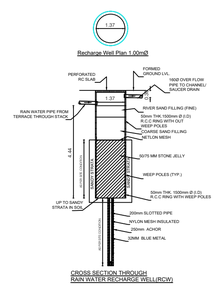
FIRST & SECOND FLOOR PLAN



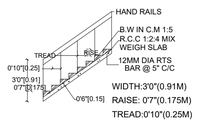
TERRACE FLOOR PLAN



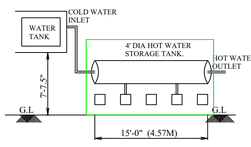
BORE WELL CROSS SECTION DETAILS



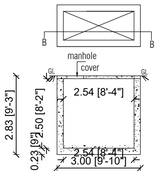
CROSS SECTION THROUGH RAIN WATER RECHARGE WELL(RCW)

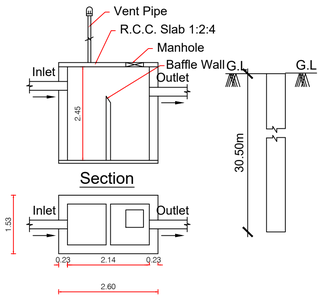


STAIR CASE DETAILS:-



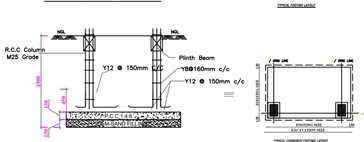
SOLAR HOT WATER SYSTEM DETAIL







TYPICAL ISOLATED FOOTING



C.S OF COMBINED FOOTING - CF

COLUMN & FOUNDATION DETAILS LAYOUT

AREA STATEMENT	SQ.MT
PLOT AREA (AS PER DOCUMENT)	2146.78
PLOT AREA (AS PER PATTA)	2146.78
PLOT AREA (AS PER SITE)	2146.78
FSI AREA	
PRO. GROUND FLOOR AREA	40.27
PRO. FIRST FLOOR AREA	40.27
PRO. SECOND FLOOR AREA	40.27
TOTAL FSI AREA	120.81
NON FSI AREA	
PRO. HEAD ROOM	6.94
TOTAL PROP.BUILT UP AREA	127.75

FLOOR SPACE INDEX : 1.93

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	03	03
TWO WHEELER PARKING	05	05

JOINERY DETAILS:

	DESCRIPTION	IN METER
MD	MAIN DOOR	1.00X2.10
D1	DOOR	0.90X2.10
D2	DOOR	0.75X2.10
W	WINDOW	1.20X1.20
V	VENTILATOR	0.90X0.60

COLOUR INDEX:

PROPOSED BUILDING	
EXISTING ROAD	
BOUNDARY LINE	
DEMOLITION	

For GOLDEN ROCK GRANITES PVT. LTD.
BALAKRISHNAN
Managing Director

APPLICANT

Er.S. KUMARESAN , B.E.(CIVIL)
DTCP Regd . Engineers Grade - II (RE)
Regn No . TVLR/RE/GR-II/2021/12/2004
INDO Tech Civil Contractors
No.05, Reddiyar Street, Pethikuppam,
Gummidipoondi - 601 201.
Mob : 7010511767 / 7402025361
sskumaresan014@gmail.com
REGISTERED ENGINEER

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

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.