

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

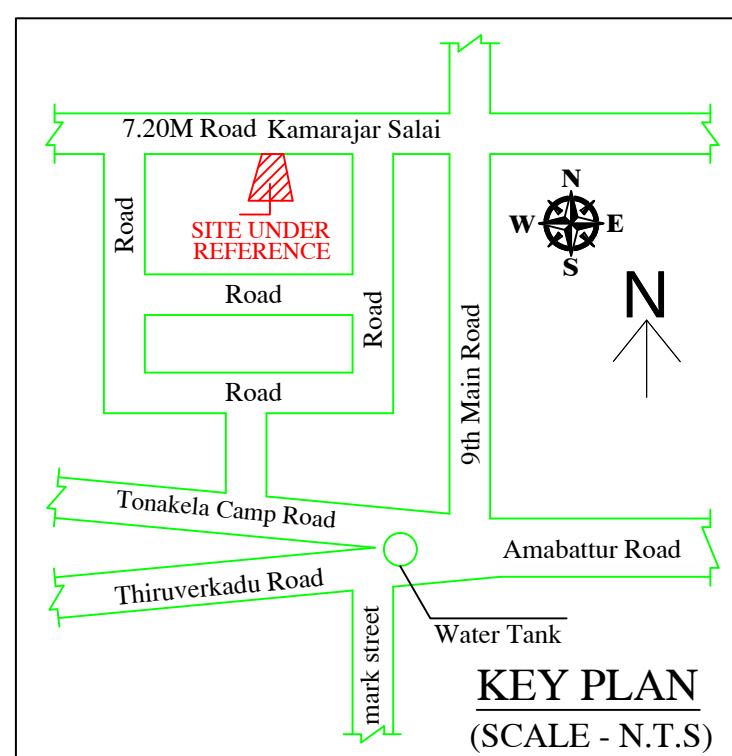
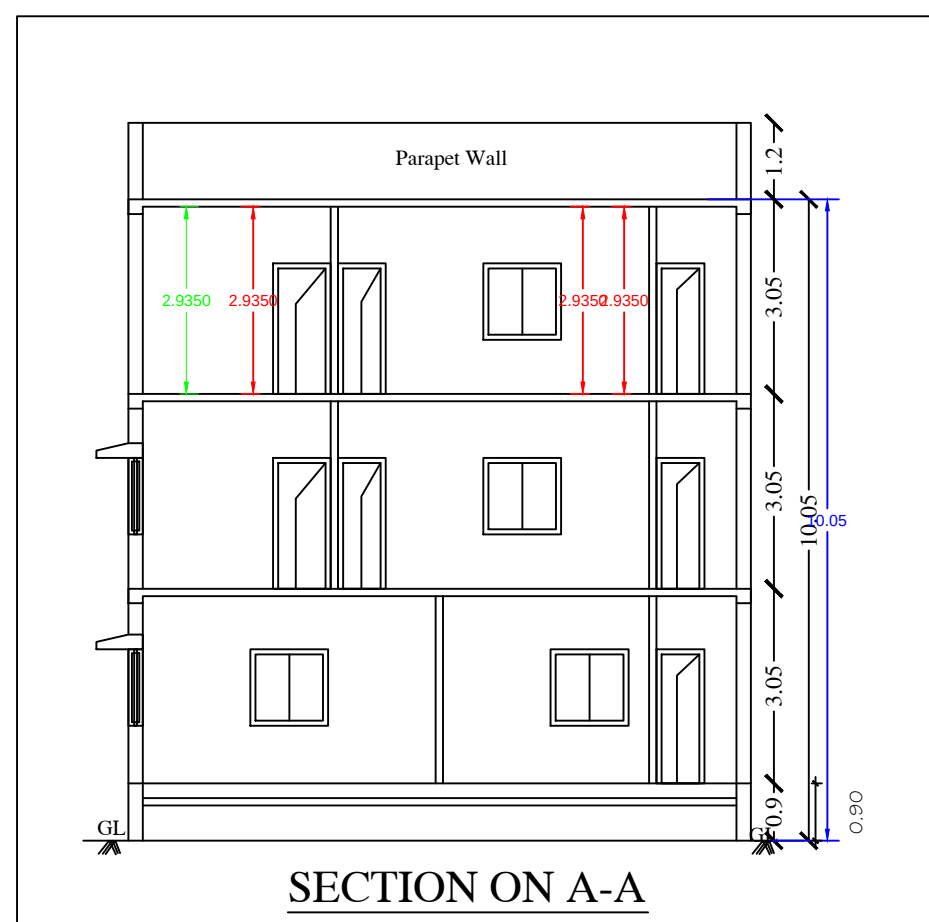
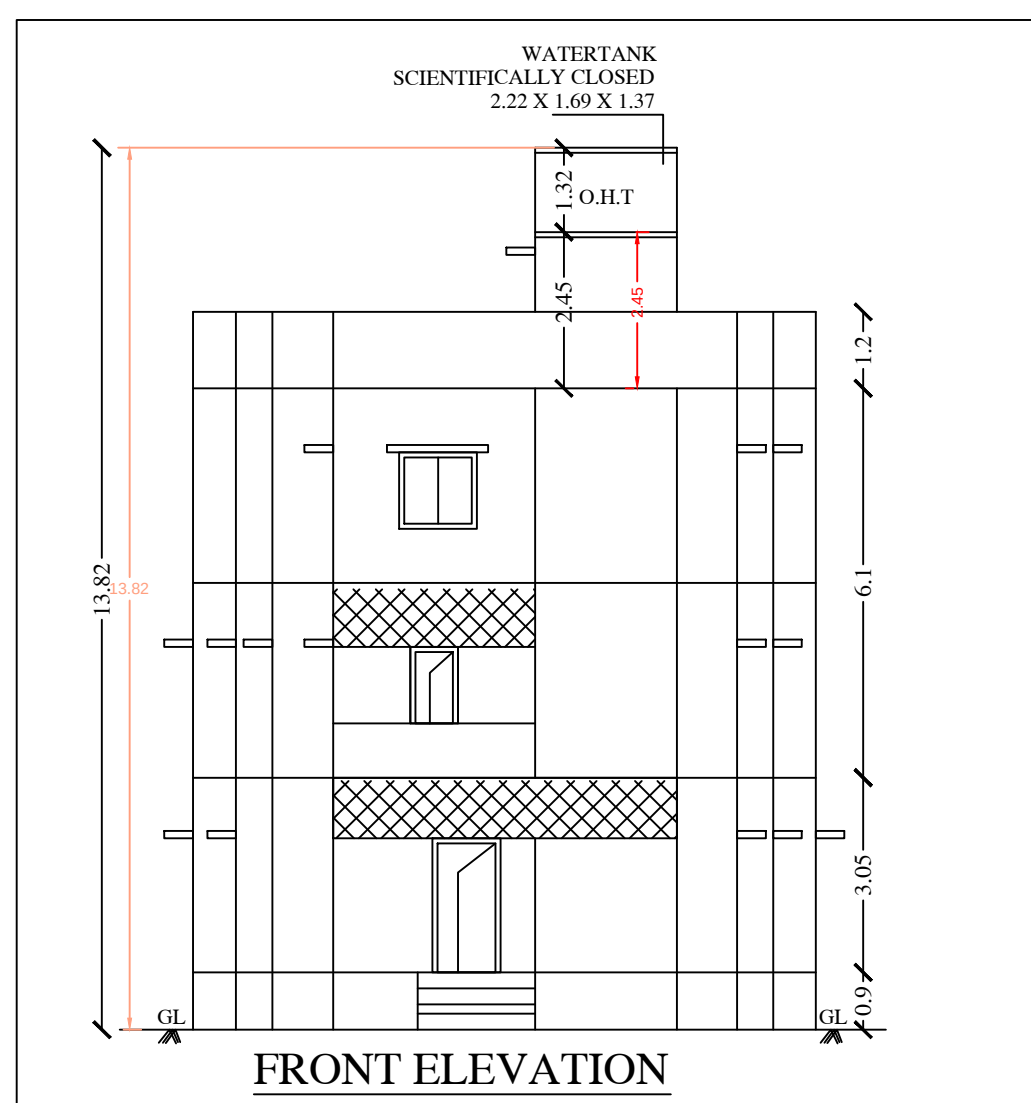
ISSUING AUTHORITY

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 ADDITIONAL CONSTRUCTION OF SECOND FLOOR RESIDENTIAL BUILDING WITH TWO DWELLING UNITS OF EXISTING PARTLY STILT CUM GROUND FLOOR AND FIRST FLOOR RESIDENTIAL BUILDING AT PLOT NO:- 6154, H.I.G TYPE, COMPRISED IN OLD S.NO:- 49 PART & 447/2 PART, AS PER PATTA NO.14164, S.NO.49/5032,KAMARAJAR SALAI, AMBATTUR PHASE I & II, T.N.H.B, AYAPAKKAM VILLAGE, AVADI TALUK,THIRUVALLUR DISTRICT, VILLIVAKKAM PANCHAYAT UNION LIMIT.



***NOTE:**

PREVIOUSLY APPROVED PLANNING & BUILDING PERMISSION

*PLANNING PERMISSION

RC.NO.799/2025/A3

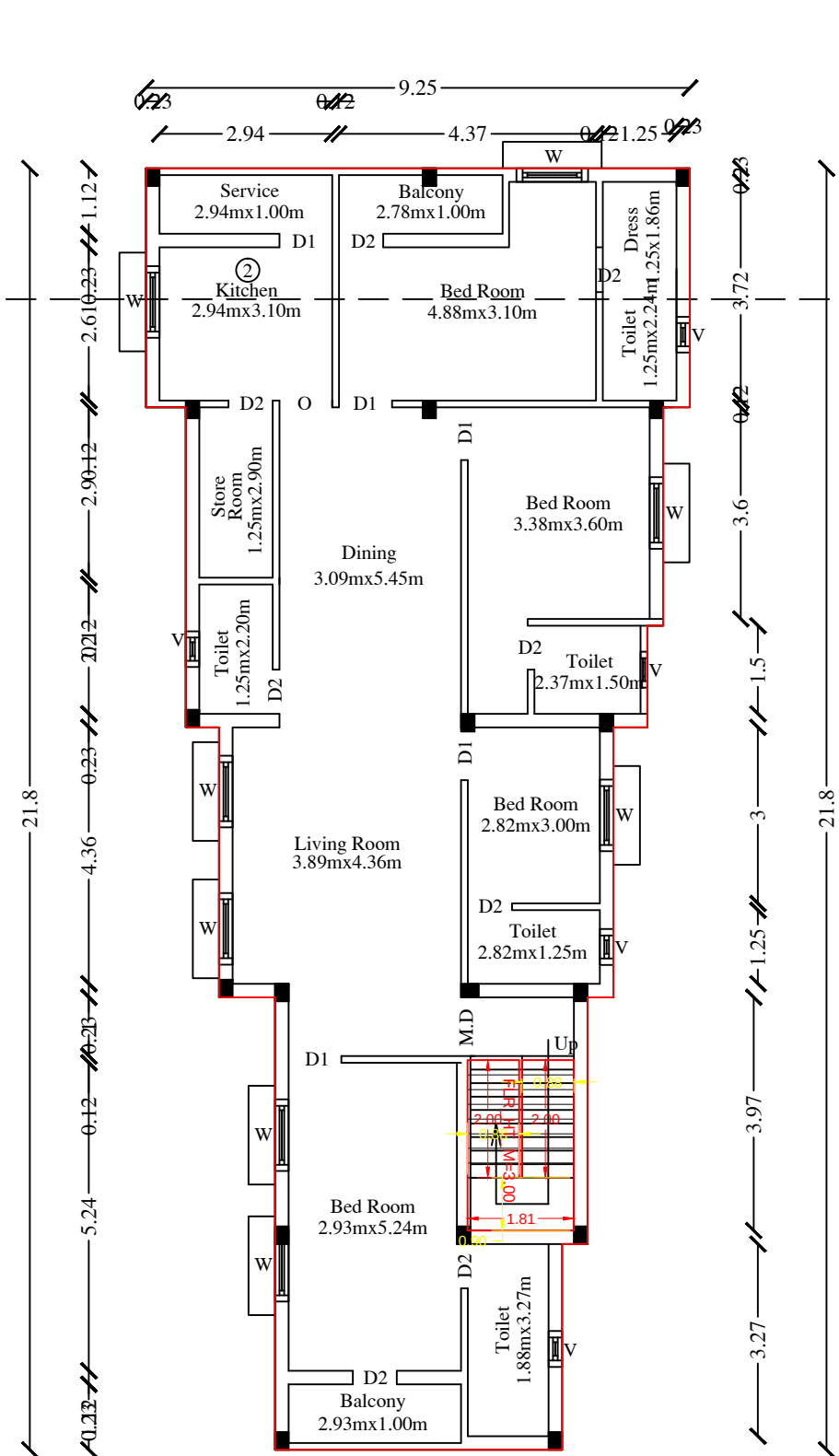
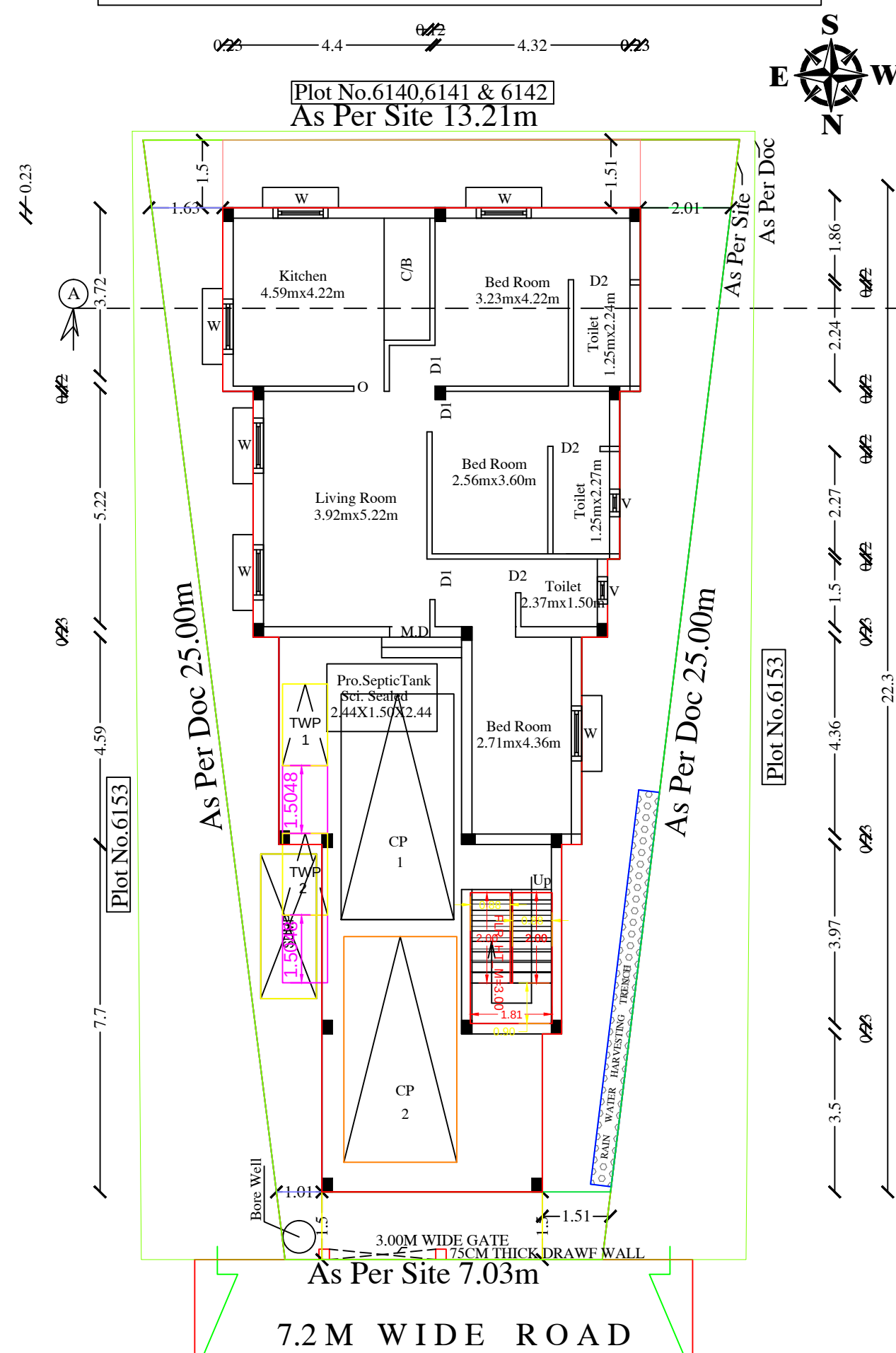
DATED:03.04.2025

***BUILDING PERMISSION**

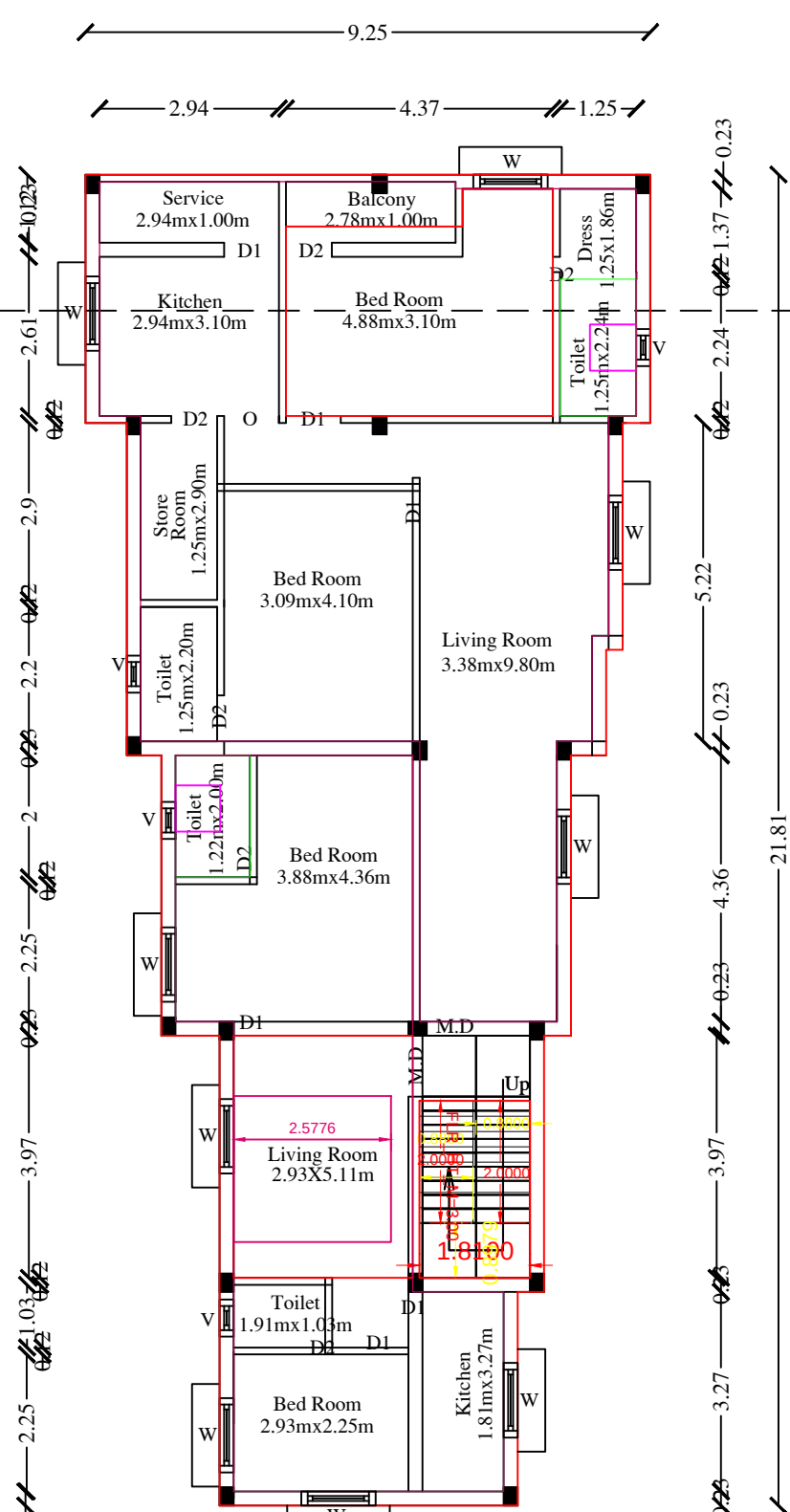
RC.NO.799/2025/A3

BA.NO.07/2025

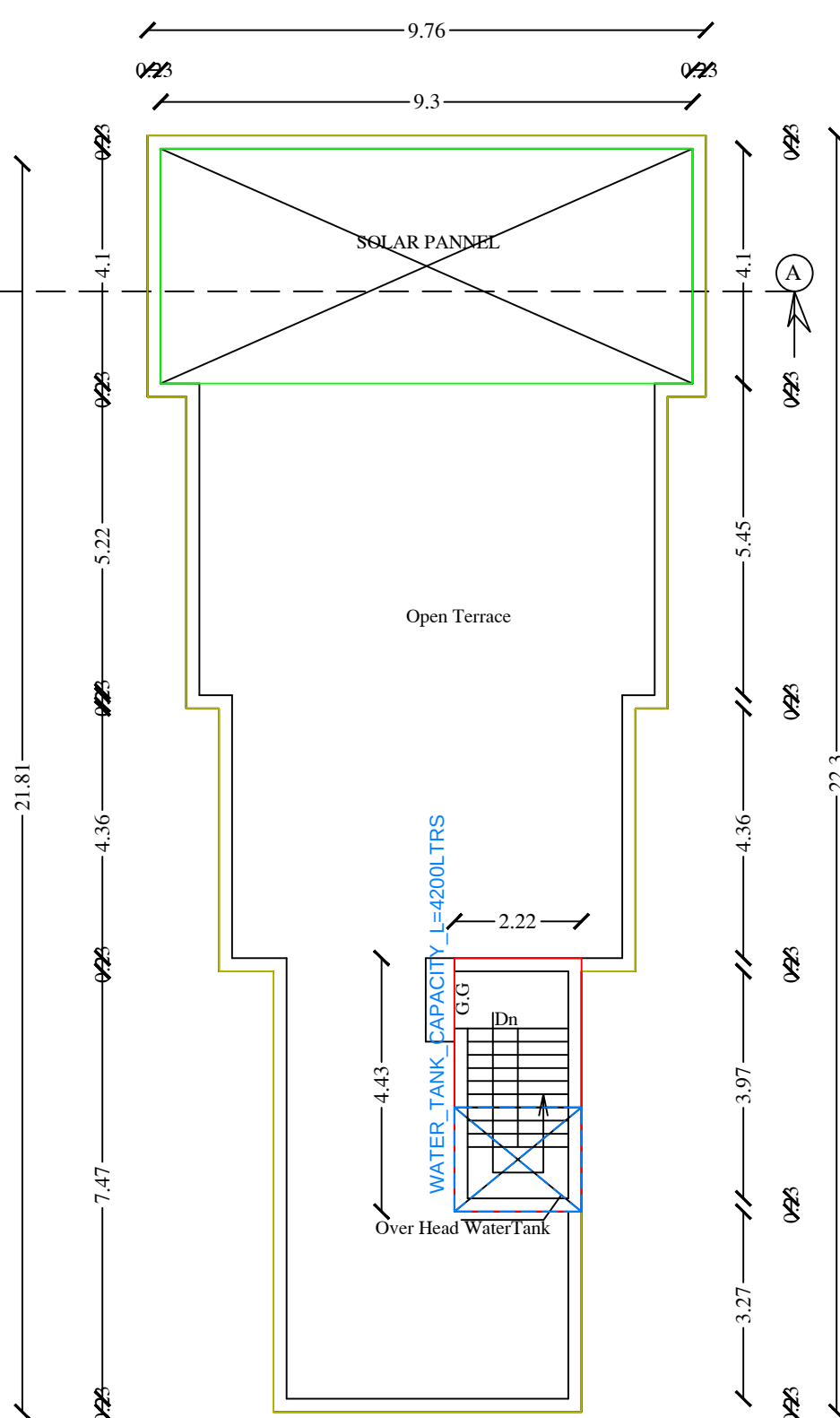
DATED:08.04.2025



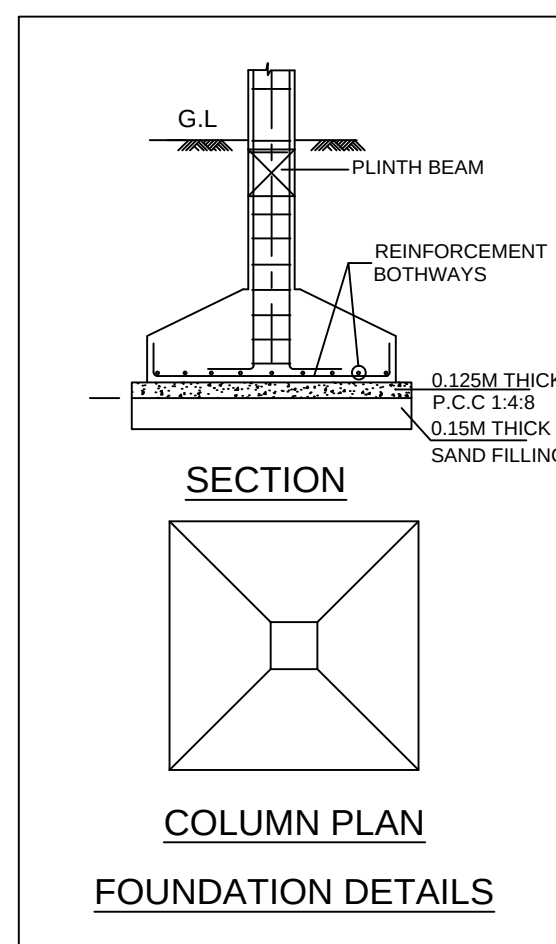
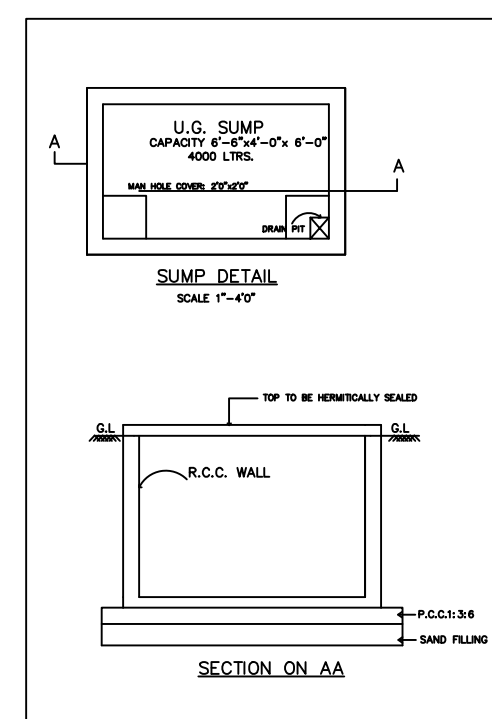
FIRST FLOOR PLAN
(Existing)



SECOND FLOOR PLAN
(Proposed)



TERRACE FLOOR PLAN
(Proposed)



SPECIFICATION:-

FOUNDATION	: R.C.C 1:11/2:3 M25 Concrete column footing laid
R.C.C. WORK	: All Column , Beams, Roof Slab, Lintel & Sunshade over sand filling and pcc 1:4:8.

BRICK WORK : B.W in Basement & Superstructure are in CM 1:5.

JOINERY	: Joineries are made with steel or first class tenk wood
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WEATHERING : 9"x9" Pressed Tiles laid over the Brick Jelly with
COURSE Lime mortar and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3 Inside & Outside

PAINTING	: White washing with two coats over the one coat of primer for Ceiling, Color washing with two coats over one coat of primer for all walls.
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JOINERY DETAILS:-

M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
W	WINDOW	1.22 x 1.20
V	VENTILATER	0.60 x 0.60

AREA DETAILS:-

PLOT AREA (as per patta)	3659.76 SQFT	340.00 M ²
PLOT AREA (as per doc)	3659.76 SQFT	340.00 M ²
PLOT AREA (as per site)	2702.41 SQFT	251.06 M ²

EXISTING FLOOR AREA

GROUND FLOOR PART AREA (Existing) (FSI)	1007.73 SQFT	93.62 M ²
FIRST FLOOR AREA (FSI) (Existing)	1631.93 SQFT	151.61 M ²
STILT FLOOR AREA (Non FSI) (Existing)	624.20 SQFT	57.99 M ²

PROPOSED FLOOR AREA

SECOND FLOOR AREA (Proposed)	1631.93 SQFT	151.61 M ²
TOTAL FSI AREA	1631.93 SQFT	151.61 M ²
HEAD ROOM (Proposed)	105.81 SQFT	9.83 M ²
NET TOTAL FSI AREA & NON-FSI AREA	1737.74 SQFT	161.44 M ²

PLOT COVERAGE	:	60.3 %
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FLOOR SPACE INDEX	:	0.60
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COLOUR INDEX:

PROPOSED BUILDING

EXISTING ROAD

BOUNDARY LINE

SIGN.OF OWNER

m.venkatesan
M. VENKATESAN, B.E., (Civil)
 CMDA Registered Engineer Grade-II
 Reg. No: RE/11/2024/7/0171
 No.33/4, Bajajani Koli Street, Choolamedu,
 Chennai - 600 094. Ph: 7502424287.
 Email ID : venkateshm791@gmail.com

LICENSED SURVEYOR



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.

