

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

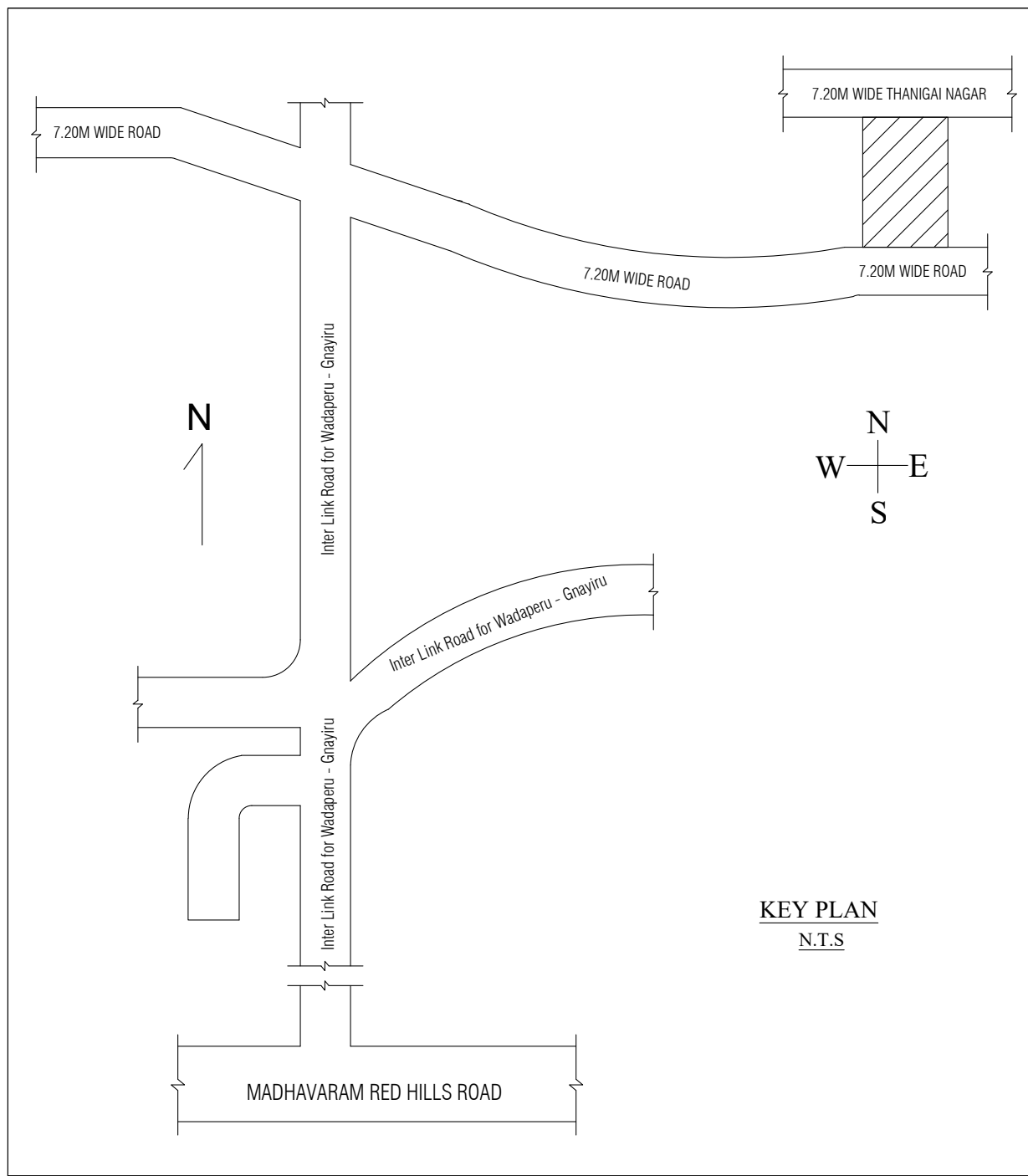
Building Plan

ISSUING AUTHORITY

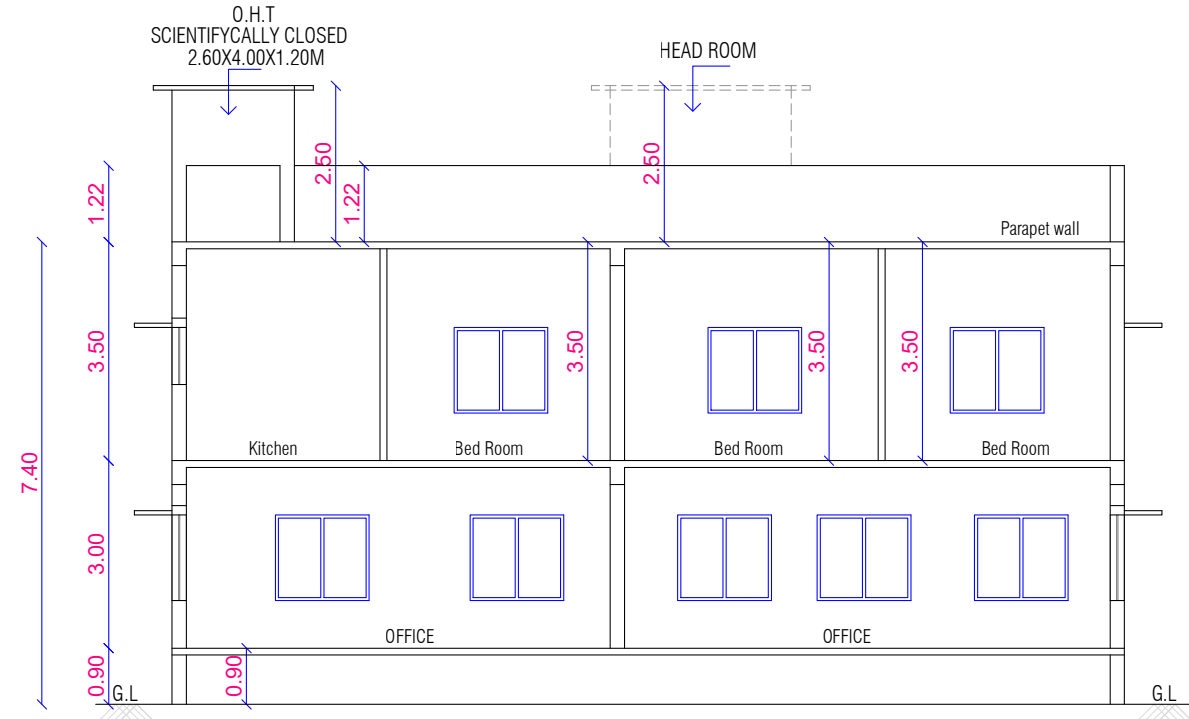
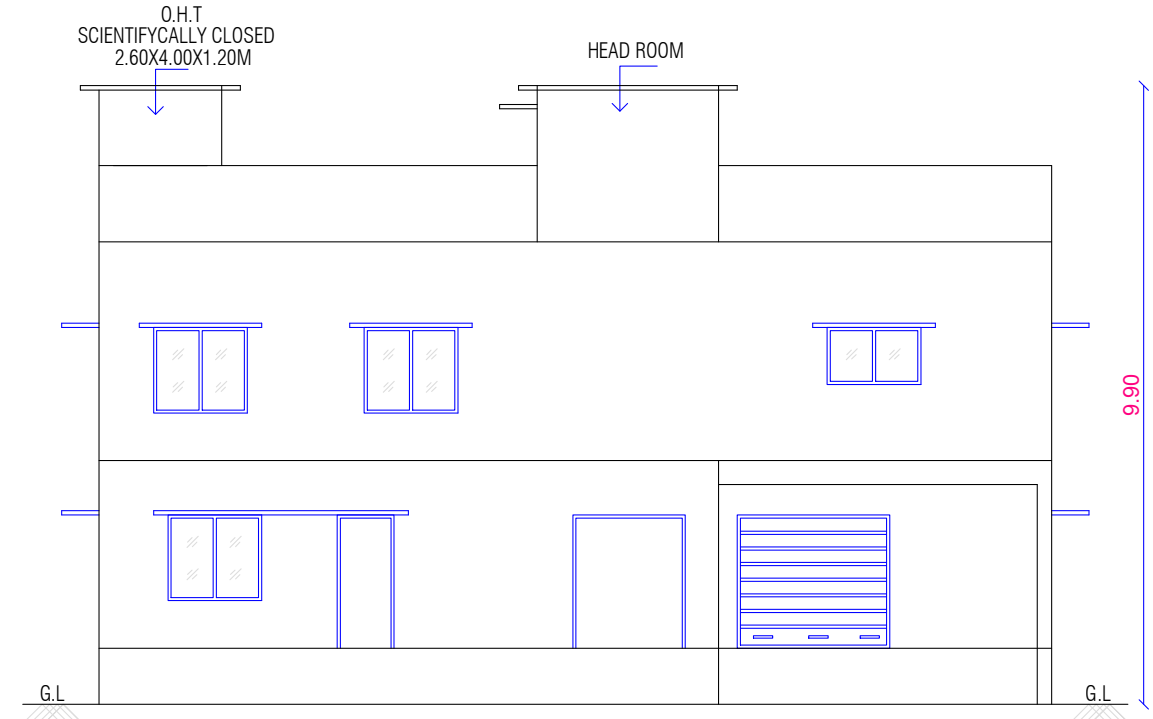
Rural Panchayat

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

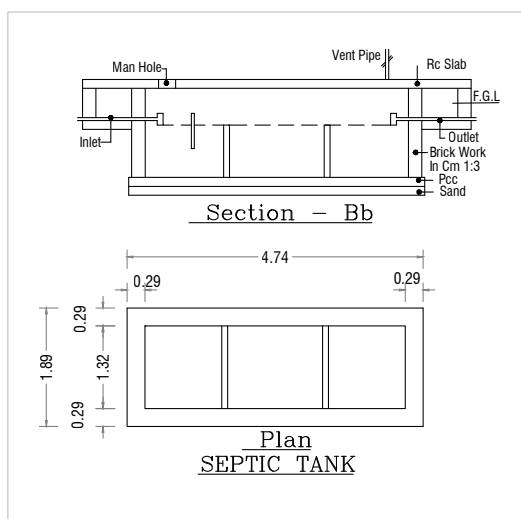
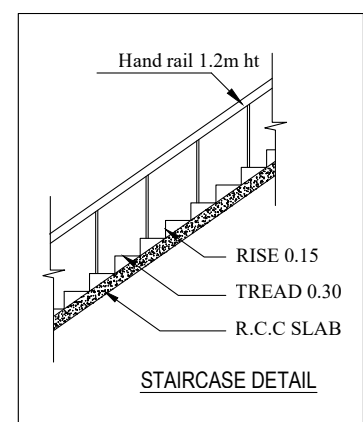
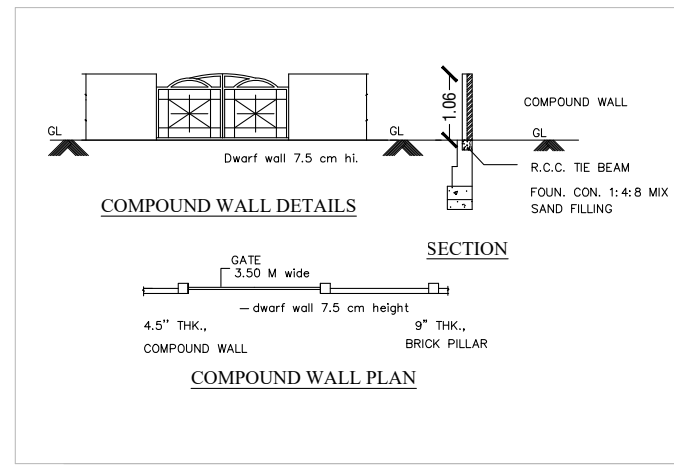
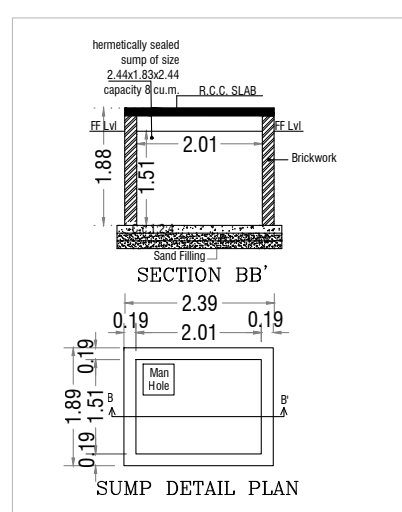
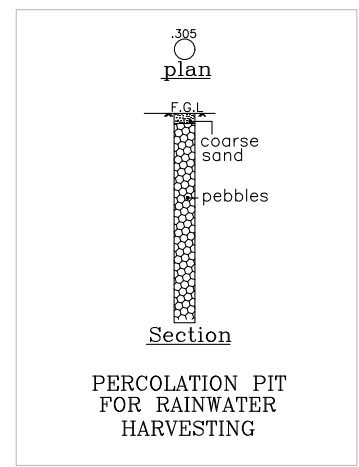
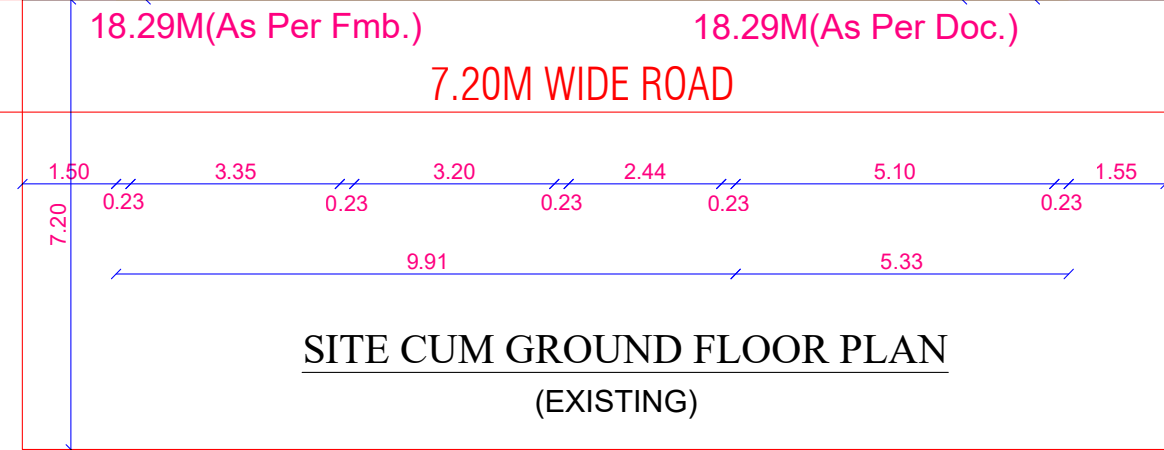
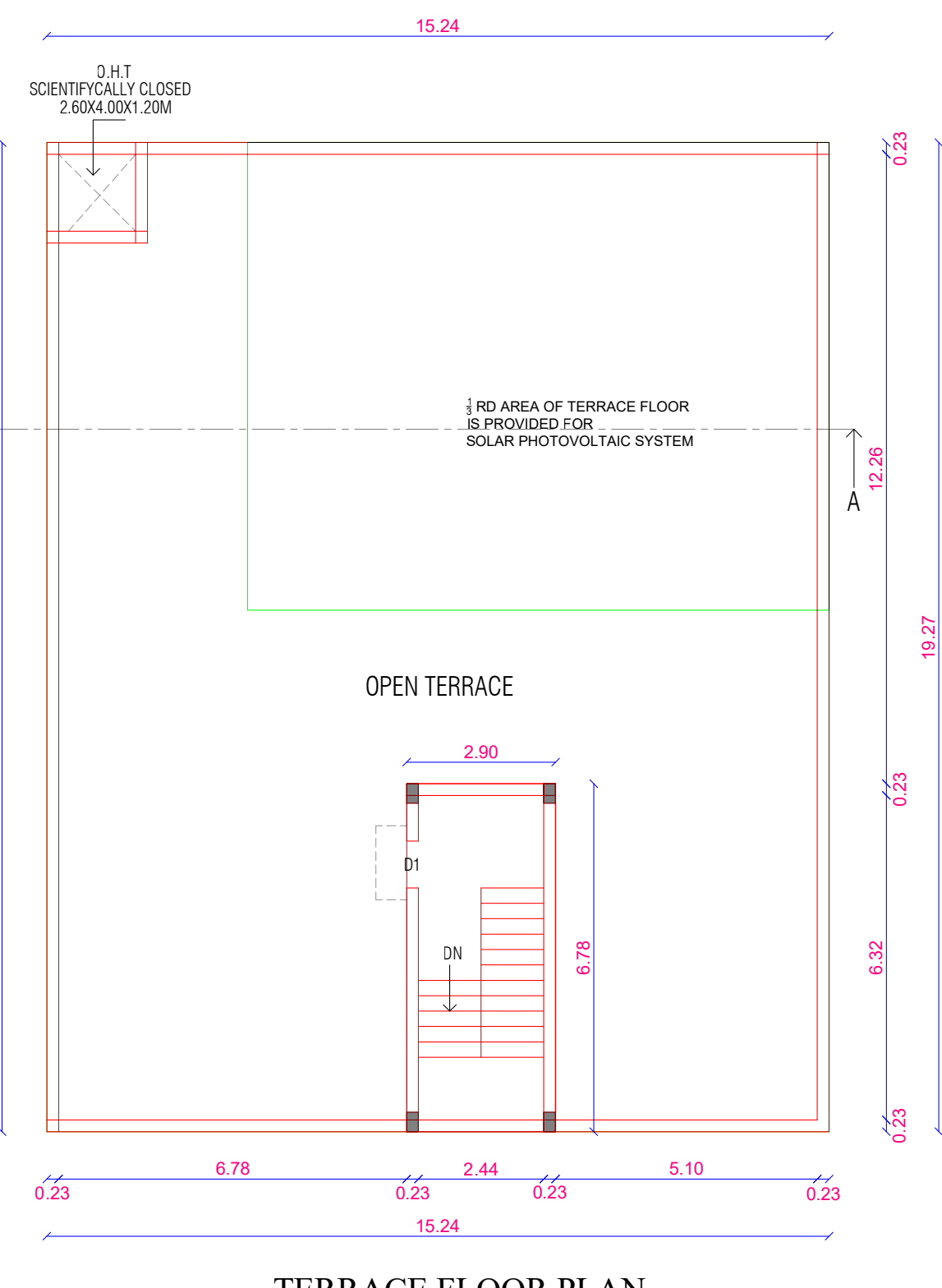
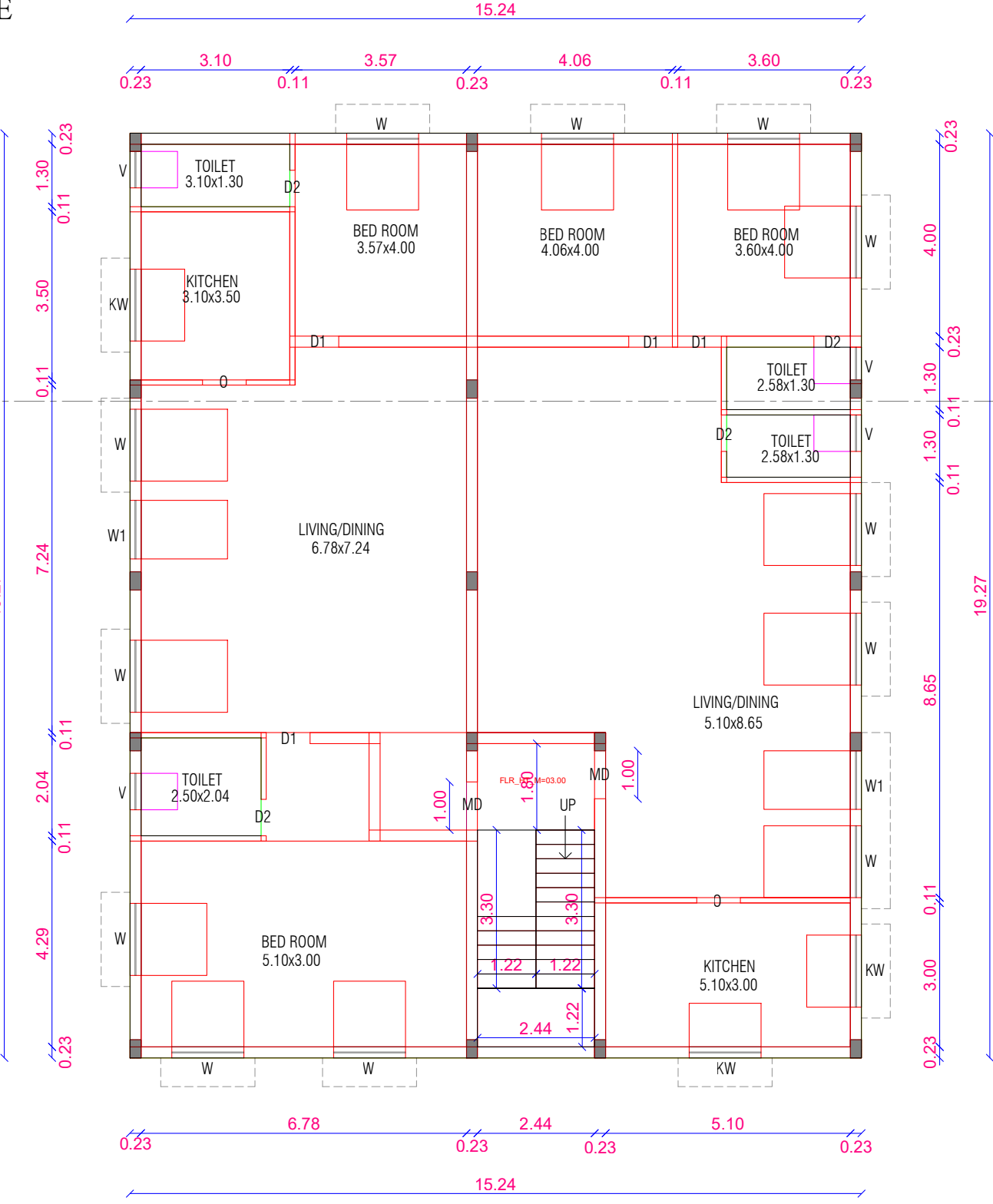
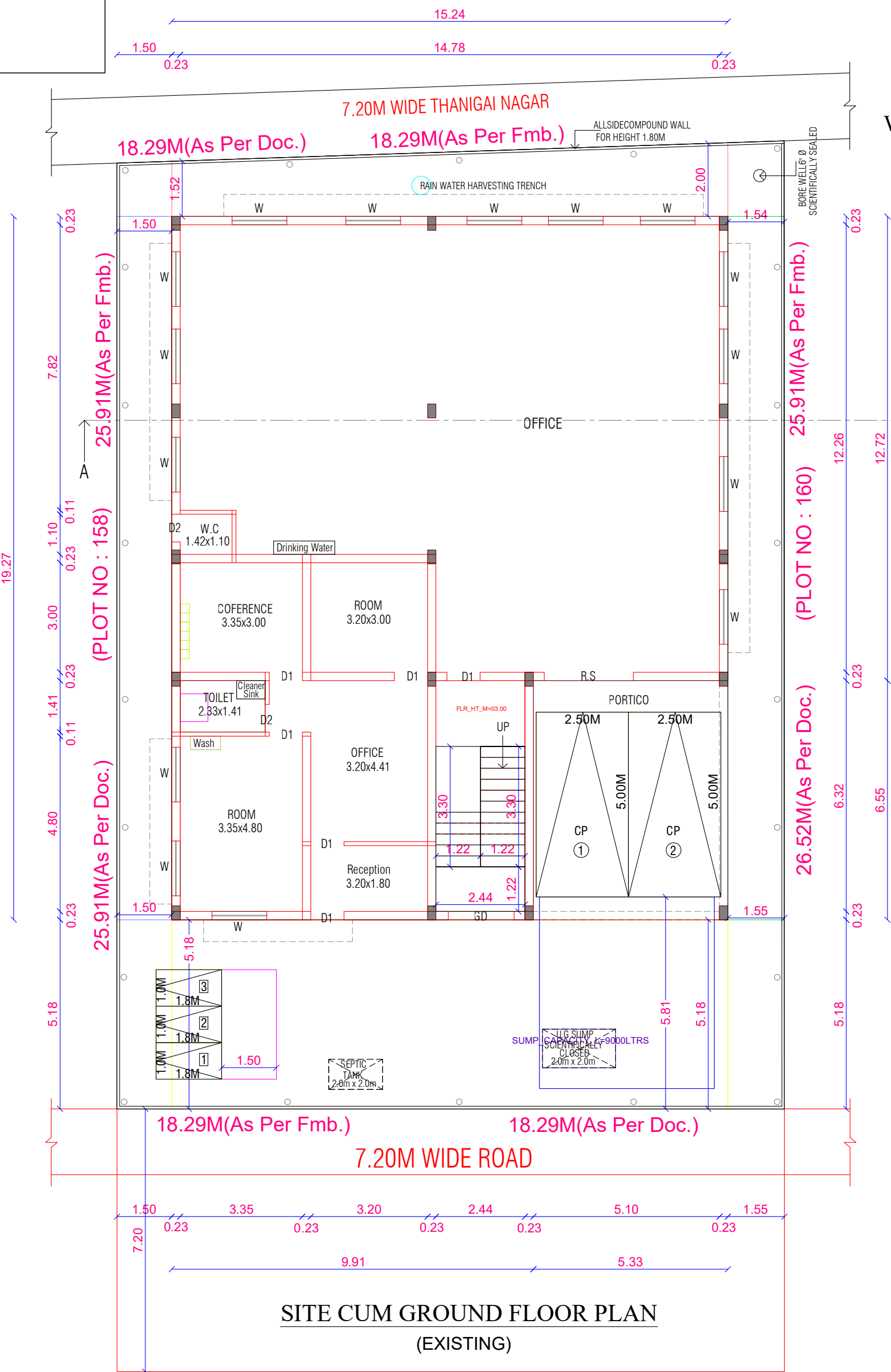
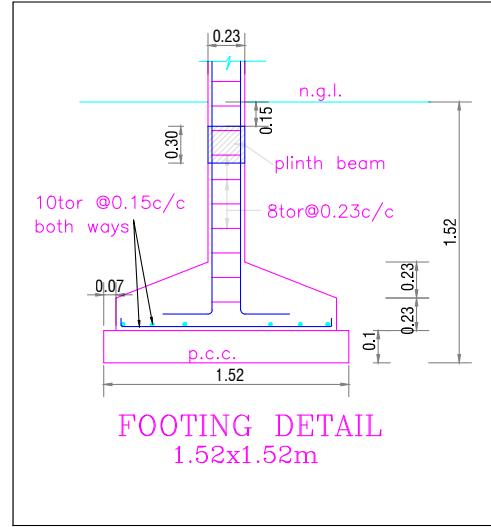
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



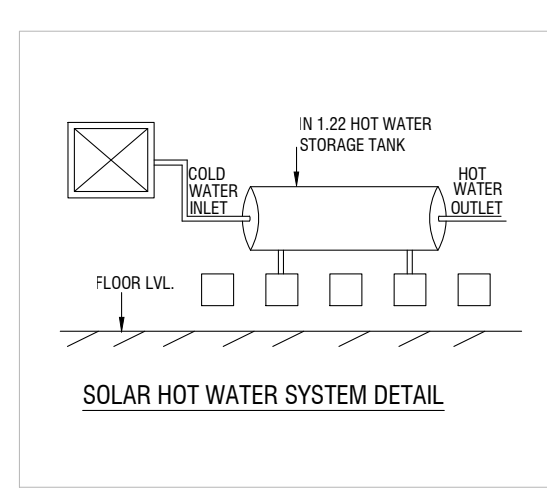
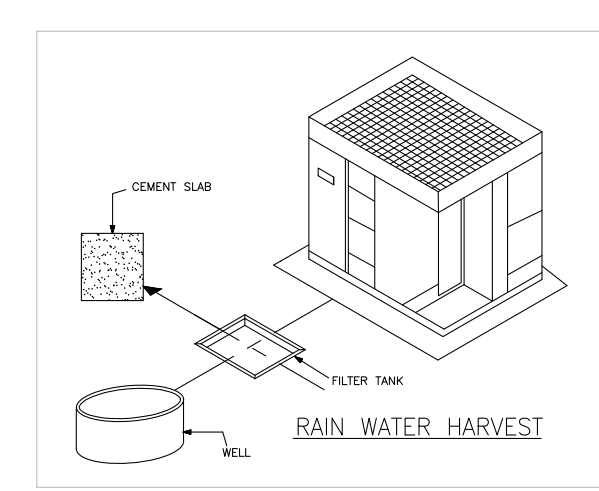
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FIRST FLOOR RESIDENTIAL BUILDING (TWO DWELLING UNITS) WITH EXISTING GROUND FLOOR COMMERCIAL OFFICE BUILDING AT, PLOT NOS : 158 & 159, "THANIGAI NAGAR" COMPRISED IN S.No : 61/2, 62/5A & 62/7, (As Per Patta) S.NO : 61/1A1A3, 62/18 & 62/5A1A2 OF PULLILYON VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT. PUZHAL PANCHAYAT UNION.



Existing Building Plan Approved Vide
PPA/E-25014
Lr.No: 1126/2023/A3
Dated : 27.10.2023



SPECIFICATIONS
General Specification
FOUNDATION - COLUMN FOOTING
BRICK WORK - C.M 1:5 FOR SUPER STRUCTURE
PLASTERING - C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT - C.M 1:5 FOR SUPER STRUCTURE
PLASTERING - 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C. WORK - 1:2:4 FOR SLABS & LINTELS
WOOD WORK - ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING - B.JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES



QR CODE			
SCHEDULE OF JOINERY:			
TYPE	DETAIL	WIDTH	HEIGHT

TYPE	DETAIL	WIDTH	HEIGHT
MD	MAIN DOOR	1.00	2.13
D1	DOOR	0.91	2.13
D2	DOOR	0.76	2.13
W	WINDOW	1.50	1.37
W1	WINDOW	1.22	1.37
FW	FRENCH WINDOW	1.37	2.13
KW	WINDOW	1.22	0.91
V	VENTILATOR	0.76	0.76

AREA STATEMENT	Sq.Ft	Sq.M
PLOT AREA (DOC)	5160.06	479.37
PLOT AREA (PATTA)	5080.73	472.00
PLOT AREA (SITE)	5159.74	479.34

F.S.I AREA		
GROUND FLOOR (Existing)	2785.36	258.76
FIRST FLOOR (Proposed)	3161.14	293.67
TOTAL F.S.I AREA	5945.53	552.34

FLOOR SPACE INDEX = 552.34/472.00
1.17

PLOT COVERAGE	39.84%
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NON F.S.I. AREA	
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PARKING (Existing)	375.78	34.91
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HEAD ROOM	211.62	19.66
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TOTAL NO F.S.I AREA	587.40	54.57
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TOTAL F.S.I & NON F.S.I AREA - 606.91 Sq.mt.

NUMBER OF DWELLING UNITS - 1

PARKING DETAILS
CAR PARKING PROVIDED = 02 NOS.
T.W PARKING PROVIDED = 04 NOS.

INDEX :
SITE BOUNDARY -
PROPOSED BUILDING -
DEMOLITION BUILDING -
EXISTING ROAD -

A. Anan
SIGNATURE OF OWNER

S.R. VISHVA VIJAY
S.R. VISHVA VIJAY
CONSULTING ENGINEER
Registered Architect CHDA No. RAA/2019/06/019
No. 67/14, Janaki Ammal Estate, Kaladiget,
Chennai-600 019. Cell: 98404 44652
E-mail: cmdapijan@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

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

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

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.

