PP APPROVAL RECORD

Planning Permission

Survey 19

Pullilyon

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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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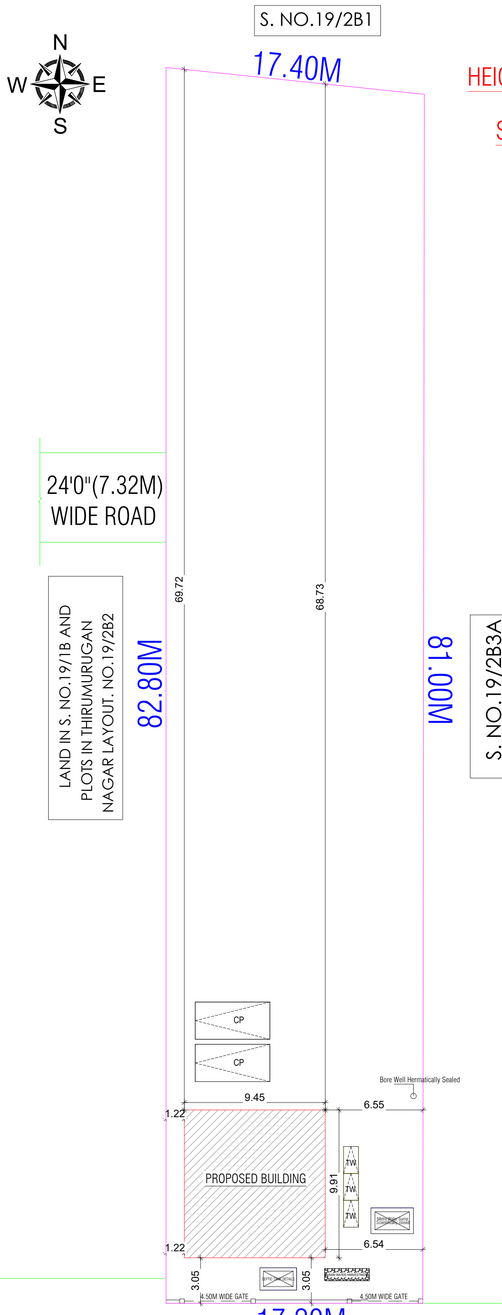
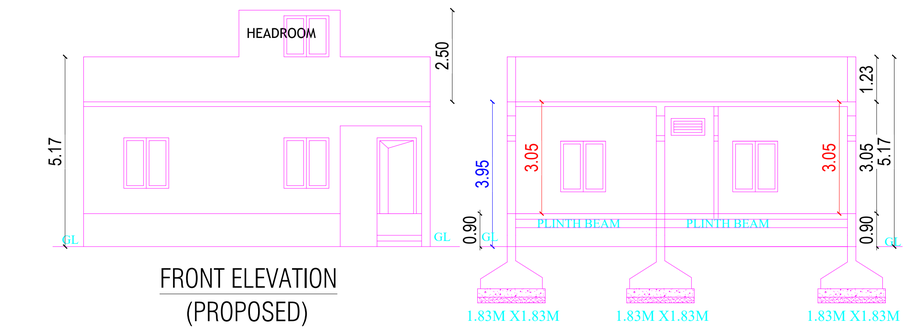
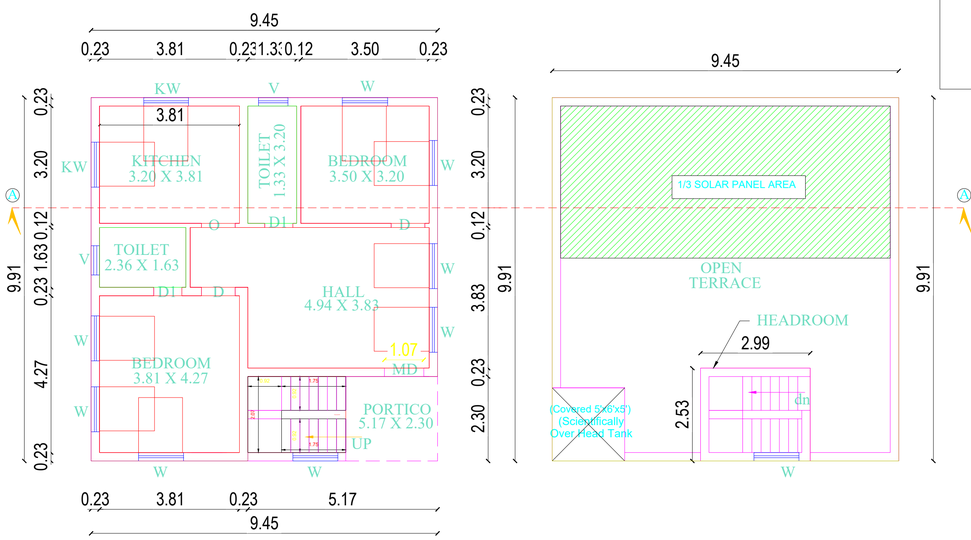
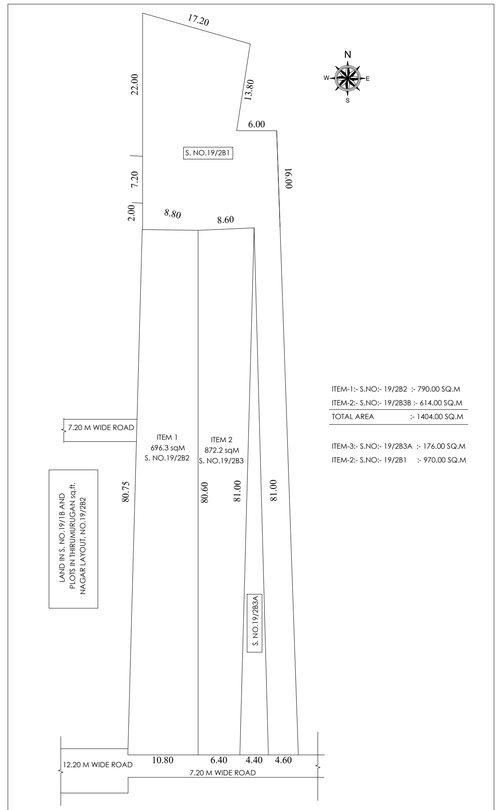
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR SINGLE DWELLING UNIT HEIGHT OF 3.95M RESIDENTIAL BUILDING, COMPRISED IN S.NO : 19/2 , AS PER PATTA.NO: 1937&1935, S.NO: 19 / 2B2 & 19 / 2B3B, PAYASAMPAKKAM VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT.PUZHAL PANCHAYAT UNION



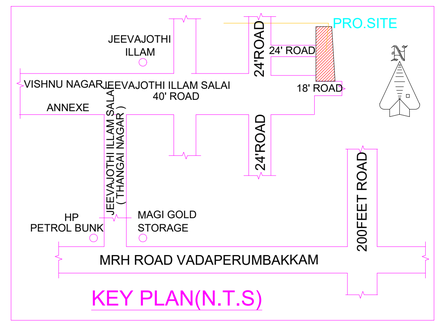
SITE PLAN







RESIDUARY PLOT SKETCH DETAILS



KEY PLAN(N.T.S)

AREA STATEMENT

LAND AREA

PLOT EXTENT	sq.ft	sq.m
LAND AREA (AS PER DOC)	15107.00	1403.47
LAND AREA (AS PER PATTA)	15112.66	1404.00

FLOOR AREA - NON-FSI

FLOOR	sq.ft	sq.m
HEAD ROOM	81.38	7.56
NON FSI AREA	81.38	7.56

FLOOR AREA - FSI

FLOOR	(RESIDENTIAL)	
	sq.ft	sq.m
PRO.GROUND FLOOR	1007.29	93.58
FSI AREA	1007.29	93.58
PLOT COVERAGE 5.92%	F.S.I - 0.06	

TOTAL BUILTUP AREA

FLOOR	sq.ft	sq.m
NON FSI AREA	81.38	7.56
FSI AREA	1007.29	93.58
TOTAL BUILTUP AREA	1088.67	101.14

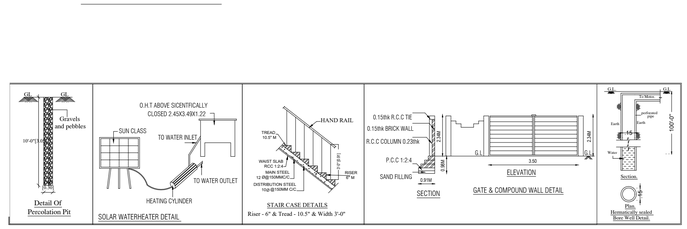
COLOUR INDEX :
Proposed :
Road :
Boundary :

ALL DIMENSIONS ARE IN METER
SCALE : 1" = 8'-0" OR 1:100

JOINERY DETAIL:

MD	MAIN DOOR	1.50 x 2.10M
D	DOOR	1.20 x 2.10M
D1	DOOR	0.80 x 2.10M
KW	WINDOW	1.20 x 1.50M
W1	WINDOW	1.20 x 1.50M
V	VENTILATOR	0.80 x 0.80M

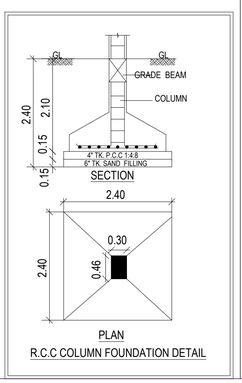
APPLICANT SIGNATURE



SPECIFICATION :-

FOUNDATION CONCRETE USING P.C.C 1:4:8 OVER SAND FILLING BRICK WORK IN C.M 1:5 FOR 23 C.M WALLS AND IN C.M 1:4 FOR 11 C.M WALLS WALL PLASTERING IN C.M 1:4 AND CEILING PLASTERING IN C.M 1:3 R.C.C FOR ROOF SLAB, R.C.C WORK IN M25 GRADE CONCRETE,

PLINTH BEAM, LINTEL, LOFT, SUN SHADE, ETC., IN C.C 1:2:4 FLOORING WITH MOSAIC TILES WEATHERING COURSE USING B.J.C IN LIME MORTAR WALL PAINTING 3 COATS USING CEMENT BASED PAINT PAINTING WOOD WORK WITH ENAMEL PAINTING OVER ONE COAT O.F PRIMER.



A. BALASUBRAMANI
Licensed Surveyor / Registered Engineer

Greater Chennai Corporation	No. RE 3008/2024
CMDA	No: RE/GR-III/19/03/008
Avadi City Municaipal Corporation	No: 012/LS/2021/00012

Office at No. 79, 1st Main Road,
Balakumaran Nagar Part 'A' Redhills Road,
(Near Lakshmi Amman Koil) Kolathur, Chennai - 600 099.
Ph: 98407 78915 / 98400 84810

REGISTERED ENGINEER SIGN

QR CODE

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.