

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

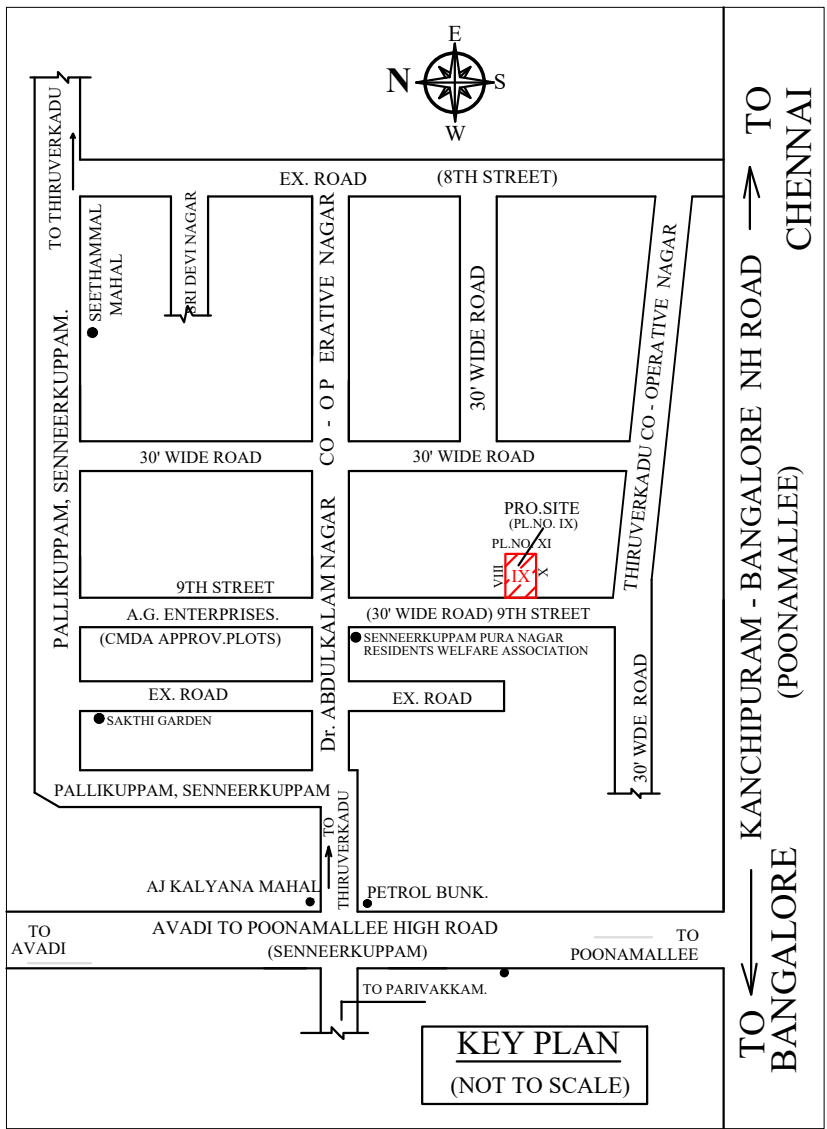
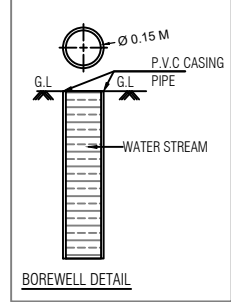
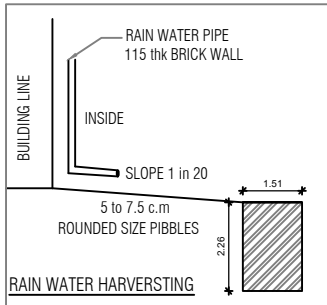
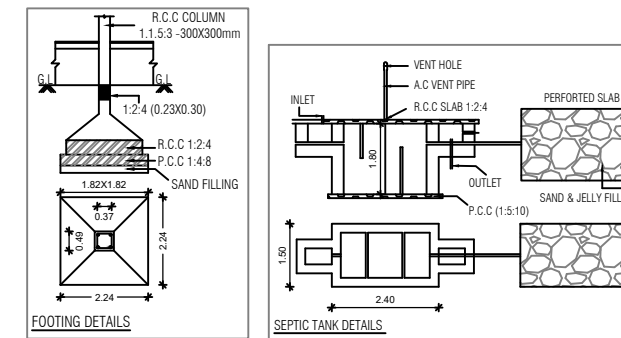
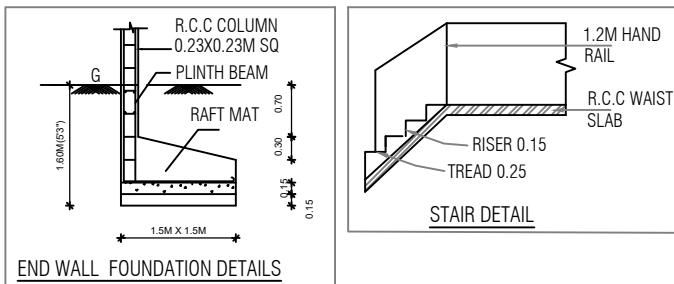
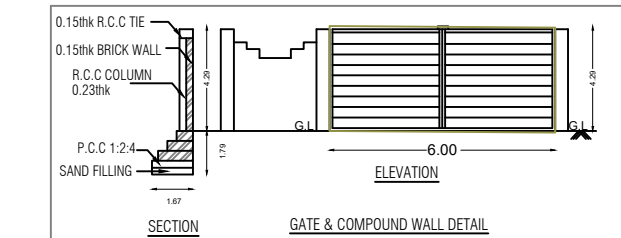
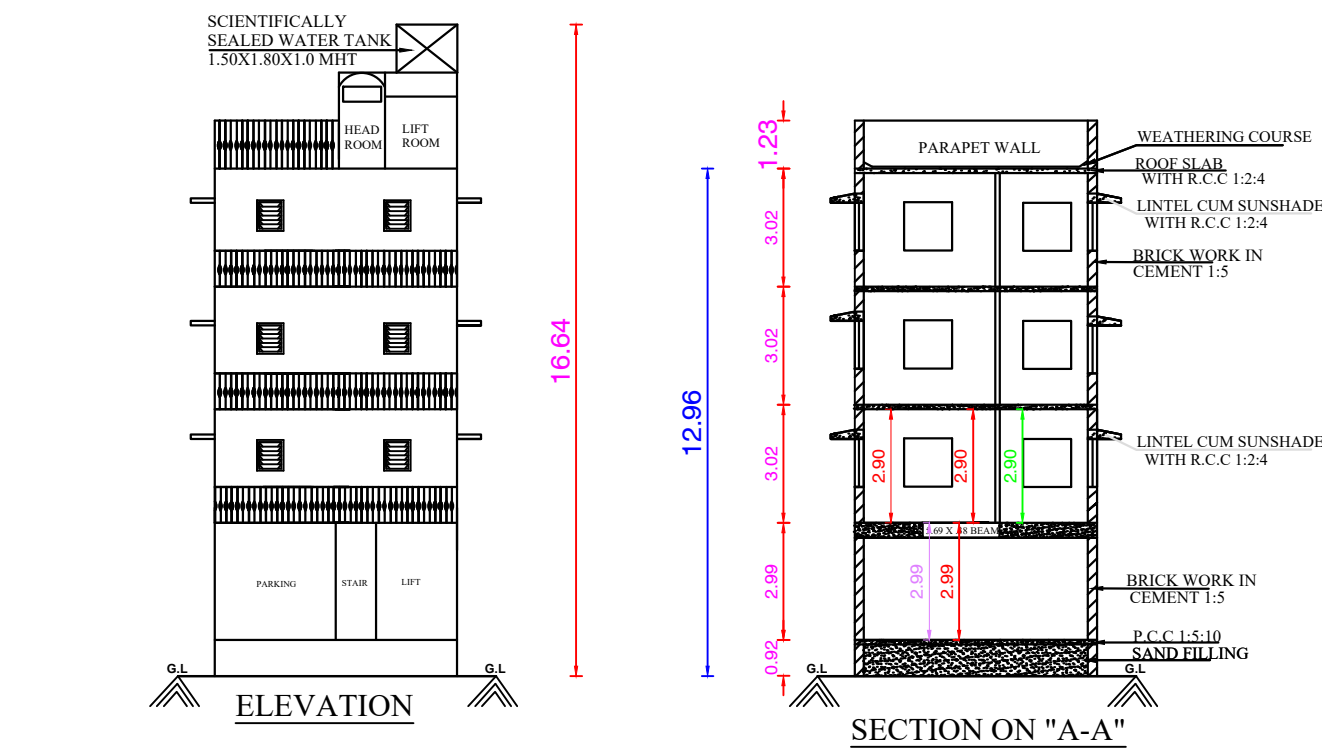
ISSUING AUTHORITY
Rural Panchayat

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 STILT FLOOR, FIRST FLOOR WITH 2 DWELLING UNIT,
SECOND FLOOR WITH 2 DWELLING UNIT & THIRD FLOOR WITH 2 DWELLING UNIT
RESIDENTIAL BUILDING IN OLD SURVEY NO. 38/1A PART,(OLD PATTA NO. 2055),
NEW PATTA NO.7035, AS PER PATTA NEW SURVEY NO. 38/49B, PLOT NO. IX(ROMAN NO.9),
"THIRUVERKADU CO - OPERATIVE NAGAR PHASE - III, PART - I",
SENNEERKUPPAM - VILLAGE, POONAMALLEE - TALUK, THIRUVALLUR - DISTRICT.
POONAMALLEE PANCHAYAT UNION LIMIT.

SCALE 1:100



NOTE :- G.O.(Ms).No. 95 Housing and Urban Development (UD4(1)) Department
Dated: 04.08.2023

CMDA APPROVED

PPD/L.O. NO.50/2001,
DATED. 23.08.2001.

SPECIFICATION

- * FOUNDATION IN R.C.C. 1:2:4 MIX WITH NECESSARY REINFORCEMENTS OVER
- * P.C.C. 1:4:8 MIX AND SAND FILLING
- * BRICK WORK IN CEMENT MORTAR 1:5 MIX USING STOCK BRICKS
- * ALL R.C.C. WORKS ARE IN 1:2:4 MIX WITH NECESSARY REINFORCEMENTS
- * FLOORING CONCRETE 1:4:8 MIX
- * FLOORING FINISHING WITH MOSAIC TILES
- * JOINERIES ARE IN TEAK WOOD
- * FINISHING WITH ONE COAT COLOUR WASH AND TWO COATS

JOINERY DETAIL :

MD	DOOR	3'-6"X7'-0"	1.07X2.13
D	DOOR	3'-0"X7'-0"	0.91X2.13
D1	DOOR	2'-6"X7'-0"	0.76X2.13
W	WINDOW	6'-0"X4'-0"	1.83X1.22
W1	WINDOW	4'-0"X4'-0"	1.22X1.22
W2	WINDOW	3'-0"X3'-0"	0.91X0.91
V	VENTILATOR	2'-0"X2'-0"	0.61X0.61

AREA DETAILS	SQ.FT	SQ.M
PLOT AREA (AS PER DOCUMENT)	2010.00 Sft.	186.73 Sq.m.
PLOT AREA (AS PER PATTA)	-----	200.00 Sq.m.
PLOT AREA (AS PER SITE)	2034.71 Sft	189.03 Sq.m.
FIRST FLOOR (RESIDENTIAL, PROPOSED)	1167.00 Sft.	108.42 Sq.m.
SECOND FLOOR (RESIDENTIAL, PROPOSED)	1167.00 Sft.	108.42 Sq.m.
THIRD FLOOR (RESIDENTIAL, PROPOSED)	1167.00 Sft.	108.42 Sq.m.
TOTAL PRO. AREA	3501.00 Sft.	325.26 Sq.m.

PLOT COVERAGE - 57.35%, F.S.I. - 1.763

N.F.S.I AREA DETAILS	SQ.FT	SQ.M
STILT FLOOR (PROPOSED, N.F.S.I)	1167.00 Sft.	108.42 Sq.m.
LIFT ROOM (PROPOSED, N.F.S.I)	94.00 Sft.	8.73 Sq.m.
HEAD ROOM (N.F.S.I)	151.00 Sft.	14.02 Sq.m.

TOTAL N.F.S.I AREA 1412.00 Sft. 131.17 Sq.m.

COLOURING INDEX :	SCALE :
PROPOSED	PLAN 1" = 8'-0"
ROAD	KEY PLAN Not To Scale
BOUNDARY	

Mrs. A.V. GIRIJA W/O. Mr. R. RAVI.

OWNER'S SIGN:

C. SHANMUGAM, D.C.E.,
CONSULTING & CIVIL ENGINEER
REGD. No: RE/GR-III/2023/04/376
CMDA
GRACE PLANNERS & BUILDERS
No.45, TRUNK ROAD, (OPP MUNICIPALITY),
POONAMALLEE, CHENNAI-600 056
CELL: 9940547217, 8825483577

REGISTERED ENGINEER SIGN:



PLAN INFO
PLOT_AREA_M2=189.03
PLOT_NO=X(9)
SURVEY_NO=38/49B
AS_PER_DOCUMENT=186.73
AS_AT_SITE=189.03
FMB_OR_PLR=200.00
SINGLE_FAMILY_BLDG=YES
SECURITY_ZONE=YES
PATTA_NO=7035
TALUK=POONAMALLEE
DISTRICT=TIRUVALLUR
CRZ=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=20.00
AVG_PLOT_WIDTH=9.00
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH=350
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
IS APPROVED LAYOUT=YES
PREMIUM FSI REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT

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.

