

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 NEW CONSTRUCTION OF A SEMI STILT , PART GROUND , FIRST & SECOND FLOOR RESIDENTIAL BUILDING WITH FIVE DWELLING UNITS AT PLOT NO: PP-II A , AT " ILAYA VILLA " , " SRI AMBAL VIJAYALAKSHMI NAGAR " , COMPRISED IN S.NO. 11/1C2B & 11/2A2 , PATTA NO : 2049 , A PER PATTA S.NO : 11/20 , OF MEPPUR VILLAGE , POONAMALLEE TALUK , THIRUVALLUR DISTRICT , POONAMALLEE PANCHAYAT UNION.

SCALE 1 : 100

OWNER NAME : M/s. NELLAI KRISHNA CONSTRUCTION PRIVATE LIMITED.

Represented by Mrs. S . KOUSALYA. (Director)

LAYOUT APPROVED BY CMDA
APPROVAL NO P.P.D/L.O.NO: 17/2019.
VIDE LETTER NO : L1/15278/2018 , DATED : 05/02/2019.

SUB DIVISION APPROVED BY
POONAMALLEE PANCHAYAT UNION.
PLANNING PERMIT NO : E30196/617/2024
Lr.NO: 2065/2024/A3 , DATED : 01/08/2024.

AREA STATEMENT	SQ.FT	SQ.M
PLOT EXTENT AS PER DOCUMENT	1202.00	111.66
PLOT EXTENT AS PER PATTA	1202.00	111.66
PLOT EXTENT AS PER SITE	1195.77	111.09
GROUND FLOOR (PROPOSED)	379.53	35.26
FIRST FLOOR (PROPOSED)	723.45	67.21
SECOND FLOOR (PROPOSED)	723.45	67.21
TOTAL BUILD UP AREA	1826.43	169.68
PLOT COVERAGE	60.50 %	
F.S.I	1.52	
HEAD ROOM AREA	136.38	12.67
STILT PARKING AREA	343.90	31.95
TOTAL NON FSI AREA	480.28	44.62
TOTAL BUILD UP AREA	2306.71	214.30

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	3'-6" X 7'-0"
D1	DOOR	2'-6" X 7'-0"
D2	DOOR	3'-0" X 7'-0"
W1	WINDOW	4'-0" X 4'-0"
W2	WINDOW	2'-0" X 4'-0"
W3	WINDOW	3'-0" X 4'-6"
V	VENTILATOR	2'-0" X 2'-0"

Dwarf Wall Details

FOUNDATION
FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:
SUPER STRUCTURE IN 23 TH. 11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTAR 1:5

RCC MEMBERS
FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH. CEILING IN CM 1:3 9mm TH.

PAINTING
FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT

FLOORING
FINISHING THE FLOOR WITH 20 TH GRAND FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS & WINDOWS
DOORS WITH COUNTRY WOODEN FRAMES, 32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH
WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

COLOUR INDEX

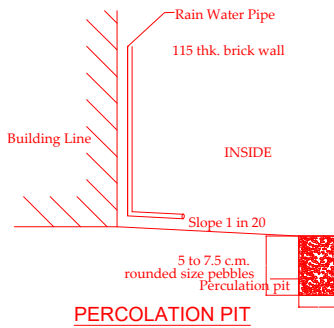
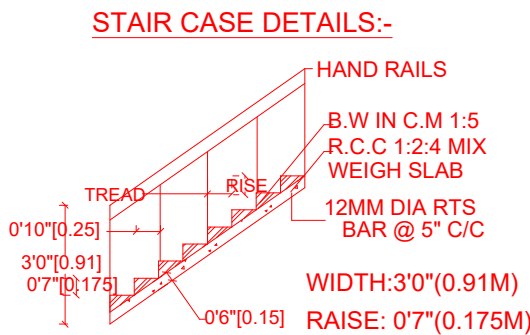
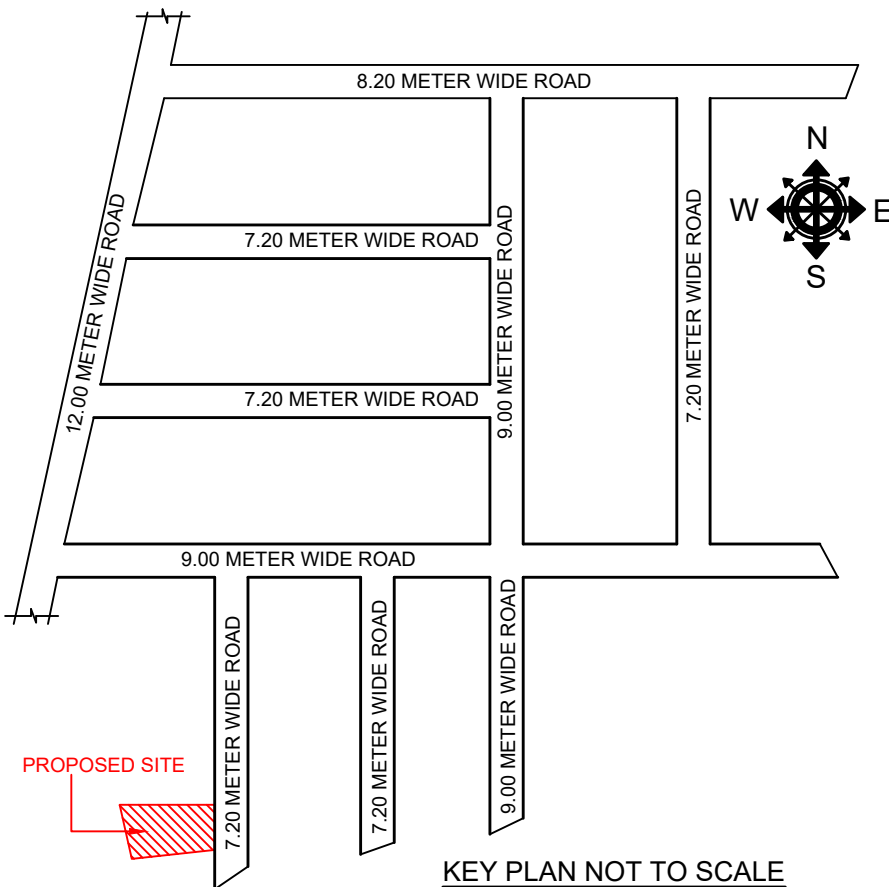
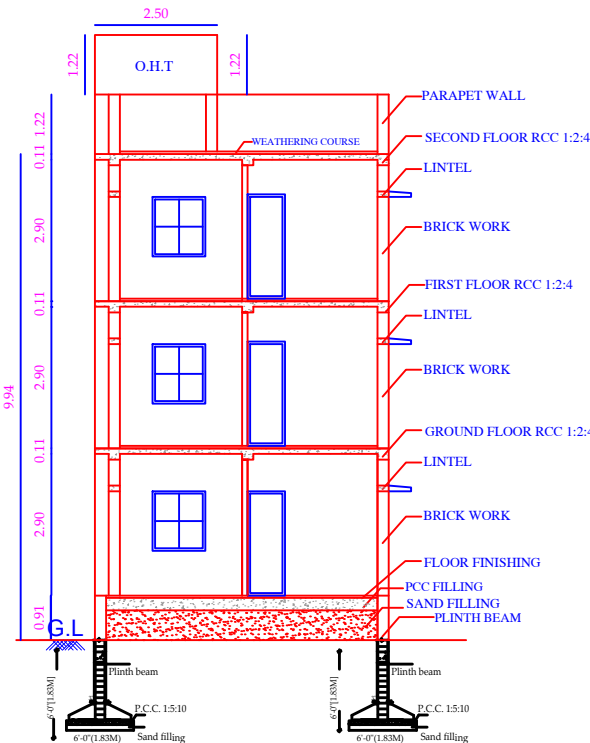
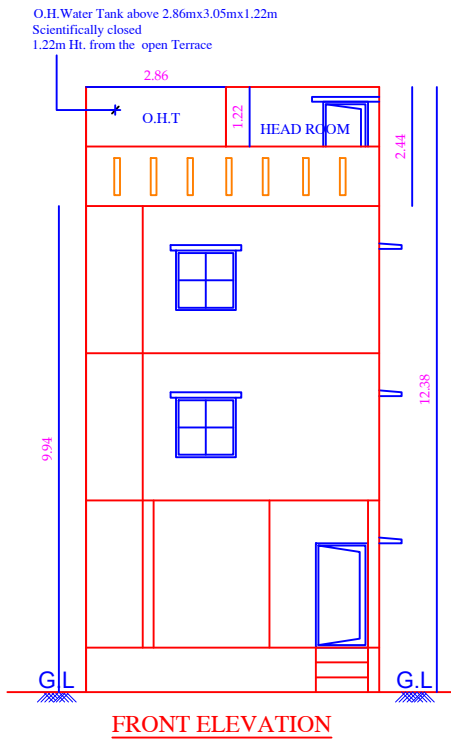
PROPOSED	
BOUNDARY	
EXISTING ROAD	
PROPOSED ROAD	
EXISTING BUILDING	

SCALE 1: 100 ALL DIMENISIONS ARE IN METRES

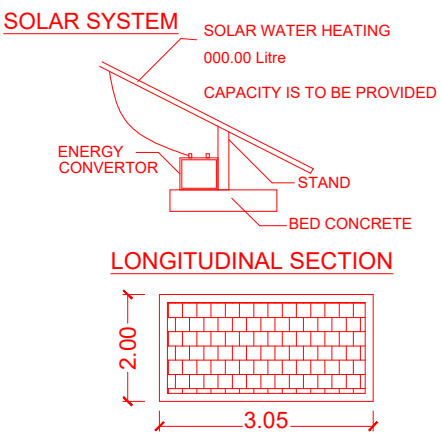
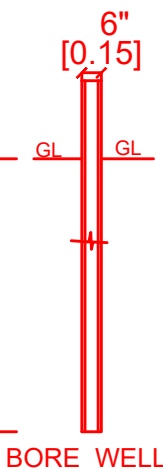
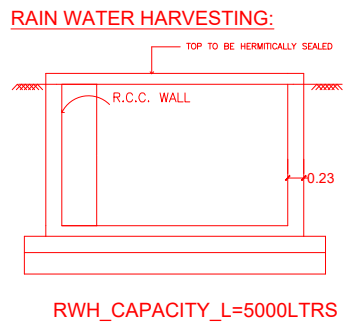
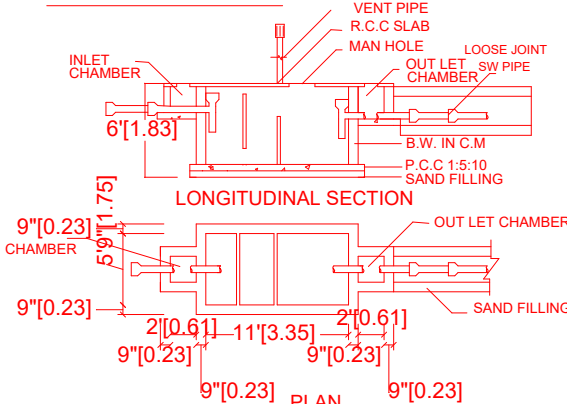
SIGN OF OWNER:-

Sathish Kumar . T
T. SATHISH KUMAR, D.C.E. (CIVIL)
REGISTERED ENGINEER GRADE - III
Chennai Metropolitan Development Authority
CMDA Reg. No: RE/III/2024/6/0095
No: 243, N.M. Road, Avadi, Chennai-600054
Contact No : 7397434526

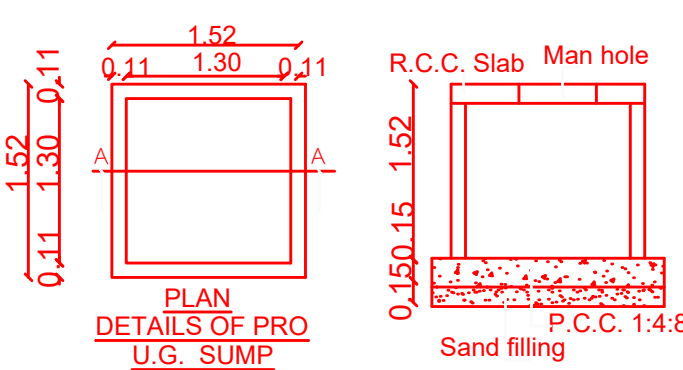
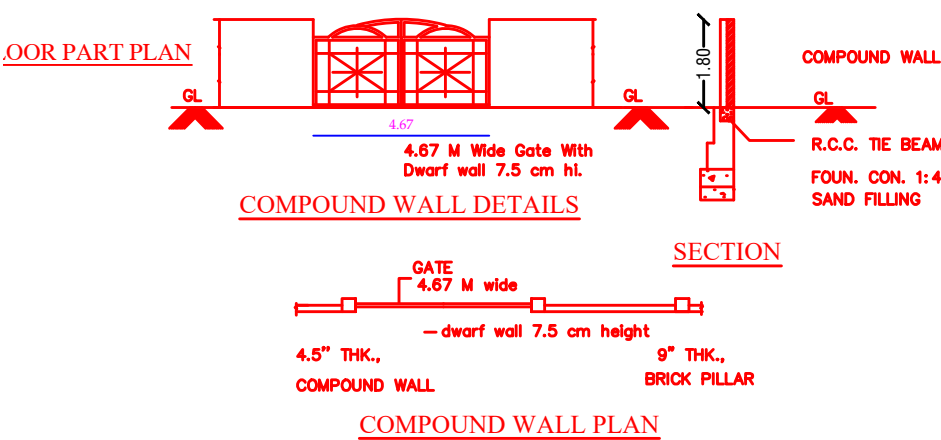
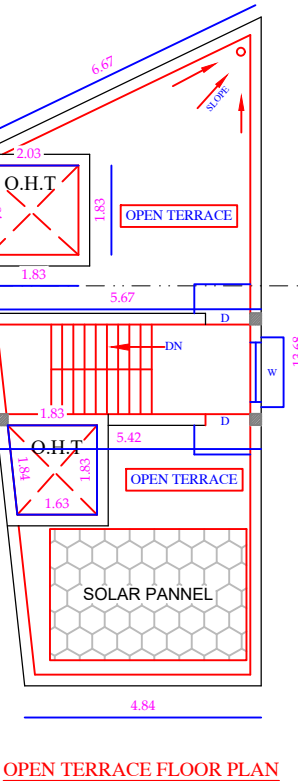
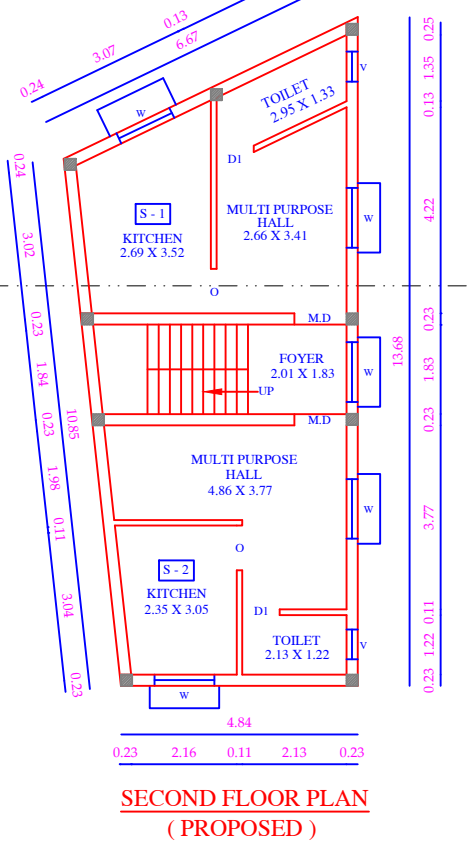
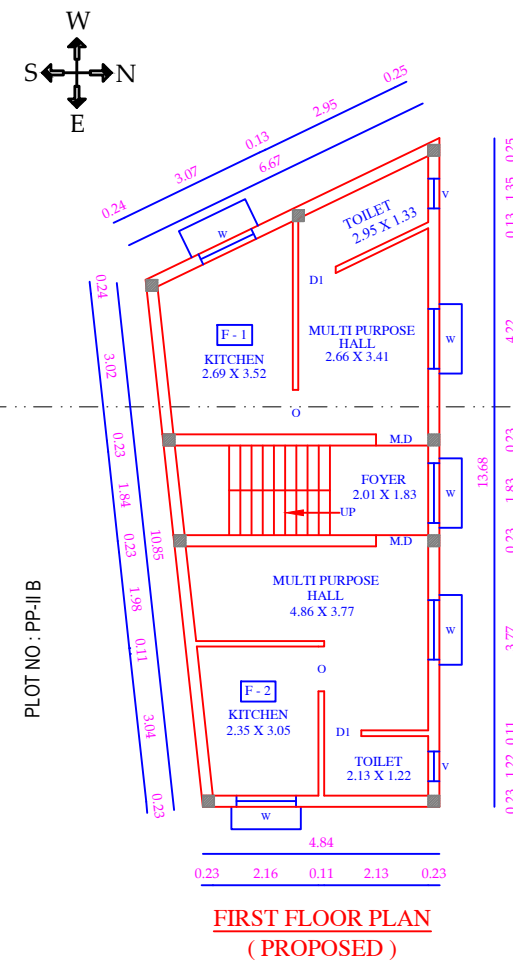
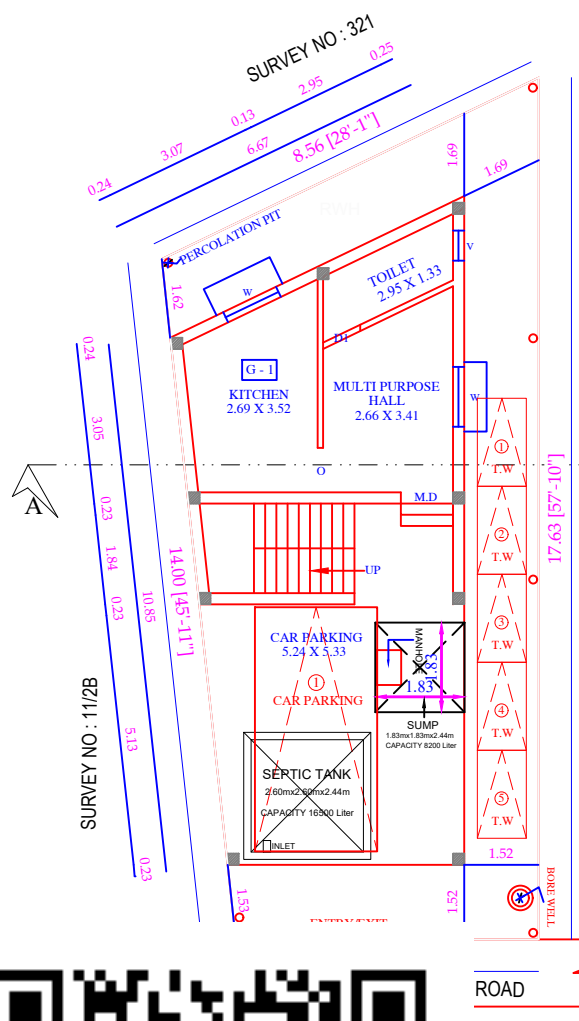
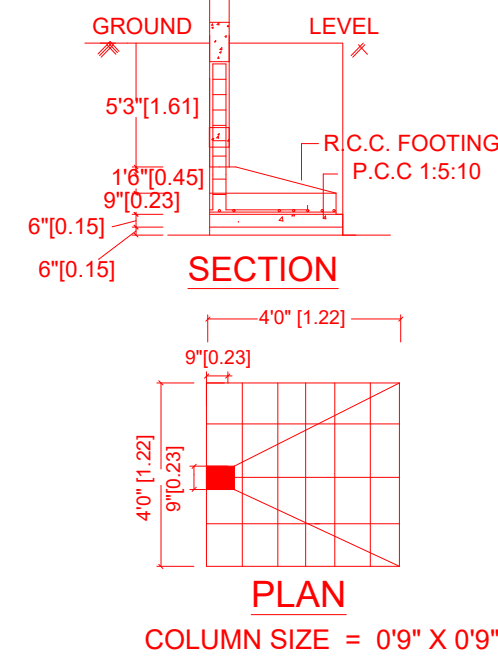
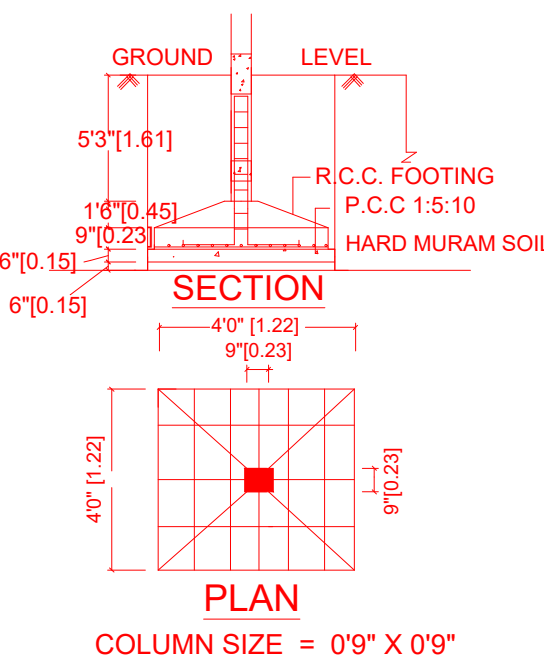
SIGN OF REGISTER ENGINEER:-



SEPTIC TANK:



FOUNDATION DETAILS



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.

