

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.

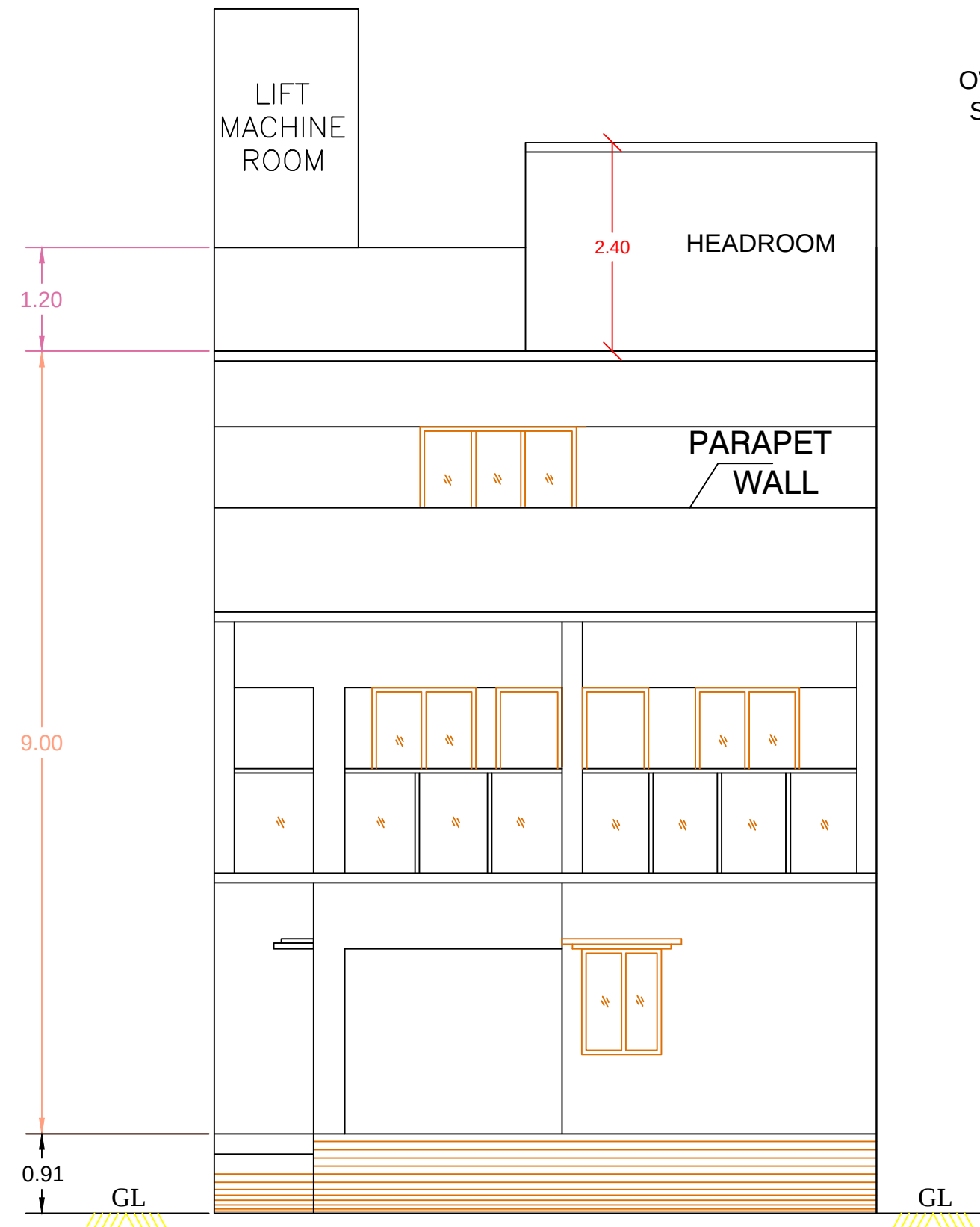
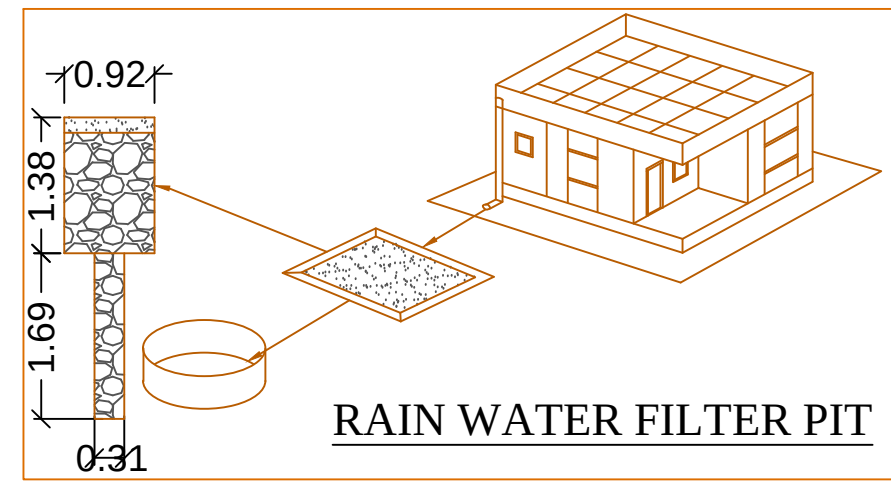
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND, FIRST AND SECOND FLOOR RESIDENTIAL BUILDING WITH ONE DWELLING UNIT AT PLOT No: 149(Part), 150(Part) AND 150(Part), "SRI KRISHNA NAGAR" COMPRISED IN OLD S.NO: 141, PATT A S.NO 141/46 & 141/47 (AS PER PATT A NUMBER : 3339) MEPPUR VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT. POONAMALLEE PANCHAYAT UNION LIMIT

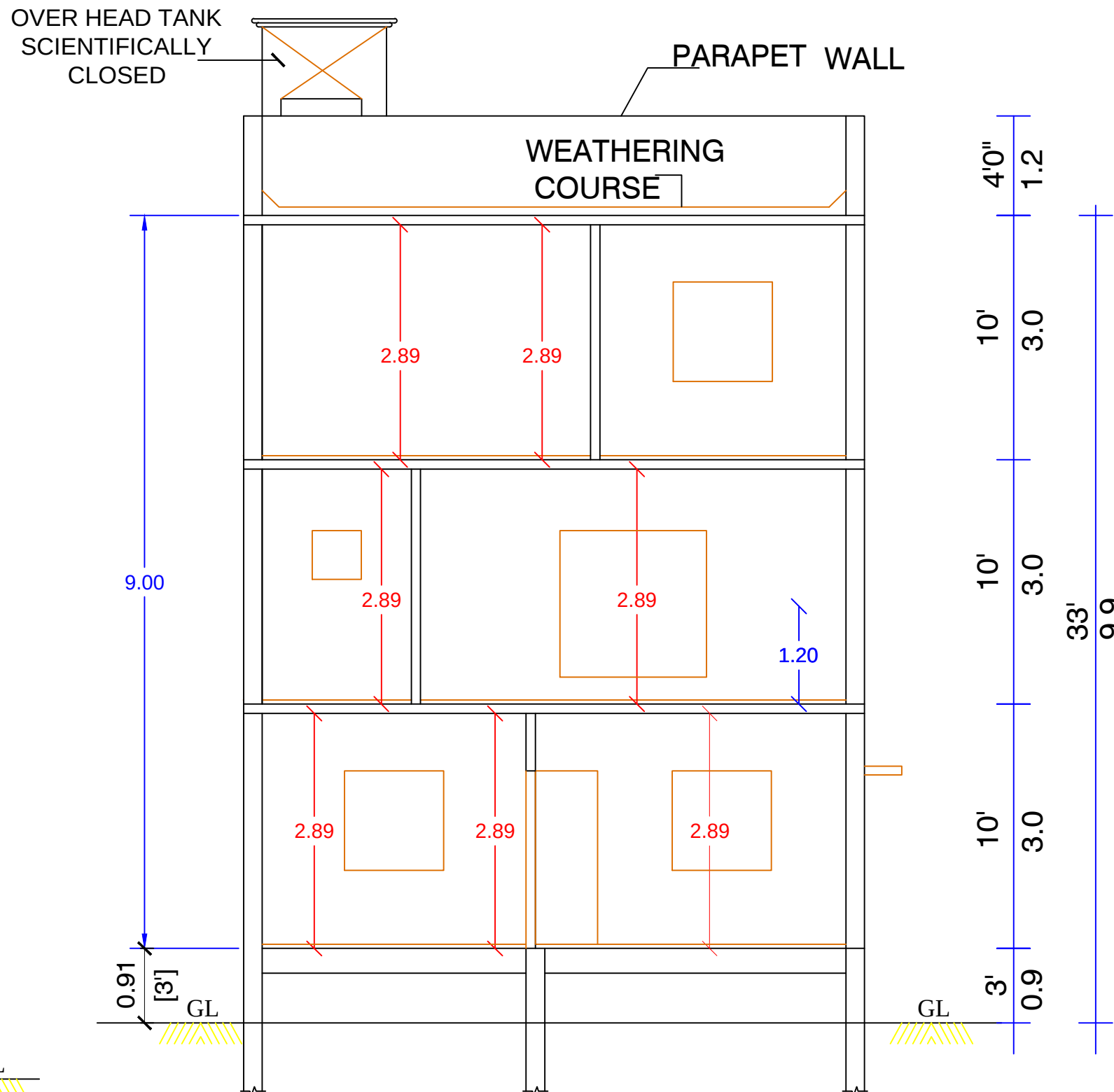
CMDA FRAMEWORK  
P.P.D/L.O : 564/2018  
VIDE LETTER NO : REG.L/7503/2018  
DATED : /05/2018

REGULARISATION APPROVED  
PLOT NO 149(Part), 150(Part)  
PLANNING PERMIT NO : E31208  
D.DIS.NO : 1975/2024/A3  
DATED : 01.08.2024

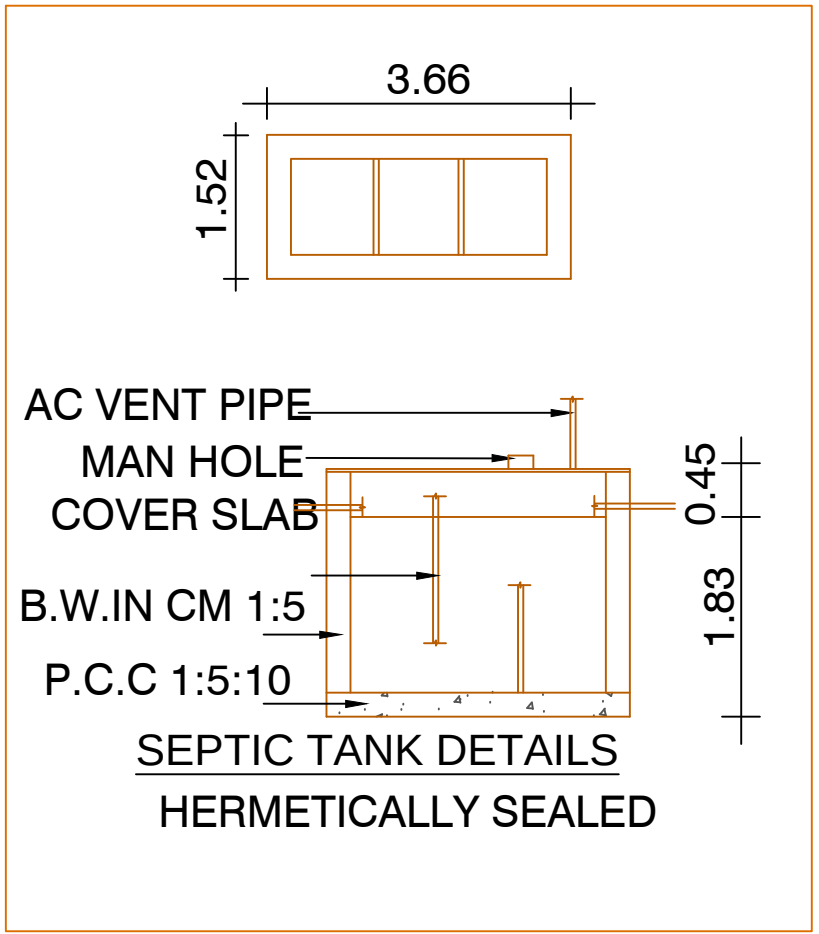
REGULARISATION APPROVED (PLOT NO 150(Part))  
PLANNING PERMIT NO : E31209  
D.DIS.NO : 2208/2024/A3  
DATED : 01.08.2024



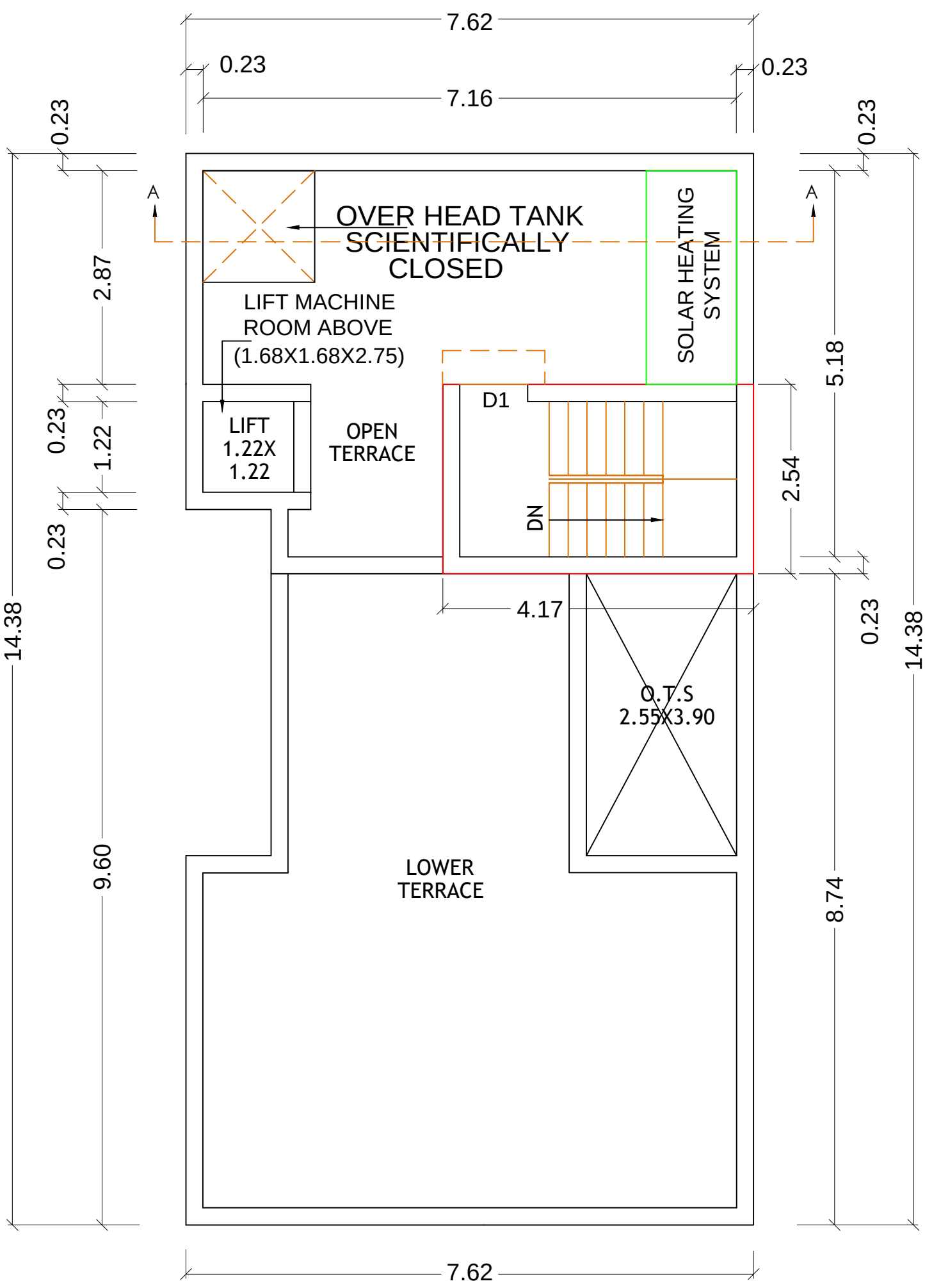
FRONT ELEVATION



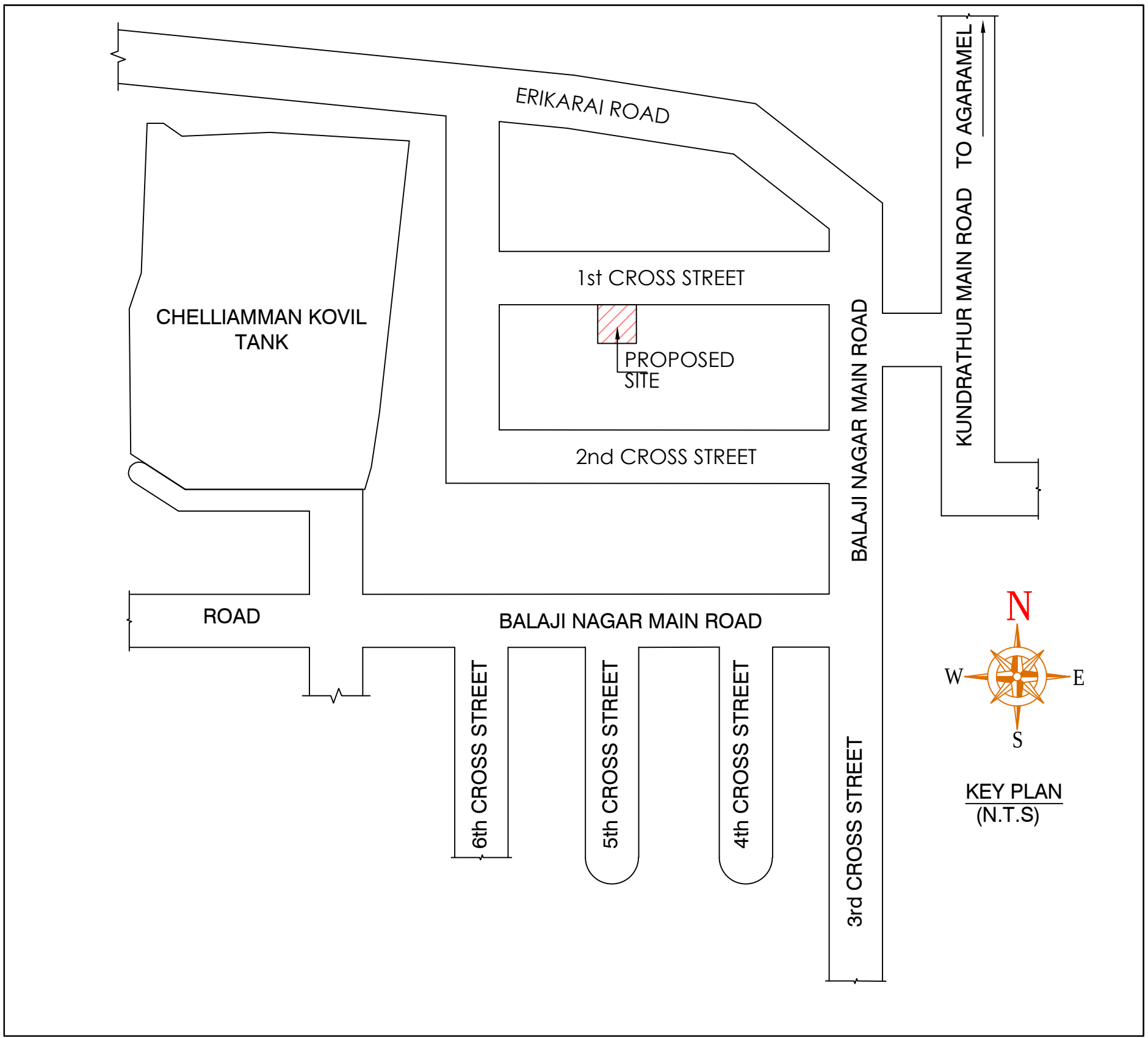
SECTION A-A



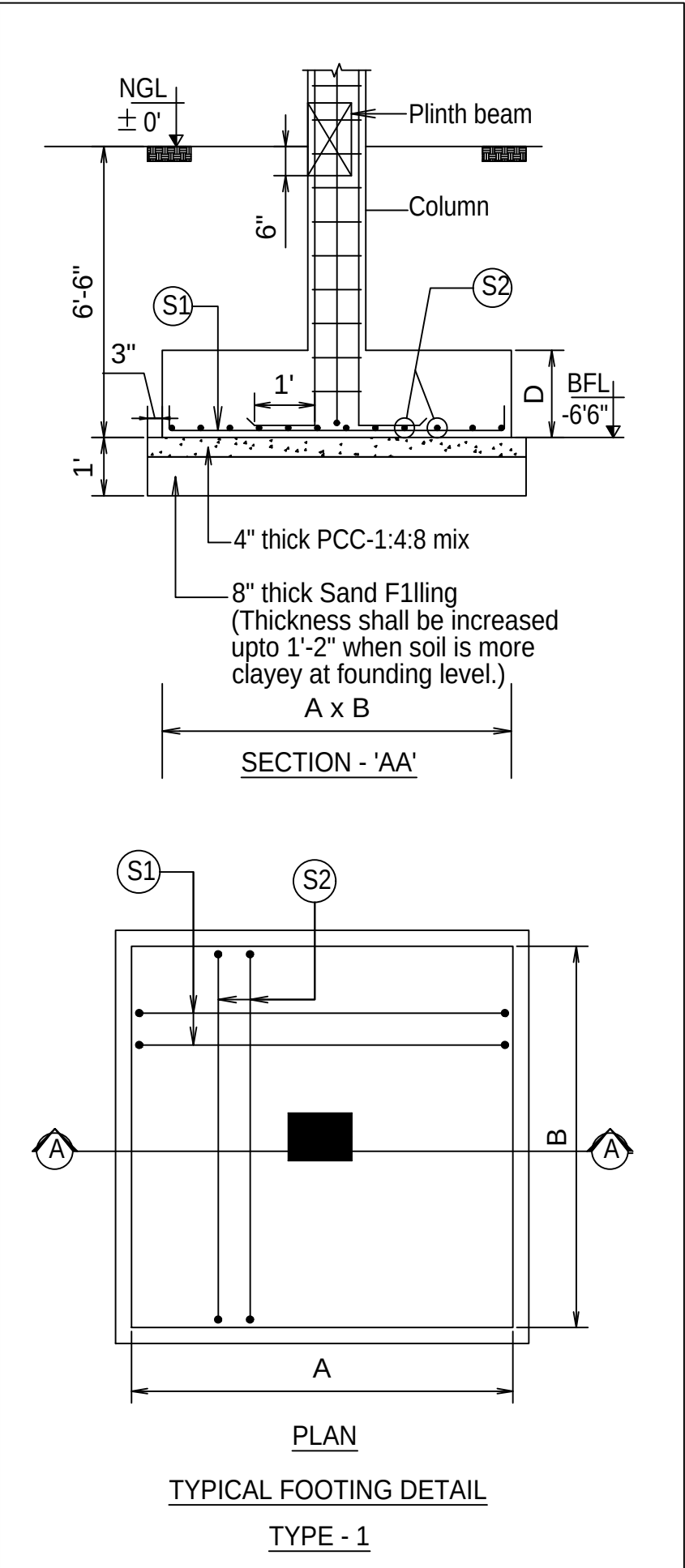
SEPTIC TANK DETAILS  
HERMETICALLY SEALED



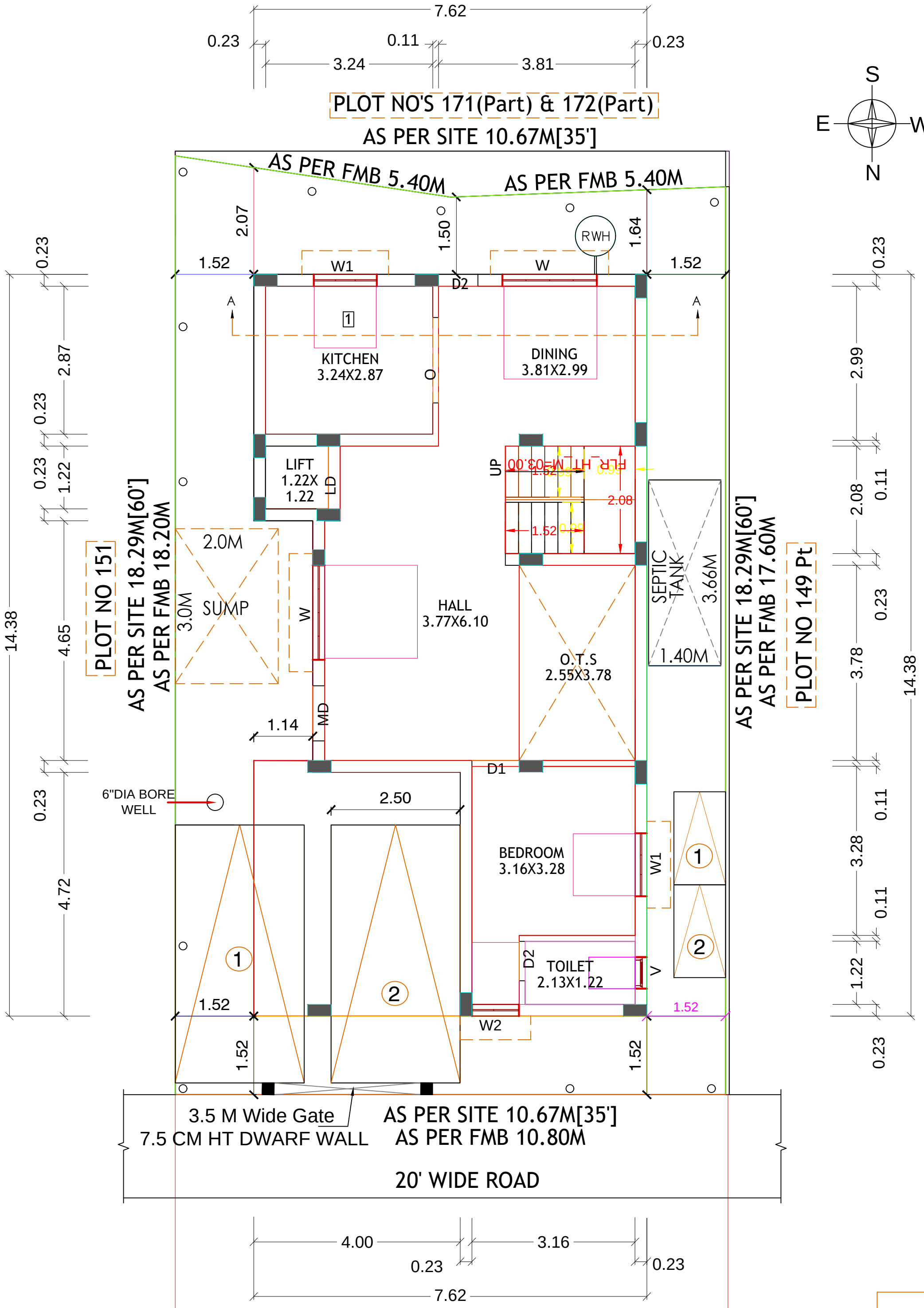
PROPOSED TERRACE FLOOR PLAN



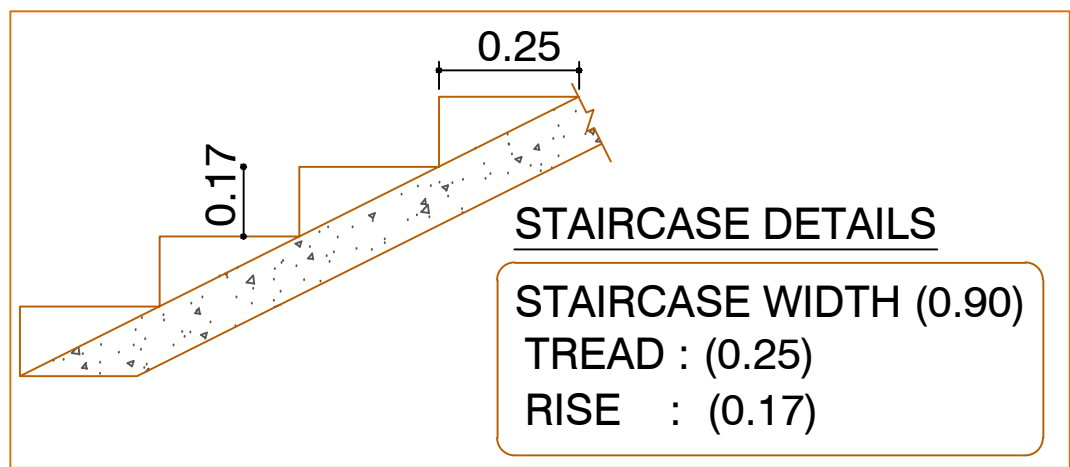
KEY PLAN  
(N.T.S)



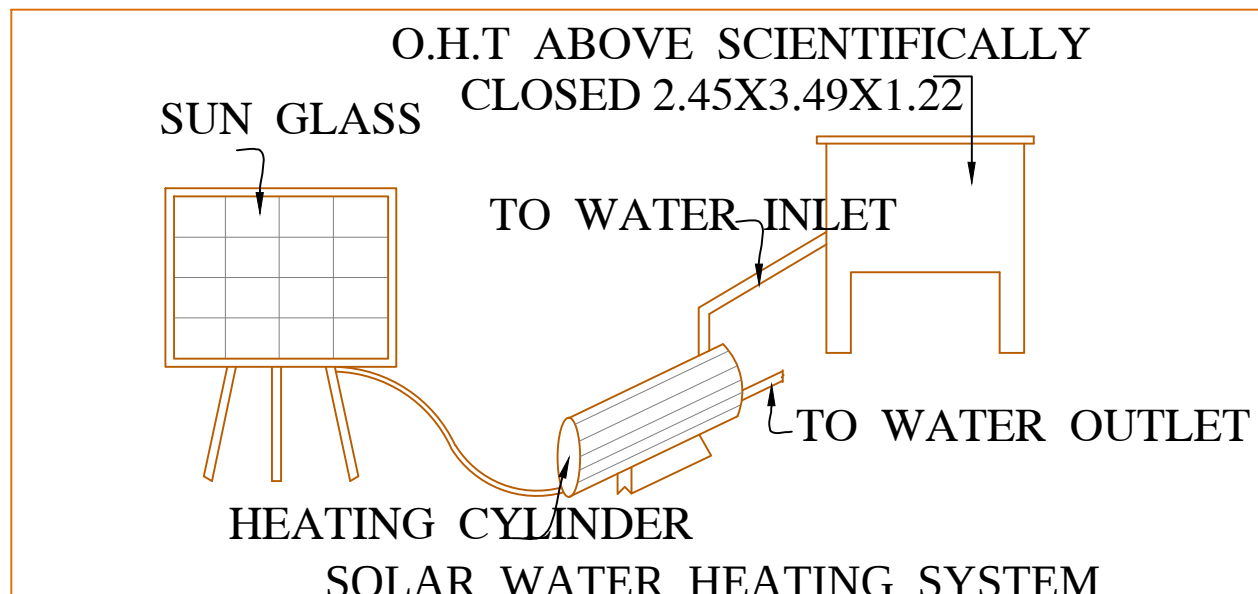
TYPICAL FOOTING DETAIL  
TYPE - 1



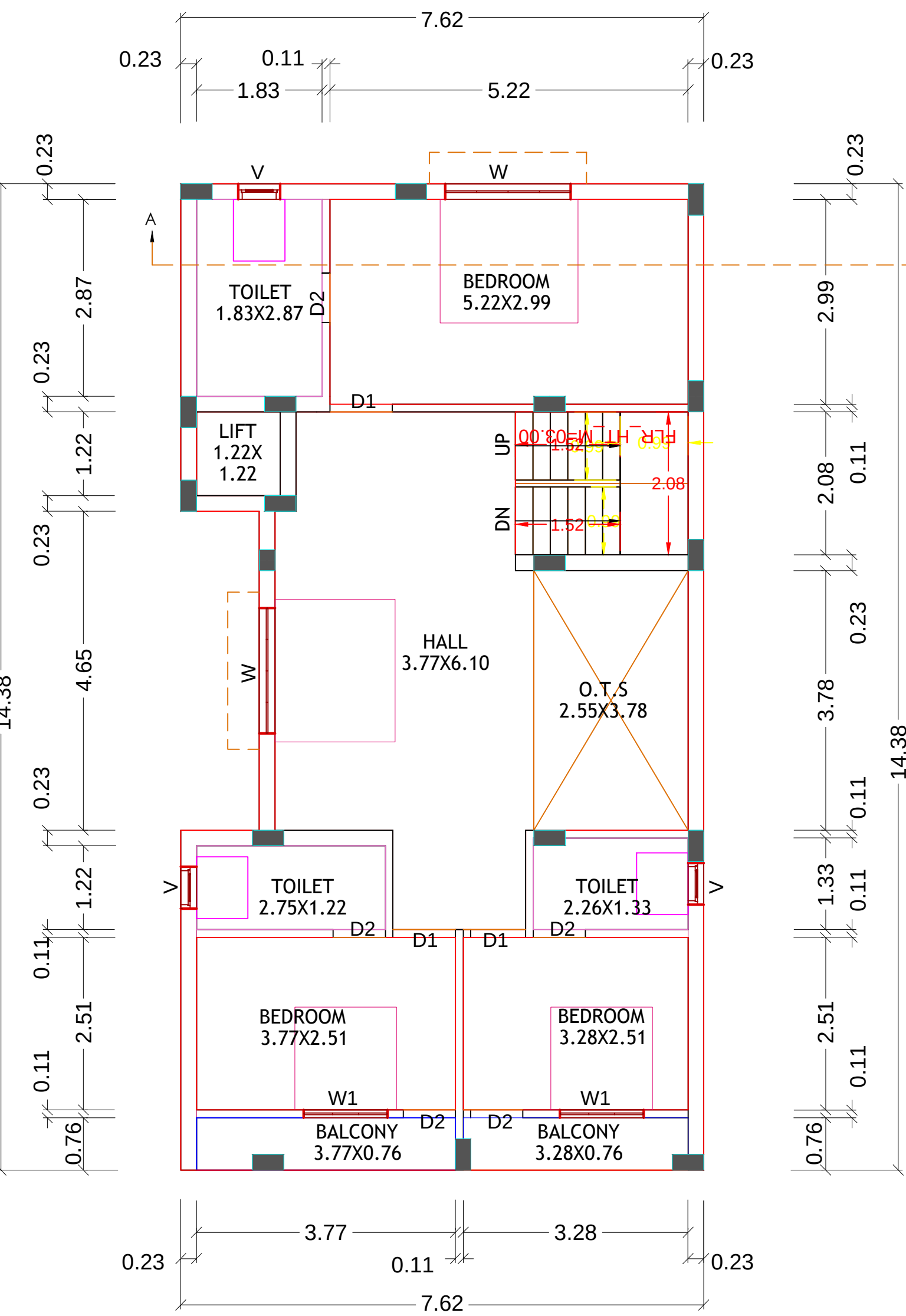
PROPOSED SITE CUM GROUND FLOOR PLAN



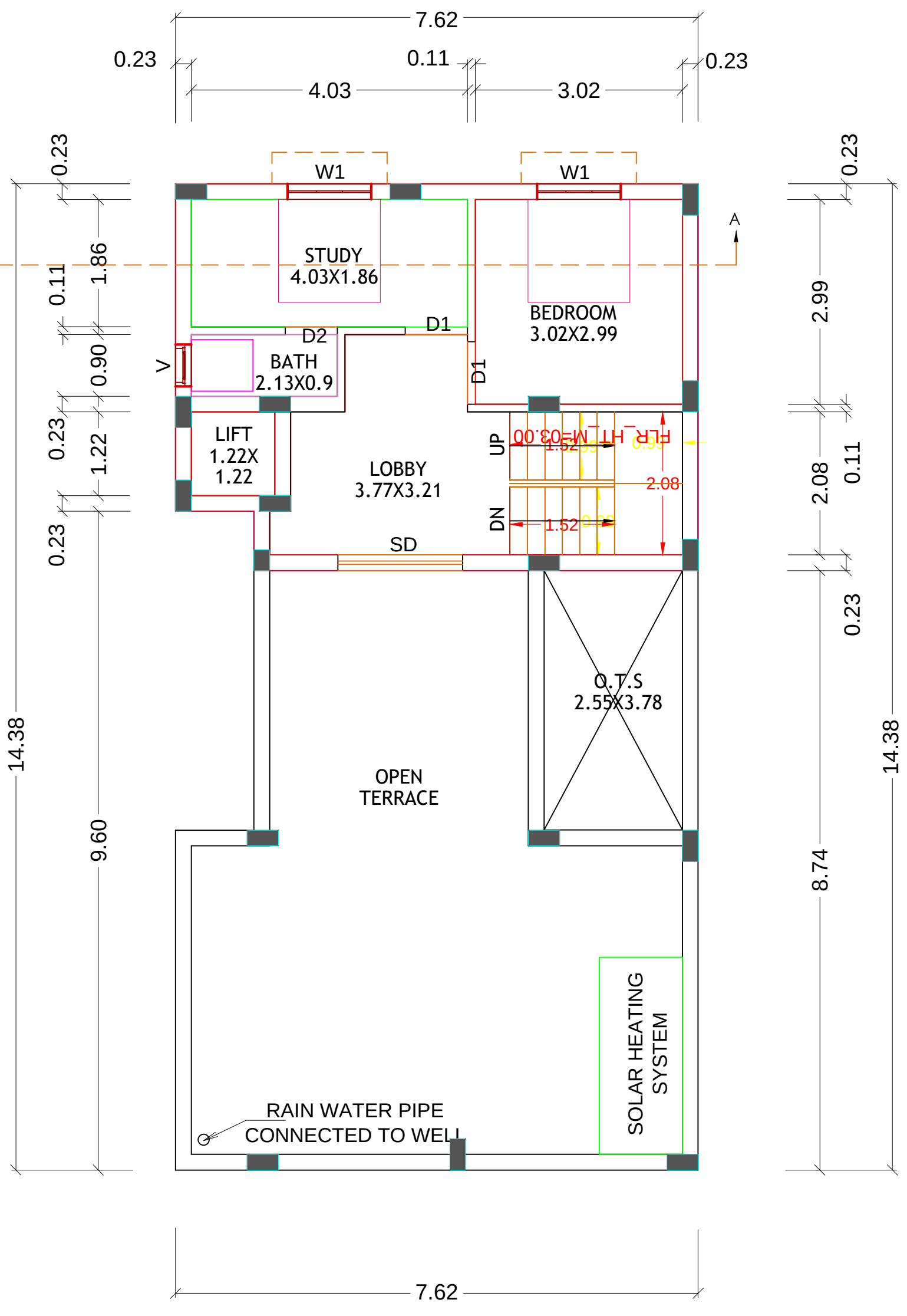
STAIRCASE DETAILS  
STAIRCASE WIDTH (0.90)  
TREAD : (0.25)  
RISE : (0.17)



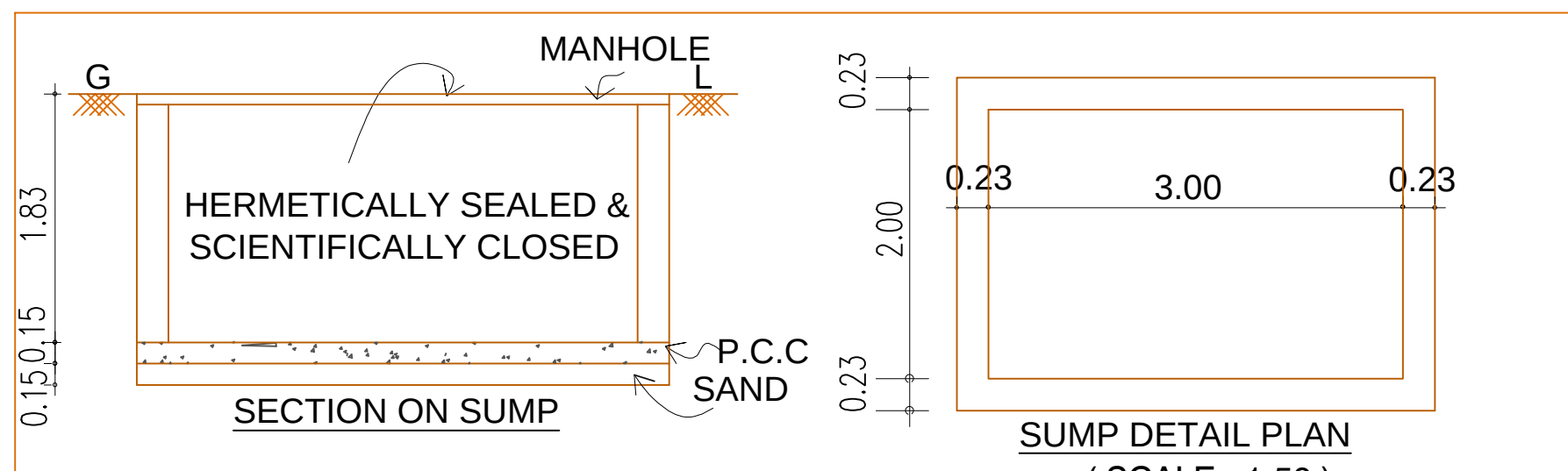
Solar Waterheater Detail



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



SUMP DETAIL PLAN  
(SCALE : 1:50)

|                                                     |               |             |
|-----------------------------------------------------|---------------|-------------|
| OWNERS NAME : Mr. G.Rajaji                          |               |             |
| CMDA LAND USE ZONE: RESIDENTIAL.                    | SCALE: 1:100. |             |
| <u>SPECIFICATIONS :</u>                             |               |             |
| 1. Foundation with R.C.C. footing and columns       |               |             |
| 2. Plinth beam with R.C.C.1:2:4, 230 x 300 mm       |               |             |
| 3. Mat concrete for foundation with P.C.C.1:5:10    |               |             |
| 4. Super structure with brick masonry in c.m.1:6    |               |             |
| 5. Lintel cum sunshade with R.C.C.1:2:4             |               |             |
| 6. Roof slab/roof beams with R.C.C.1:2:4            |               |             |
| 7. Weathering course with brick jelly lime Concrete |               |             |
| 8. Ceramic flooring over a basecourse of C.C.1:5:10 |               |             |
| JOINERIES                                           |               |             |
| MAIN DOOR                                           | MD            | 1.00 X 2.13 |
| DOOR                                                | D1            | 0.91 X 2.13 |
| DOOR                                                | D2            | 0.76 X 2.13 |
| SLIDING DOOR                                        | SD            | 1.83 X 2.13 |
| WINDOW                                              | W             | 1.83 X 2.13 |
| WINDOW                                              | W1            | 1.22 X 1.22 |
| VENTILATOR                                          | V             | 0.76 X 0.76 |

|               |  |  |
|---------------|--|--|
| COLOUR INDEX  |  |  |
| EXISTING      |  |  |
| PROPOSED      |  |  |
| ROAD          |  |  |
| DEMOLITION    |  |  |
| SITE BOUNDARY |  |  |

|                                   |    |        |
|-----------------------------------|----|--------|
| ALL DIMENSION ARE IN Meter        |    |        |
| EXTENT                            | IN | SQMT   |
| PLOT AREA ( AS PER DOCUMENT)      |    | 195.09 |
| PLOT AREA ( AS PER PATT A)        |    | 196.00 |
| SUPER IMPOSED AREA                |    | 195.09 |
| PLINTH AREA OF GROUND FLOOR (PRO) |    | 75.09  |
| PLINTH AREA OF FIRST FLOOR (PRO)  |    | 94.25  |
| PLINTH AREA OF SECOND FLOOR (PRO) |    | 40.50  |
| TOTAL PROPOSED FSI AREA           |    | 209.84 |

|                |        |
|----------------|--------|
| PLOT COVERAGE  | 48.31% |
| CONSUMED F.S.I | 1.07   |

|                              |  |        |
|------------------------------|--|--------|
| NON F.S.I AREA               |  |        |
| PLINTH AREA OF PARKING (PRO) |  | 29.15  |
| HEADROOM AREA                |  | 10.61  |
| TOTAL BUILD UP AREA          |  | 249.60 |

OWNER SIGNATURE:  
(Mr. G.Rajaji)

T.BHARANITHARAN,M.E.,C.Eng(I).  
Registered Civil & Structural Engineer, CMDA  
REGD NO: (RE/GR-1/19/05/198) & (SE/GR-1/19/04/036)  
KURAL ASSOCIATES  
No. 31/517, Mugavakkam Main Road,  
Madhanandapuram, Porur, Chennai-600125.  
Mob: 9791776685 / Tel No: 044-79670563

REGISTER ENGINEER:

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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+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.

