Verified RealEstate™

REFERENCE
5/2026-27

ISSUED
03 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 321/5B and 2 more

Pandikavanoor, MADHAVARAM taluk

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™

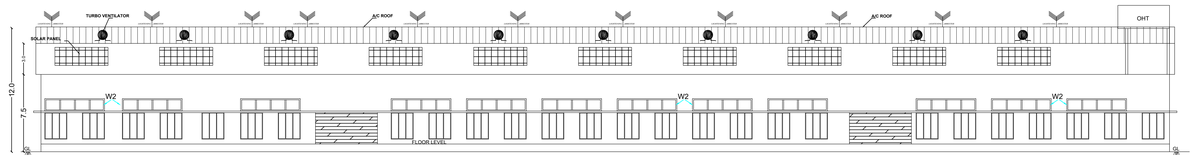
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

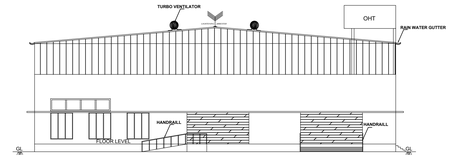
+91 9996 12 9996

verified.realestate

DIGITALLY VERIFIED RECORD



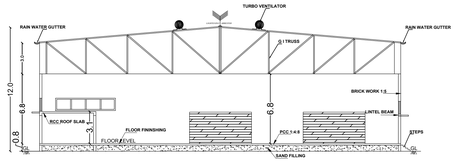
WEST FACE ELEVATION



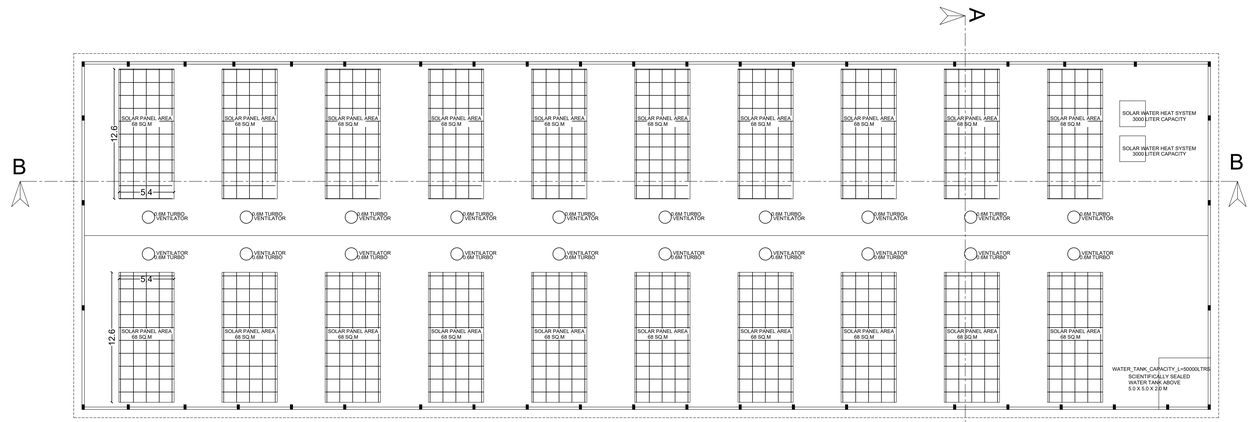
NORTH FACE ELEVATION



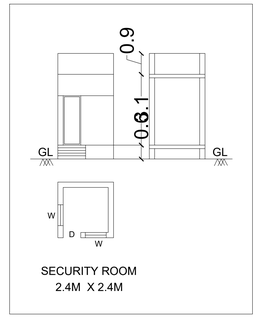
WEST FACE SECTION -"BB"



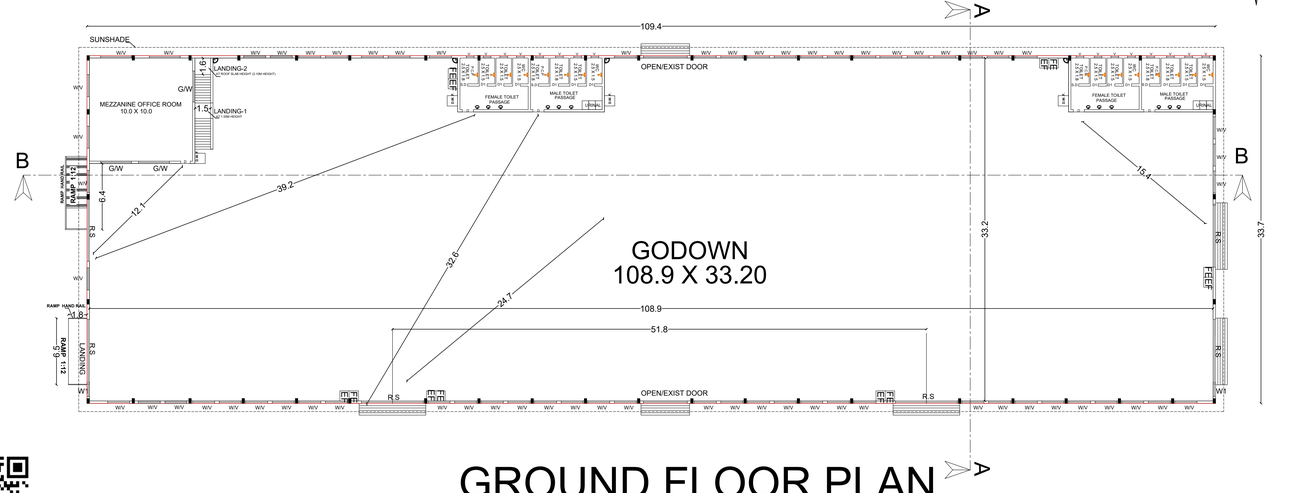
NORTH FACE SECTION -"AA"



ROOF PLAN



SECURITY ROOM
2.4M X 2.4M



GROUND FLOOR PLAN
BLOCK - A

N

SHEET NO:1 OF 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GODOWN BUILDING (SCRAP STORAGE) IN NEW SURVEY NO: 321/5B, 322/3A1B AS PER PATTA NO: 1822 OF BANDIKAVANUR VILLAGE & PANCHYAT, SHOLAVARAM PANCHAYAT UNION, PONNERI TALUK, TIRUVALLUR DISTRICT.

JOINERY DETAILS:

S.NO	DESCRIPTION	SIZE IN M	Nos
RS	ROLLING SHUTTER	4.0 x 3.05	07
D	DOOR	0.90 x 2.10	7
D1	DOOR	0.75 x 2.10	12
OPEN / EXISTING DOOR		3.5 x 2.10	02
SW	SWING DOOR	0.75 x 2.10	02
W	WINDOW	2.20 x 2.60	66
W1	WINDOW	1.50 x 2.60	03
W2	WINDOW	5.80 x 1.20	22
V	VENTILATOR	0.75 x 0.60	16

LAND EXTENT

DESCRIPTION	AREA (Sq.m)
AS PER PATTA	
S.NO: 321/5B	91.00SQM
S.NO: 322/3A1B	9028.00SQM
TOTAL	9119.00SQM
LEAST LAND AREA	9079.40 SQ.M

SCALE :- 1: 100

AREA STATEMENT

S.NO	DESCRIPTION	FSI (Sq.Mt)	NON FSI (Sq.Mt.)	TOTAL (Sq.Mt)
1	BLOCK-A			
	MEZZANINE OFFICE ROOM	100.00	-	100.00
	GROUND FLOOR (GODOWN)	3438.73		3438.73
	TOILET BLOCK (2 No's)	147.38	-	147.38
	TOTAL AREA BLOCK-A	3686.11	-	3686.11
2	SECURITY BLOCK - (2 No's)	6.25	6.25	12.50
	TOTAL BUILD UP AREA	3692.36	6.25	3698.61

$$F.S.I = \frac{\text{TOTAL COVERED AREA IN ALL FLOOR}}{\text{SITE EXTENT}} = \frac{3692.36\ SQ.M}{9079.40\ SQ.M}$$

$$= 0.41 < 2$$

SHORTING AREA - 3209.21 SQ.M
SOLAR PANEL - 1360.00SQ.M

NO. OF WORKERS DETAILS
NO. OF WORKERS - MALE : 35 No's
NO. OF WORKERS - FEMALE : 15 No's

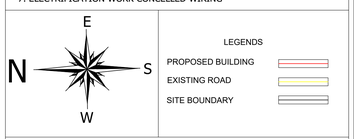
SOLAR HOT WATER SYSTEM DETAIL
NO. OF WORKERS - MALE : 35 No's
NO. OF WORKERS - FEMALE : 15 No's
TOTAL NO. OF WORKERS : 50 No's
WATER CONSUMPTION @ 80 Lit /Person /day
TOTAL CONSUMPTION (50 x 80) : 4000 Lits
NO OF SWHS (3000 Lits CAPACITY) : 2 No's

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
TOILET(INCLUDING P.C.P)	3	3	4	4
URINAL	3	0	6	0
WASHED BASIN	3	3	6	6
DRINKER WATER FOUNTAINS (D.W.F)	3	3	5	5
EMERGENCY FOUNTAINS (E.F)	3	3	3	3

ALL DIMENSION AREA IN METER

SPECIFICATIONS:
1. SAND FILLING IN FOUNDATION 150 MM THICK
2.P.C.C 1:4:8 USING 40MM HBG METAL FOR FOUNDATION& BASEMENT
3.R.C.C 1:2:4 USING 20MM HBG METAL FOR FOLLOWING WORKS
A)COLUMNS C)LINTELS,LOFT,SUNSHADE
B)BEAMS D)ROOF SLAB
4. PLASTERING IN C.M 1:4 12MM THICK
5. BRICK WORK IN C.M 1:5 USING I CLASS CHAMBER BURNT BRICKS
6. WEATHERING COURSE WITH B.J.C TOP FINISHED WITH SQARE TILES
7. ELECTRIFICATION WORK CONCELLED WIRING



Department PLAN
Drawn R.ARAVINDAN
Checked V.MONISHA

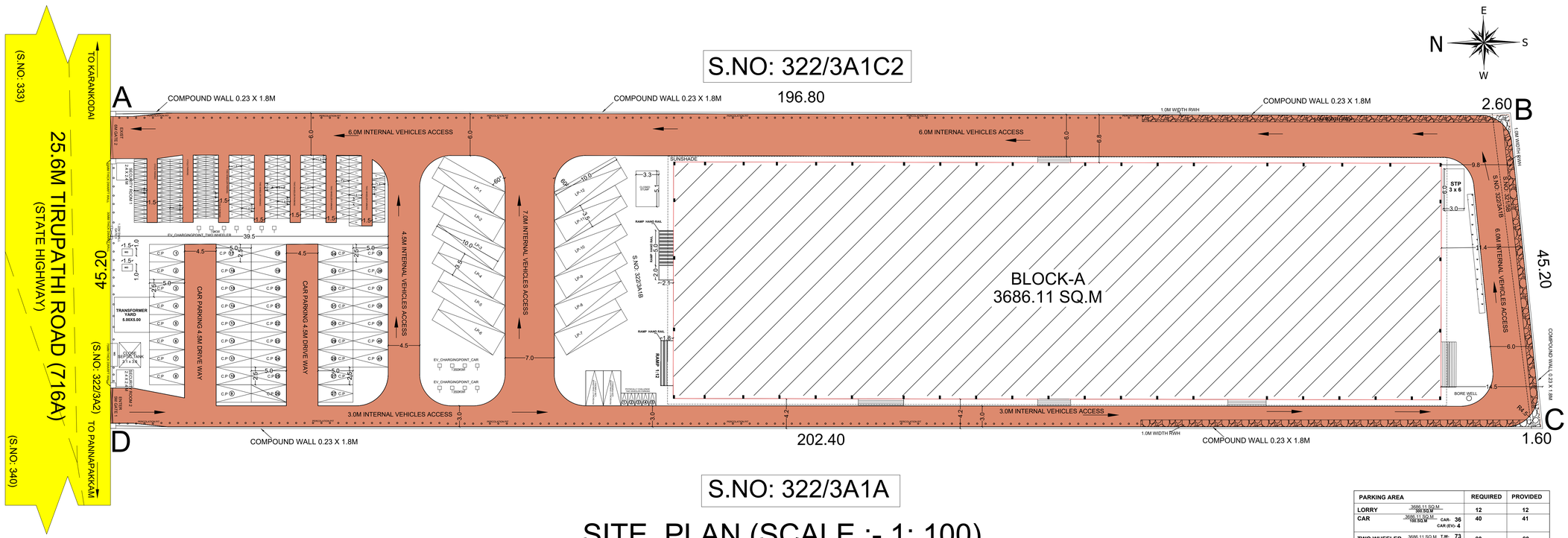
Mr. M . SIVAKUMAR
SIGNATURE OF THE APPLICANT

B. MALLIKA, ME (Ph.D)
Registered Engineer Grade-II
RE-EN/DTCP/017/2022
84, Kallarman Kovil Street
Pasumpon Nagar, Madurai-625003.

STRUCTURAL ENGINEER

Er. V. MONISHA, B.E., M.B.A.,
Registered Engineer Grade-I
DTCP Registration No. TN/LYE/EG-I/2024/05/031
Flat F01, Jains Ankush Prakas
No.11/6, Ranganathan Avenue
Kilpauk, Chennai - 600 010
Mobile : 98406 89690

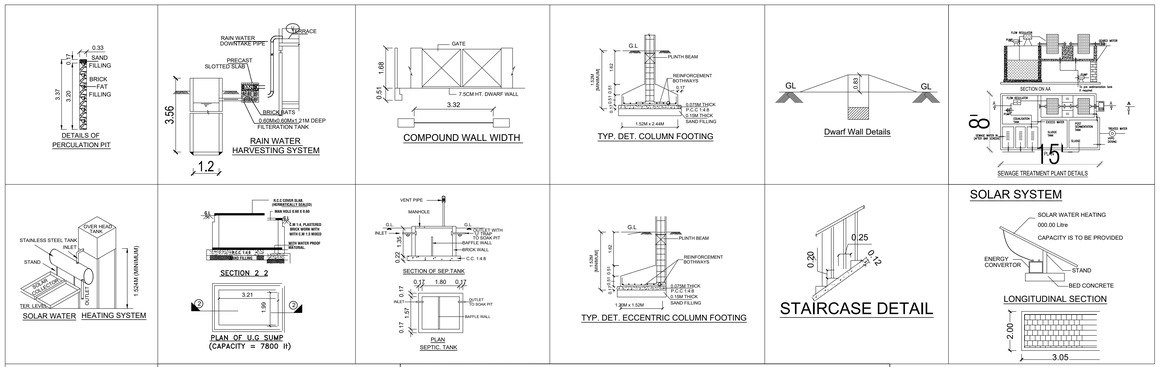
ENGINEER / ARCHITECT

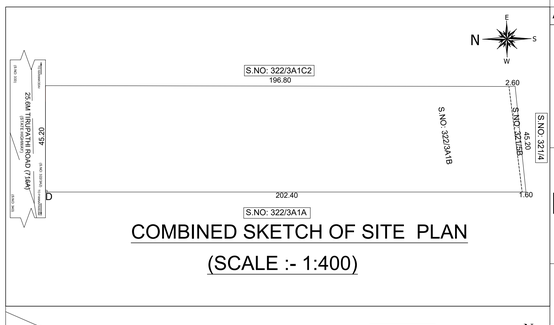


S.NO: 322/3A1A

SITE PLAN (SCALE :- 1: 100)

PARKING AREA		REQUIRED	PROVIDED
LORRY	3686.11 SQ.M / 300 SQ.M	12	12
CAR	3686.11 SQ.M / 100 SQ.M = 36 CAR; CAR (EV)- 4	40	41
TWO WHEELER	3686.11 SQ.M / 50SQ.M = 73 T.W; T.W (EV)-7	80	80
CYCLE	3686.11 SQ.M / 50SQ.M	73	75





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7. ELECTRIFICATION WORK CONCELLED WIRING

LEGENDS

- PROPOSED BUILDING
- EXISTING ROAD
- SITE BOUNDARY
- INTERNAL DRIVEWAY

Department	PLAN
Drawn	R.ARAVINDAN
Checked	V.MONISHA

Mr. M . SIVAKUMAR
SIGNATURE OF THE APPLICANT

B. MALLIKA, ME.,(Ph.D)
Registered Structural Engineer
RSE-SK0/2TCP/013/2022
64, Kallamman Kovil Street,
Peerpon Nagar, Madurai-625003.

STRUCTURAL ENGINEER

Er. V. MONISHA, B E M B A.,
Registered Engineer Grade-I
DTCP Registration No. TVLR/RE/G-I/2024/09/031
Flat FD1, Jains Ankush Praisas
No.11/6, Rangnathan Avenyue
Kilpauk, Chennai - 600 010
Mobile : 99406 89690

ENGINEER / ARCHITECT

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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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.