Verified RealEstate™

REFERENCE
45/2026-27

ISSUED
29 May 2026

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.

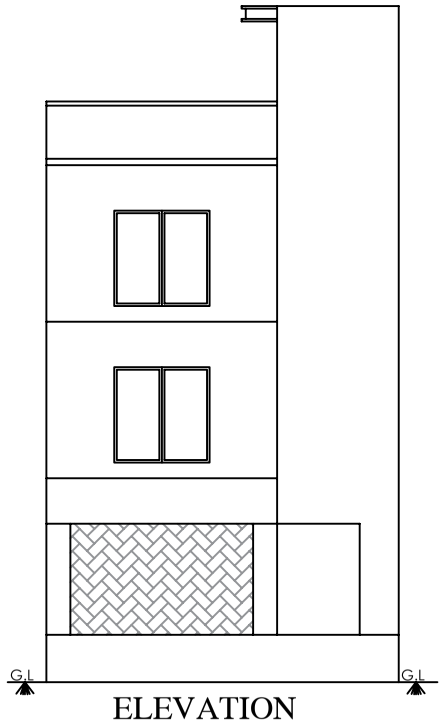
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Chennai 600 097, India

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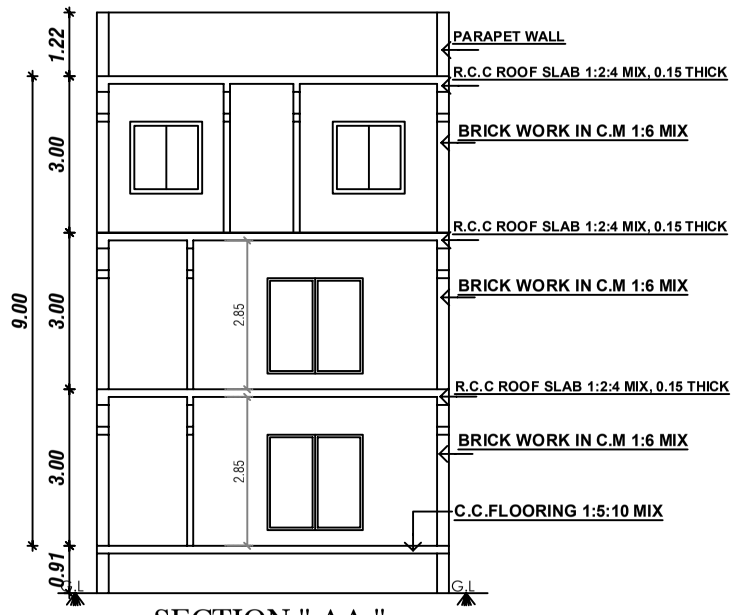
DIGITALLY VERIFIED RECORD

REVISED PLAN SHOWING THE GROUND , FIRST FLOOR COMMERCIAL BUILDING & PROPOSED ADDITIONAL CONSTRUCTION OF SECOND FLOOR RESIDENTIAL BUILDING AT PLOT NO : 613 MIG-TYPE , SURVEY NO : 196/2 PT , PATTA NO : 20196 , AS PER PATTA SURVEY NO : 196/1941 , " TAMILNADU HOUSING BOARD SCHEME " , NO : 75 , KAKKALUR VILLAGE ,TIRUVALLUR TALUK & DISTRICT.,

NOTE : EXISTING BUILDING APPROVAL NO : ROC.NO.42/2025-26 , DATE : 27.02.2026.

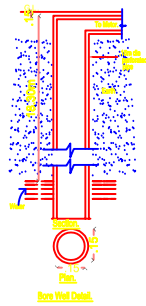


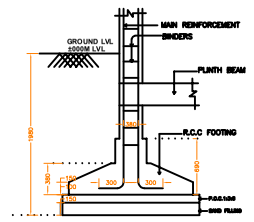
ELEVATION

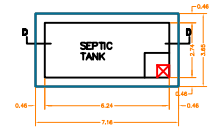


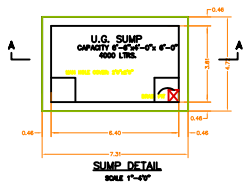
SECTION " AA "

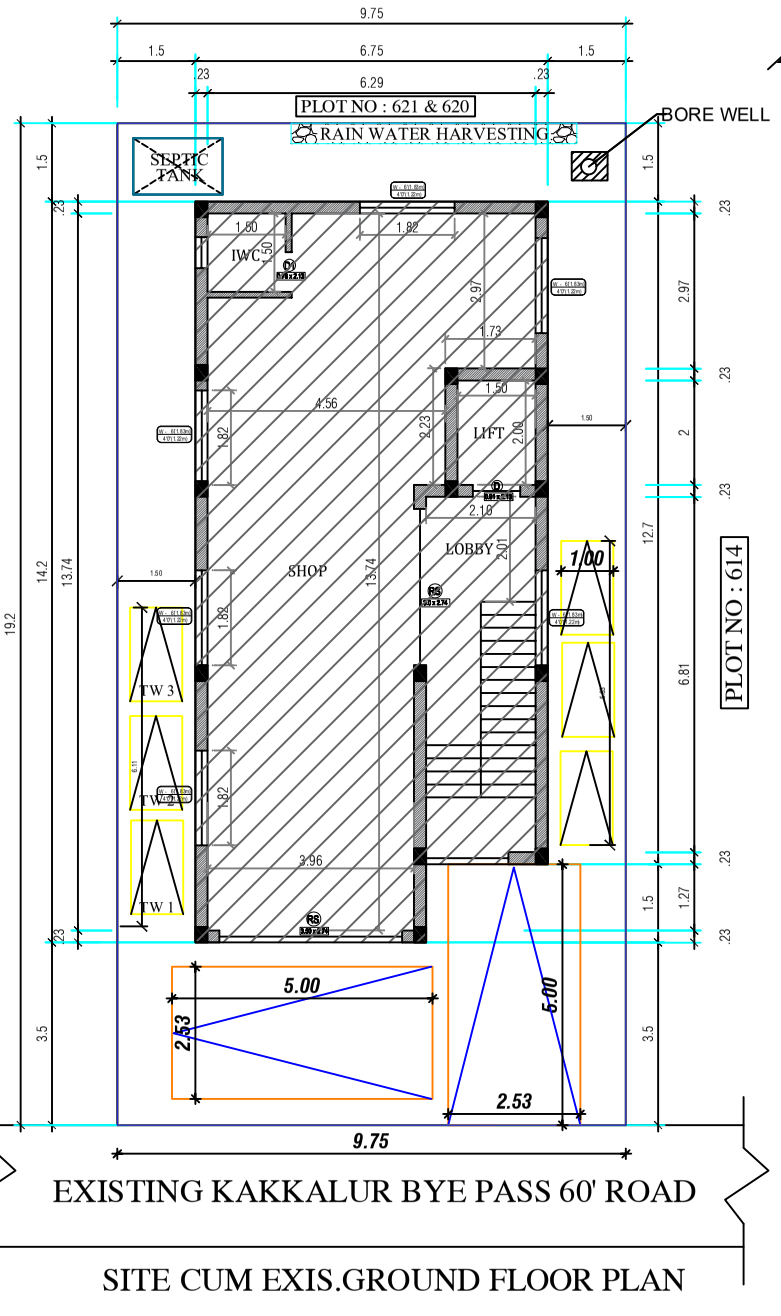
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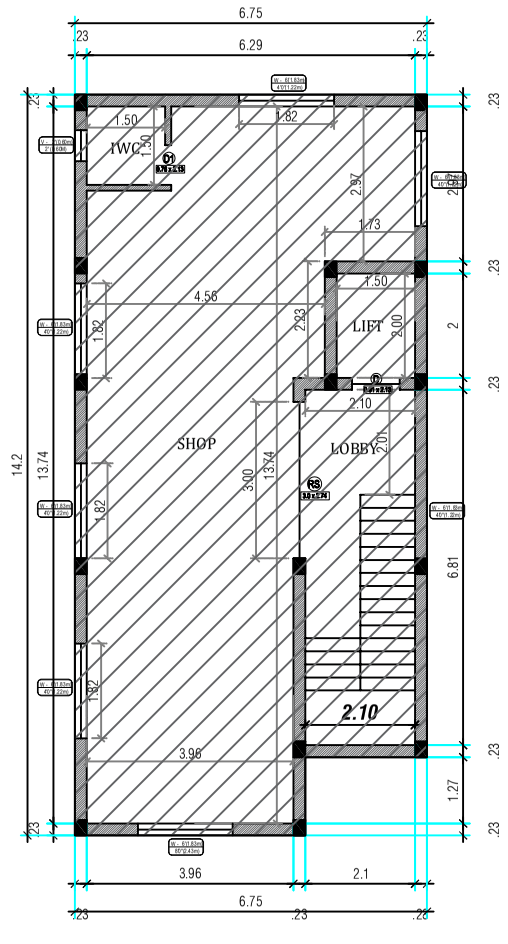




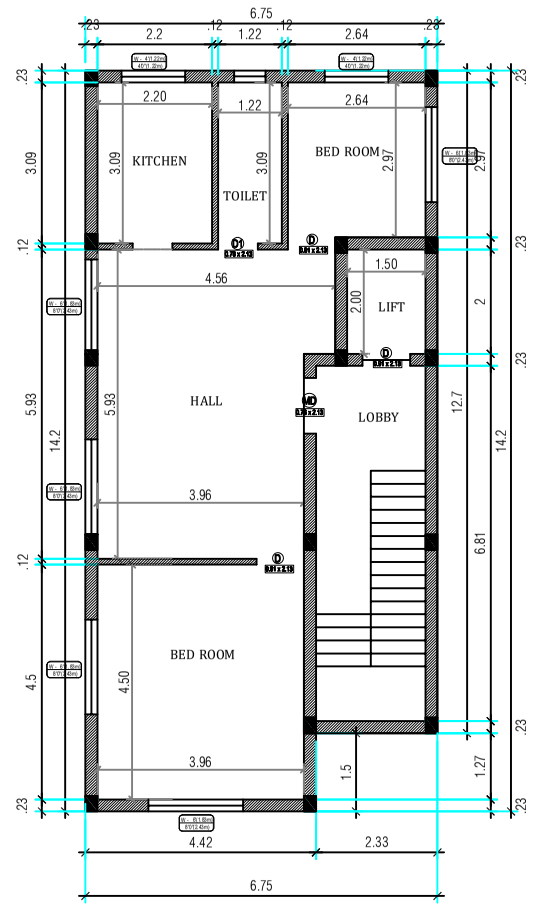




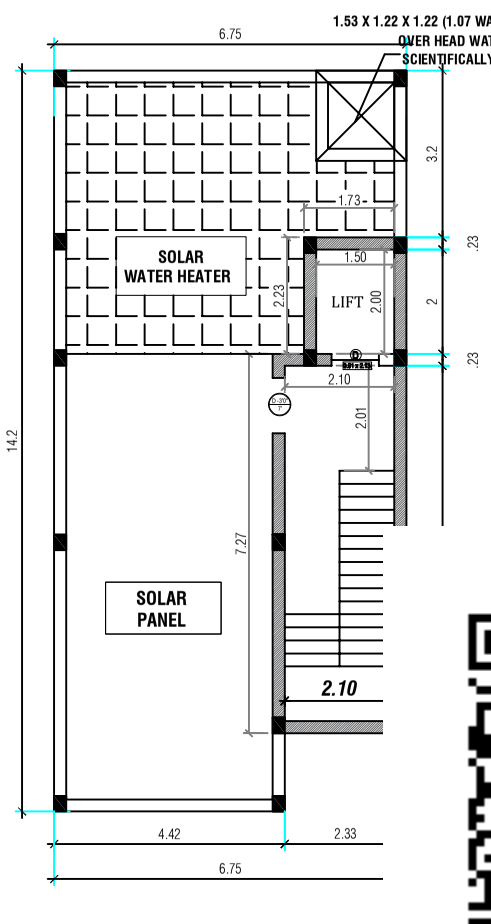
SITE CUM EXIS.GROUND FLOOR PLAN



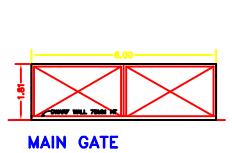
EXIS.FIRST FLOOR PLAN

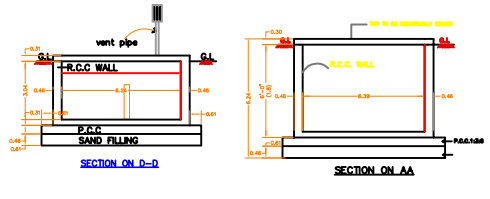


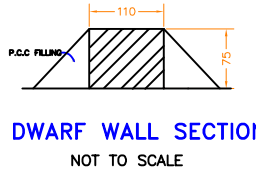
PROP.SECOND FLOOR PLAN



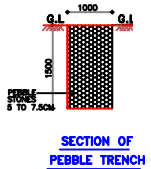
TERRACE FLOOR PL.







DWARF WALL SECTION
NOT TO SCALE



SECTION OF PEBBLE TRENCH
SCALE : 1: = 100

OUT LINE SPECIFICATIONS

1. P.C.C 1:4:8 FOR FOUNDATION AND P.C.C 1:5:10 FOR BASEMENT
2. BRICK WORK FOR SUPER STRUCTURE IN CM 1:5
3. PLASTERING IN CM 1:3 FOR CEILING AND CM 1:5 FOR WALL PLASTERING
4. R.C.C 1:2:4 FOR COLUMN, BEAM, SLAB LINTEL AND SUB STRUCTURE
5. TEAK WOOD FOR DOOR AND WINDOW
6. BRICK JELLY LIME CONCRETE FOR WEATHERING COURSE WITH ONE COURSE OF PRESS TILES OR MANGLORE TILES OVER THE WEATHERING COURSE.
7. MARBLE FLOORING

SCHEDULE OF JOINERY

MD	DOOR	1.00 x 2.13
D1	DOOR	0.92 x 2.13
D2	DOOR	0.76 x 2.13
D3	DOOR	0.92 x 1.96
W	WINDOW	1.83 x 1.37
W1	WINDOW	1.53 x 1.37
W2	WINDOW	1.22 x 1.37
W3	WINDOW	0.91 x 1.37
KW1	WINDOW	1.22 x 1.06
V1	VENTILATOR	0.90 x 0.76

COLOUR INDEX

PROPOSED	
ROAD	
BOUNDARY	

AREA STATEMENT

PLOT EXTENT

AS PER SITE	187.29 SQ.MT.	(2016.00 SQ.FT.)

EXIS.BUILT UP AREA INCLUDED FOR FSI

EXIS.GROUND FLOOR	92.35 SQ.MT	(994.05 SQ.FT.)
EXIS.FIRST FLOOR	92.35 SQ.MT	(994.05 SQ.FT.)

PROP.BUILT UP AREA INCLUDED FOR FSI

PROP.SECOND FLOOR	92.35 SQ.MT	(994.05 SQ.FT.)

TOTAL.BUILT UP AREA

TOTAL BUILDUP AREA	277.04 SQ.MT	(2982.15 SQ.FT.)

BUILT UP AREA INCLUDED FOR NON - FSI

HEAD ROOM AREA	22.98 SQ.MT	(247.35 SQ.FT.)

F.S.I	1.47
PLOT COVERAGE	49%
CAR PARKING	02 No PROVIDED
TW PARKING	06 Nos PROVIDED

D.C.E.,
neers-Grade-II-RE
2020 / 00006
ıgineers
(Near CSI Chruch)
Tiruvallur - 602001.
Ph.No: 9092442881.

LICENSED SURVEYOUR

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.