

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

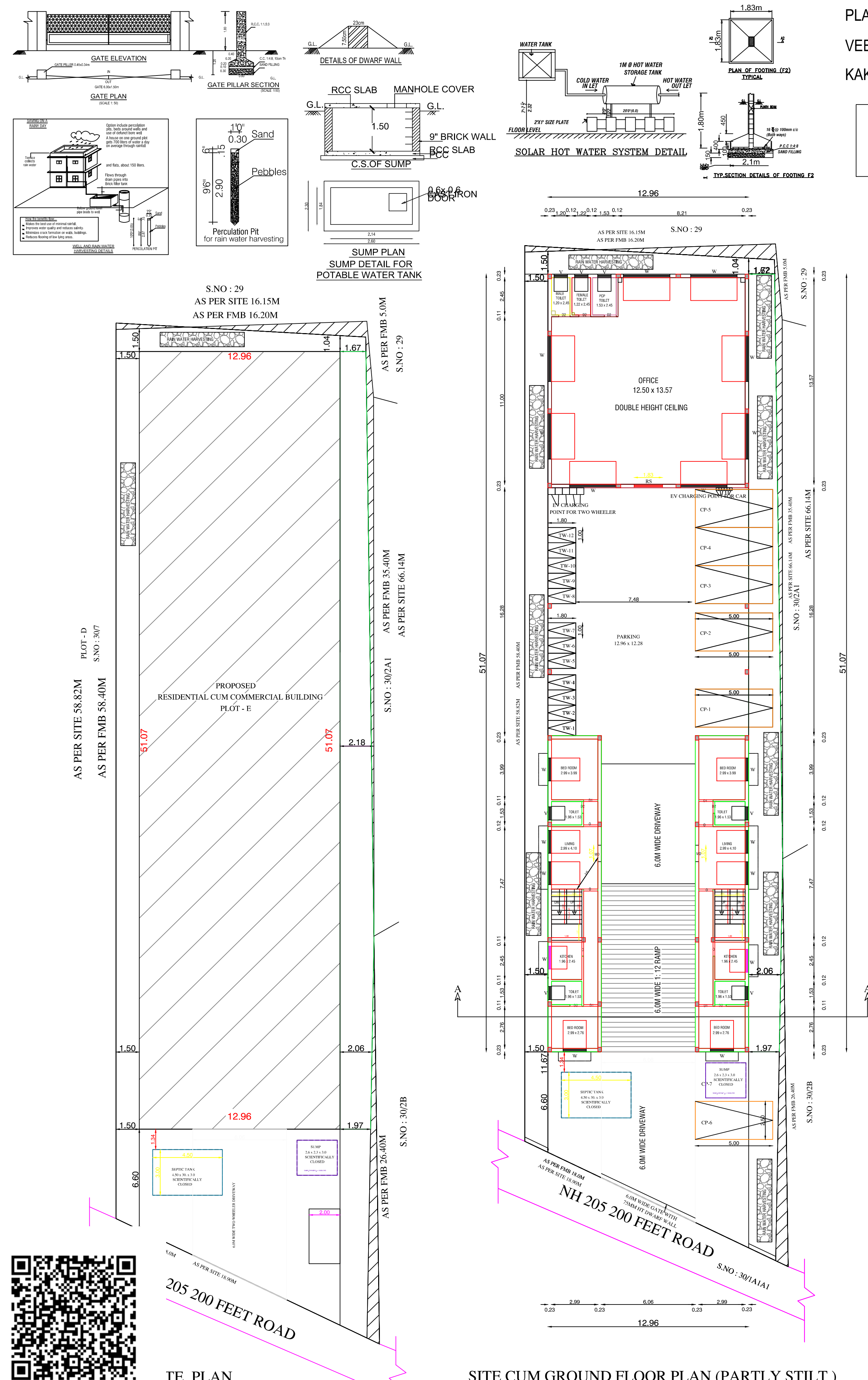
Building Plan

ISSUING AUTHORITY

Rural Panchayat

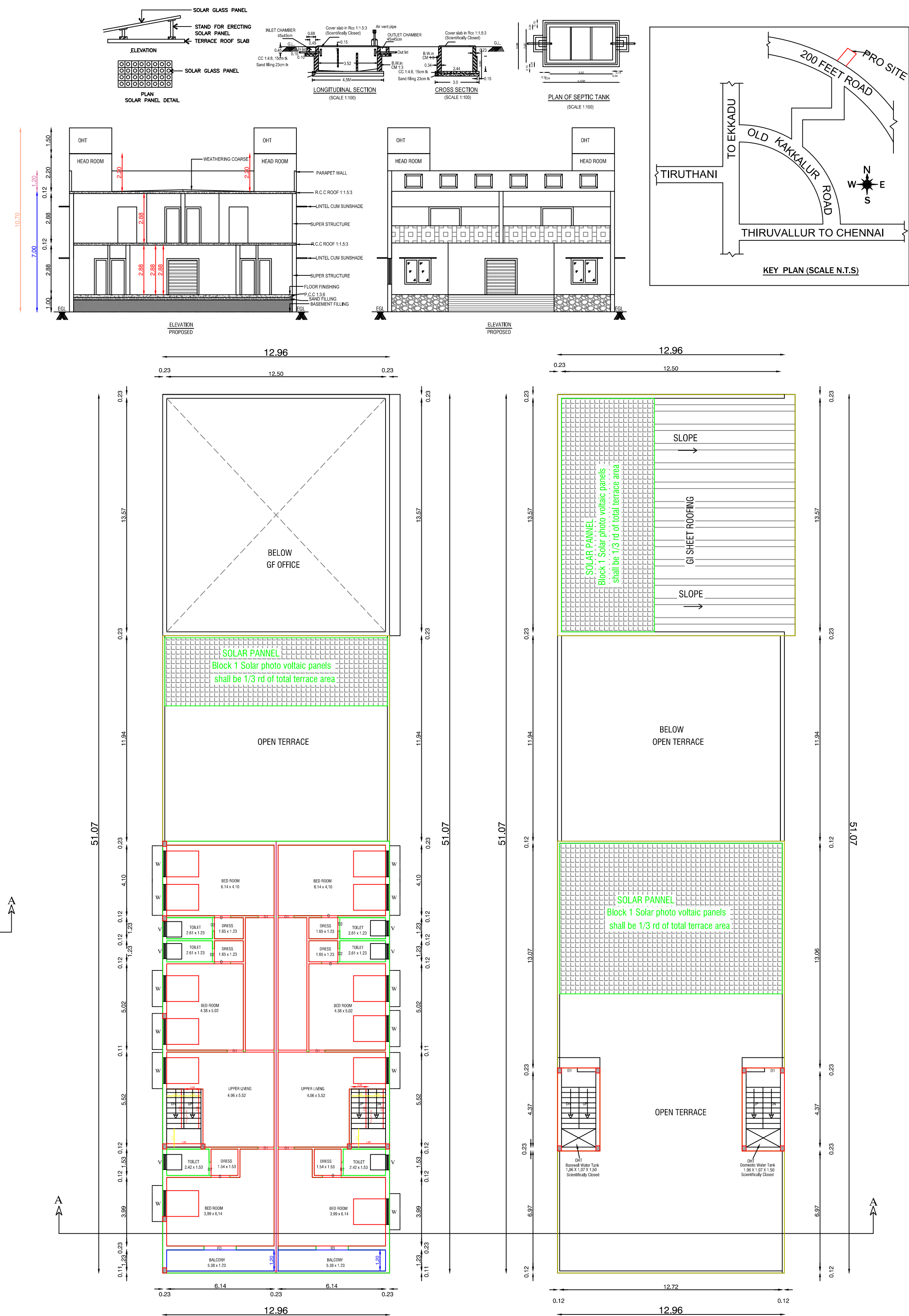
The approval as the planning authority issued it, reproduced in full behind this page.

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



PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING AT PLOT NO "E",
VEERARAGAVA NAGAR, KAKKALUR VILLAGE, COMPRISED IN OLD S.NO : 30/1, NEW S.NO : 30/8, AS PER PATTa NO : 23363,
KAKKALUR VILLAGE & TALUK, THIRUVALLUR DISTRICT, KAKKALUR VILLAGE PANCHAYAT LIMIT.

PLOT REGULARAIZATION APPROVED BY DTCP :
0 0 0 0 0 .3911 / 2019 / 0 0 0 0 2 0 0 0 0 : 25.11.2019
TIRUVALLUR PANCHAYAT UNION : 0 0 0 0 0 .5326/2019/ 0 8 0 0 0 0 : 02.12.2019



SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY
LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT
CLAY TILES IN LAID IN 1:3 MIX

AREA DETAILS		Sq.Ft	Sq.Mt
PLOT AREA	As Per Patta	10890.00	1012.00
	As Per Documnet	10886.00	1011.70
	As Per Site	11119.00	1033.00
BUILDING AREA DETAILS			
GROUND FLOOR COMMERCIAL		1957.63	181.87
GROUND FLOOR RESIDENCIAL		1543.87	143.43
FIRST FLOOR RESIDENCIAL		3502.36	325.38
TOTAL F.S.I AREA		7003.86	650.68
STILT FLOOR PARKING		3624.96	336.77
HEAD ROOM		251.66	23.38
TOTAL NON F.S.I AREA		3876.62	360.15
TOTAL BUILTUP AREA		10880.48	1010.83

FLOOR SPACE INDEX - 0.643		
JOINERY DETAILS :-		
S.NO	DESCRIPTION	SIZE IN M
	RAILING SHUTTER -RS	1.50 X 2.10
	MAIN DOOR - MD	1.07 X 2.10
	BED DOOR - D	0.90 X 2.10
	TOILET DOOR - D2	0.76 X 2.10
	WINDOW - W	1.22 X 1.22
	WINDOW - KW	1.50 X 1.00
	VENTILATOR - V	0.60 X 0.75

COLOR INDEX	
PROPOSED COSTRUCTION	
SITE BOUNDARY	
EXISTING ROAD	
TO BE DEMOLITIONED	
SCALE 1" = 8' OR 1:100	

For EVERLAST ROOFING
Partner

For EVERLAST ROOFING
Partner

OWNER SIGN

VELAYAN PLANNERS
LICENSED SURVEYOR & REGISTERED ENGINEER
CMAA REG No. REG/011/M08/288
GREATER CHENNAI CORPORATION
REGISTRATION No. RE3032/2019
DTCP REG. No. COLN/REG-11/17/200/1003
1270/1, GOLDEN COLONY, ANNA NAGAR WEST EXT.,
CHENNAI-600 850
Mobile No. 8056005765

REGISTERED 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

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.

