

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

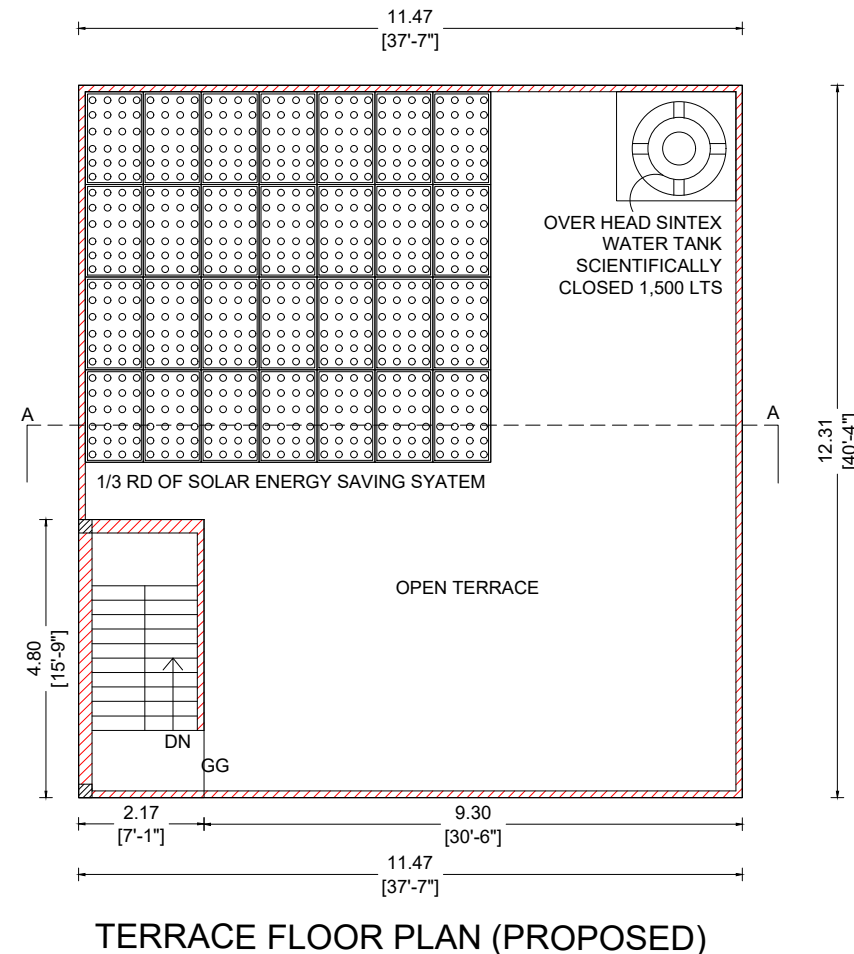
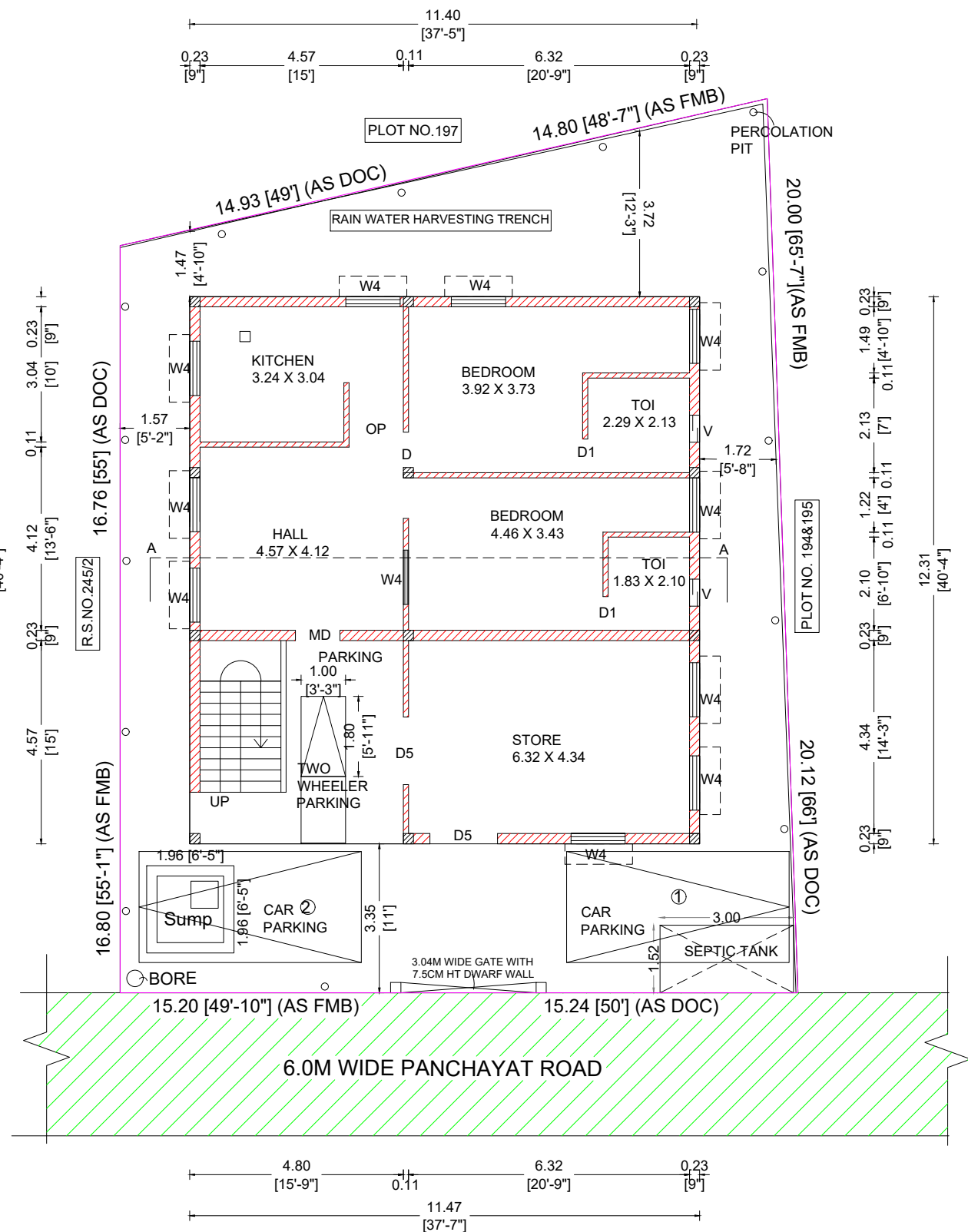
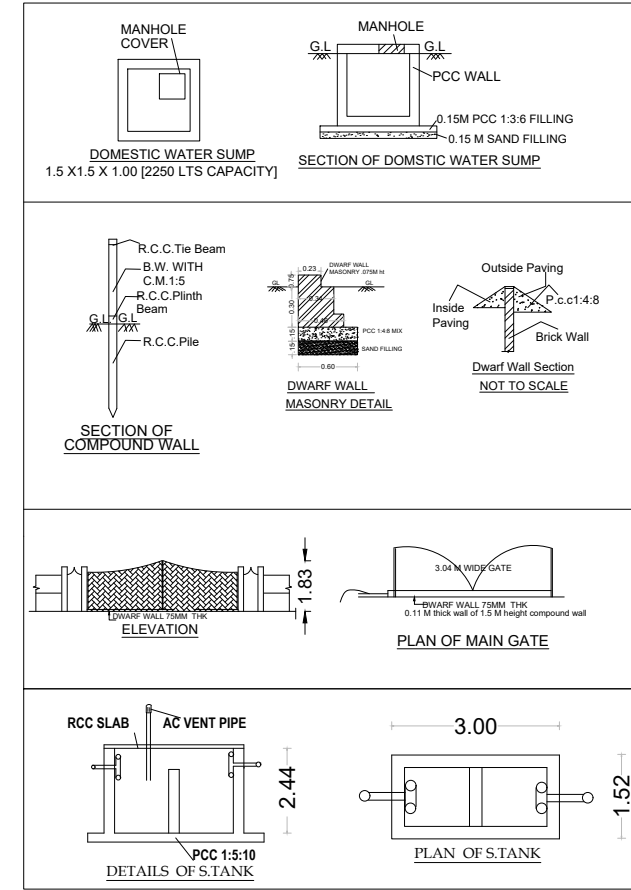
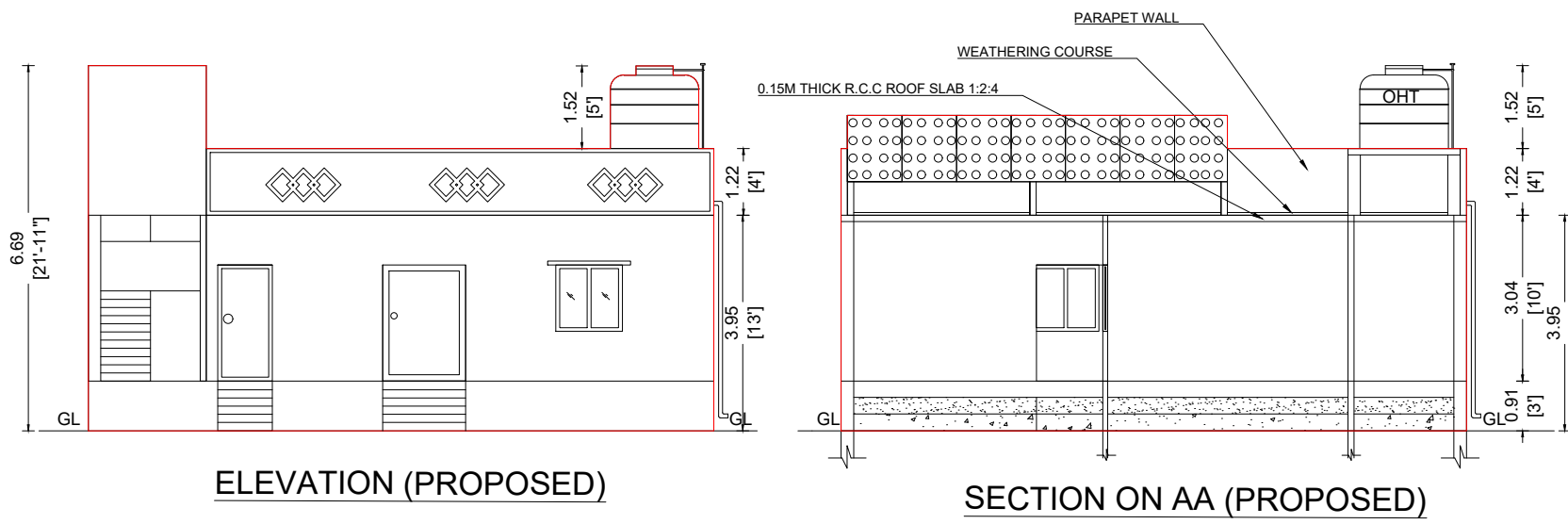
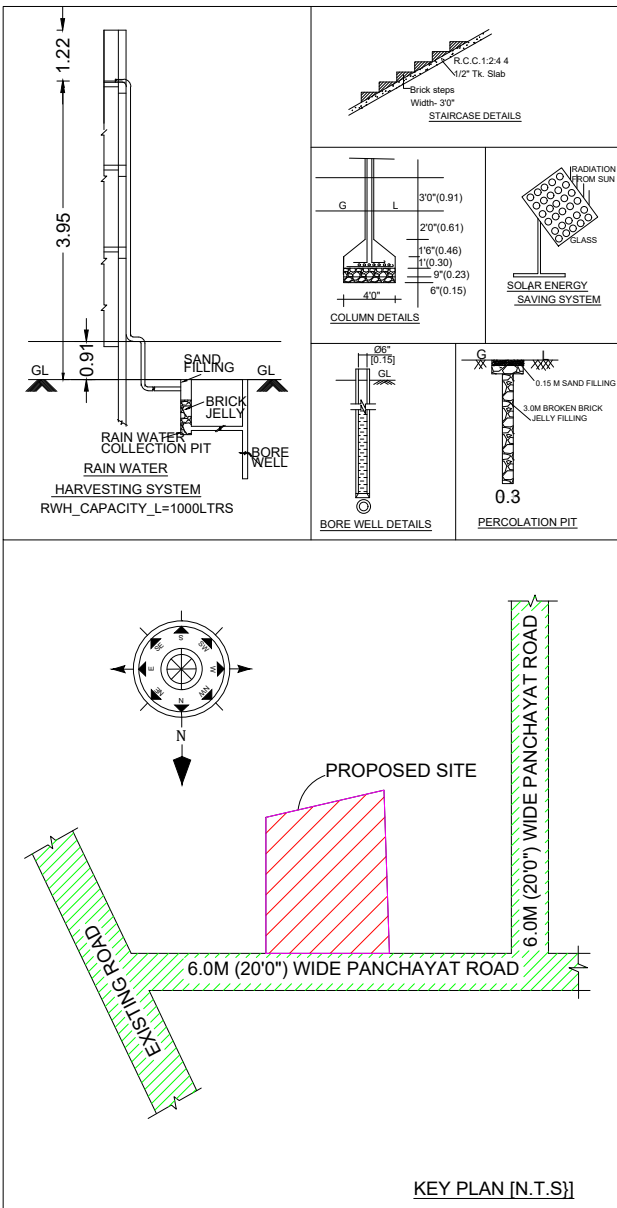
Building Plan

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.



SITE CUM GROUND FLOOR PLAN(PROPOSED)

TERRACE FLOOR PLAN (PROPOSED)

NOTE :-
THIS LAYOUT WAS APPROVED BY CMDA APPROVED NO. PPD /L.O.No :1624 /2019 (Reg 2017scheme), Dated : 07.2019
THIS PLOT WAS APPROVED BY CMDA VIDE P.P.NO:E-29136 /2024 /A3, Dated :30.05.2024,REG 17, (PUZHAI PANCHAYAT UNION)

SHEET NO :1/1
SCALE : 1:120
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR WITH ONE DWELLING UNIT OF RESIDENTIAL BUILDING IN S.NO: 247/3A2, AS PER PATT A NO.(13090),S.NO:247/64, PLOT NO:196 , AT 'KALAIANGAR NAGAR', VILANGADUPAKKAM VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT.[PUZHAI PANCHAYAT UNION]

AREA DETAILS:-

DESCRIPTION	EXTENT IN sq.ft	EXTENT IN sq.m
AS PER DOCUMENT	2995.00	278.23
AS PER PATT A	2992.46	278.00
AS PER FMB/SITE	2941.01	273.22
LEAST	2941.01	273.22

BUILT UP AREA DETAILS :-

DESCRIPTION	FSI (sq.m)	NON-FSI (sq.m)	TOTAL	
			sq.ft	sq.m
GROUND FLOOR	141.08	--	1518.62	141.08
HEADROOM	--	10.39	111.84	10.39
TOTAL	141.08	10.39	1630.46	151.47
FSI :0.52				

PARKING DETAILS :-

Descriptions	Required	Provided
Car parking	141.08/100=1.41	2
Two wheeler Parking	--	1

SPECIFICATIONS :-
MASONRY STOCK BRICK IN C.M 1:5
FOUNDATIONS STONE JELLY CON IN CC 1:4:8
FLOORING 3/4" THICK IN CM 1:4 MIX
4.5" THICK RCC ROOF IN CC 1:2:4
PLASTERING 1/2" THICK IN CM 1:4 MIX.
RCC COLUMNS IN CC 1:1.5:3.

JOINERIES :-

DESCRIPTION	SYMBOL	DIMENSION IN M
DOOR	D5	1.52 X 2.13
WINDOW	W4	1.22 X 1.22
DOOR	D1	0.76 X 2.13
DOOR	D	1.52 X 2.13
VENTILATOR	V	0.61 X 0.76

1. ALL DIMENSIONS ARE IN METER.
2. ALL THE DOORS & WINDOWS ARE OPENING OUTWARDS.

DIRECTION SYMBOL	COLOUR INDEX:-
	PROPOSED :
	ROAD :
	BOUNDARY :

K. PUSHPAM
OWNER

Dr. S. SHIVAMALAA, M.Tech., Ph.D.
Registered Engineer (Civil) (RE)
Registration No. : RE/2025/10050
Chennai Metropolitan Development Authority
Registration No. : RE/103862023
Greater Chennai Corporation Works Department
17471, 3rd Street, Balamurugan Nagar,
Attanangudi, Padiyalur, Chennai - 600 067
Mobile : 838598768, 7708735029
Email : aishwariyaplanners@gmail.com

ENGINEER
AISHWARIYAA PLANNERS
9840471222, 7708735029

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.

