

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

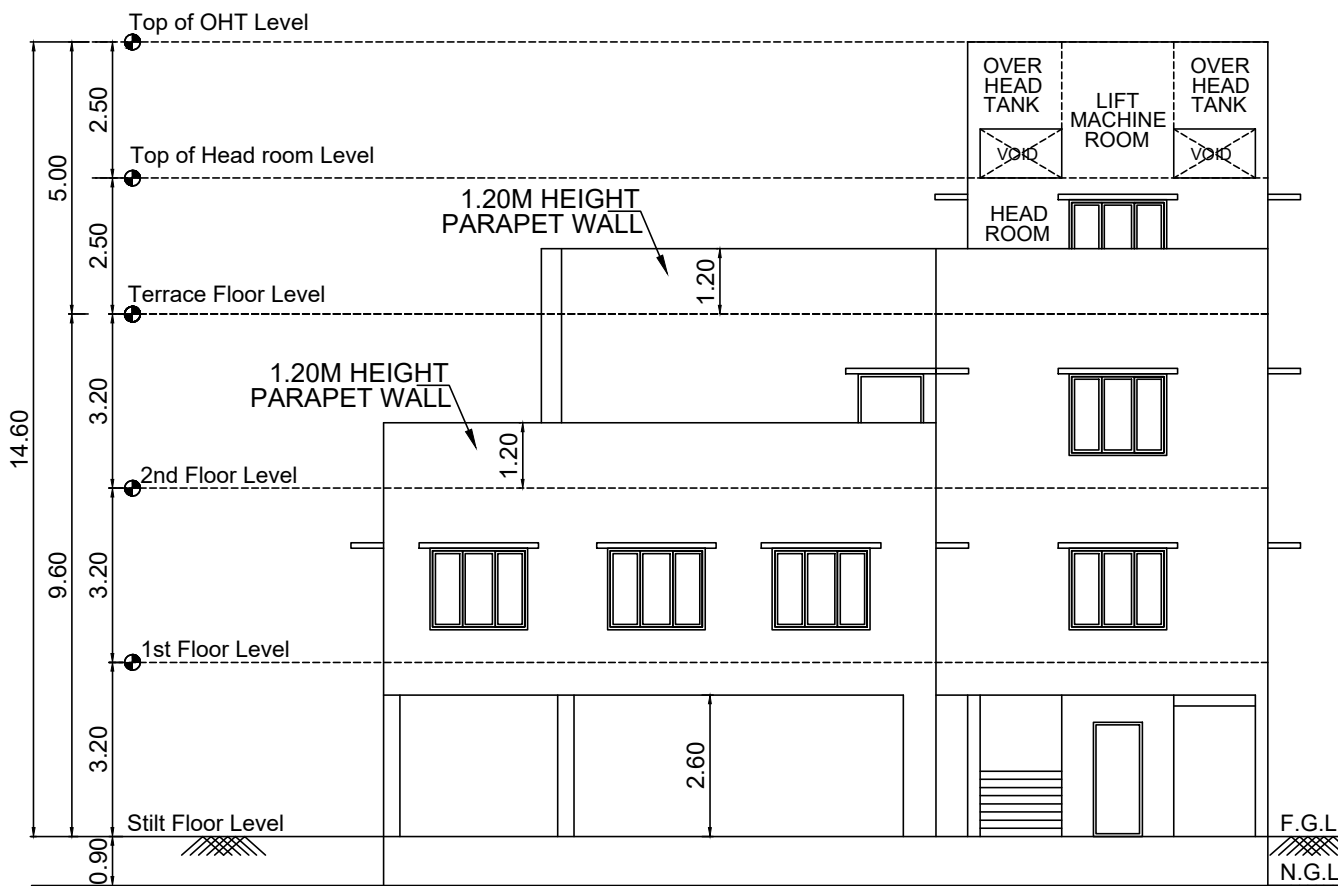
ISSUING AUTHORITY

Rural Panchayat

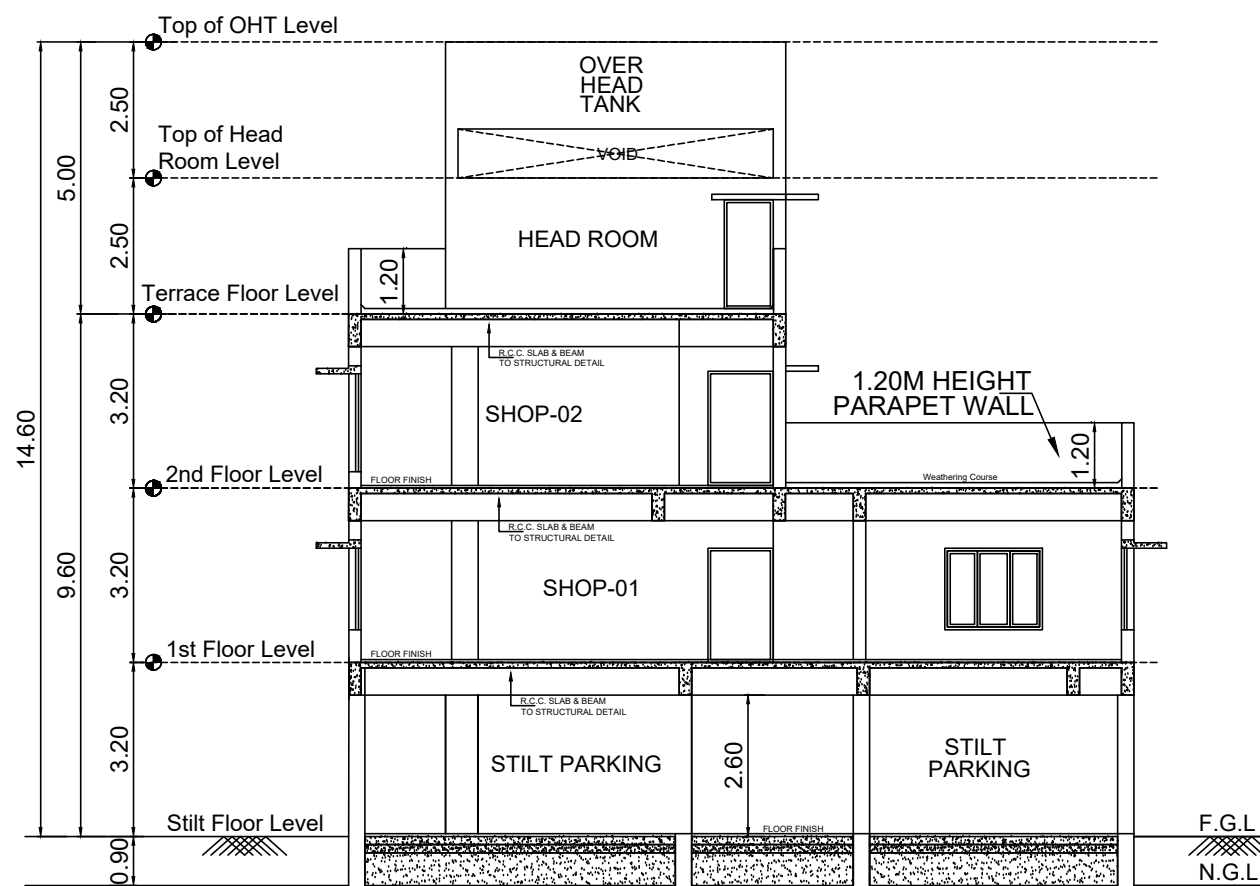
The approval as the planning authority issued it, reproduced in full behind this page.

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

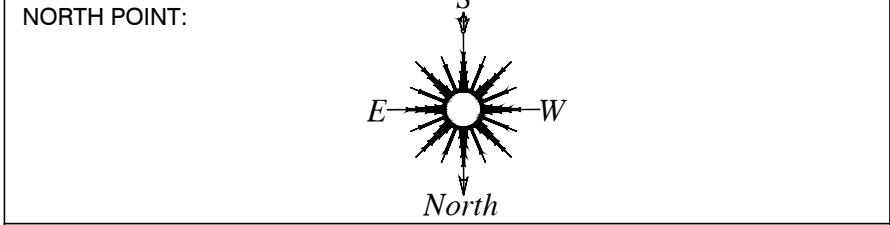
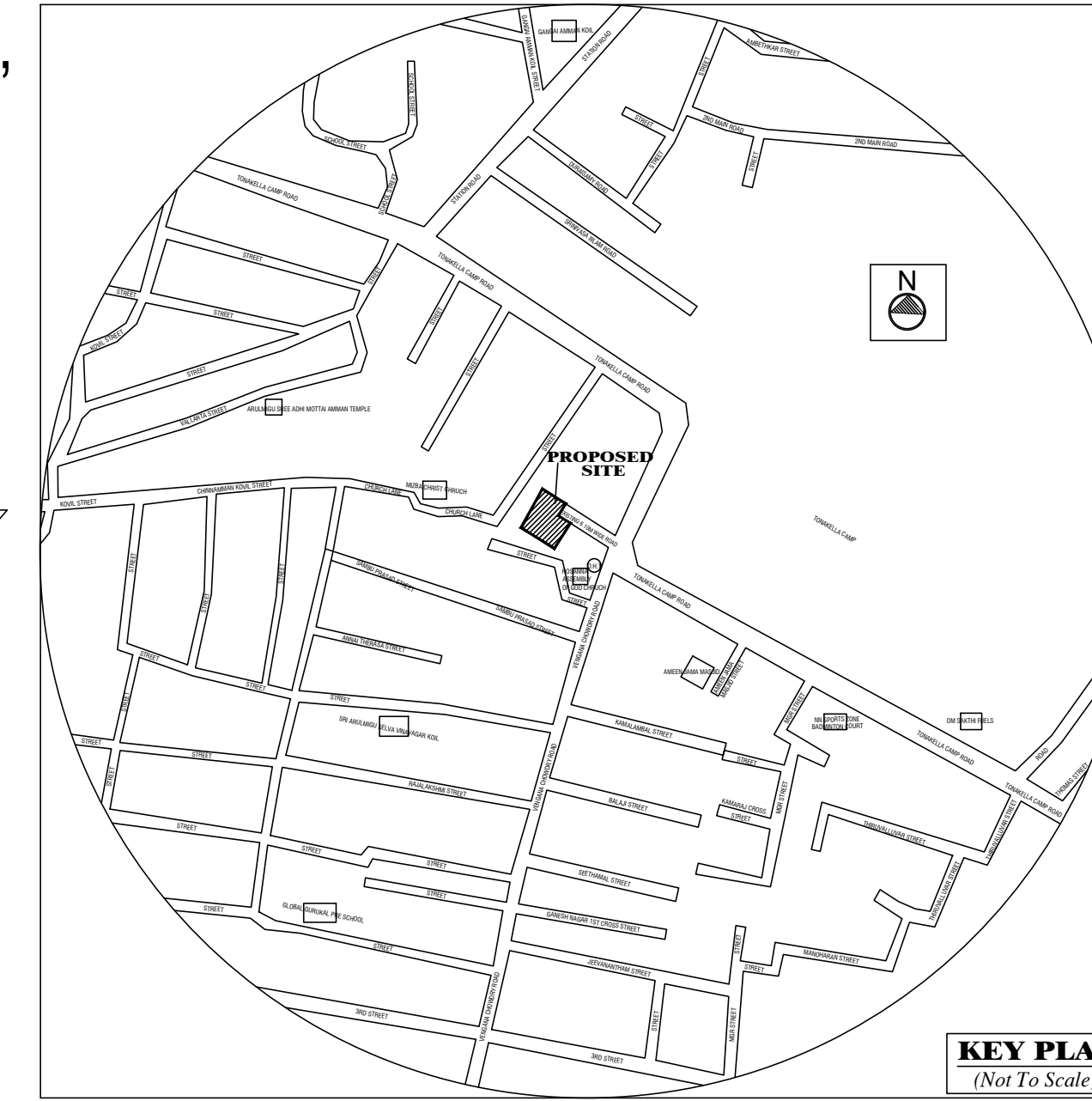
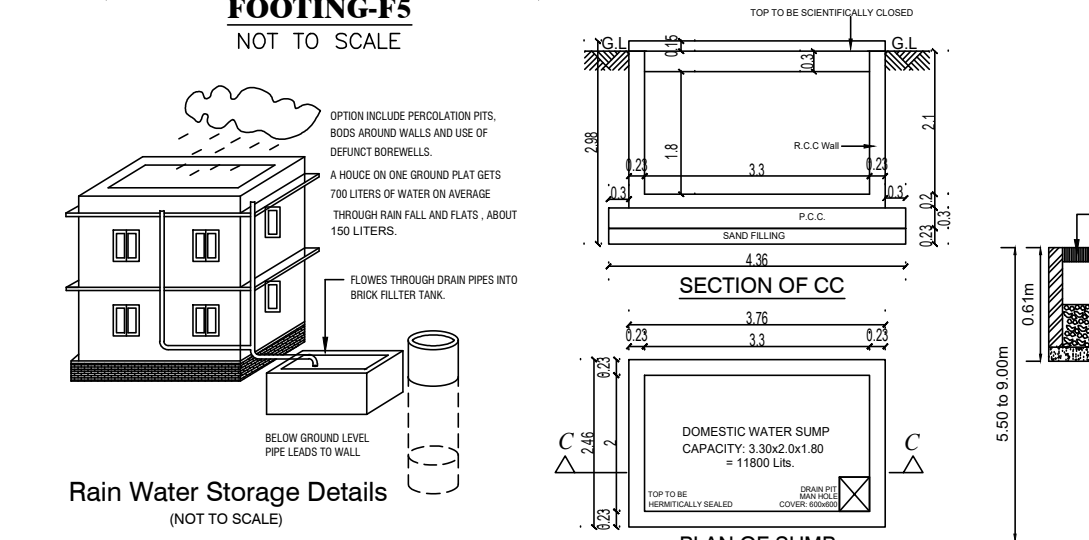
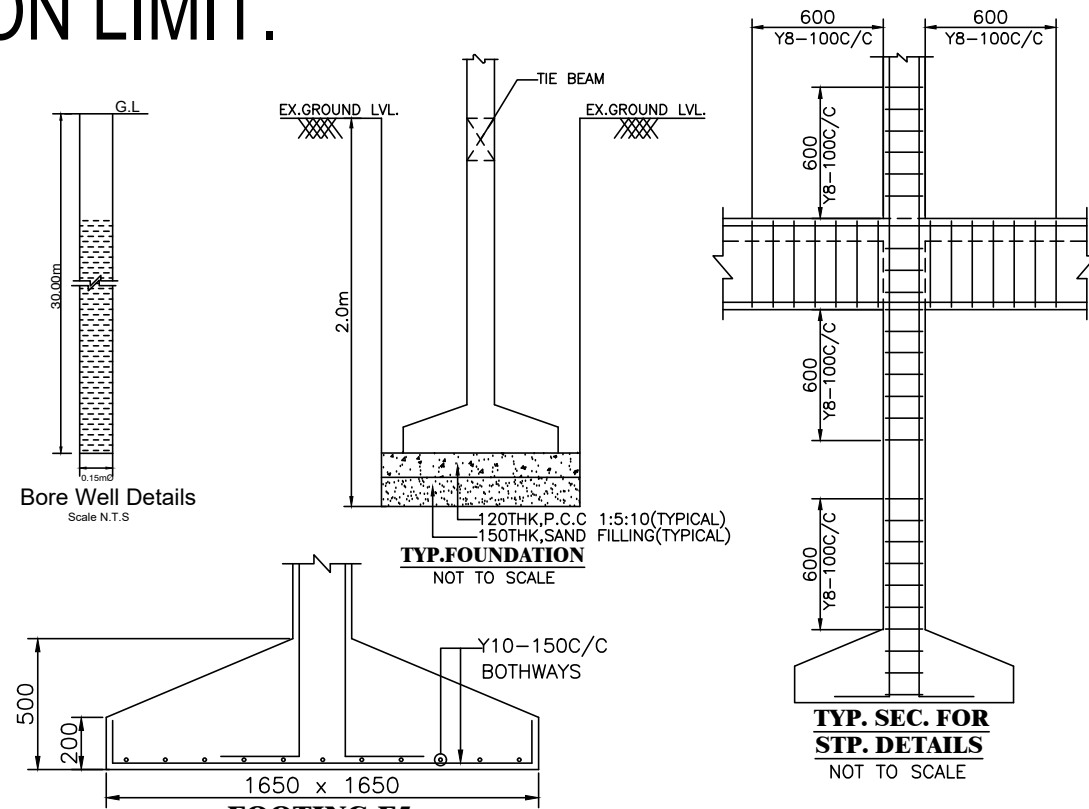
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL (SHOP) BUILDING AT EXISTING 6.10M WIDE ROAD, TONAKELLA CAMP ROAD, AYAPAKKAM, THIRUVALLUR- 600 077. COMPRISED IN OLD SURVEY NO: 11/28A, AS PER PATTa NO : 6878, NEW S.NO : 11/28A2, OF AYAPAKKAM VILLAGE, AVADI TALUK, THIRUVALLUR DISTRICT, AYAPAKKAM PANCHAYAT, VILLIVAKKAM PANCHAYAT UNION LIMIT.



FRONT ELEVATION (EAST SIDE)



SECTION ON "A - A"



SPECIFICATIONS:

FOUNDATION:
R.C.C. FOOTING FOUNDATION OVER A BED OF 1:4:8 SAND FILLING.
R.C. COLUMN FOUNDATION AND TIE (PLINTH) BEAMS
OVER A BED OF P.C.C 1:4:8 SAND CUSHIONS.

SUPER STRUCTURE:
100mm THK. INTERNAL & 200mm THK. EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5
R.C.C. WORK
R.C. COUPLERS BEAMS, SLABS, LINTELS AND SUNSHADES
IN M25 MIX. ADEQUATELY REINFORCED.

FLOORING:
CERAMIC FLOORING.

WEATHERING COURSE:
ONE SET OF BRICK, JELLY LIME CONCRETE MIXED WITH
CRUDE OIL. POINTED AND LAID TO SLOPE.

NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE
SCIENTIFICALLY CLOSED.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.80 x 2.10
D	DOOR	0.90 x 2.10
D2	DOOR	0.76 x 2.10
W2	WINDOW	1.20 x 1.50
W3	WINDOW	1.80 x 1.50
KW3	KITCHEN WINDOW	1.80 x 1.00
LD	LIFT DOOR	1.00 x 2.10
VT	VENTILATOR	0.60 x 0.90

FSI AREA STATEMENT (AREA IN SQ.M)

PLOT EXTENT (As Per Document) :	3353.00 Sqft / 311.50 sq.m
PLOT EXTENT (As Per Patta) :	3358.37 Sqft / 312.00 sq.m
PLOT EXTENT (As Per Site) :	3337.70 Sqft / 310.08 sq.m

F.S.I AREA		
FLOORS	COMMERCIAL	
	SQFT	SQM
FIRST FLOOR AREA	2097.69	194.88
SECOND FLOOR (PART) AREA	1117.09	103.78
TOTAL F.S.I AREA	3214.78	298.66
F.S.I. : 298.66 / 310.08 = 0.963	PLOT COVERAGE : 62.85 %	
REQUIRED / PROVIDED		
NO OF CAR PARKING	04	07
NO OF TWO WHEELER PARKING	04	10

NON - F.S.I AREA		
FLOORS	SQFT	SQM
STILT FLOOR AREA	2097.69	194.88
HEAD ROOM	371.57	34.52
TOTAL NON F.S.I AREA	2469.26	229.40
TOTAL BUILT UP AREA	5684.04	528.06

ALL DIMENSION ARE IN METRE

COLOUR INDEX :-

PROPOSED	=	
BOUNDARY	=	
ROAD	=	

GPA / OWNER SIGNATURE

Mrs. M.PACKIYALAKSHMI

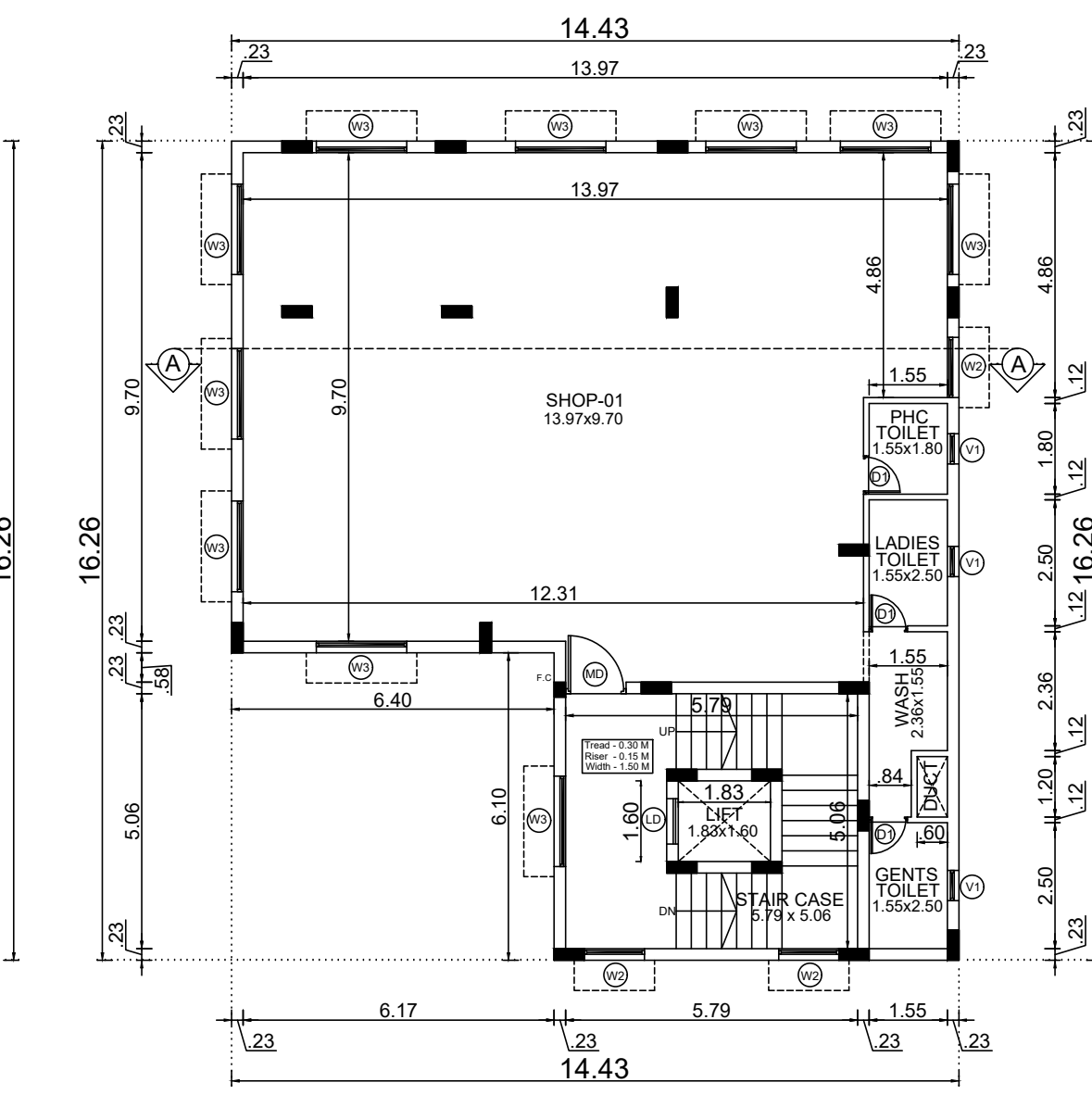
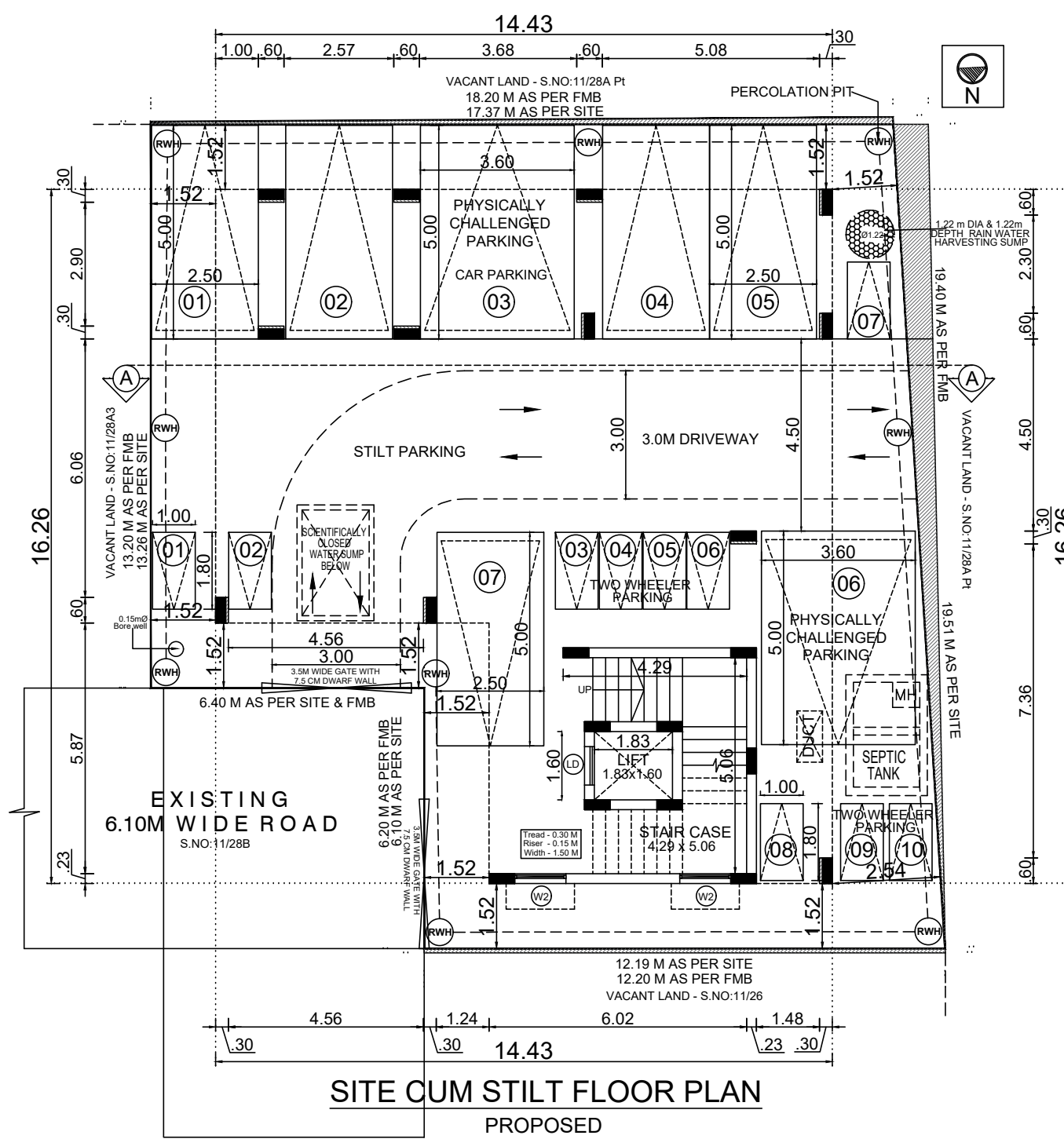
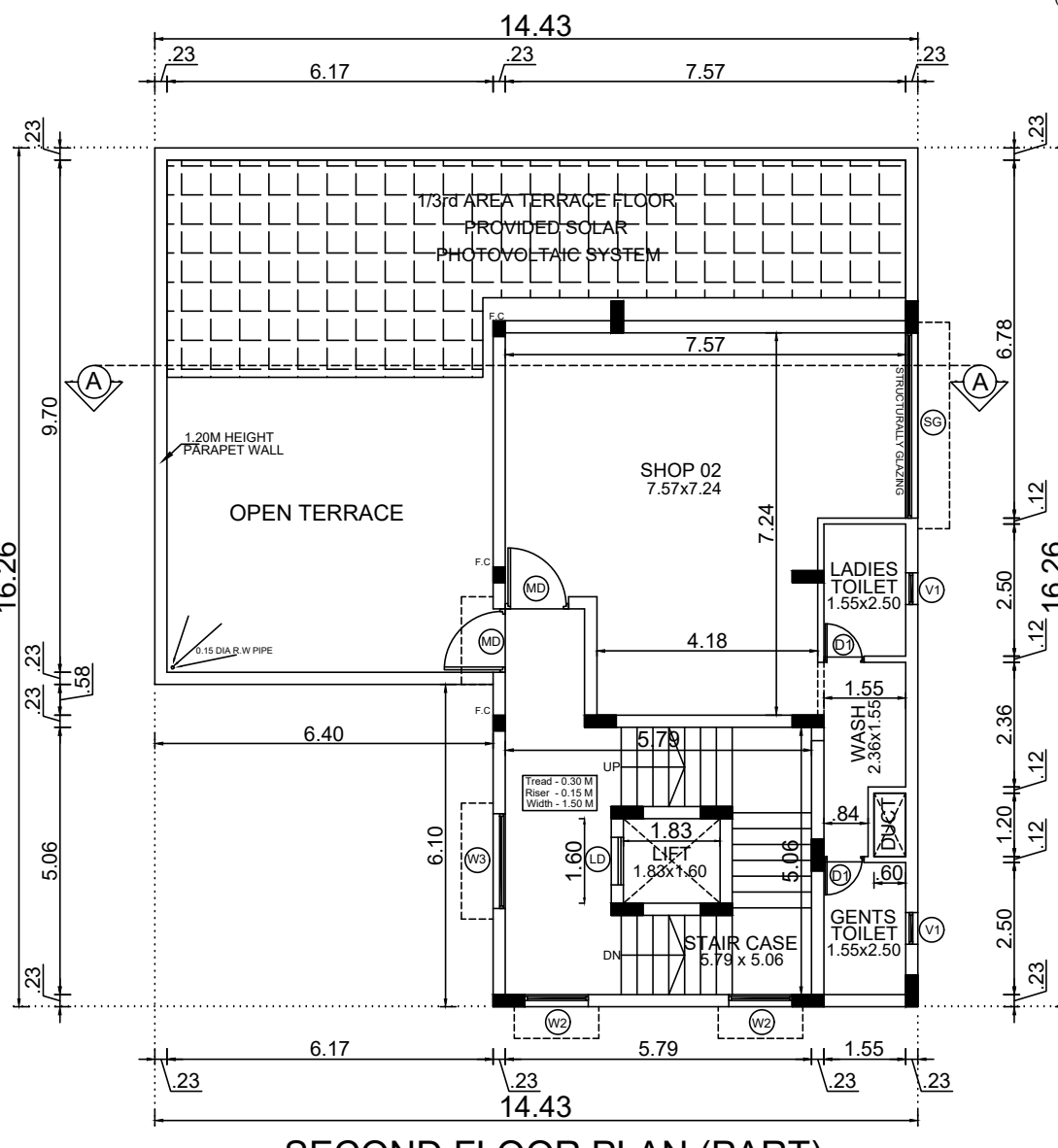
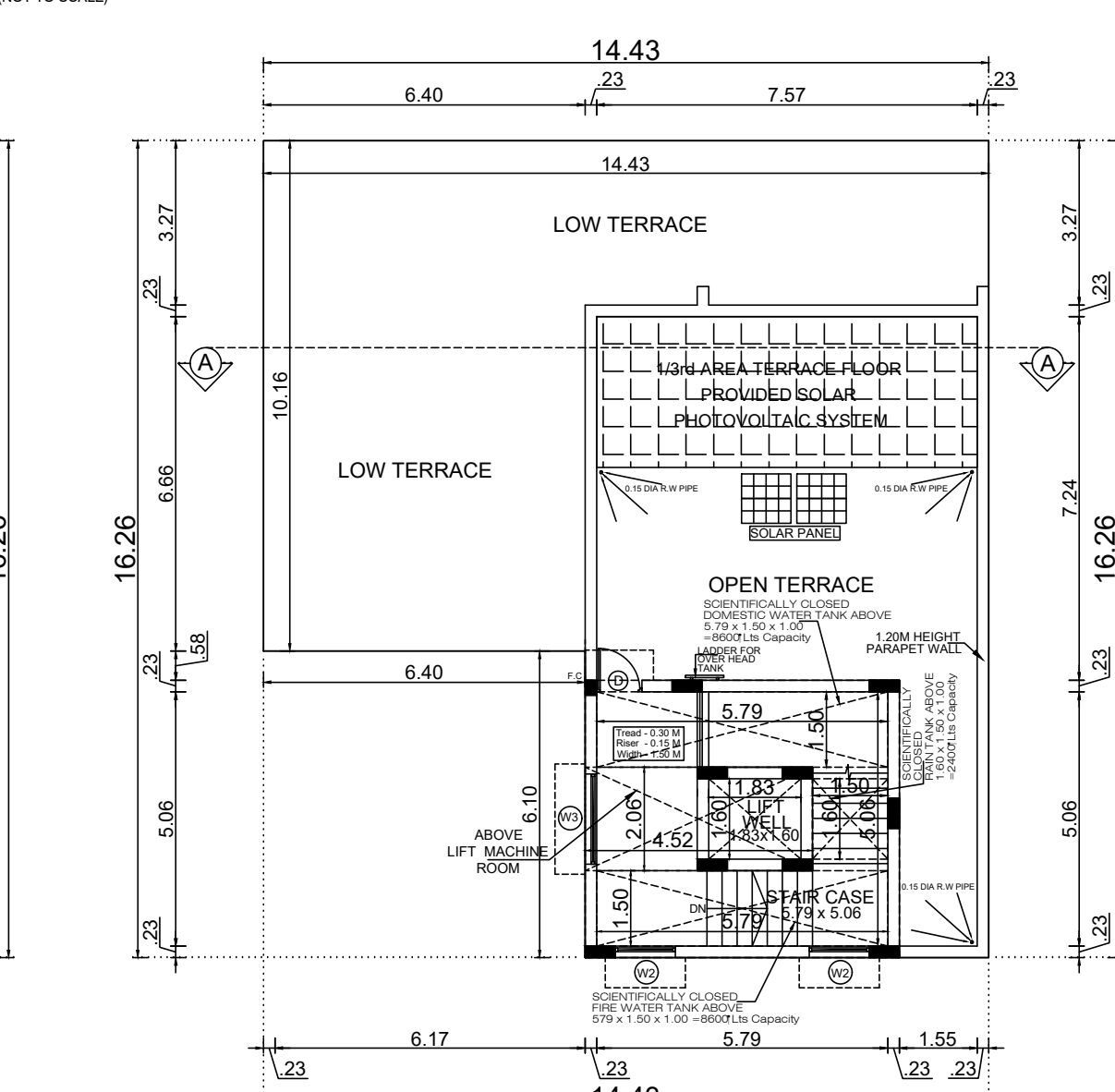
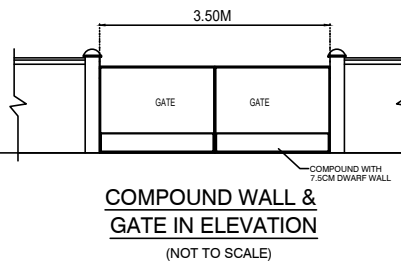
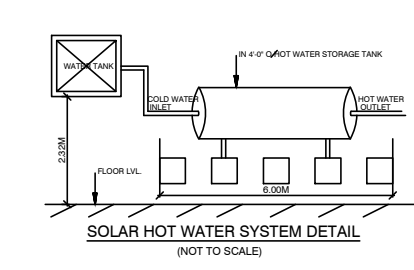
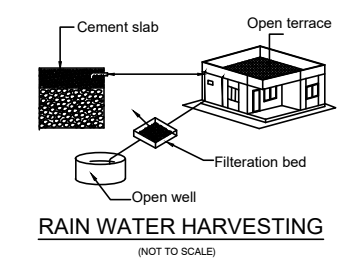
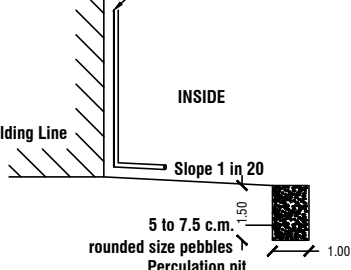
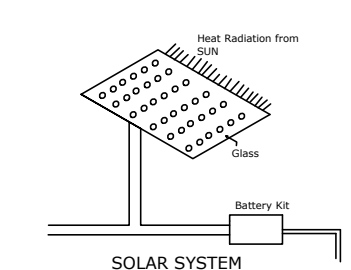
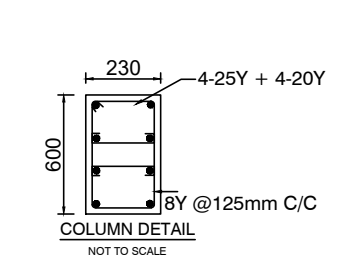
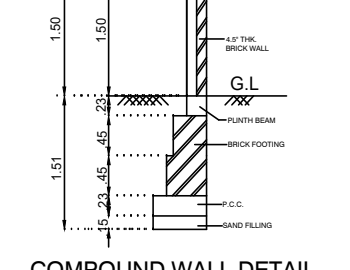
REGISTERED ENGINEER / ARCHITECT

ER. SRIDHAR K
DTCP: Reg. No. CG/DIST/REG-III/2022/19/18
CMDA: Reg. No. RE/GR-III/19/04/066
No. 63/B, Katta Bomman Street,
Tharamani, Chennai - 600 113.
Mob : 94456 57022 / 86672 97137

(S)P(L)ACE
Between Space & Place

DRAWING TITLE
SITE CUM STILT FLOOR PLAN,
FIRST FLOOR PLAN, SECOND FLOOR PLAN PART,
TERRACE FLOOR PLAN,
FRONT ELEVATION (EAST SIDE) &
SECTION ON "A-A"

DRAWN	S.S	CHECKED	S.S
SCALE	1:100 / 1"=8'0"	DATE	10-04-2026

FIRST FLOOR PLAN
PROPOSEDSECOND FLOOR PLAN (PART)
PROPOSEDTERRACE FLOOR PLAN
PROPOSEDCOMPOUND WALL &
GATE IN ELEVATION
(NOT TO SCALE)SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)RAIN WATER HARVESTING
(NOT TO SCALE)DWARF WALL DETAILS
(NOT TO SCALE)SOLAR SYSTEM
(NOT TO SCALE)COLUMN DETAIL
(NOT TO SCALE)COMPOUND WALL DETAIL
(NOT TO SCALE)

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.

