PP APPROVAL RECORD

Planning Permission

Survey 331

Vitchoor

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

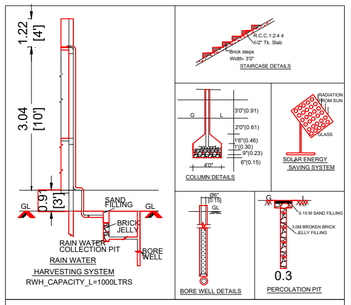
verified.realestate

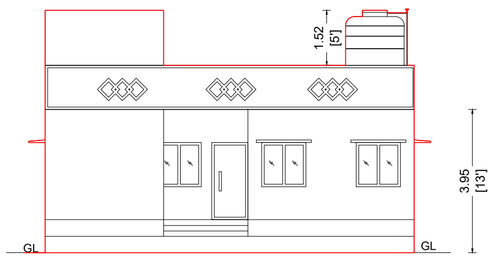
THE IN PRINCIPLE APPROVAL FOR THE LAYOUT FRAME WORK IS NUMBERED AS PPD /L.O.NO :1467 / 2019 (REG 2017 SCHEME) DATED : .06.2019 (SHOLAVARAM PANCHAYAT UNION)

THIS PLOT REGULARISED PLANNING PERMIT NUMBER: 22268/ 128/ 2023/ A3, 14-06-2023, IN THIS OFFICE D.DIS.NO.1822 / 2023 / A3 /REG17 / DT: 12.06.2023,THE COMMISSIONER PANCHAYAT UNION, SHOLAVARAM.

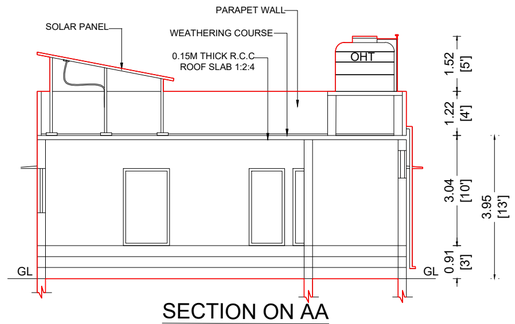
AREA SCHEDULE :-

S.NO	AREA
331 /90(P)	288.00 SFT
331 /91	1296.00 SFT
331 /92	1296.00 SFT
TOTAL	2880.00 SFT

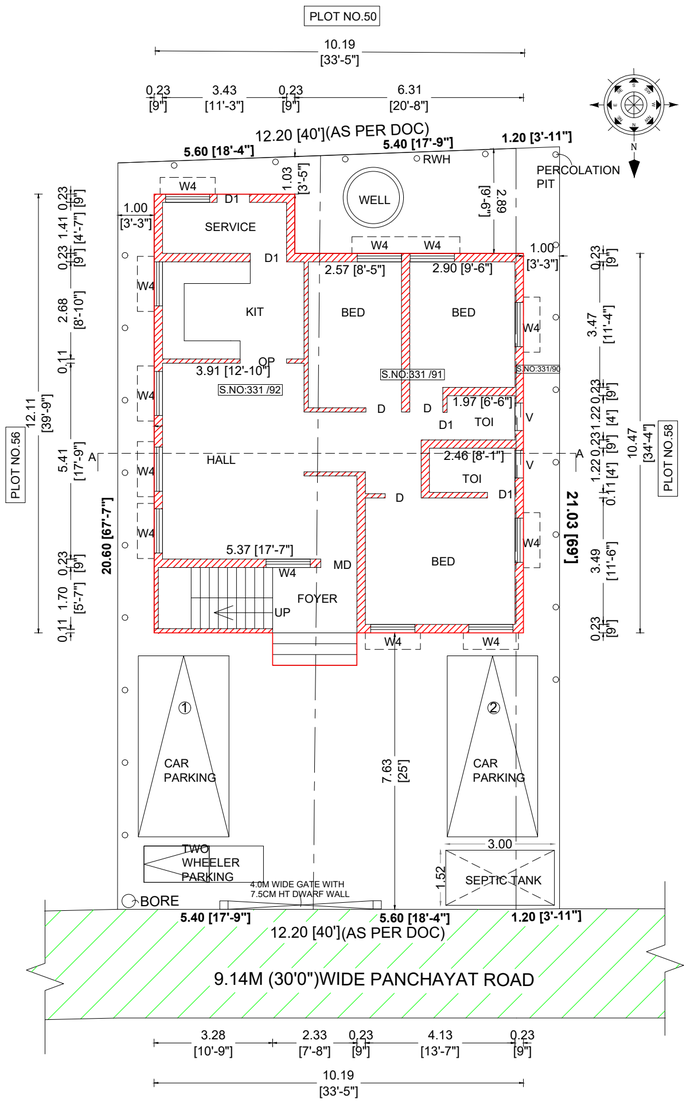




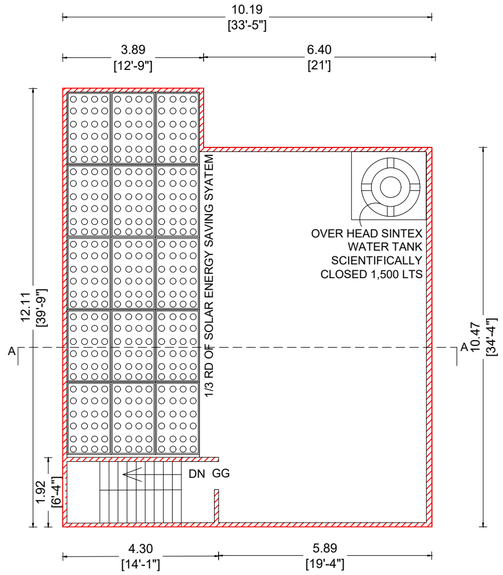
ELEVATION (PROPOSED)



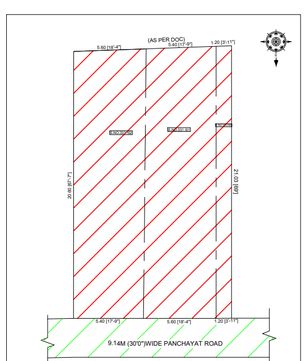
SECTION ON AA



SITE CUM GROUND FLOOR PLAN (PROPOSED)



TERRACE FLOOR PLAN (PROPOSED)



RESIDUARY DETAILS [N.T.S]

SHEET NO :1/1 | SCALE : 1:110

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR WITH ONE DWELLING UNIT OF RESIDENTIAL BUILDING IN OLD S.NO: 331/2,& 332, AS PER PATTA NO.(6331),NEW S.NO:331/90(P),331/91& 331 /92 ,PLOT NO:57,AT "SRI RAM NAGAR EXTENSION", VITCHUR-2 VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT. [SHOLAVARAM PANCHAYAT UNION]

AREA DETAILS:-

DESCRIPTION	EXTENT IN sq.ft	EXTENT IN sq.m
AS PER DOCUMENT	2880.00	267.56
AS PER PATTA	2874.06	267.00
AS PER FMB/SITE	2733.48	253.94
LEAST	2733.48	253.94

BUILT UP AREA DETAILS :-

DESCRIPTION	FSI (sq.m)	NON-FSI (sq.m)	TOTAL	
			sq.ft	sq.m
GROUND FLOOR	113.08	--	1217.22	113.08
HEADROOM	--	8.25	88.81	8.25
TOTAL	113.08	8.25	1306.03	121.33

FSI CALCULATION:
FSI ALLOWED= 2.0
FSI ACIEVED : 0.45 TIMES = 113.08 SQM

PARKING DETAILS :-

Descriptions	Required	Provided
Car parking	113.08/100=1.13	2
Two wheeler Parking	--	1

SPECIFICATIONS :-

MASONRY STOCK BRICK IN C.M 1:5
FOUNDS 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
ROLLING SHUTTER	RS5	1.52 X 2.50
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:-
N	PROPOSED : ROAD : BOUNDRY : BLACK

G.ARUNRAJ
OWNER

V. SARASWATHI DCE
Registered Engineer Grade - III (RE)
Registration No. RE/GR/III/19/04/56
Chennai Metropolitan Development Authority
Registration No. RE30034 2025
Greater Chennai Corporation Works Department
1/1471, 3rd Street, Balamurugan Nagar,
Attanthangal, Padiyanallur, Chennai - 600 067.
Cell : 98404 71222, 77087 35029

ENGINEER
AISHWARIYAA PLANNERS
9840471222, 7708735029

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.