

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

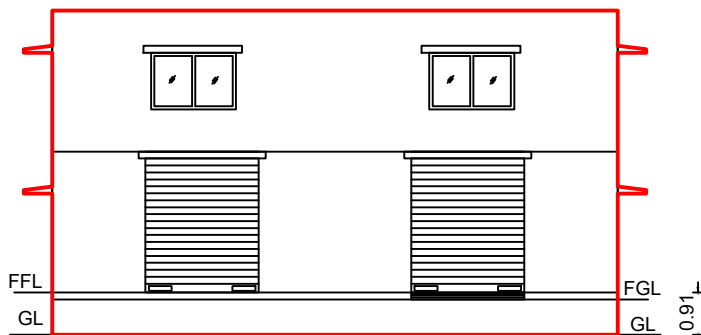
Rural Panchayat

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

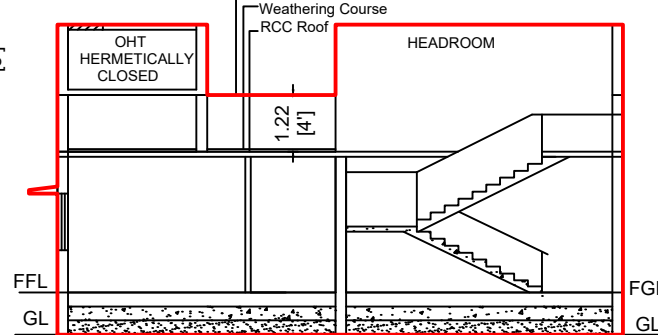
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL OFFICE BUILDING IN PLOT NO. 2 (EAST PART),
OLD S.NO: 104-B, PATTA NO (928) S.NO.104B/ 2A1N & PATTA NO (927) S.NO.104B/ 2A1M AT 'J.P NAGAR',KARANODAI
VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT, SHOLAVARAM PANCHAYAT UNION .

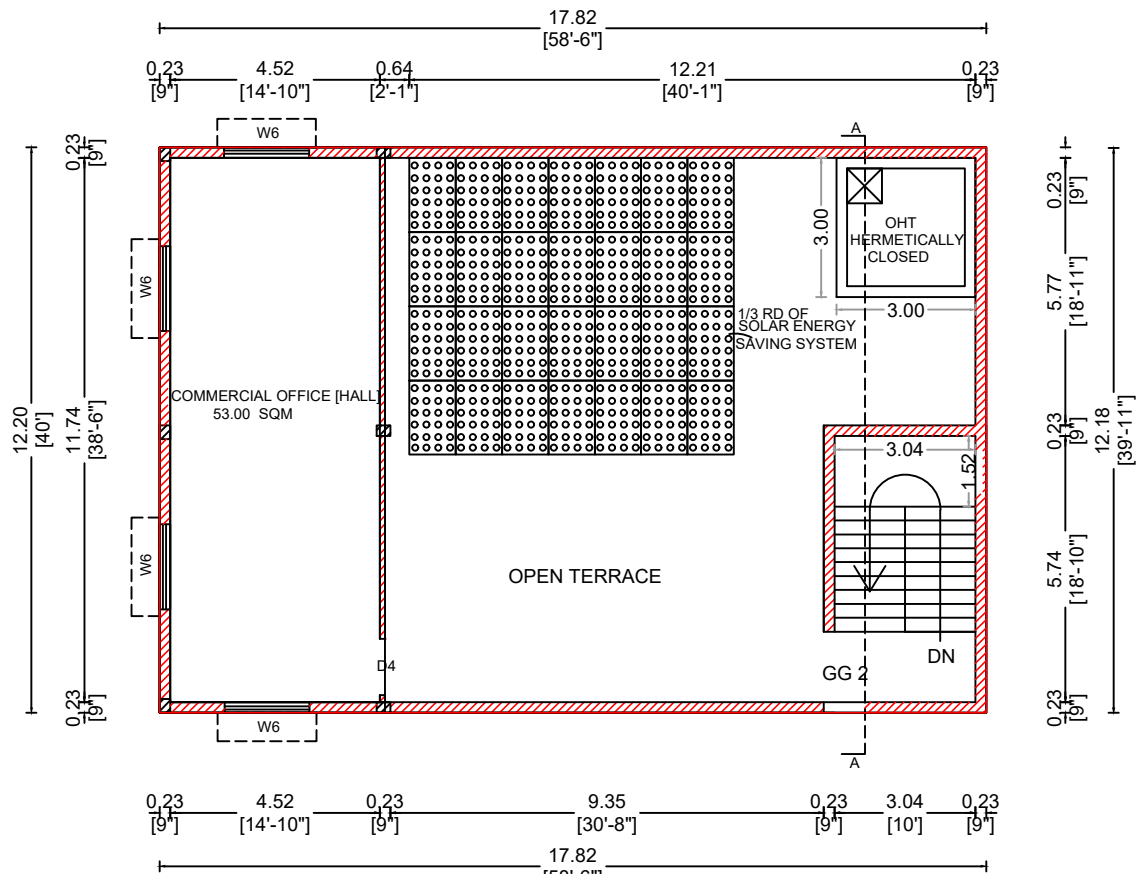
NOTE : THIS LAYOUT APPROVED NO:
PPD / L.O.No: 939 /2019, (Reg 2017 Scheme), Dated : 24.04.2019



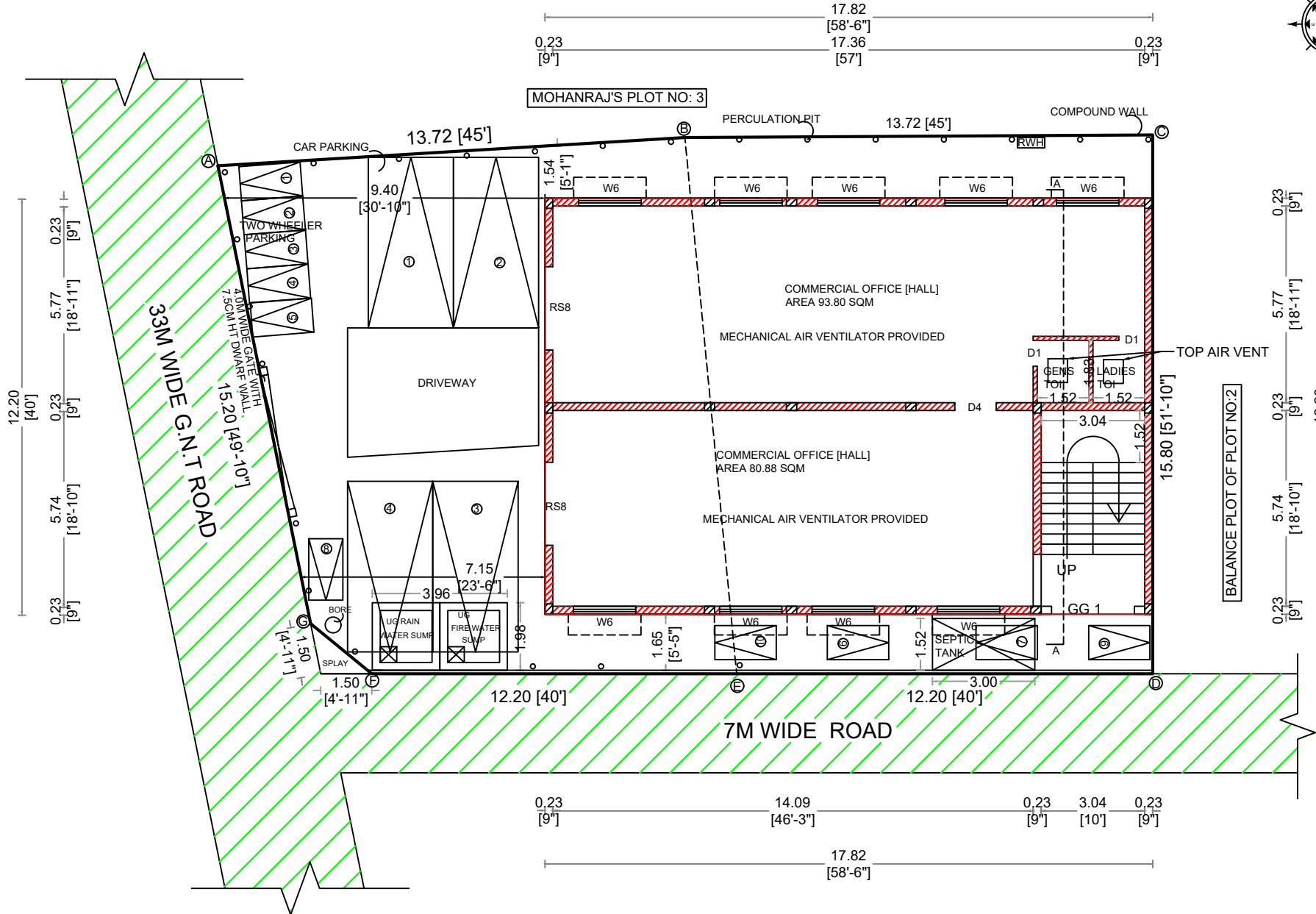
EAST SIDE ELEVATION (PROPOSED)



SECTION ON AA (PROPOSED)

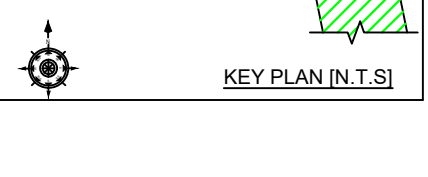
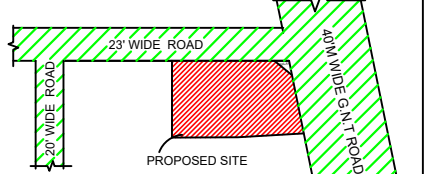
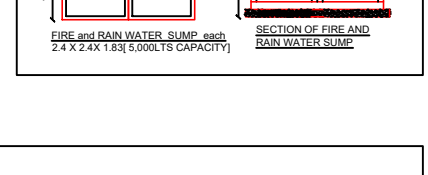
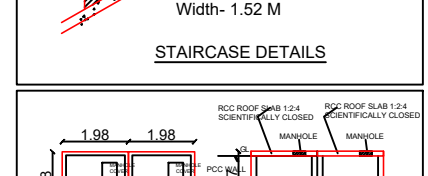
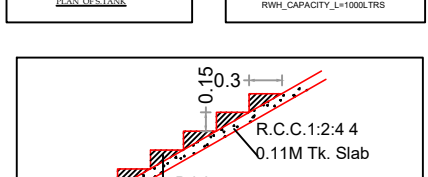
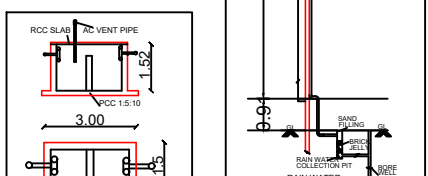
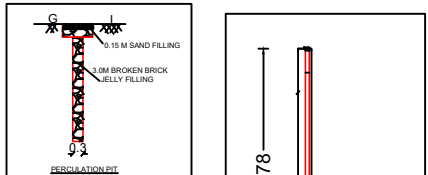
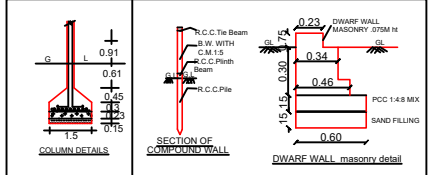
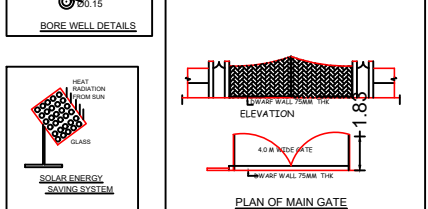
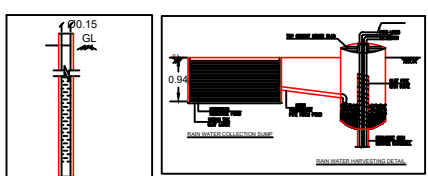


PARTLY FIRST FLOOR & TERRACE FLOOR PLAN
(PROPOSED)



SITE CUM GROUND FLOOR PLAN (PROPOSED)

AREA SCHEDULE:-		
DOC.NO	S.NO	EXTENT
5518/2013	104B/ 2A1N	2167.50 SFT
5519/2013	104B/ 2A1M	2210.00 SFT
TOTAL		4377.5 SFT



SHEET NO :1/1		SCALE : 1:140	
AREA DETAILS:-			
DESCRIPTION	EXTENT IN sq.ft	EXTENT IN sq.m	
AS PER DOCUMENT	4377.5	406.67	
AS PER PATTA	4305.71	400.00	
AS PER FMB/SITE	4305.71	400.00	
LEAST	4305.71	400.00	

BUILT UP AREA DETAILS :-				
DESCRIPTION	FSI (sq.m)	NON-FSI (sq.m)	TOTAL	
			sq.ft	sq.m
GROUND FLOOR	217.40	--	2340.15	217.40
FIRST FLOOR	59.29	--	638.21	59.29
HEADROOM	--	21.70	233.58	21.70
TOTAL	276.69	--	3211.94	298.39

FSI CALCULATION :-
FSI ALLOWED= 2.0
FSI ACIEVED : 276.69/ 400.00 = 0.69

PARKING DETAILS :-		
Descriptions	Required	Provided
Car parking	4	4
Two wheeler Parking	10	10
Cycle parking	--	--

SPECIFICATIONS :-
MASONRY STOCK BRICK IN C.M 1:5
FOUND STONE JELLY CON IN CC 1:4:8
FLOORING 3/4" THICK IN CM 1:4 MIX
ROOF IS COVERED WITH RCC.
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	RS8	2.20 X 3.32
WINDOW	W6	1.83 X 1.52
DOOR	D4	1.22 X 2.13
DOOR	D1	0.76 X 2.13
GRILL GATE	GG1	2.43 X 2.13
GRILL GATE	GG2	1.52 X 2.13

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

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

M.BALAJI & B.LATHA
OWNERS

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

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



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.

