PP APPROVAL RECORD

Planning Permission

Survey 9

Ayappakkam

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

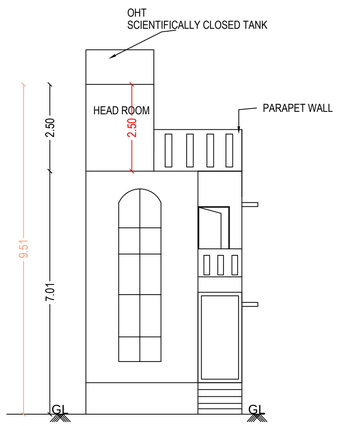
ISSUING AUTHORITY
Rural Panchayat

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

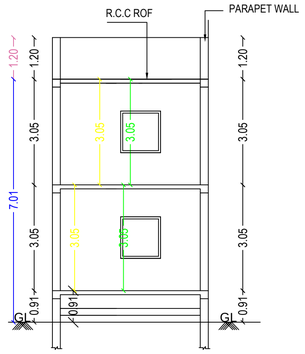
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR COMMERCIAL BUILDING AT PLOT NO: 2 (Western Plot of East Side Portion), TONAKILLA CAMP ROAD, AYAPPAKKAM, SURVEY NO. 9/4, PATTA NO: 9607, PATTA NEW SURVEY NO. 9/4C1, AYAPPAKKAM VILLAGE, AVADI TALUK, TIRUVALLUR DISTRICT. VILLIVAKKAM PANCHAYAT UNION.

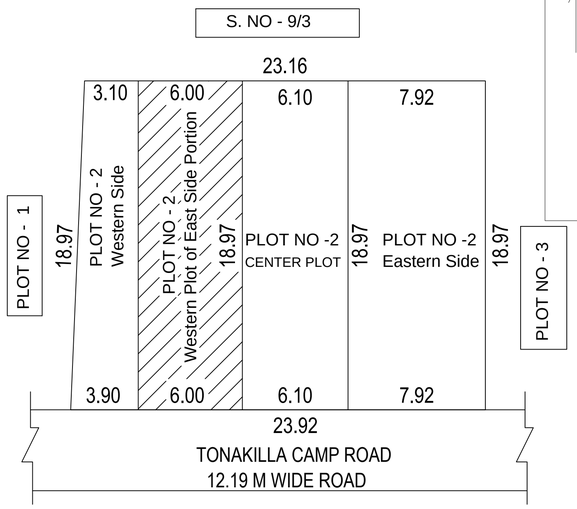
OWNER: Mr . G. PRAVEENKUMAR



ELEVATION

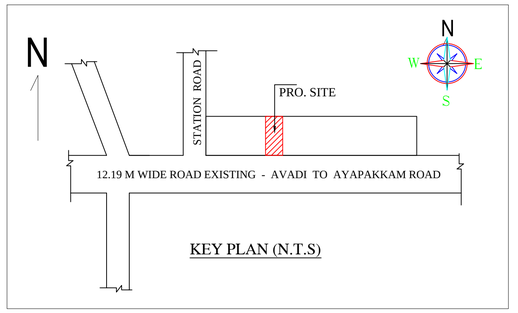


SECTION ON A-A

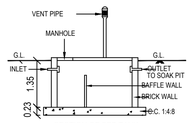


PLOT RESIDENCY DETAIL

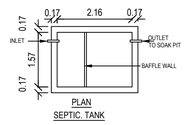
(SCALE 1: 200)



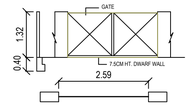
KEY PLAN (N.T.S)



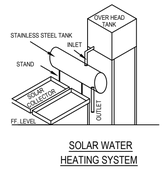
SECTION OF SEP.TANK



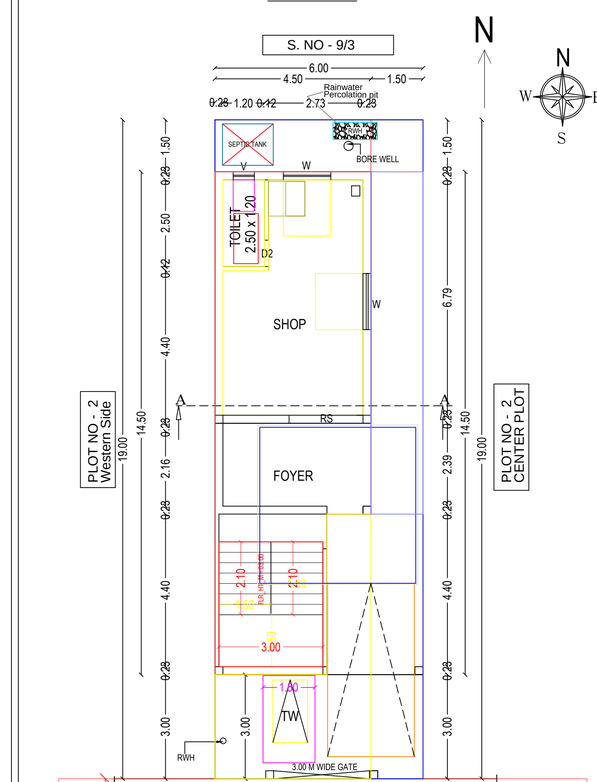
PLAN
SEPTIC TANK



COMPOUND WALL WITH
DWARF WALL DETAILS

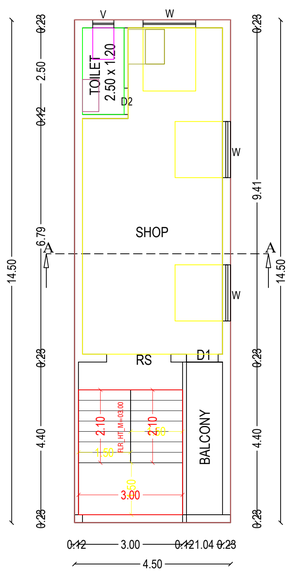


SOLAR WATER
HEATING SYSTEM



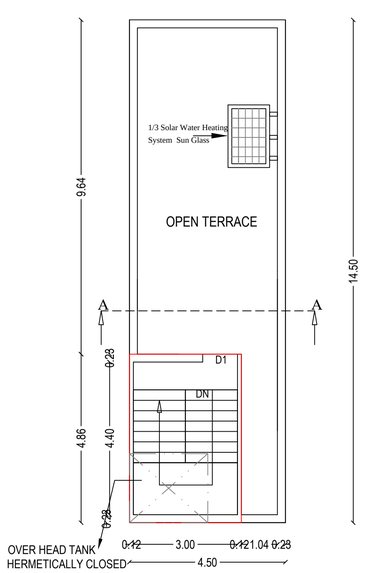
ITE CUM GROUND FLOOR PLAN

(PROPOSED)



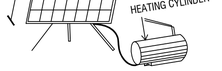
FIRST FLOOR PLAN

(PROPOSED)



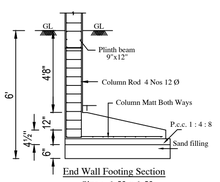
TERRACE FLOOR PLAN

(PROPOSED)



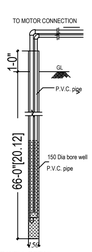
SOLAR WATER HEATING SYSTEM

SCALE-1:30

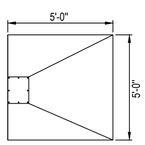


End Wall Footing Section

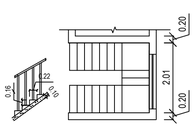
Size :- 1.52 x 1.52



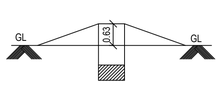
BORE WELL DETAIL



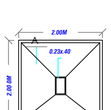
Column Plan (Size : 9"x 12")
Typical Foundation Detail



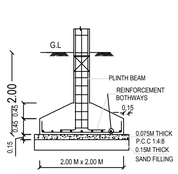
STAIRCASE DETAIL



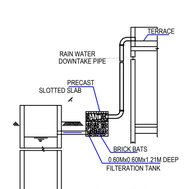
Dwarf Wall Details



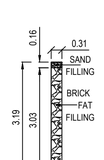
PLAN OF FOOTING



SECTION OF COLUMN FOOTING



RAIN WATER
HARVESTING SYSTEM



DETAILS OF
PERCULATION PIT

NOTE:

REGULARIZATION OF PLOT SANCTIONED VIDE NO. PERMIT NO. 91656, R.C. NO. 5206/18/A3, DT: 20/03/202, APPROVED BY VILLIVAKKAM PANCHAYAT UNION.

AREA STATEMENT	SQ.FT	SQ.M
PLOT EXTENT	1245.00	115.66
AS PER PATTA		105.00
AS PER DOCUMENT	1245.00	115.66
GROUND FLOOR (Commercial)		59.37
FIRST FLOOR (Commercial)		65.25
TOTAL FSI AREA		124.62
PLOT COVERAGE	56.54 %	
F.S.I	1.186	
HEAD ROOM AREA (NON FSI)		15.70
TOTAL BUILTP AREA		140.32

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE IN M
MD	MAIN DOOR	1.00 X 2.10
D1	DOOR	0.91 X 2.10
D2	DOOR	0.76 X 2.10
W	WINDOW	1.37 X 1.62
W1	WINDOW	1.22 X 1.37
V	VENTILATOR	0.76 X 0.61

SPECIFICATION

1. P.C.C 1:4:8 USING 40MM HBG JELLY FOR FOUNDATION BED CONCRETE
2. R.C.C WORK 1:2:4 USING 20MM HBG STONE JELLY
3. BRICK WORK IN C.M 1:5 FOR FOUNDATION FOOTINGS & SUPERSTRUCTURE
4. 12MM TK CEMENT PLASTER IN C.M 1:4
5. ALL WOOD WORKS ARE IN SEASONED

COLOUR INDEX

PROPOSED	
BOUNDARY	
ROAD	
EXISTING BUILDING	

SCALE 1: 100 — ALL DIMENISIONS ARE IN METER

SIGNATURE OF OWNER

Er. S. SUBASH. B.Tech
Registered Engineer Gr - II in
CMDA GCC & DTCP
No: 8/62, Ramakrishna Puram, Mangadu, Chennai-600122
Cell No: 9940525340

REGISTERED ENGINEER

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

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.