

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

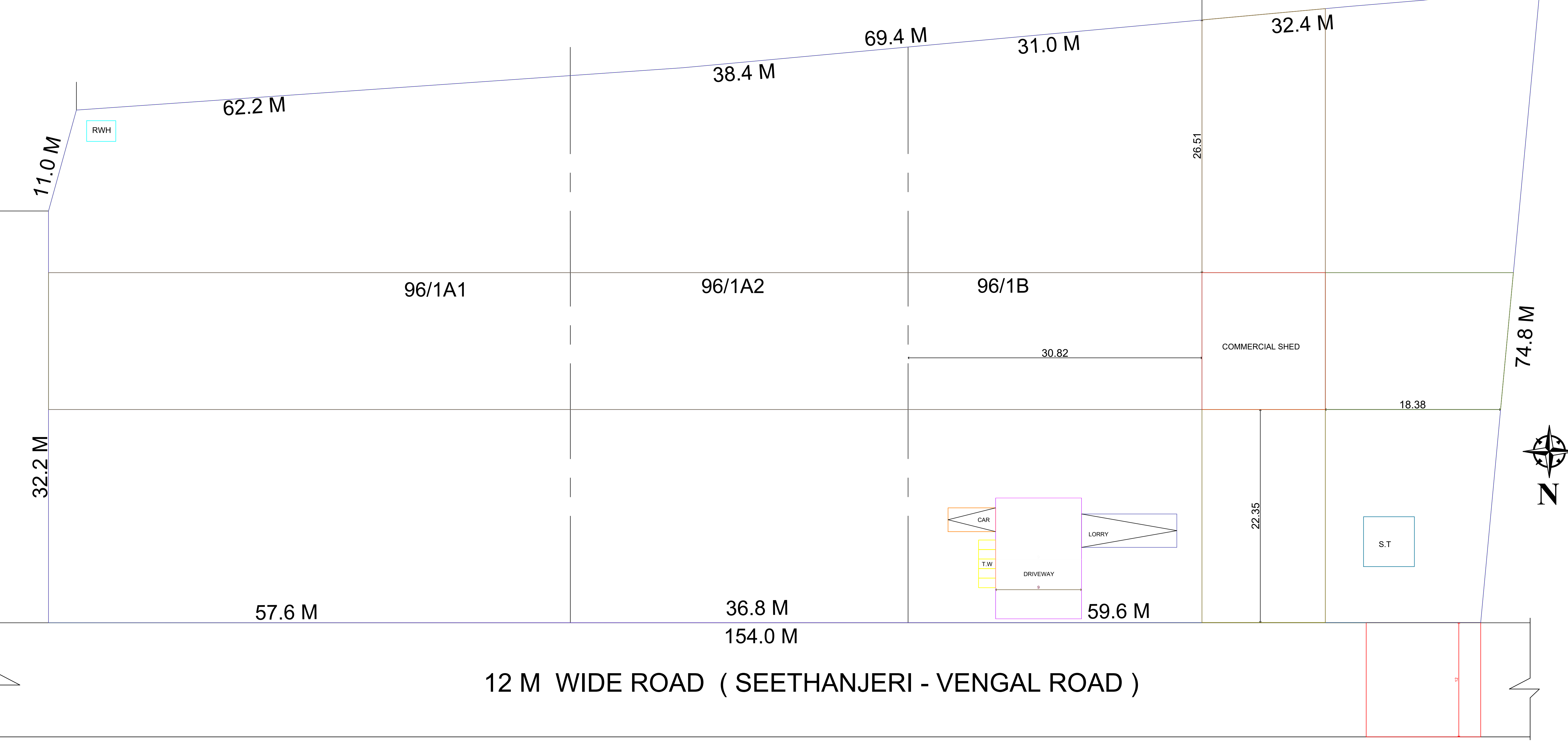
ISSUING AUTHORITY

Rural Panchayat

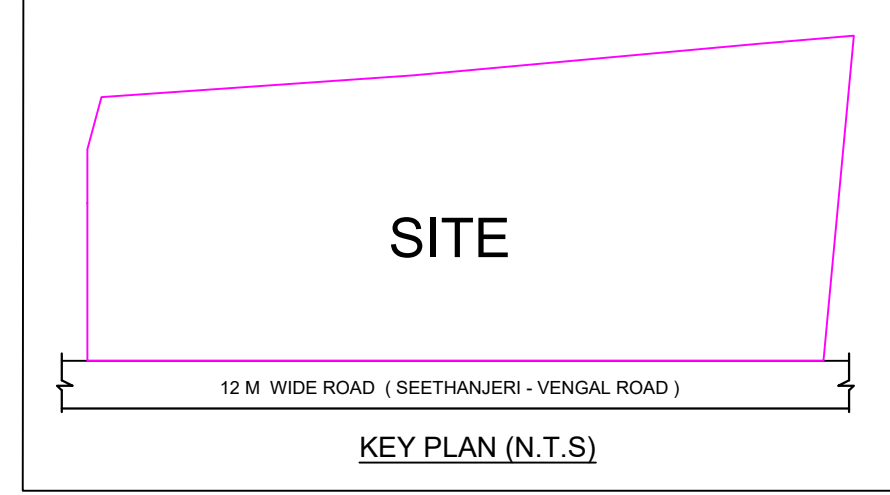
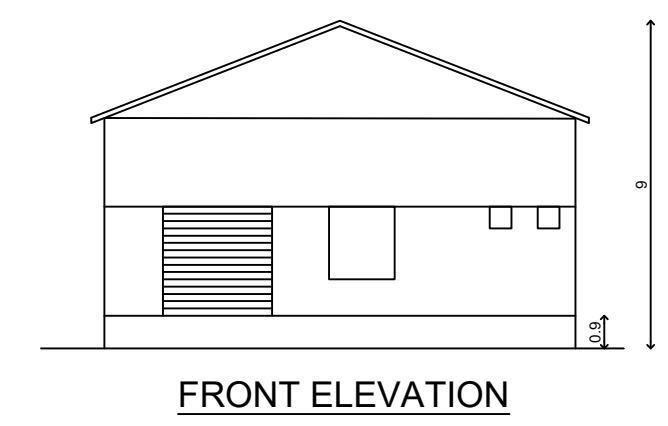
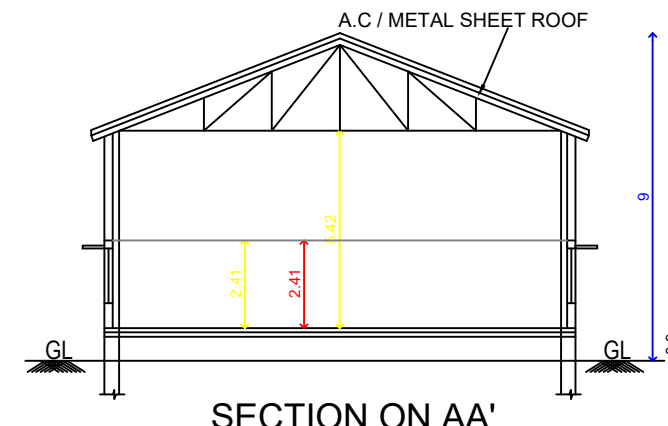
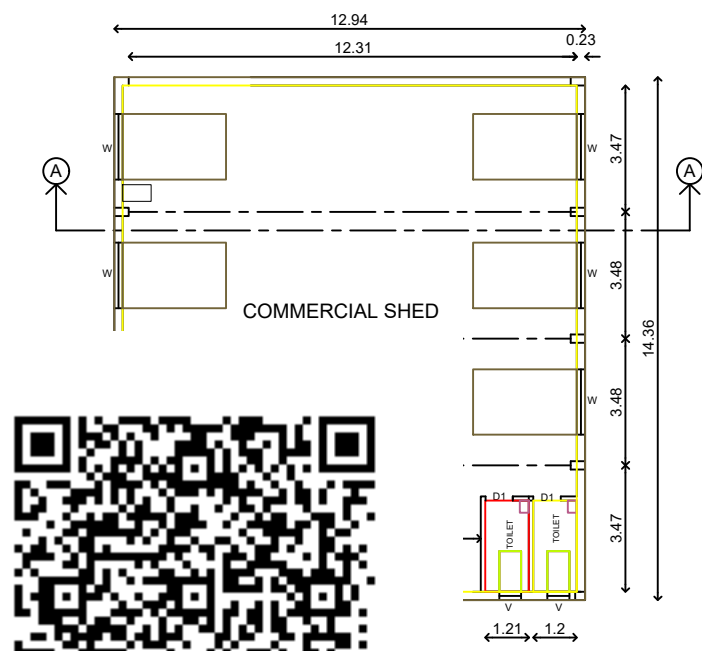
The approval as the planning authority issued it, reproduced in full behind this page.

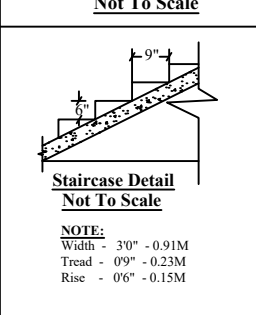
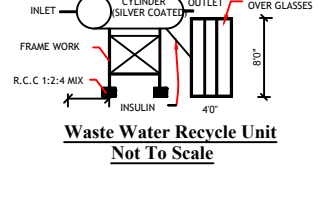
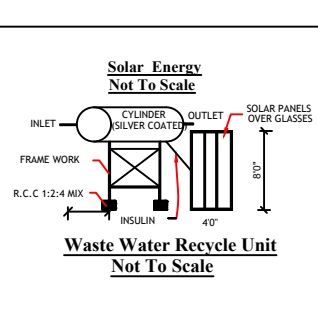
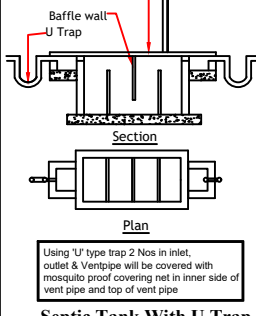
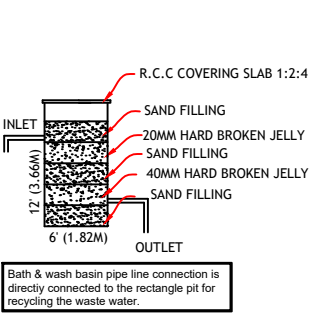
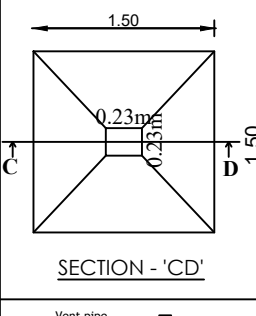
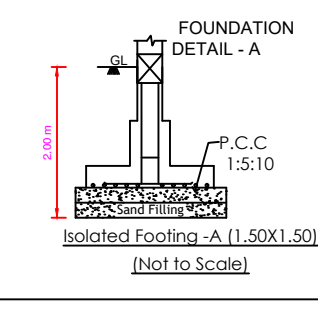
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL SHED AT (AS PER PATTA NO: 376),SURVEY NO:96/1A1,96/1A2 & 96/1B IN GURUPURAM VILLAGE ,MEYYUR PANCHAYAT ,UTHUKOTTAI TALUK,POONDI PANCHAYAT UNION, TIRUVALLUR DISTRICT.



12 M WIDE ROAD (SEETHANJERI - VENGAL ROAD)





SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
R.S	ROLLING SHUTTER	3.00 X 3.00
D1	DOOR	0.76 X 2.13
W	WINDOW	1.80 X 1.50
V	VENTILATOR	0.91 X 0.61

AREA STATEMENT		
DESCRIPTION	AREA (SQ.M.)	AREA (SQ.FT.)
PLOT AREA(as per document)	9100	97950
PLOT AREA (as per patta)	9100	97950
ACTUAL PLOT AREA (as per site)	9100	97950
COMMERCIAL SHED AREA	185.8	2000
F.S.I	0.02	



OWNER : ANITHA W/O SIVAKUMAR



O. RAJASEKAR, D.C.E., D.C.T.,
Engineers-Grade III-RE
Regn. No: 010/LS/2025/00002
POONAMALLEE MUNICIPALITY
CMDA, Regn. No: RE/III/2025/9/0140
CREATIVE ENGINEERS & BUILDERS
Chetty Street Corner, Near Govt. Hospital,
Poonamallee, Cell: 9840617141

PLAN INFO
PLOT AREA_M2=9099.94
PLOT_NO=96/1B
SURVEY_NO=96/1A1,96/1A2 & 96/1B
AS_PER_DOCUMENT=9100
AS_AT_SITE=9099.94
FMB_OR_PLR=Y100
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=376
TALUK=UTHUKOTTAI
DISTRICT=TIRUVALLUR
CRZ=NO
ACCESS_WIDTH_M=12.00
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=50.00
AVG_PLOT_WIDTH=60.00
AREA_TYPE=OTHERS
ROAD_WIDTH=12.00
ROAD_LENGTH=350
LAND_USE_ZONE=C-COMMERCIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
IS APPROVED LAYOUT=YES
PREMIUM FSI REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_G-GWFC_MEMBER_COUNT=5

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.

