PP APPROVAL RECORD

Planning Permission

Survey 175/2 and 1 more

Kakkalur

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.

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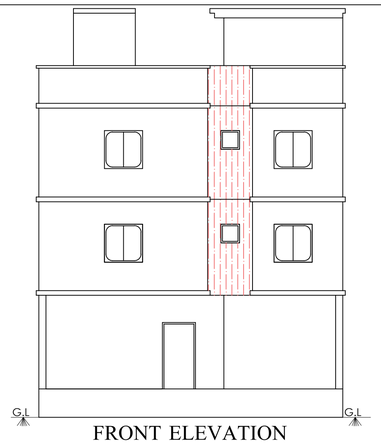
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

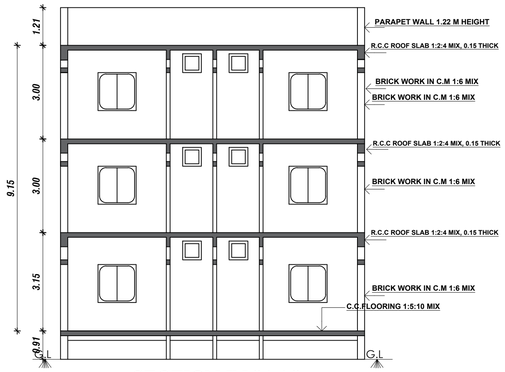
+91 9996 12 9996

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR , SECOND FLOOR R.C.C ROOF RESIDENTIAL BUILDING AT PLOT NO : 80 SURVEY NO : 175/2 , NEW PATTA SURVEY NO : 175/49 , POONGA AND COMPANY , NO : 75 ,KAKKALUR VILLAGE, TIRUVALLUR TALUK & TIRUVALLUR DISTRICT.

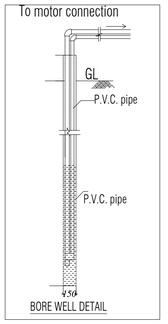


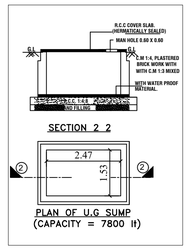
FRONT ELEVATION

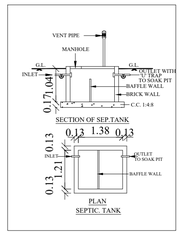


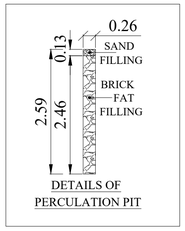
SECTION IN "AA"

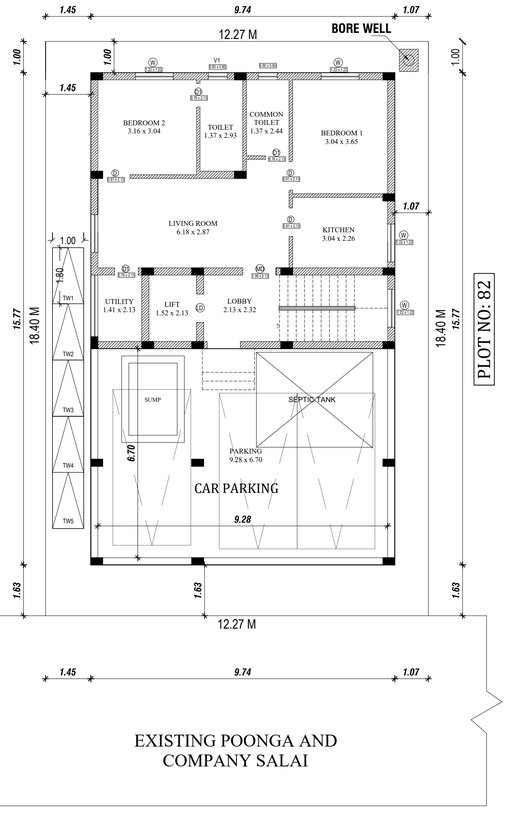
AREA STATEMENT FOR AFFORDABLE HOMES	
GROUND FLOOR UNIT AREA	
UNITS	FLOOR AREA IN SQ.MT
UNIT - 1	86.16
TYPICAL FIRST & SECOND FLOOR UNIT AREA	
UNITS	FLOOR AREA IN SQ.MT
UNIT - 1	65.92
UNIT - 2	68.59
TOTAL NO OF DWELLING UNITS : 5 NO'S	



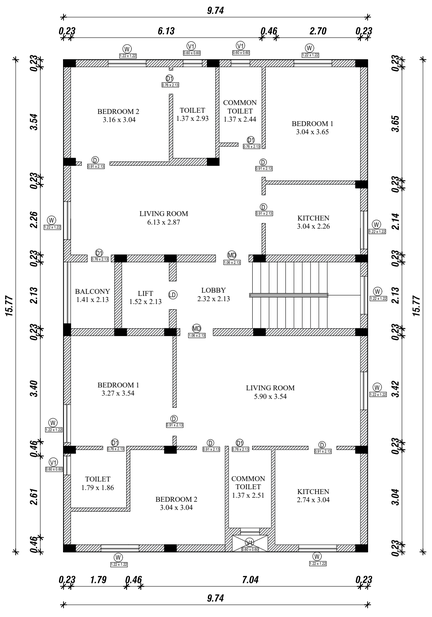




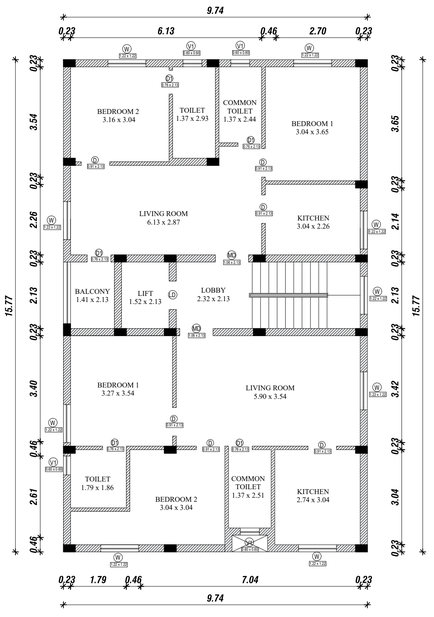




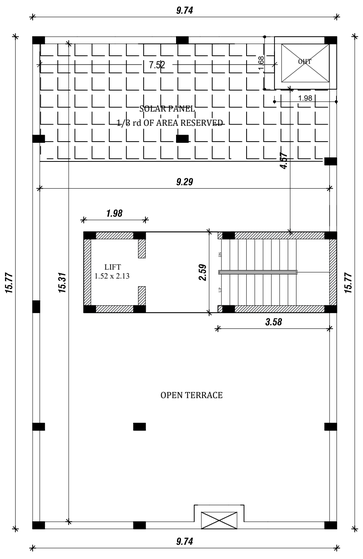
SITE CUM GROUND FLOOR PLAN



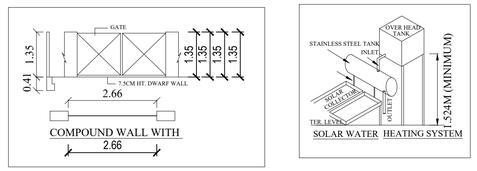
FIRST FLOOR PLAN

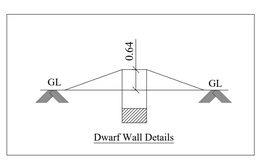


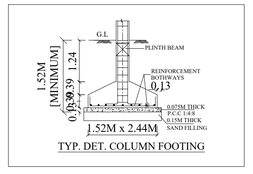
SECOND FLOOR PLAN

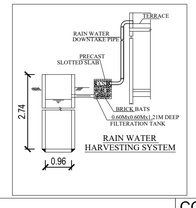


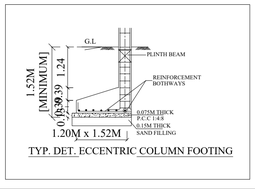
TERRACE FLOOR PLAN











STAIR CASE DETAILS

DOGLEGED STAIR CASE

RAISER - 160 mm, TREAD - 250 mm

WIDTH - 1007 mm

OWNER/APPLICANT

R. BALAJI, B.E.(CIVIL)
Registered Engineer Grade - III
Reg. No. TVLR / RE / Gr-III / 2024 / 07 / 017
VPR Planners & Engineers
No. 3, Vigneshwar Nagar, (Near CSI Church)
Tiruvallur - 602 001.
Cell : 99949 73491

REGISTER ENGINEER

NOTE : g.o.172

Plots under earlier regularization schemes implemented by the Government shall be deemed to beregularized for residential usage irrespective of the land use zone in the development plans concerned. Further, the unapproved layout or sub-divisions formed,-
1. prior to 05.08.1975 in Chennai Metropolitan Area; or
2. prior to 29.11.1972 in rural areas and prior to 01.01.1980 in urban areas outside the Chennai Metropolitan Area,
shall be deemed to have been approved. The roads and Open Space Reservation area, if any, in such layout shall be deemedto have been vested with the concerned local authority.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
FD	WINDOW	1.22 X 2.13
FD2	WINDOW	1.86 X 2.13
W	WINDOW	1.83 X 2.13
W1	WINDOW	1.22 X 1.22
W1	WINDOW	0.91 X 1.22
W2	WINDOW	0.60 X 1.22
KW	KITCHEN WINDOW	1.22 X 0.91
V1	VENTILATOR	0.60 X 0.91

SPECIFICATIONS

1. SAND FILLING IN FOUNDATION 150 MM THICK
2. P.C.C 1:4:8 USING 40MM HBG METAL FOR FOUNDATION& BASEMENT
3. R.C.C 1:2:4 USING 20MM HBG METAL FOR FOLLOWING WORKS
   - A)COLUMNS
   - B)BEAMS
   - C)LINTELS,LOFT,SUNSHADE
   - D)ROOF SLAB
4. PLASTERING IN C.M 1:4 12MM THICK
5. BRICK WORK IN C.M 1:5 USING ICLASS CHAMBER BURNT BRICKS
6. WEATHERING COURSE WITH B.J.C TOP FINISHED

COLOUR INDEX

PROPOSED BUILDING
ROAD
PLOT BOUNDARY

REFERENCE

DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	153.63 / 222.96 X 100	68.90%
FLOOR AREA RATIO	393.42 / 222.96	1.76
DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	03	03
TWO WHEELER	03	03

DESCRIPTION	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL (SQ.M)
TOTAL SITE AREA (AS PER PATTA)	–	–	–
TOTAL SITE AREA (AS PER DOC)	222.96	–	–
DESCRIPTION	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL (SQ.M)
GROUND FLOOR PARKING AREA	–	67.47	67.47
GROUND FLOOR AREA	86.16	–	86.16
FIRST FLOOR AREA	153.63	–	153.63
SECOND FLOOR AREA	153.63	–	153.63
HEAD ROOM & LIFT AREA	–	14.39	14.39
TOTAL BUILDUP AREA	393.42	81.86	475.28

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
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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.