PP APPROVAL RECORD

Planning Permission

Survey 4

Nadukuthagai

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™

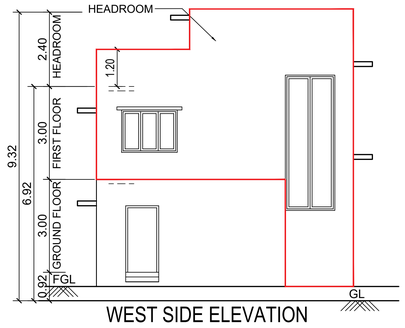
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

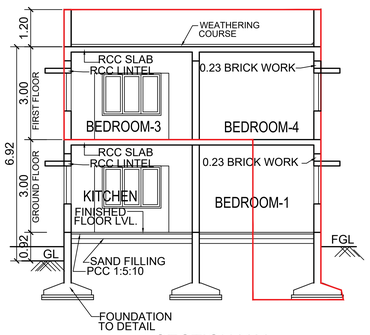
+91 9996 12 9996

verified.realestate

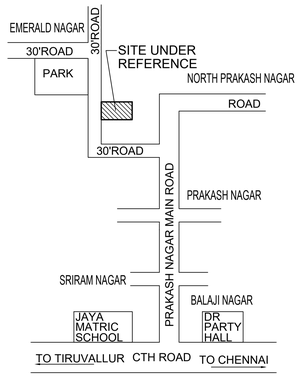
PLAN SHOWING THE CONSTRUCTION OF EXISTING AND ADDITIONAL GROUND FLOOR WITH ONE DWELLING UNIT AND PROPOSED FIRST FLOOR RESIDENTIAL BUILDING WITH ONE DWELLING UNIT AT PLOT No : 1 , DOOR No : 503 / A, 1st MAIN ROAD, EMERALD NAGAR, COMPRISED IN OLD SURVEY No : 1 / 1 & 4 / 2 , NEW SURVEY No : 1 / 1C & 4 / 12 , AS PER PATTA NO : 1388 NADUKUTHAGAI VILLAGE, NADUKUTHAGAI VILLAGE PANCHAYATH , POONAMALLEE PANCHAYATH UNION LIMIT, AVADI TALUK, TIRUVALLUR DISTRICT.



WEST SIDE ELEVATION



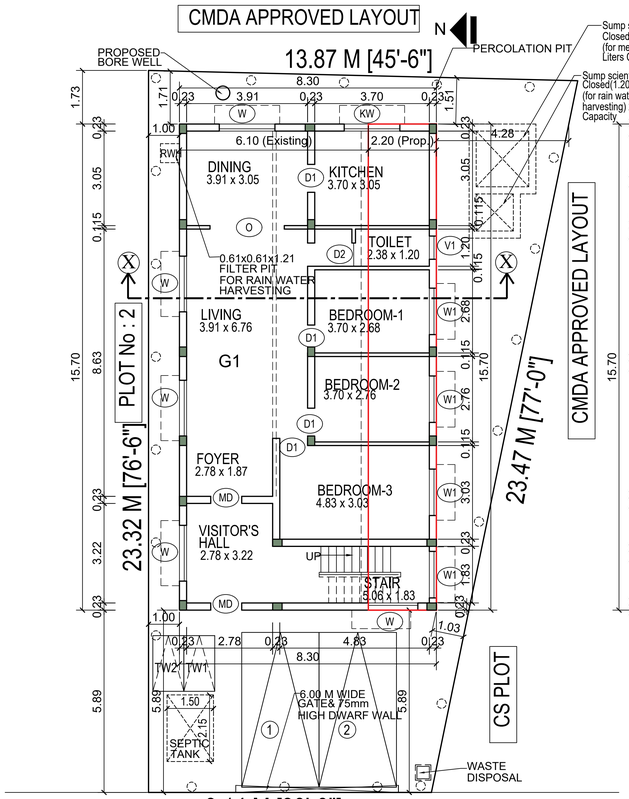
SECTION X X



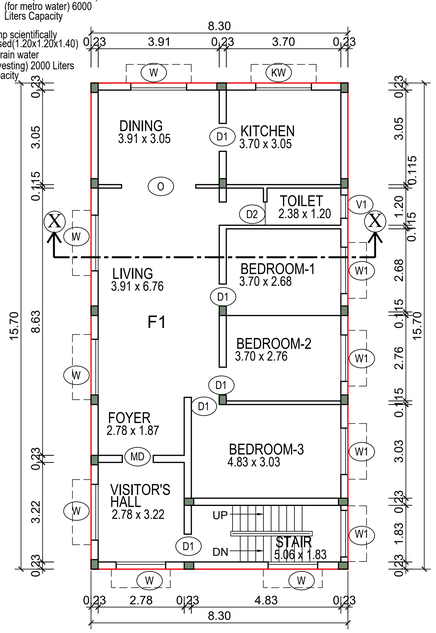
KEY PLAN
SCALE - NTS

PREVIOUS SANCTION PLAN APPROVED PP No : 41550 / 06-03-2015
Ltr No : 617 / 2015 / A3 , Dated : 09-02-2015

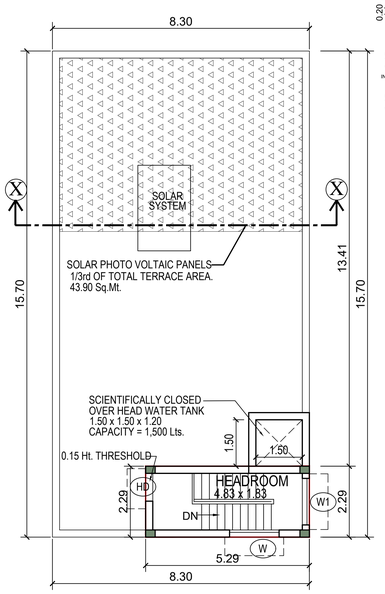
CMDA APPROVED LAYOUT No : PPD / Lo. No.83 / 1992
VIDE Ltr No : L1 / 16140 / 92 - DATED : 27-07-1992



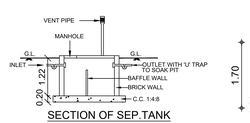
SITE CUM EXISTING & PROPOSED GROUND FLOOR PLAN



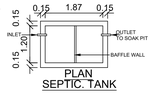
PROPOSED FIRST FLOOR PLAN



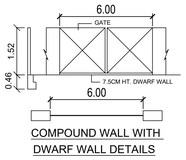
PROPOSED HEADROOM / TERRACE FLOOR PLAN



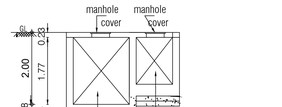
SECTION OF SEP.TANK



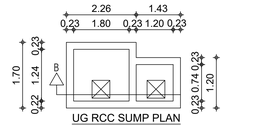
PLAN SEPTIC TANK



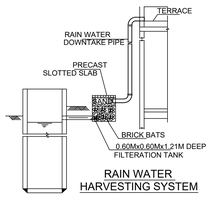
COMPOUND WALL WITH DWARF WALL DETAILS



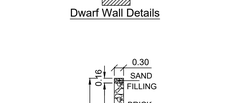
SECTION - BB
UG RCC SUMP



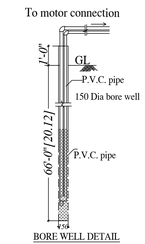
UG RCC SUMP PLAN



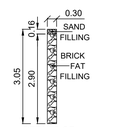
RAIN WATER HARVESTING SYSTEM



Dwarf Wall Details



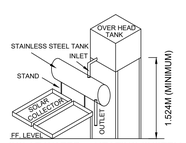
BORE WELL DETAIL



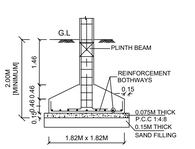
DETAILS OF PERCULATION PIT



STAIRCASE DETAIL



SOLAR WATER HEATING SYSTEM



TYP. DET. COLUMN FOOTING

OUT LINE SPECIFICATIONS

1. P.C.C 1:4:8 FOR FOUNDATION AND P.C.C 1:5:10 FOR BASEMENT
2. BRICK WORK FOR SUPER STRUCTURE IN CM 1:5
3. PLASTERING IN CM 1:3 FOR CEILING AND CM 1:5 FOR WALL PLASTERING
4. R.C.C 1:2:4 FOR COLUMN, BEAM, SLAB LINTEL AND SUB STRUCTURE
5. TEAK WOOD FOR DOOR AND WINDOW
6. BRICK JELLY LIME CONCRETE FOR WEATHERING COURSE WITH ONE COURSE OF PRESS TILES OR MANGLORE TILES OVER THE WEATHERING COURSE.
7. MARBLE FLOORING

SCHEDULE OF JOINERY

MD	DOOR	1.00 x 2.13
D1	DOOR	0.92 x 2.13
D2	DOOR	0.76 x 2.13
HD	DOOR	0.92 x 1.96
W	WINDOW	1.80 x 1.37
W1	WINDOW	1.50 x 1.37
W2	WINDOW	1.20 x 1.37
KW	WINDOW	1.80 x 1.06
V1	VENTILATOR	0.75 x 0.90

AREA STATEMENT

PLOT EXTENT

AS PER DOC.	269.13 SQ.MT.	(2897.00 SQ.FT.)
AS PER PATTA.	250.00 SQ.MT.	
LEAST SITE EXTENT	250.00 SQ.MT.	

BUILT UP AREA INCLUDED FOR FSI

GROUND FLOOR (EXISTING)	95.77 SQ.MT	(1030.87 SQ.FT.)
GROUND FLOOR (PROPOSED)	34.54 SQ.MT	(371.79 SQ.FT.)
FIRST FLOOR (PROPOSED)	130.31 SQ.MT	(1402.66 SQ.FT.)
TOTAL FSI AREA	260.62 SQ.MT	(2805.32 SQ.FT.)

BUILT UP AREA NOT INCLUDED FOR FSI

HEADROOM	12.11 SQ.MT	(130.35 SQ.FT.)

F.S.I	1.042
PLOT COVERAGE	52.124 %
CAR PARKING	2 Nos PROVIDED
TW PARKING	2 Nos PROVIDED

DWELLING UNIT AREA IN SQ.MT.

G1	109.04 SQ.MT
F1	109.04 SQ.MT

COLOR INDEX
PROPOSED

(Mrs. R USHA)
OWNER'S SIGNATURE

ALL DIMENSIONS ARE IN METER

SCALE : 1:100	JOB NO. VKD / APP. /1126
DATE :	DRG NO : 01

ARCHITECTURAL CONSULTANT MOBILE : 99622 45019
VK DESIGNS
PLOT NO 46, DOOR No:507B EMERALD NAGAR, 3rd CROSS STREET, NADUKUTHAGAI VILLAGE, (PRAKASH NAGAR) THIRUNINRAVUR. 602024

C.N.VINODKUMAR
CMDA - Registered Engineer Grade-III
No: RE / III / 2024 / 0078
VK DESIGNS
ARCHITECTURAL CONSULTANT
PLOT NO 46, DOOR No:507B
3rd Cross Street, Emerald Nagar, Nadukuthagai Village, Thiruninravur. 602024 , Mobile : 9962245019

LICENSED SURVEYOR

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.