PP APPROVAL RECORD

Planning Permission

Survey 85

Melmanambedu

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™

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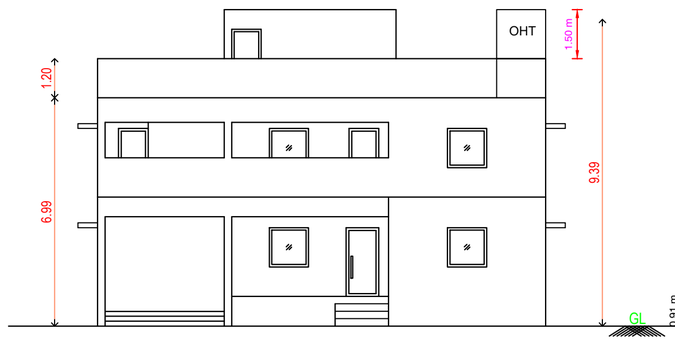
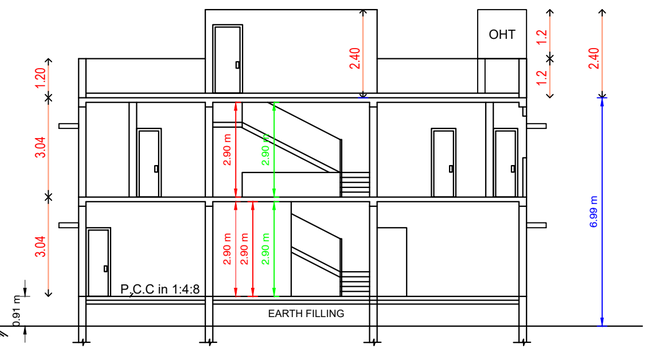
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING GROUND FLOOR & FIRST FLOOR WITH 1 DWELLING UNIT AT PLOT NO: 109 & 110, PURVA RAAGAM LAYOUT,AS PER PATTA NO: 1845 & 1846, SURVEY NO: 81/11, 81/12, 85/2C AND 85/2D, KILMANAMBEDU VILLAGE, POONAMALLEE PANCHAYAT UNION, POONAMALLEE TALUK, TIRUVALLUR DISTRICT.

LAYOUT APPROVED
BY CMDA PPD/Lo NO: 12/2023

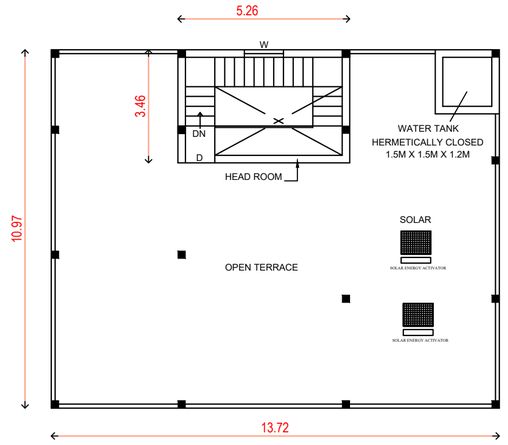
VIDE Lr No: LAYOUT -1/0024/2022 (Dt:10/01/2023)



ELEVATION

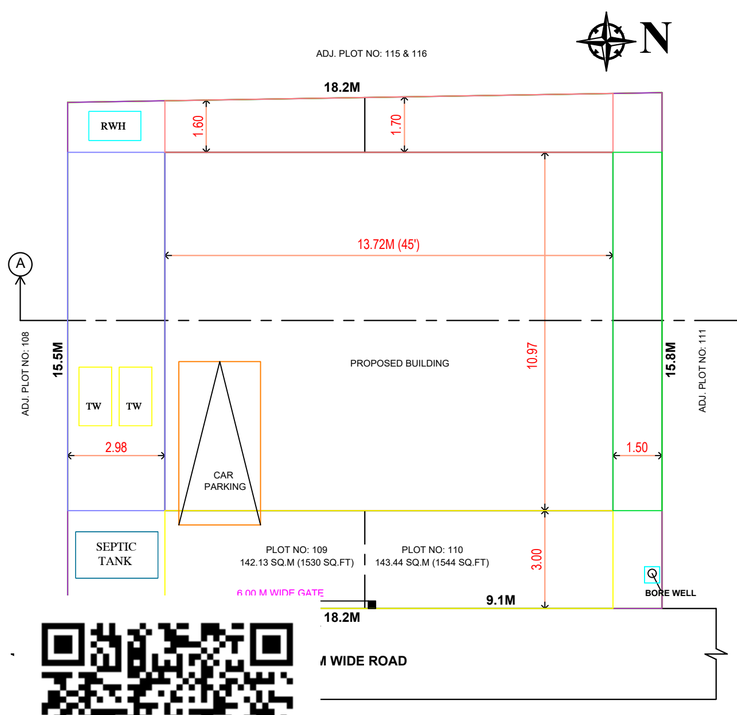


SECTION ON AA'



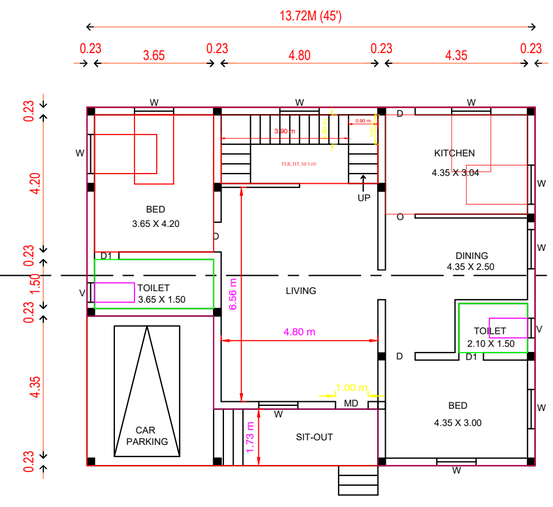
TERRACE PLAN

1:100



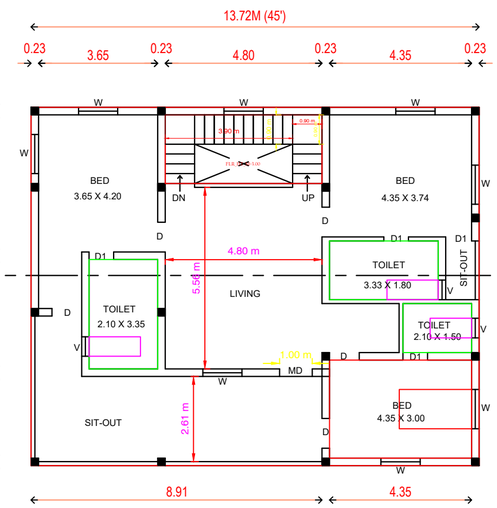
SITE PLAN

1:100



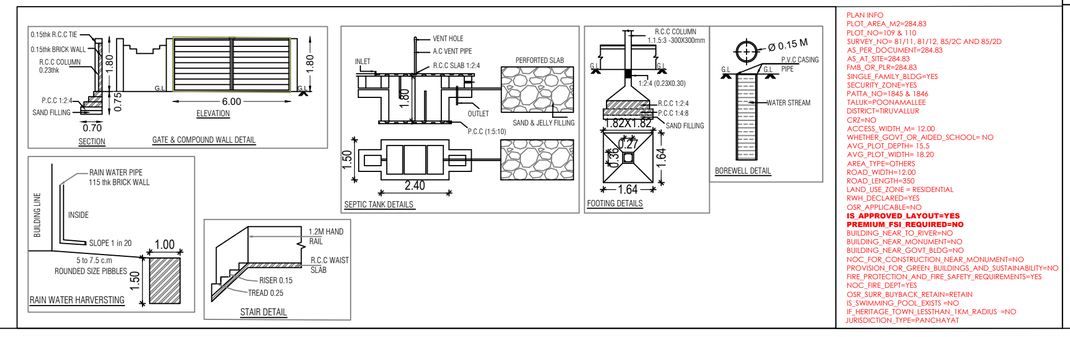
GROUND FLOOR PLAN

1:100

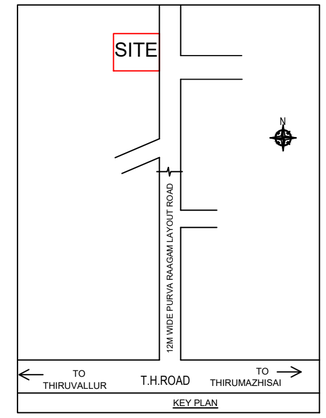


FIRST FLOOR PLAN

1:100



PLAN INFO
PLOT_AREA_M2=284.83
PLOT_NO=109 & 110
SURVEY_NO=-81/11, 81/12, 85/2C AND 85/2D
AS_PER_DOCUMENT=284.83
AS_AT_SITE=284.83
FMB_OR_PUR=284.83
SINGLE_FAMILY_BLDG=YES
SECURITY_ZONE=YES
PATTA_NO=1845 & 1846
TALUK=POONAMALLEE
DISTRICT=TIRUVALLUR
CRZ=NO
ACCESS_WIDTH_M= 12.00
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
AVG_PLOT_DEPTH= 15.5
AVG_PLOT_WIDTH= 18.20
AREA_TYPE=OTHERS
ROAD_WIDTH=12.00
ROAD_LENGTH=350
LAND_USE_ZONE = RESIDENTIAL
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_GOVT_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_LESSTHAN_1KM_RADIUS =NO
JURISDICTION_TYPE=PANCHAYAT



SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.0 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.37 X 1.22
W1	WINDOW	0.91 X 1.22
J	JALLY	0.9 X 0.6
V	VENTILATOR	0.9 X 0.6

SPECIFICATIONS

R.C.C IN 1:2:4 FOR COLUMN FOOTING
COLUMN AND PLINTH BEAM.
P.C.C IN 1:4:8 FOR FOUNDATION BASE AND FLOOR BASE
CERAMIC TILES FLOOR FINISHING
SUPERSTRUCTURE BRICK WORK IN CM 1:6 9" THK.
R.C.C 1:2:4 FOR LINTEL SUNSHADE ROOF SLAB BEAMS.
CEILING PLASTERING IN CM 1:3 AND 1:5 FOR WALLS.
COUNTRY WOOD DOORS AND WINDOWS.
2 COATS OF CEMENT PAINTING FOR WALLS AND CEILING.
2 COATS OF ENAMEL PAINTING FOR WOOD WORK.
PARAPET WALL IN B.W. 1:6 9" THK. 3'0" HT.
WEATHERING COURSE IN BJL CONC. OVER ROOF SLAB

AREA STATEMENT

DESCRIPTION	AREA (SQ.M.)	AREA (SQ.FT.)
PLOT AREA(as per document)	285.57	3074
PLOT AREA (as per patta)	285.00	3067
PLOT AREA (as per site)	284.83	3066
GROUND FLOOR	150.51	1620
FIRST FLOOR	150.51	1620
TOTAL	301.02	3240
HEADROOM (NON F.S.I.)	18.20	196
F.S.I	1.057	

RAJ.J JOHNCY MARIAM JACOB

(OWNERS) PRABHAKAR.J U.SANGEETHA

O. RAJASEKAR, D.C.E.,D.C.T.,
Engineers-GradeIII-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

REGD. ENGINEER: O.RAJASEKAR - 9840617141

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

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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.