PP APPROVAL RECORD

Planning Permission

Survey 621

Ikkadu

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

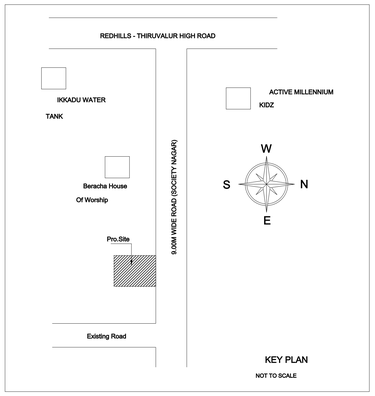
ISSUING AUTHORITY
Rural Panchayat

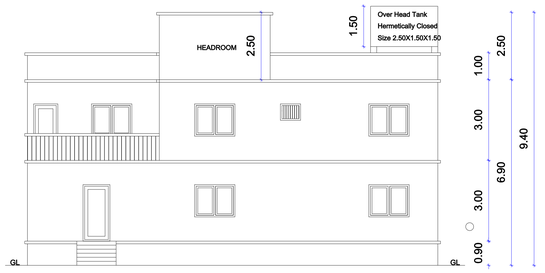
The approval as the planning authority issued it, reproduced in full behind this page.

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

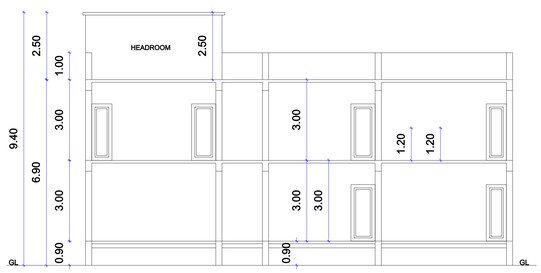
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO.30A,IKKADU, COMPRISED IN OLD SURVEY NO.612 & 621, NEW SURVEY NO.612/10 & 621/15, PATTA NO. 4923 OF IKKADU VILLAGE, THIRUVALLUR TALUK, THIRUVALLUR DIST.

NOTE : PLOT APPROVED ISSUED BY IKKADU VILLAGE PANCHAYAT PERMIT NO.987/2026/A7, DATED: 21-05-2026

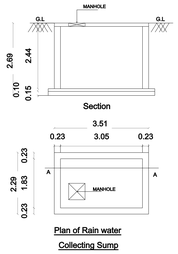




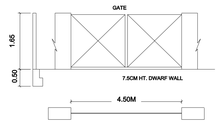
ELEVATION
[Proposed]



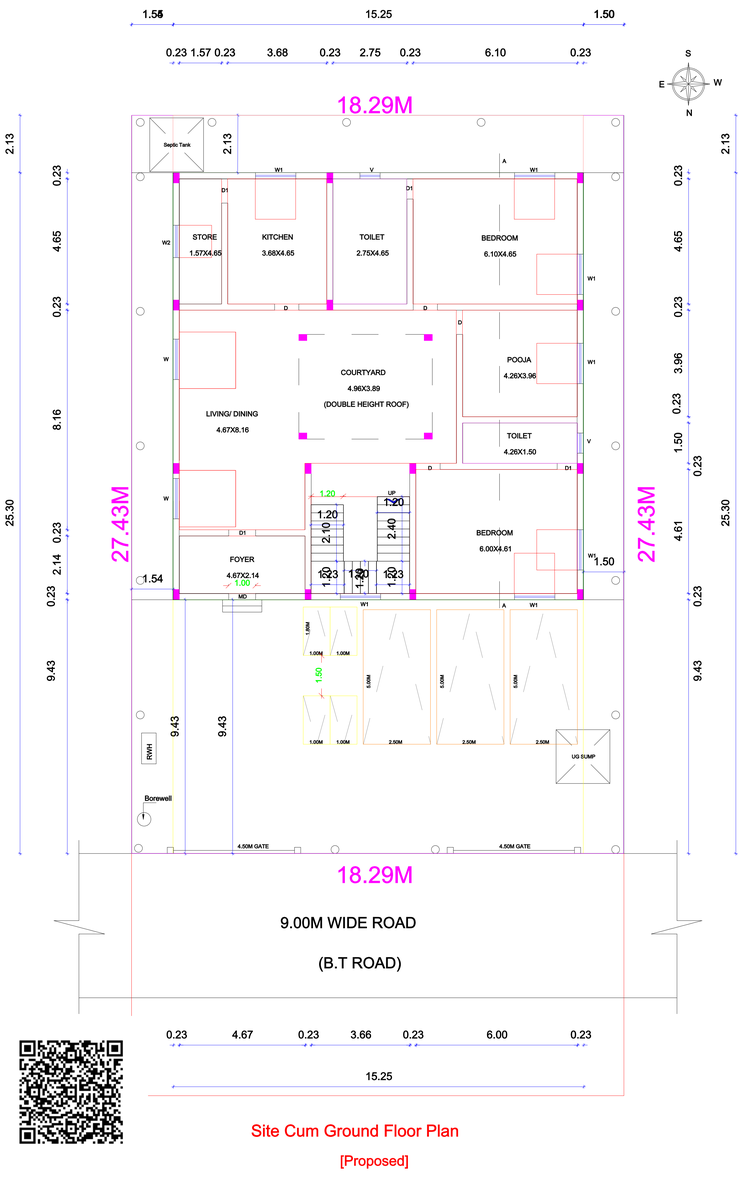
SECTION-AA
[Proposed]



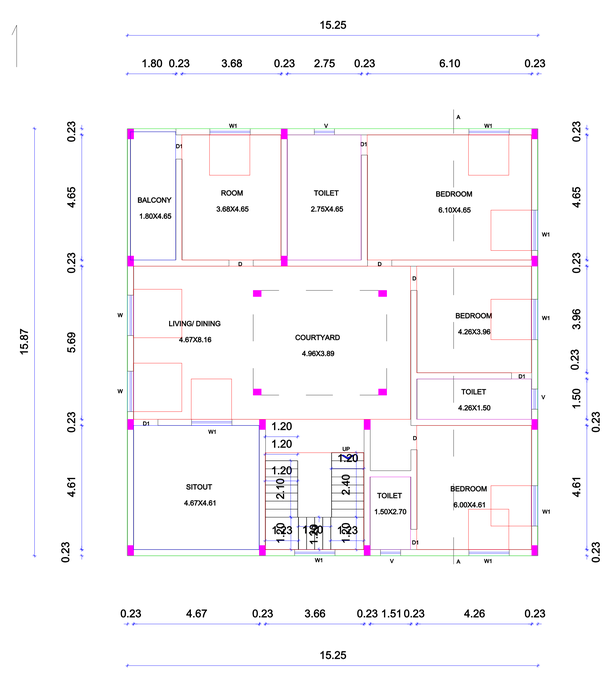
Plan of Rain water Collecting Sump



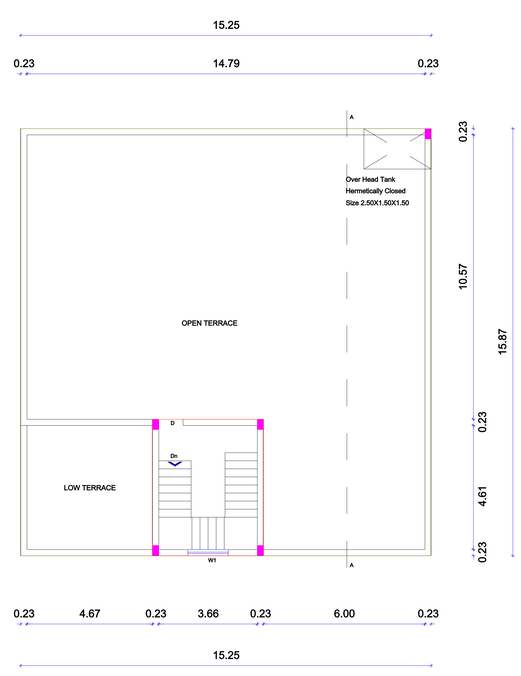
COMPOUND WALL WITH DWARF WALL DETAILS



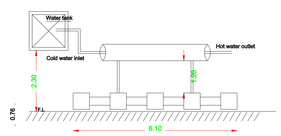
Site Cum Ground Floor Plan
[Proposed]



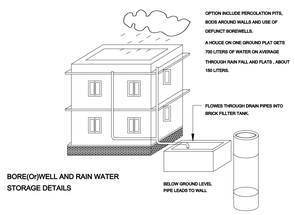
First Floor Plan
[Proposed]



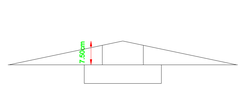
Terrace Floor Plan
[Proposed]



Solar Hot Water System Detail

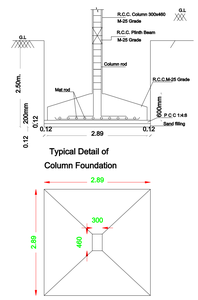


BORE(Or)WELL AND RAIN WATER STORAGE DETAILS



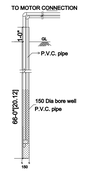
Dwarf Wall Detail

DETAILS OF PERCULATION PIT

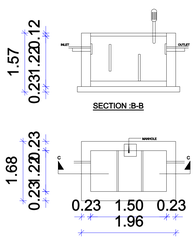


Typical Detail of Column Foundation

Plan of Column Foundation



BORE WELL DETAIL



PLAN OF SEPTIC TANK

AREA STATEMENT		Sq.Mt
As Per Patta/Fmb		500.00
As Per Document		502.00
As At Site		501.69
F.S.I AREA		
Ground Floor Plan	Residential	242.02
First Floor Plan	Residential	242.02
Total F.S.I Area		484.04
NON F.S.I AREA		
Headroom		20.89
Total Non F.S.I Area		20.89
Total [FSI & NON FSI] Area		504.93
Floor Space Index		0.98
Plot Coverage		48.40%
NO OF DWELLING UNIT - 1 UNITS		

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE IN M
MD	MAIN DOOR	1.00 X 2.10
D	DOOR	0.90 X 2.10
D1	DOOR	0.75 X 2.10
W	WINDOW	1.80 X 1.37
W1	WINDOW	1.50 X 1.20
V	VENTILATOR	0.75 X 0.61

SPECIFICATIONS

FOUNDATION	:	ISOLATED FOOTING
BASEMENT	:	COLUMN,PLINTH & BRICK WORK
SUPER STRUCTURE	:	COLUMN, BEAM & R.C.C ROOF
R.C.C	:	M30 & REINFORCEMENT
PLASTERING	:	C.M 1:5 FOR WALLS & 1:3 FOR CEILING
PAINTING	:	1 COATS PRIMER, 2 COAT COLOURS
WOOD WORK	:	TEAK WOOD FOR DOORS & WINDOWS
WEATHERING COURSE	:	COOL TILES

COLOUR INDEX

Proposed		Demolition	
Road		SCALE 1:100	
Site Boundary		ALL DIMENSIONS IN METERS	

OWNER SIGNATURE

REGISTERED ENGINEER

Er. S. VIJAY PRABU, B.E.,MIE.,LL.B.,
Chartered Engineer (India)
Registered Engineer Grade II
Greater Chennai Corporation (GCC) RE 202582021
Thiruvallur Municipality - 014 LS / 2020 / 00008
SUV PLANNERS & ENGINEERS
No. 143, TNHB, Thiruvallur - 602 001
Cell : 99521 74356

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.