Verified RealEstate™

REFERENCE
12/2026-27

ISSUED
26 September 2026

PP APPROVAL RECORD

Planning Permission

Survey 99

the site and shall be produced to the

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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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR & FIRST FLOOR COMMERCIAL CUM RESIDENTIAL BUILDING AT PLOT NO.6 & 7, "SRI RAGHAVENDRA NAGAR",

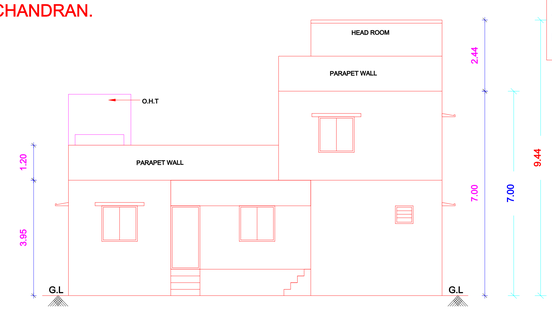
OLD S.NO.99/1A2B, PATTA NO.10568, AS PER PATTA S.NO.99/1A2B4, OF V.No.87 VEPPAMPATTU VILLAGE, THIRUVALLUR TALUK, THIRUVALLUR DISTRICT,

THIRUVALLUR PANCHAYAT UNION.

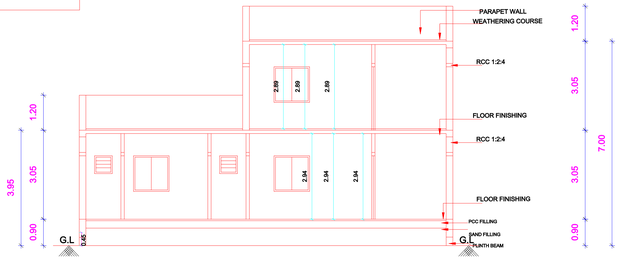
SCALE- 1:100

OWNER : Mr.JAICHANDRAN.

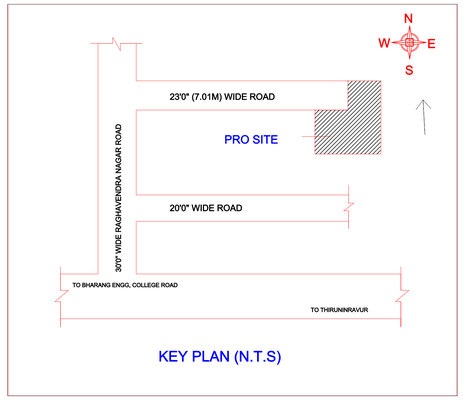
THE REGULARISTION PLOT APPROVED
N.K.NO.0214/ 2026/ A7, DATED:11.02.2026,
VIDE LETTER NO. SPFW/ TVLF.AD.NO.372/2020,
DATED:08.02.2020.
THIRUVALLUR PANCHAYAT UNION.



ELEVATION

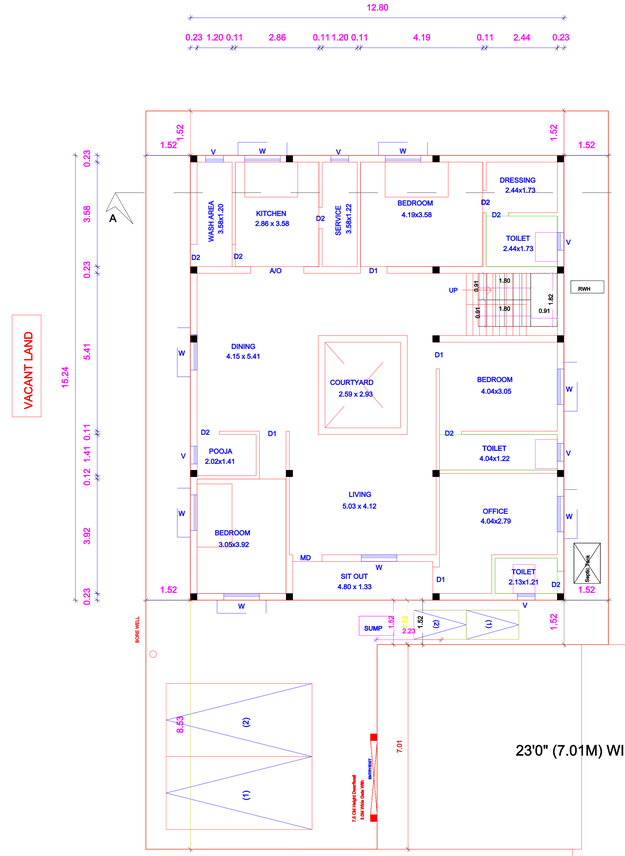


SECTION A-A

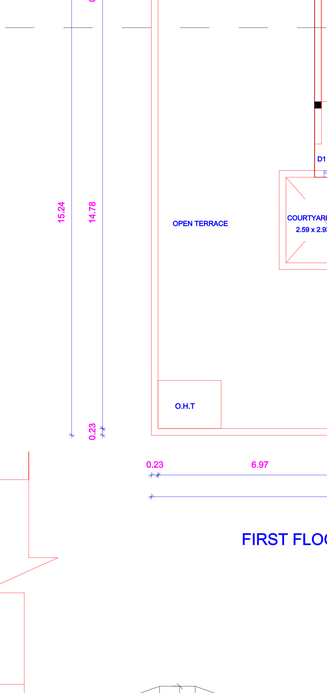


KEY PLAN (N.T.S)

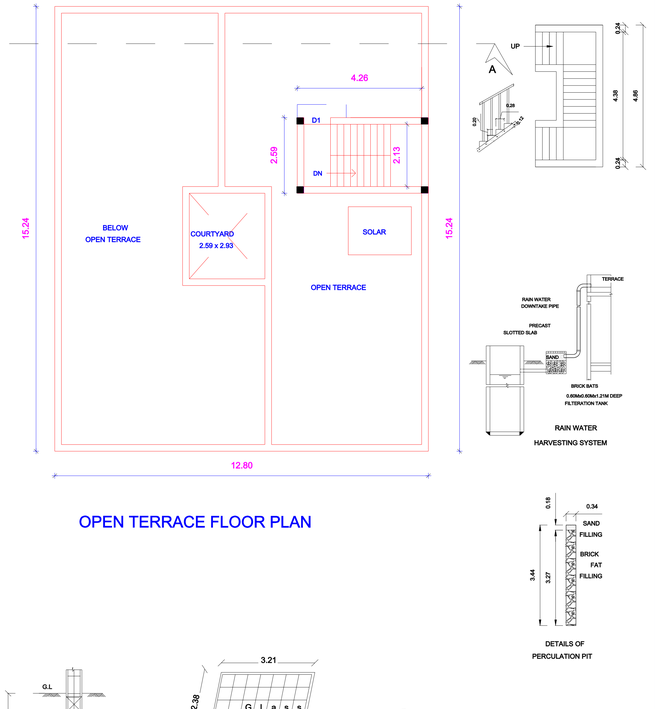
PLOT NO.8 & 9



ITE CUM GROUND FLOOR PLAN



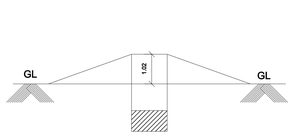
FIRST FLOOR PLAN



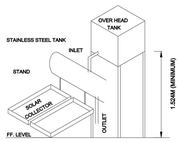
OPEN TERRACE FLOOR PLAN

RAIN WATER HARVESTING SYSTEM

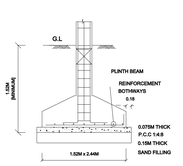
DETAILS OF PERCULATION PIT



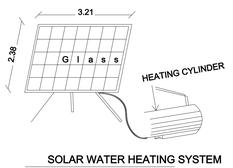
Dwarf Wall Details



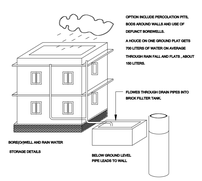
SOLAR WATER HEATING SYSTEM



SECTION OF COLUMN FOOTING



SOLAR WATER HEATING SYSTEM
SCALE-1:30



AREA STATEMENT	SQ.FT	SQ.M
PLOT EXTENT AS PER SITE	3718.00	345.41
PLOT EXTENT AS PER PATTA	3765.76	349.84
GROUND FLOOR	2100.06	195.10
FIRST FLOOR	1029.15	95.61
TOTAL FLOOR AREA	3129.21	290.71
PLOT COVERAGE	56.48%	
F.S.I	0.84	
HEAD ROOM AREA	125.08	11.65

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	3'-6" X 7'-0"
D1	DOOR	3'-0" X 7'-0"
D2	DOOR	2'-6" X 7'-0"
W	WINDOW	4'-0" X 4'-0"
W1	WINDOW	3'-0" X 4'-0"
W2	WINDOW	4'-0" X 4'-6"
V	VENTILATOR	2'-0" X 2'-0"

Dwarf Wall Details

FOUNDATION
FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-
SUPER STRUCTURE IN23 TH ,,11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTOR 1:5

RCC MEMBERS
FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH.
CEILING IN CM 1:3 9mm TH.

PAINTING
FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT

FLOORING
FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS &WINDOWS
DOORS WITH COUNTRY WOODEN FRAMES , 32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH
WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

COLOUR INDEX

PROPOSED	
BOUNDARY	
EXISTING ROAD	
ROAD	
EXISTING BUILDING	

SCALE 1: 100 — ALL DIMENISIONS ARE IN METRES

SIGN OF OWNER:-

A.KARTHIKEYAN, B.E.,D.C.E(CIVIL)
REGISTERED ENGINEER
AVADI CITY MUNICIPAL CORPORATION
REG No.012/LS/2021/00003
THIRUVALLUR MUNICIPALITY
REG No.014/LS/2020/00009
No.163, N.M.ROAD, AVADI, CHENNAI-54
CELL No.9626639419, 7904819315,

SIGN OF REGISTER ENGINEER:-

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.