PP APPROVAL RECORD

Planning Permission

Survey 49

Ayappakkam

Tiruvallur district, Tamil Nadu

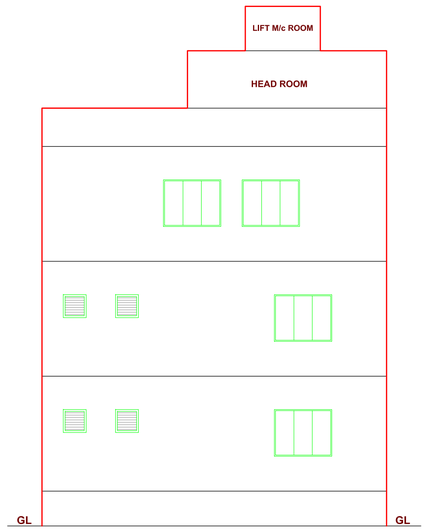
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

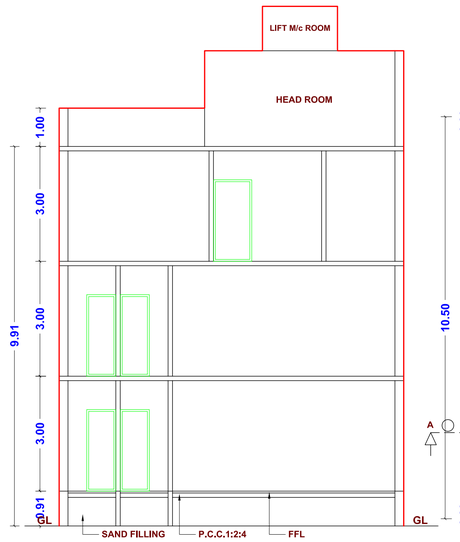
The approval as the planning authority issued it, reproduced in full behind this page.

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

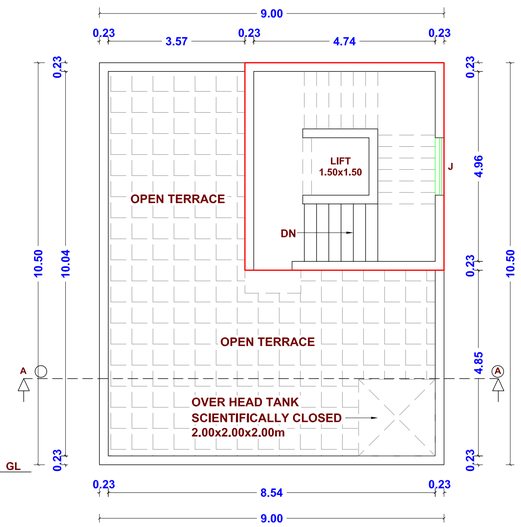
PLAN SHOWING THE EXISTING (G+1 FLOORS) OF COMMERCIAL BUILDING AND PROPOSED SECOND FLOOR OF RESIDENTIAL BUILDING AT PLOT No-R-52 AMBATTUR PHASE I AND II, TNHB, Old S.No - 49/140A1A PART, AS PER PATTA S.NO : 49/6683 AYYAPAKKAM VILLAGE, AVADI TALUK, THIRUVALLUR DISTRICT. VILLIVAKKAM PANCHAYAT UNION.



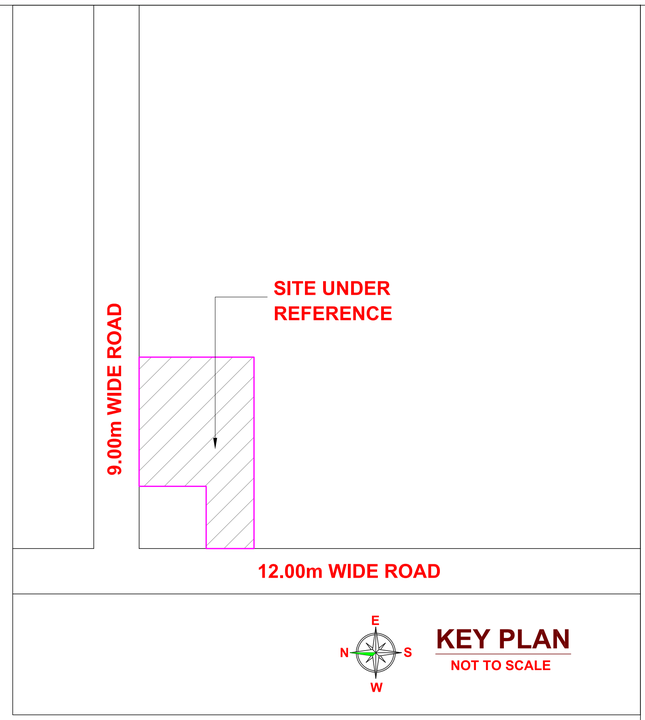
ELEVATION



SECTIONB ON A-A

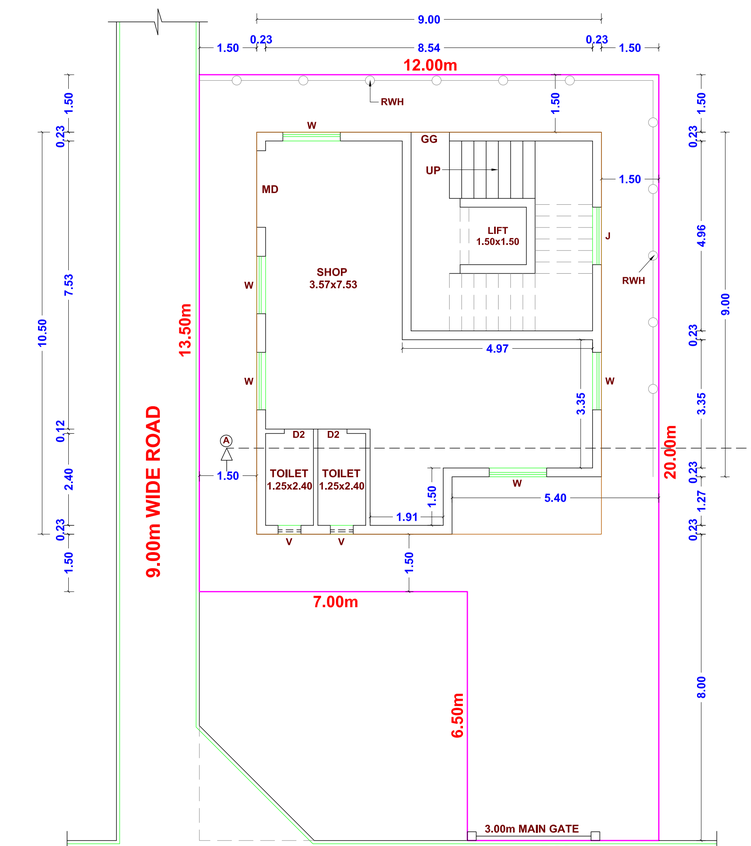


PRO.TERRACE FLOOR PLAN

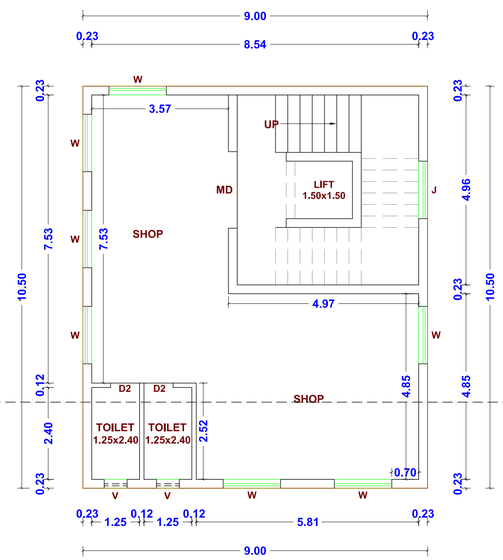


KEY PLAN

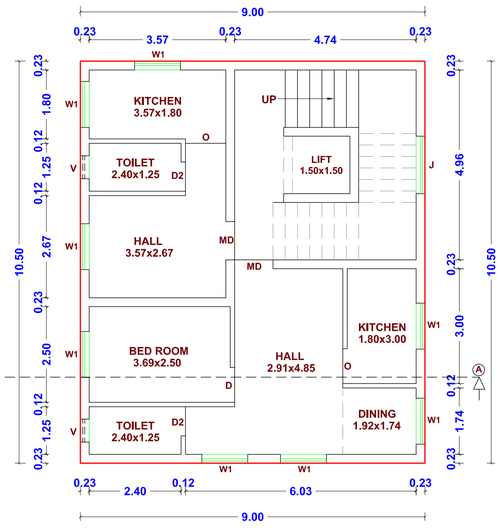
NOT TO SCALE



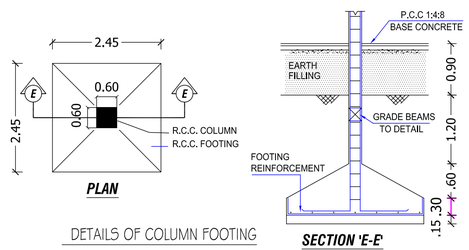
TE CUM EXG. GROUND FLOOR PLAN

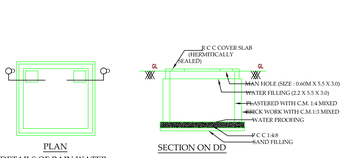


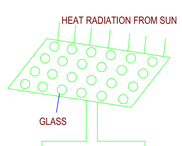
EXG.FIRST FLOOR PLAN

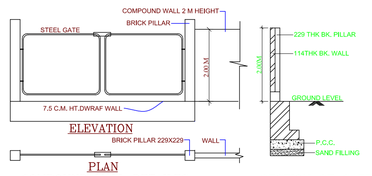


PRO.SECOND FLOOR PLAN









AREA STATEMENT OF THE PLOT

DESCRIPTION	AREA IN SQ.FT	AREA IN SQ.M
PLOT AREA (AS PER DOC)	2058.615	191.25
PLOT AREA (AS PER PATTA)	2058.615	191.25
PLOT AREA (AS PER SITE)	2093.598	194.50

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL

SL. NO	DESCRIPTION	NET FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	GROUND FLOOR (EXG)	94.50	-	94.50
2.	FIRST FLOOR (EXG)	94.50	-	94.50
3.	SECOND FLOOR (PRO)	94.50		94.50
4.	TERRACE FLOOR (Pro)	-	28.50	28.50
	TOTAL EXTENT	283.50		312.00

FSI DETAILS

F S I (Floor Space Index)

F S I :- 283.50 / 191.25

FSI Area = 1.48

PARKING DETAILS

PARKING CATEGORY (COMMERCIAL)

FSI AREA : 283.50 Sqm

Parking Description	Required	Provided
Car Parking Stalls	02 Nos	02 Nos
Two Wheeler Parking Stalls Provided	03 Nos	05 Nos

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.50 x 2.20
D1	DOOR-1	0.75 x 2.20
LO	LIFT OPEN	1.80 x 2.20
W1	WINDOW-1	1.50 x 1.20
V	VENTILATOR	0.75 x 0.60

COLOUR REFERENCE :

* EXISTING ROAD
* SITE BOUNDARY
* PROPOSED BUILDING

E N S W

SCALE 1:100

ALL DIMENSIONS ARE IN METER

APPLICANT SIGNATURE:-

GANESH . J
REGISTERED ENGINEER
CMDA REGISTERED NO : RE / GR - II / 24 / 12 / 0160
Shop No: 21, JJ Complex , Thirumangalam , Chennai - 600106.
Cell : 9952244010 , Email: ganesh.smart619@gmail.com

REGISTERED ENGINEER SIGNATURE:-

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.