PP APPROVAL RECORD

Planning Permission

Survey 61

Kattupakkam

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.

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

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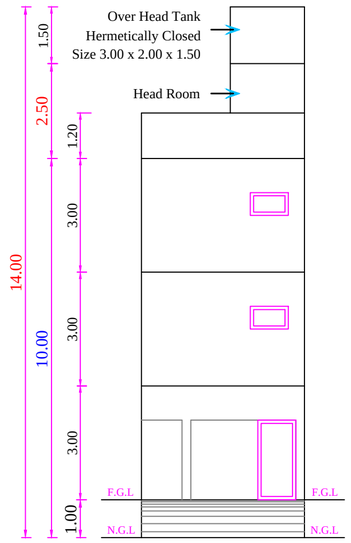
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR , FIRST FLOOR AND SECOND FLOOR , OF RESIDENTIAL BUILDING WITH THREE DWELLING UNITS AT PLOT NO :- B , OLD S.NO :- 61 / 20 , NEW S. NO :- 61 / 20B , PATTA NO :- 11400 , VIJAYALAKSHMI NAGAR ANNEXE - 1 , KATTUPAKKAM VILLAGE , POONAMALLEE PANCHAYAT UNION POONAMALLEE TALUK , THIRUVALLUR DISTRICT .

SUBDIVISION APPROVED BY CMDA

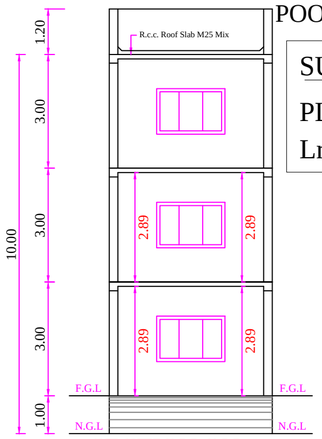
PLANNING PERMIT NO:D35508/355

Lr.NO:3017/2025/A3, DATED.16.02.2026

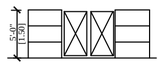
PLAN INFO
FMB_OR_PLR=93
AS_PER_DOCUMENT=93.31
AS_AT_SITE=93.28
PLOT_NO=-B
SURVEY_NO=-61/20B
PATTA_NO=-11400
ACCESS_WIDTH_M=5.30
PLOT_AREA_M2=93.28
AVG_PLOT_DEPTH=17.60
AVG_PLOT_WIDTH=5.30
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
LAND_USE_ZONE =MIXED RESIDENTIAL
TALUK=-POONAMALLEE
DISTRICT=THIRUVALLUR
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_LENGTH=500
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
OSR_APPLICABLE=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
PROVISION_FOR_GREEN_BUILDING_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENT=NO
NOC_FIRE_DEPT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-PCO_MEMBER_COUNT=10
ROAD_WIDENING=NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=NO



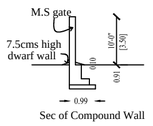
ELEVATION
[PROPOSED]



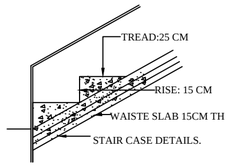
SECTION ON A - A
PROPOSED



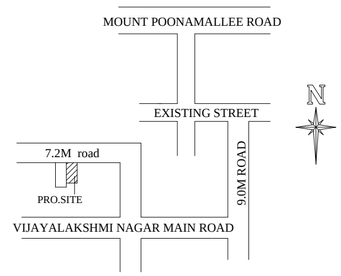
ELEVATION OF
GATE AND COMPOUND WALL



Sec of Compound Wall

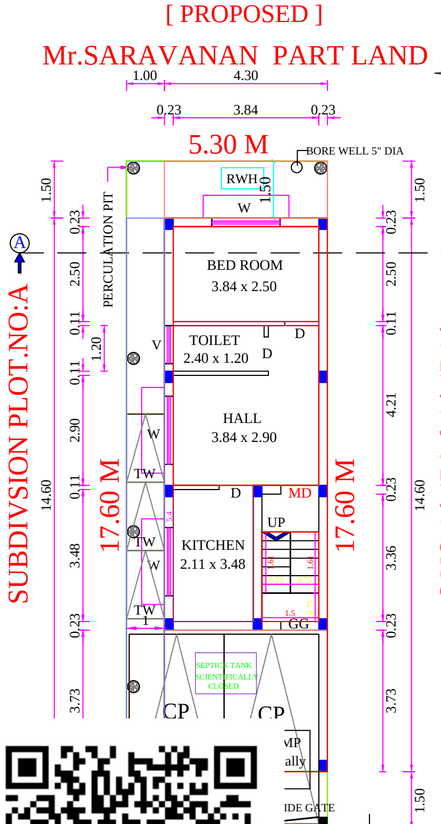


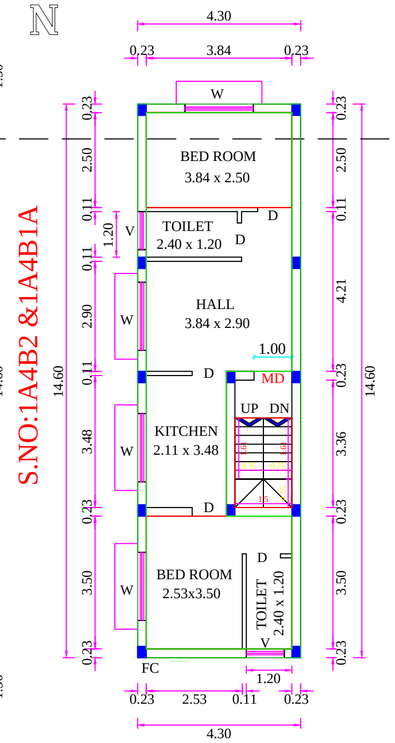
CROSS SECTION OF STAIRCASE



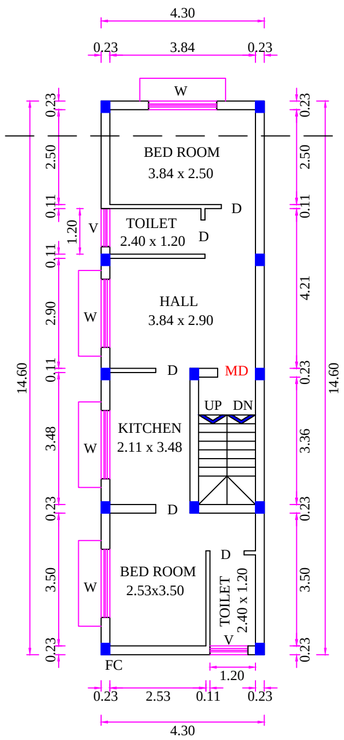
KEY PLAN [NOT TO SCALE]

Mr.SARAVANAN PART LAND

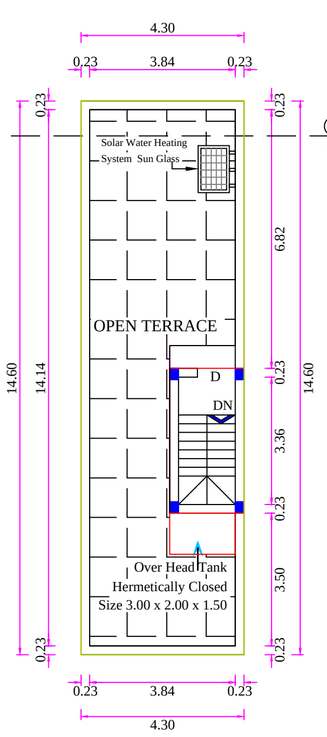




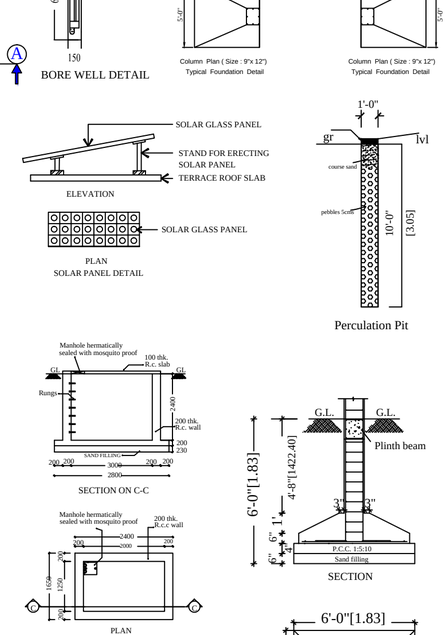
FIRST FLOOR PLAN
[PROPOSED]



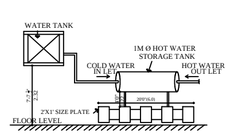
SECOND FLOOR PLAN
[PROPOSED]

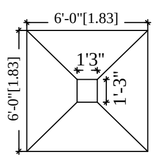


TERRACE FLOOR PLAN
[PROPOSED]



Perculation Pit





COLUMN PLAN
SIZE:- 1'3"x1'-3"
Typical Foundation Detail

GENERAL SPECIFICATION

* RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" THICK RCC BEAM WITH M25 MIX.
* FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
* SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M. 1:3.
* ROOF SLAB WITH RCC M25 MIX 41/2" THICK.

AREA DETAILS		Sq Mt
Plot Area	As Per Patta	93.00
	As Per Documnet	93.31
	As At Site	93.28
F.S.I AREA		
Ground Floor Plan		46.74
First Floor Plan		62.78
Second Floor Plan		62.78
Total F.S.I Area		172.30
NON F.S.I AREA		
Stilt Floor Plan		16.04
Head Room		7.49
Total Non F.S.I Area		23.53
Total [FSI & NON FSI] Area		195.83
Floor Space Index		1.847

NO OF DWELLING UNIT - 3 UNIT

Signature Of Owner

S.PRAKASH, B.E., CIVIL
CMDA Regd. Civil Engineer
Reg. No: RE/II/2024/7/0169
No.1/96, Eswaran Kovil St,Padiyanallur.

Registered 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.