Verified RealEstate™

REFERENCE
SWP/BPA/947784/2026

ISSUED
31 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 105

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.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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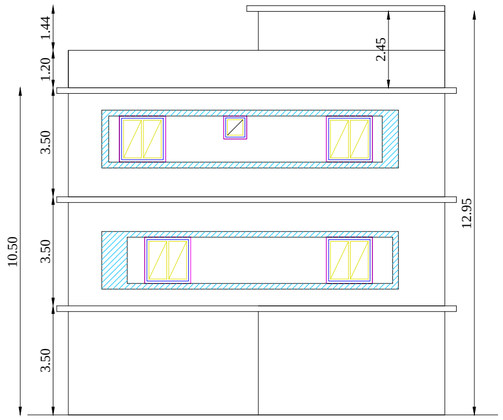
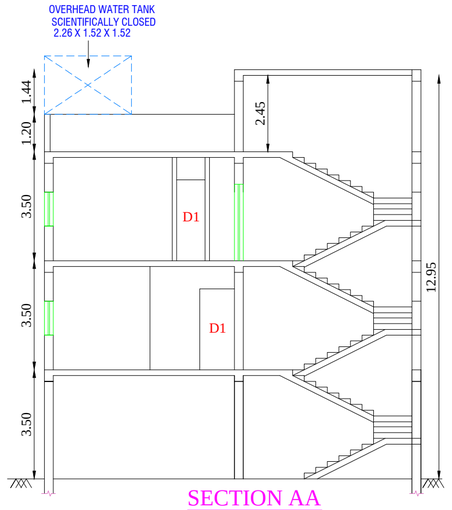
DIGITALLY VERIFIED RECORD

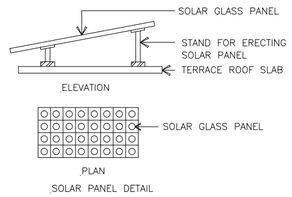
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN STILT FLOOR, FIRST FLOOR AND SECOND FLOOR HAS THREE DWELLING UNIT AT OLD DOOR NO.3/440, NEW DOOR NO.4, PLOT NO. 1, SELVA VINAYAGAR KOVIL STREET, IYAPPA NAGAR, AYAPAKKAM, CHENNAI-77. COMPRISED IN S.NO. 105/1C (AS PER PATTA NO. 15328 & S.NO. 105/6), AYAPAKKAM VILLAGE, AVADI TALUK, THIRUVALLUR DISTRICT. VILLIVAKKAM PANCHAYAT UNION LIMIT.

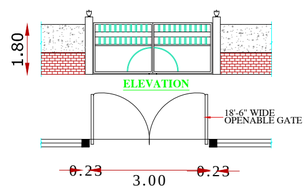


ELEVATION

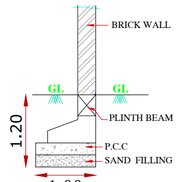


SECTION AA

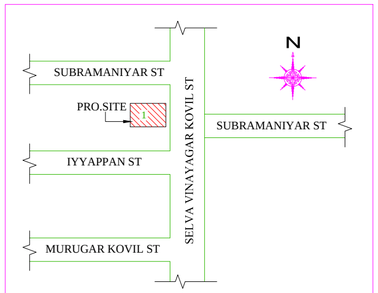




PLAN
COMPOUND WALL DETAIL



SECTION OF COMPOUND WALL



KEY PLAN
(N.T. SCALE)

SPECIFICATIONS :

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN9"X9"BURNT CLAY TILES IN LAID IN1:3 MIX

AREA DETAILS :-

	DESCRIPTION	SQ FT	SQ MT
1.	PLOT EXTENT (AS PER DOCUMENT)	2646.50	245.87
2.	PLOT EXTENT (AS PER PATTA)	2647.92	246.00
	RESIDENTIAL FSI AREA:		
3.	FIRST FLOOR AREA	1773.56	164.77
4.	SECOND FLOOR AREA	1773.56	164.77
5.	TOTAL FSI AREA	3547.12	329.54
	NON-FSI AREA:		
6.	STILT FLOOR AREA	1773.56	164.77
7.	HEAD ROOM AREA	254.68	23.66
8.	TOTAL BUILT UP AREA	5575.36	517.97
9.	PLOT COVERAGE: 67.02 %	F.S.I : 1.34	

JOINERY DETAILS :-

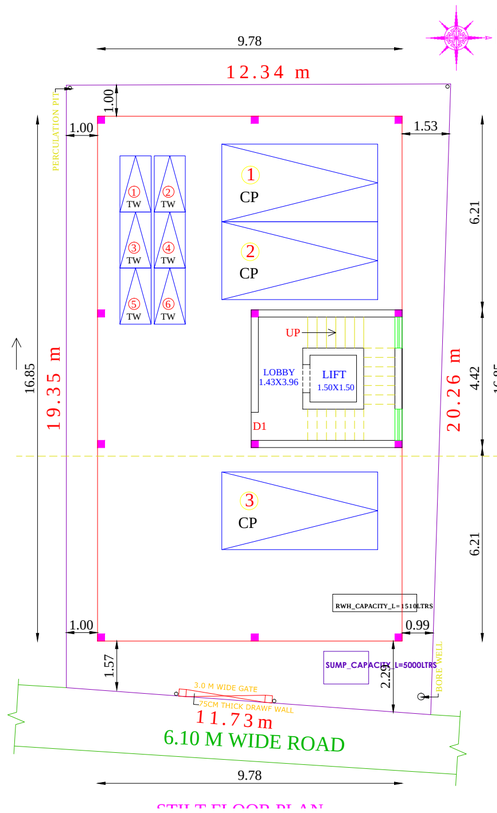
S.NO	DESCRIPTION	SIZE IN M
1	MAIN DOOR - MD	1.50 X 2.14
2	DOOR - D1	0.92 X 2.14
3	DOOR - D2	0.76 X 2.14
4	WINDOW - W1	2.13 X 1.37
5	WINDOW - W2	1.22 X 1.37
6	VENTILATOR - V	0.60 X 0.60

COLOUR INDEX:

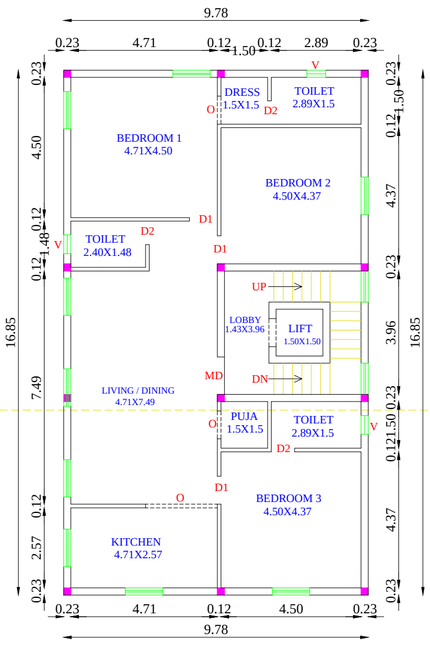
PROPOSED BUILDING

BOUNDARY LINE

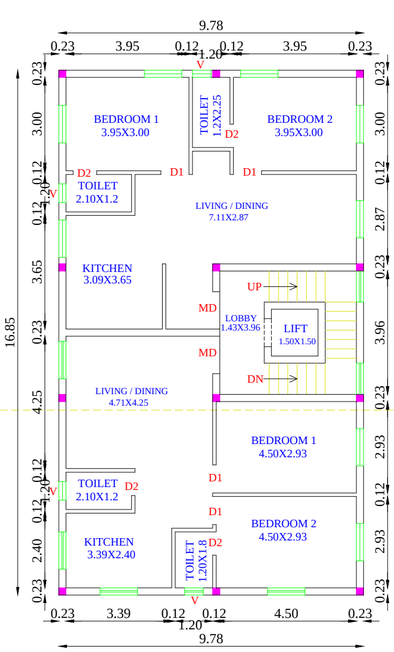
EXISTING ROAD



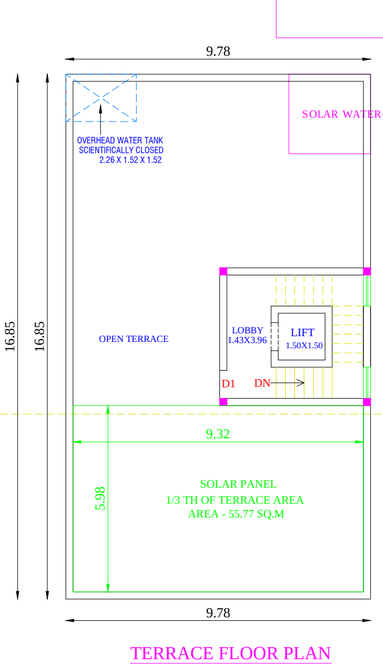
STILT FLOOR PLAN



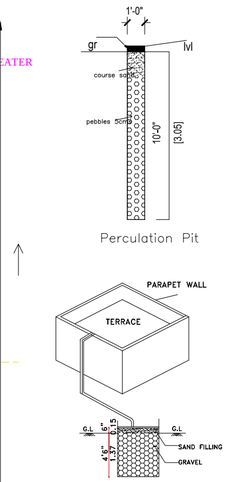
FIRST FLOOR PLAN
[PROPOSED]



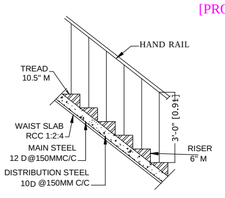
SECOND FLOOR PLAN
[PROPOSED]



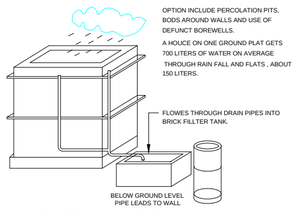
TERRACE FLOOR PLAN
[PROPOSED]



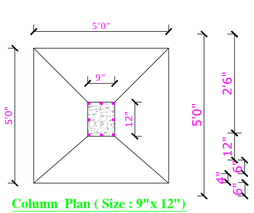
COLLECTION SUMP FOR
RAIN WATER HARVESTING FOR TERRACE



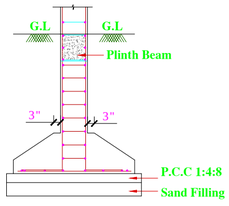
STAIR CASE DETAILS
Riser - 6" & Tread - 10.5" & Width 3'-0"



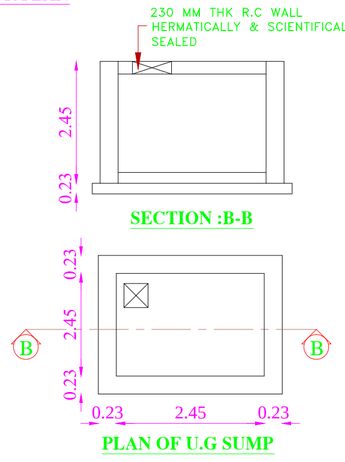
BORE(Or)WELL AND RAIN WATER
STORAGE DETAILS



Column Plan (Size : 9"x 12")
Typical Foundation Detail



SECTION



P. Kalavathy

OWNER

S. MANIMEGALAI, B.E.
Registered Engineer Grade - I
Reg.No: RE104572025
No.9A, Nathamuni Street,
Ambattur, Chennai-53.
Mob: 80988 28002

REGISTERED ENGINEER. SCALE 1:100

OFFICE USE ONLY

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.