PP APPROVAL RECORD

Planning Permission

Survey 372/49 and 2 more

Ayappakkam

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

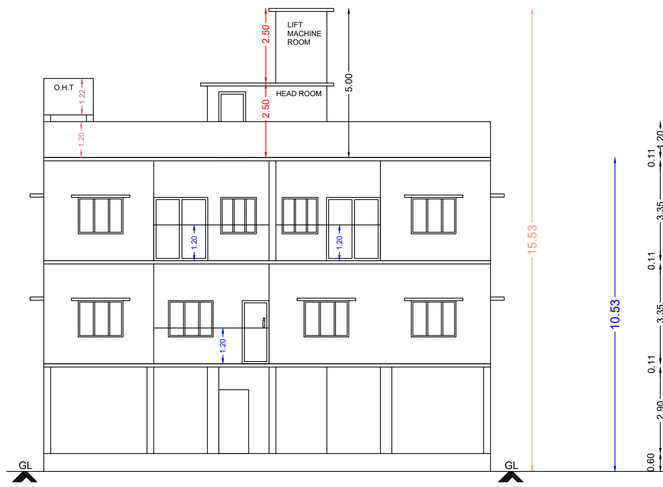
The approval as the planning authority issued it, reproduced in full behind this page.

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

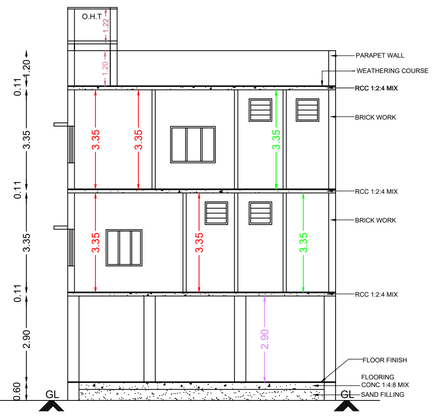
PLAN SHOWING THE PROPOSED STILT+2 FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING WITH 3 DWELLING UNIT (BUILDING HEIGHT - 10.53M) COMPRISED IN OLD S.NO: 372, SUB-DIVISION S.NO: 372/1A1, PATTA NOs: 6938 & 6939, AS PER PATTA NEW S.NOs: 372/49 & 372/50, OF PLOT NOs: 139 & 140, LAKSHMI STREET, NOVA PAVILIO, AYAPAKKAM VILLAGE & PANCHAYAT, AVADI TALUK, TIRUVALLUR DISTRICT. VILLIVAKKAM PANCHAYAT UNION LIMITS.

CMDA APPROVED LAYOUT DETAILS : -
P.P.D / L.O NO: 21 / 2016, DATE: 18 / 05 / 2016,
VIDE LETTER NO: L1 / 17069 / 2015.

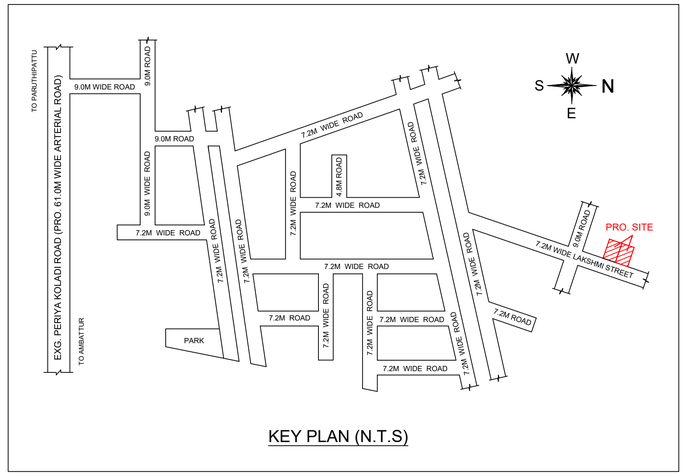
APPLICANT NAME : Mrs. P. VIJAYALAKSHMI (OWNER)



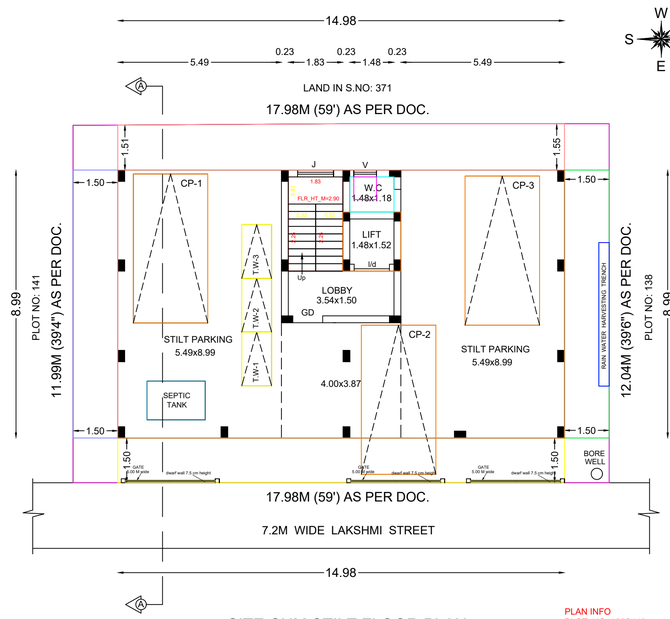
ELEVATION



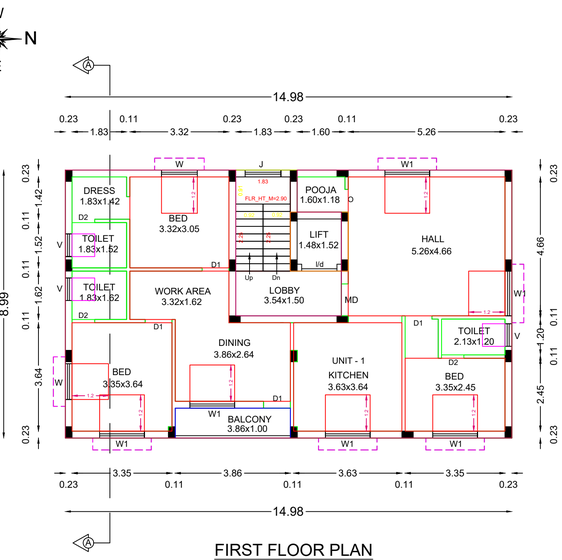
SECTION ON "A - A"



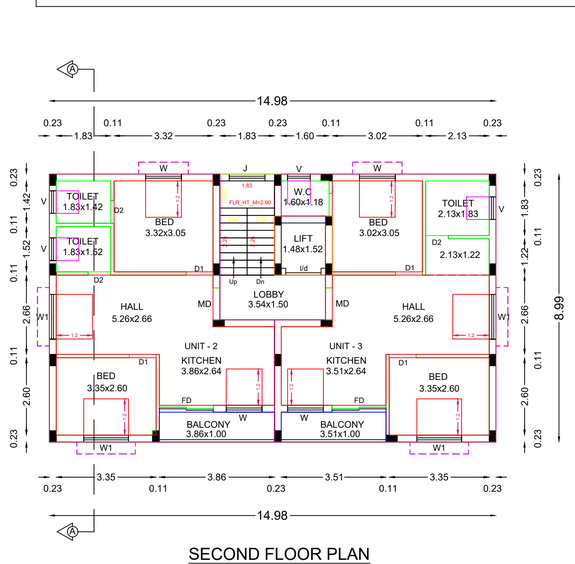
KEY PLAN (N.T.S)



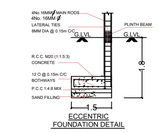
SITE CUM STILT FLOOR PLAN



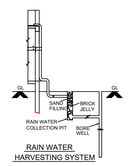
FIRST FLOOR PLAN



SECOND FLOOR PLAN

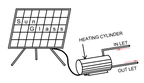


ECCENTRIC FOUNDATION DETAIL
[SCALE: 1:50]

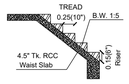


RAIN WATER HARVESTING SYSTEM

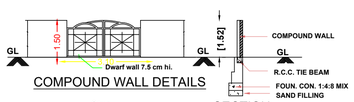




SOLAR WATER HEATING SYSTEM
SCALE-1:30

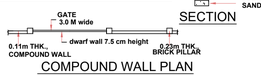


STAIRCASE DETAIL

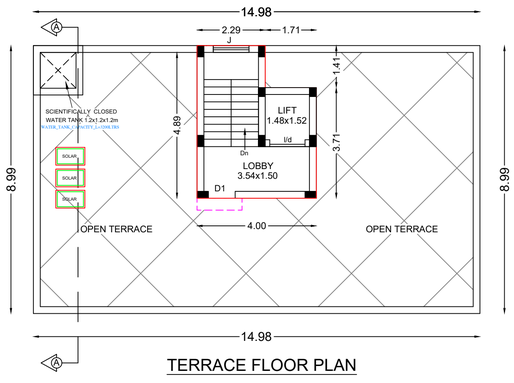


COMPOUND WALL DETAILS

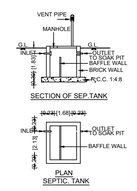
SECTION

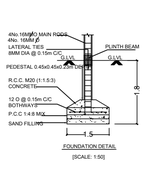


COMPOUND WALL PLAN



TERRACE FLOOR PLAN





FOUNDATION DETAIL
[SCALE: 1:50]

PLAN INFO
PLOT_NO=139&140
SURVEY_NO=372/49 & 372/50
PATTA_NO=6938 & 6939
TALUK=AVADI
DISTRICT=TIRUVALLUR
AS_PER_DOCUMENT=216.09
FMB_OR_PLR=216.00
AS_AT_SITE=216.28
PLOT_AREA_M2=216.28
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=17.98
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=12.04
AVG_PLOT_WIDTH=17.98
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
ROAD_LENGTH=800.00
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
LEASEHOLD_LAND=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

CMDA LANDUSE ZONE : -
PRIMARY RESIDENTIAL ZONE

JOINERIES

MAIN DOOR	MD	1.07 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.20 X 1.20
WINDOW	W1	1.50 X 1.20
JALLY	J	1.20 X 1.50
OPEN	O	0.91 X 2.13
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX	STAIRCASE
PROPOSED	WIDTH - 0.91M
ROAD	RISER - 0.16M
SITE BOUNDARY	TREAD - 0.25M
TO BE DEMOLISHED	

ALL DIMENSION ARE IN METERS

EXTENT IN	SQFT	SQMTS
PLOT AREA (AS PER DOCUMENT)	2326.00	216.09
PLOT AREA (AS PER PATTA)	2325.02	216.00
FIRST FLOOR AREA	1449.59	134.67
SECOND FLOOR AREA	1449.59	134.67
TOTAL AREA	2899.18	269.34
F.S.I - 1.247 PLOT COVERAGE - 62.35%		
PRO. COMPOUND WALL RUNNING MTRS	60.00 M	

NON F.S.I AREA

STILT FLOOR AREA	1449.59	134.67
HEAD ROOM AREA	194.61	18.08
LIFT MACHINE ROOM AREA	41.44	3.85
TOTAL BUILDUP AREA [F.S.I + NON F.S.I]	4584.82	425.94

APPLICANT NAME :

Mrs. P. VIJAYALAKSHMI (OWNER)

REGISTERED ENGINEER :

V. SAKTHIVEL, D.ARCH.,
Registered Architect
Tambaram City Municipal Corporation
Reg No. 009/LS/2022/00024
SB PLANNERS & ARCHITECTS
Door No. 20, 1st Floor, VOC Street,
West Tambaram, Chennai - 600 045
Cell: 73388 11697 / 78451 06108.

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.