PP APPROVAL RECORD

Planning Permission

Survey 231 and 1 more

Puduvallur

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™

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

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+91 9996 12 9996

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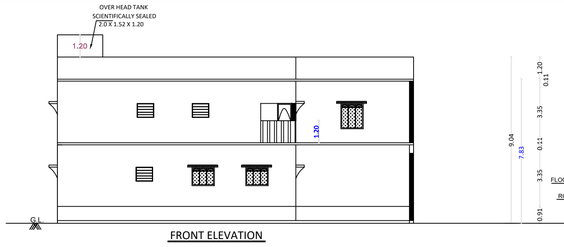
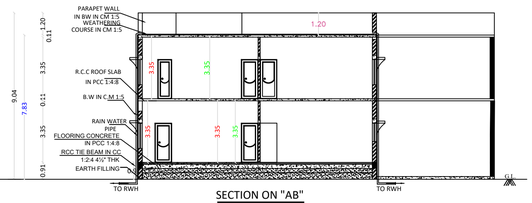
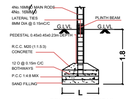
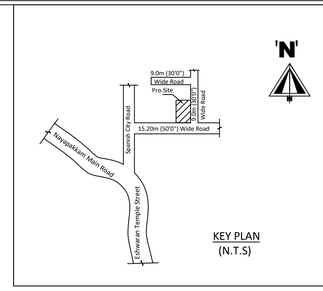


FRONT ELEVATION



SECTION ON "AB"





KEY PLAN
(N.T.S)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO's: 115,116,117, 118 & 119, " SPANISH CITY " IN OLD S.NO's: 231/4 PART, 236/9 PART & 236/10 PART, AS PER PATTA NEW S.NO's: 231/4B, 236/10B & 236/9B, PATTA NO: 2050, NAYAPAKKAM VILLAGE, THIRUVALLUR TALUK, THIRUVALLUR DISTRICT, PUDUVALLUR VILLAGE PANCHAYAT AND KADAMBATTUR PANCHAYAT UNION LIMIT. DTCP APPROVAL NO: 12 /2009

OWNER NAME: Mrs. S. NIRMALA
W/O. Mr.S.SENTHIL VELAN

SCALE - 1:100

SPECIFICATIONS :

1. Foundation with R.C.C. footing and columns
2. Plinth beam with R.C.C.1:2:4, 230 x 300 mm
3. Mat concrete for foundation with P.C.C.1:5:10
4. Super structure with brick masonry in c.m.1:5
5. Lintel cum sunshade with R.C.C.1:2:4
6. Roof slab/roof beams with R.C.C.1:4:8
7. Weathering course with brick jelly lime Concrete
8. Ceramic flooring over a basecourse of C.C.1:5:10

JOINERY DETAILS		
MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
OPENING	OP	0.91 X 2.13
WINDOW	W	1.22 X 1.37
WINDOW	W1	1.22 X 1.00
VENTILATOR	V	0.76 X 0.76

AREA DETAILS	SQMT	SQFT
PLOT AREA (As per Doc.)	1040.51	11200.00
PLOT AREA (As per Patta.)	1050.40	
PRO. G.FLOOR	287.39	3093.00
PRO. F.FLOOR	281.55	3031.00
TOTAL	568.94	6124.00

F.S.I - 0.55

COLOUR INDEX

PROPOSED
ROAD
BOUNDARY

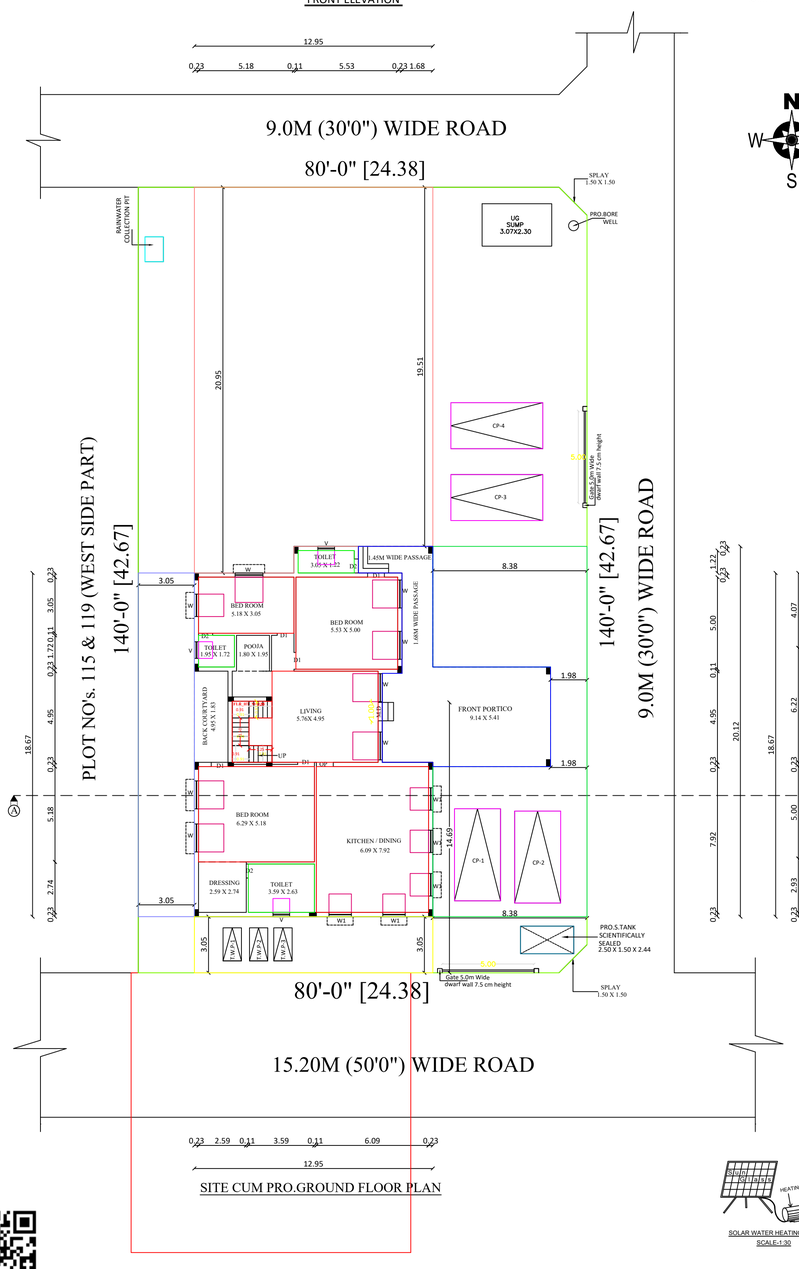
NOTE:-

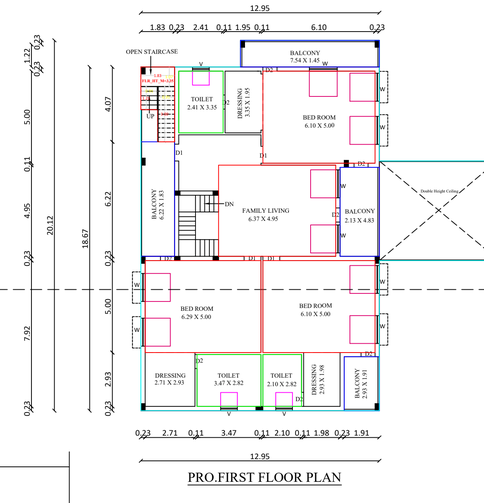
NO. OF FLOOR :- G + 1 (DUPLEX)
NO. OF DWELLING :- 1 kit

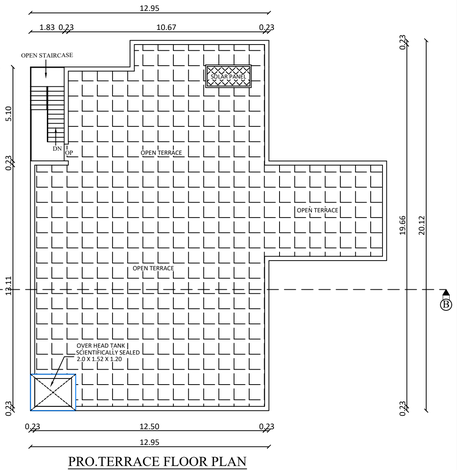
OWNER :-

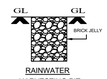
REGISTERED ENGINEER:-

Er.S.KANIMOZHI, D.C.E.,B.E.
SRI KANI CONSTRUCTION
D.T.C.P.REG.NO:RE/Gr.111/017/2021
No:21, Sangupani Vinayagar Koil Street
KANCHIPURAM - 631 502.
Mail Id: kaniashwini.26@gmail.com
Cell : 8940992296,

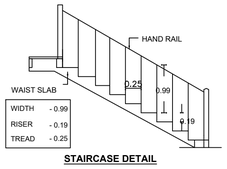




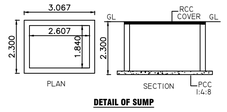




RAINWATER HARVESTING PIT

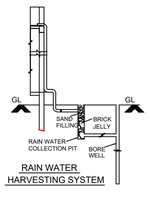


STAIRCASE DETAIL

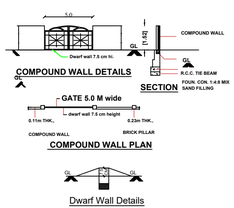


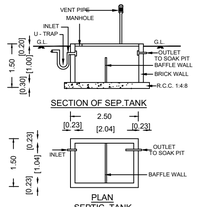
DETAIL OF SUMP

SOLAR WATER HEATING SYSTEM
SCALE-1:50



RAIN WATER HARVESTING SYSTEM





PLAN_INFO
PLOT_AREA_M2=1040.51
AS_AT_SITE=1038.19
FMB_OR_PLR=1040.51
AS_PER_DOCUMENT=1040.51
PLOT_NO=115,116,117,118 & 119
TALUK=THIRUVALLUR
DISTRICT=THIRUVALLUR
AVG_PLOT_DEPTH=42.67
AVG_PLOT_WIDTH=24.38
AREA_TYPE=OTHERS
ROAD_WIDTH=15.20
ROAD_LENGTH=24.38
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=24.38
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=231/4B, 236/10B & 236/9B
PATTA_NO=2050
IS_SWIMMING_POOL_EXISTS=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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.