Verified RealEstate™

REFERENCE
04/2026-27

ISSUED
13 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 54

Melakondaiyur

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™

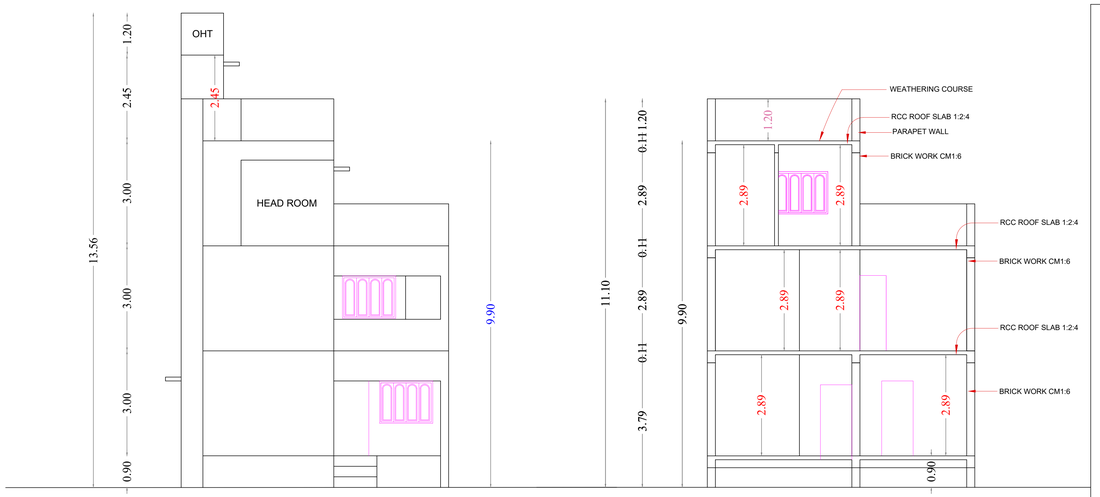
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

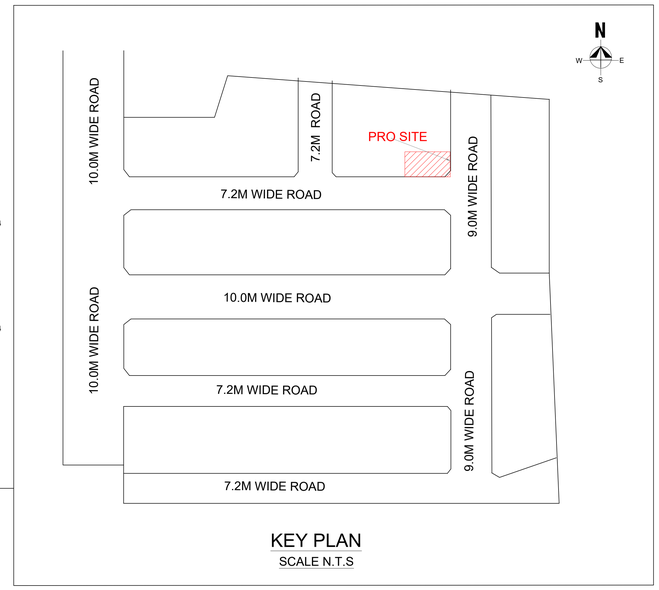
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF (GROUND , FIRST & SECOND FLOOR) RESIDENTIAL BUILDING WITH THREE DWELLING UNITS AT PLOT NO: 115 , PEARL CITY PHASE - 3 , IN OLD S.NO: 54/1C1 , NEW PATTA S.NO: 54/36 , PATTA NO. 4401 OF MELAKONDAIYUR VILLAGE , THIRUVALLUR TALUK, THIRUVALLUR DISTRICT, THIRUVALLUR PANCHAYAT UNION.

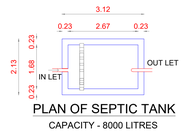


ELEVATION

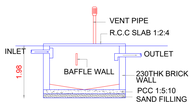
SECTION-'A-A'



KEY PLAN
SCALE N.T.S



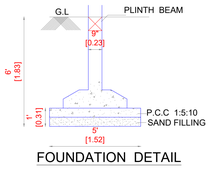
PLAN OF SEPTIC TANK
CAPACITY - 8000 LITRES



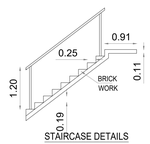
SECTION OF SEPTIC TANK



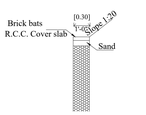
PLAN OF FOOTING



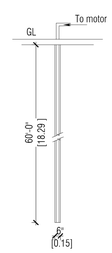
FOUNDATION DETAIL



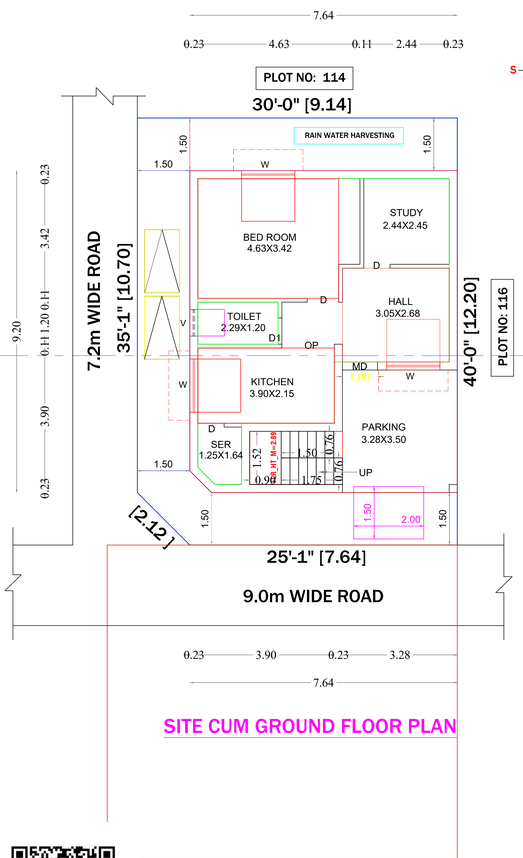
STAIRCASE DETAILS



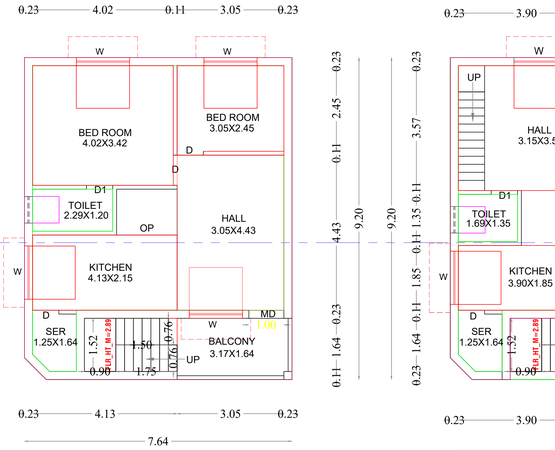
PERCULATION PIT



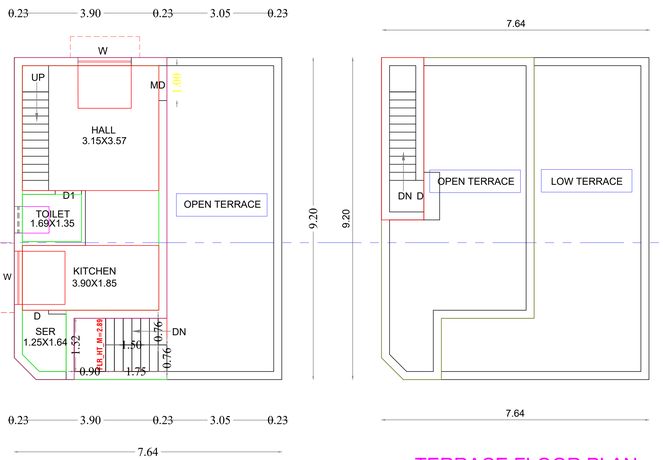
BORE WELL DETAIL



SITE CUM GROUND FLOOR PLAN

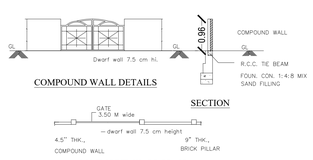


FIRST FLOOR PLAN

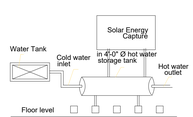


SECOND FLOOR PLAN

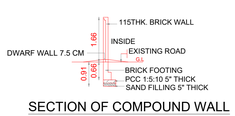
TERRACE FLOOR PLAN



COMPOUND WALL DETAILS
SECTION
COMPOUND WALL PLAN



SOLAR HOT WATER SYSTEM



SECTION OF COMPOUND WALL

NOTE :-

LAYOUT APPROVED BY D.T.C.P VIDE NO: 135/2024 , Dated: 11/06/2024

SPECIFICATIONS:

* R.C.C FOUNDATION IN C.M 1:5 OVER 6" THICK P.C.C 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 6" THICK R.C.C TIE BEAM 1:2:4.
* TILES FLOORING OVER 4" THICK P.C.C 1:5:10 6" THICK SAND FILLING.
* 9" THICK BRICK WALL IN C.M 1:3.
* R.C.C ROOF SLAB 1:2:4 MIX 41/2" THICK.

JOINERIES

MAIN DOOR	MD	3'.3" x 7'.0" (1.00 x 2.13)
DOOR	D	3'.0" x 7'.0" (0.91 x 2.13)
DOOR	D1	2'.6" x 7'.0" (0.76 x 2.13)
WINDOW	W	4'.0" x 4'.0" (1.22 x 1.22)
KITCHEN WINDOW	KW	4'.0" x 3'.0" (1.22 x 0.90)
WINDOW	W2	3'.0" x 4'.0" (0.90 x 1.22)
VENTILATOR	V	2'.6" x 2'.6" (0.76 x 0.76)

AREA STATEMENT	SQ.FT	SQ.M
PLOT AREA (DOCUMENT)	1188.00	110.36
PLOT AREA (PATTA)	1184.04	110.00
PLOT AREA (SITE)	1188.15	110.38
GROUND FLOOR	754.44	70.09
FIRST FLOOR	754.44	70.09
SECOND FLOOR	429.69	39.92
TOTAL FSI AREA	1938.57	180.10
HEAD ROOM (NON FSI)	60.38	5.61
PLOT COVERAGE - 63.49 %	SCALE 1" = 8'0"/ 1:100	
F.S.I - 1.63		

COLOUR INDEX

PROPOSED
SITE BOUNDARY
ROAD

OWNER SIGNATURE

Er.P.BALAMURUGAN B.Tech
REGISTERED ENGINEER GRADE-III
REG NO: 0616 2020
GREATER CHENNAI CORPORSTION
DHAKSHAN PLANNERS
No.40, PILLAIYAR KOIL STREET, MANANCHERRI
KUNDRATHUR, CHENNAI-600 069.
Cell. 98843 55069, 72000 68482
Email : dhakshanplanners2022@gmail.com

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

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.