Verified RealEstate™

REFERENCE
65/2026-27

ISSUED
13 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 283

Kakkalur

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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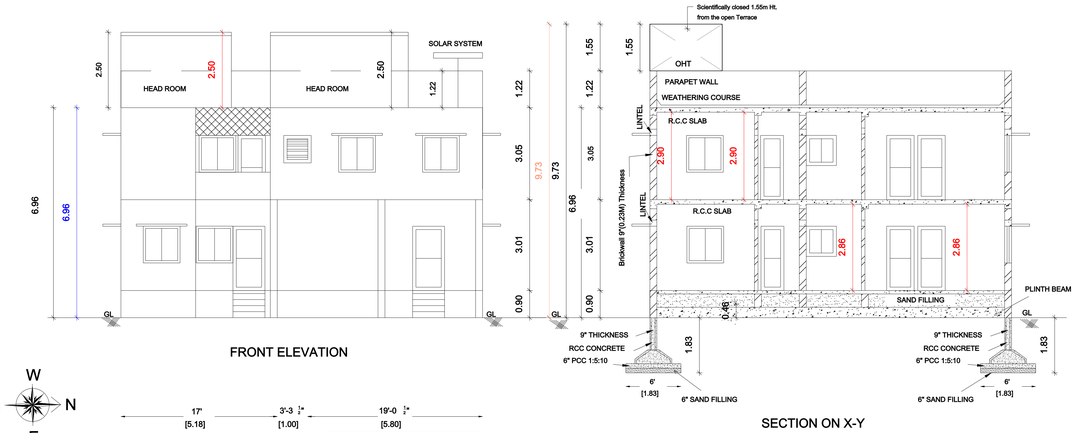
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF A GROUND FLOOR & FIRST FLOOR RESIDENTIAL BUILDING TO EXISTING APPROVED GROUND FLOOR RESIDENTIAL BUILDING AT PLOT.NO:76,PONTHOTTAM NAGAR, VINAYAKAR KOVIL STREET COMPRISED IN OLD SURVEY.NO-283/6 PATTA.NO-24141 AS PER PATTA S.NO-283/6C2 OF KAKKALUR VILLAGE,THIRUVALLUR TALUK, THIRUVALLUR DISTRICT,THIRUVALLUR PANCHAYAT UNION LIMIT.

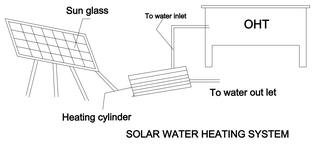
EXISTING GROUND FLOOR APPROVED VIDE ROC.NO-160/2010.DATED-17.07.2010.

OWNER NAME-Mrs.VIJAYALAKSHMI YUVARAJ.

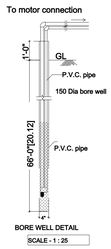


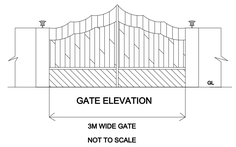
FRONT ELEVATION

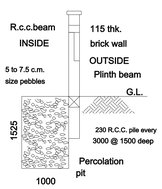
SECTION ON X-Y



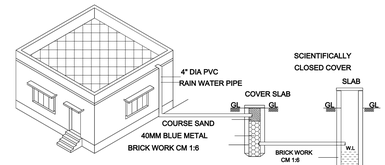
SOLAR WATER HEATING SYSTEM







PERCOLATION PIT DETAIL

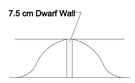


PROPOSED RAIN WATER SYSTEM

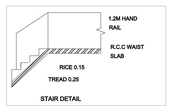
WITH WELL DETAIL

NOT TO SCALE

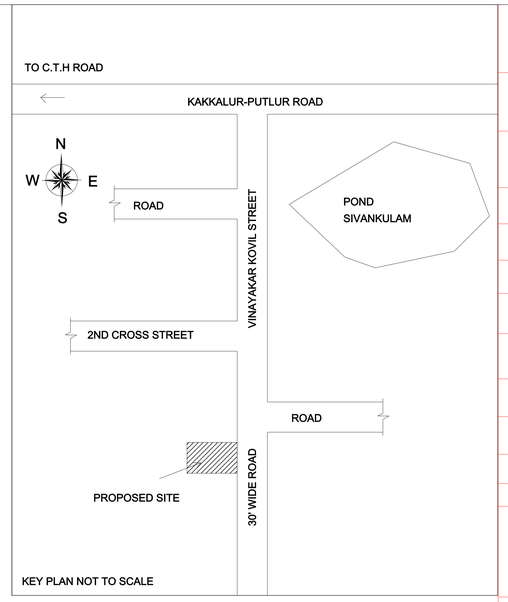
CROSS SECTION OF
BORE WELL 4" DIA



Dwarf Wall Detail



STAIR DETAIL



KEY PLAN NOT TO SCALE

AREA STATEMENT	AREA Sq.Ft.	AREA Sq.M
TOTAL SITE EXTENT AS PER DOCUMENT	2890.00	268.48
TOTAL SITE EXTENT AS PER PATTA	2884.75	268.00
EXIG GROUND FLOOR	820.00	76.17
PRO., GROUND FLOOR	609.78	56.65
PRO., FIRST FLOOR	1845.38	171.44
TOTAL FLOOR EXTENT	3275.16	304.26
F.S.I	1.13	
HEAD ROOM AREA	303.76	28.22
PARKING AREA	415.60	38.62

SCHEDULE OF JOINERY:-

TYPE	DETAIL	IN FEET & INches	IN Meters
MD	DOOR	3'6" X 7'0"	1.07X2.13
D1	DOOR	3'0" X 7'0"	0.91X2.13
D2	DOOR	2'6" X 7'0"	0.76X2.13
W	WINDOW	4'0" X 4'0"	1.22X1.22
V	VENTILATOR	3'0" X 3'0"	0.91X0.91

SPECIFICATION :-

1.FOUNDATION COLUMN FOOTING
2.BRICK WORK C.M 1:5 FOR SUPER STRUCTURE
3.PLASTERING C.M 1:5 FOR WALLS & 1:3 FOR COLUMN
4.CEMENT PAINT 2 COATS FOR WALLS & 1 EXTRA COAT FOR COLUMN
5.RCC 1:2:4 FOR SLAB & LINTEL
6.WOOD WORK ALL WOOD WORKS IN BEST QUALITY
7.WEATHERING B.JELLY LIME MORTAR OVER ROOF COURSE SLAB ONE LAYER OF COUNTERY TILES

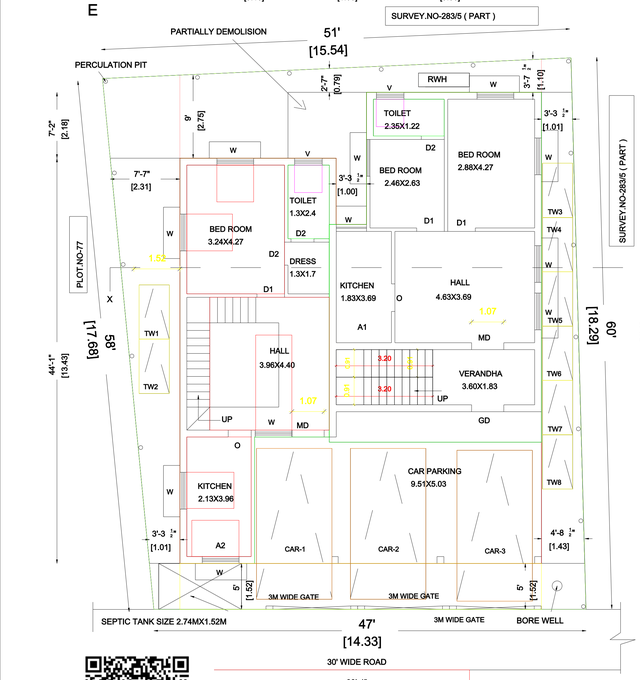
SCALE : 1" = 8'-0" (1:100)

ALL MEASUREMENTS ARE IN METER'S

SIGNATURE OF OWNER

P.SANTHA KUMAR D.C.E., ACAD.,
CMDA Registered Engineer-Grade-III (RE)
Reg.No- RE/GR-III 19/09/308
Avadi City Municipal Corporation
Reg.No- 08 / 2019
NO-56,OLD AGRAHARAM STREET
AVADI,CH-54.Mob-9884457070

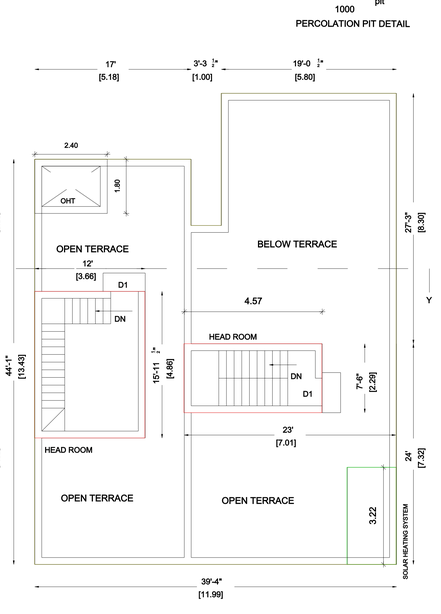
REGISTERED ENGINEER



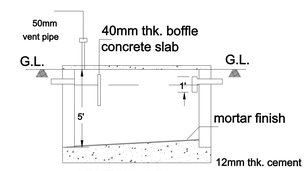
NG & PROPOSED GROUND FLOOR PLAN SCALE : 1:100



PROPOSED FIRST FLOOR PLAN

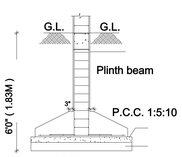


OPEN TERRACE FLOOR PLAN



DETAILS OF SEPTIC TANK

Scale:- 1:50



COLUMN PLAN SIZE:- 9" X 9"

TYPICAL FOUNDATION DETAIL

SCALE:- 1:50

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.