

PP

APPROVAL RECORD

Planning Permission

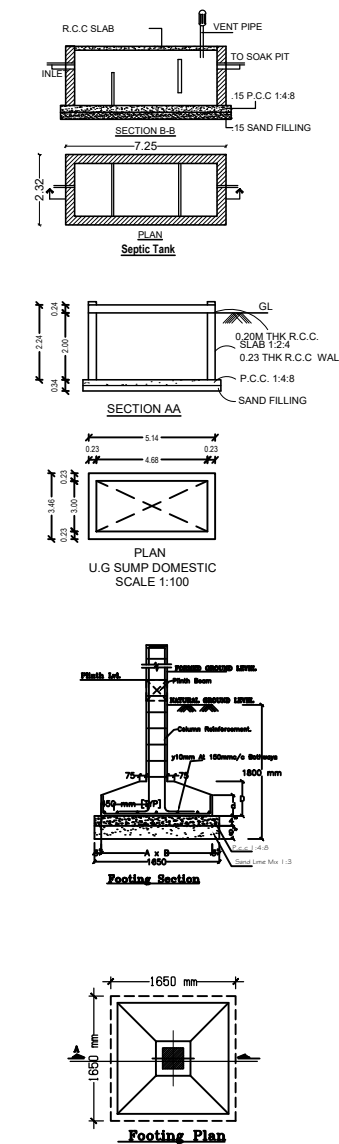
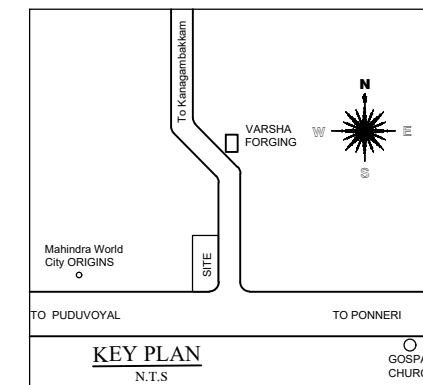
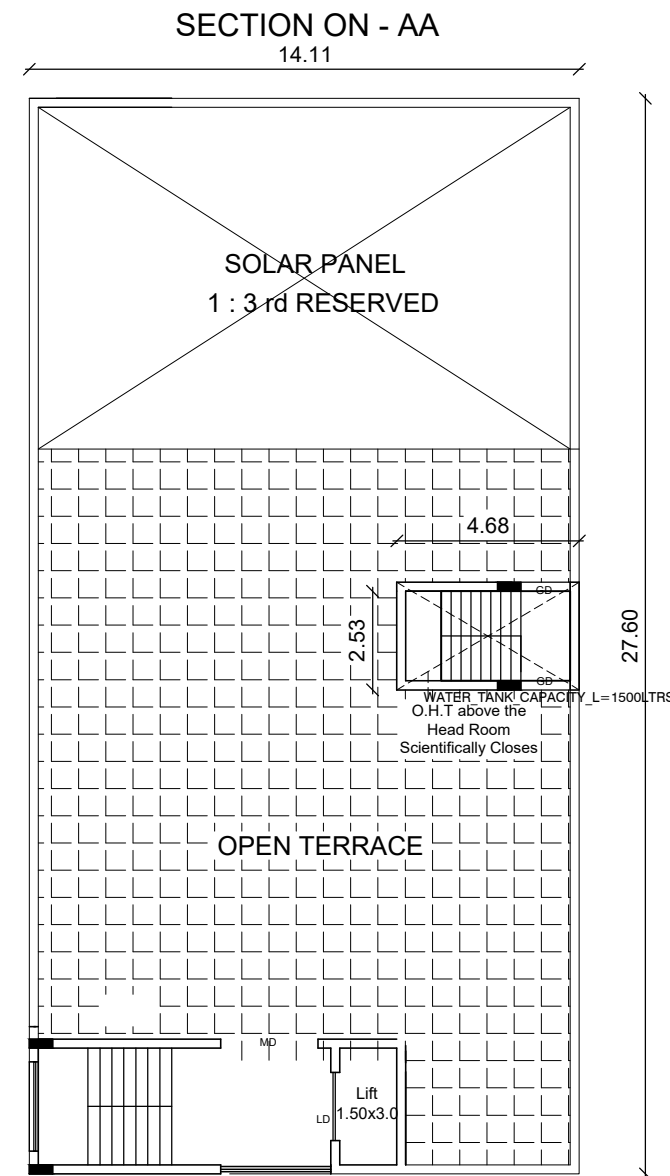
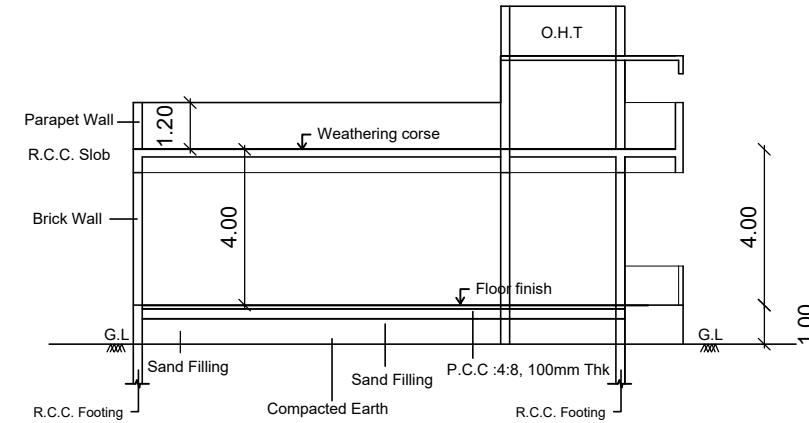
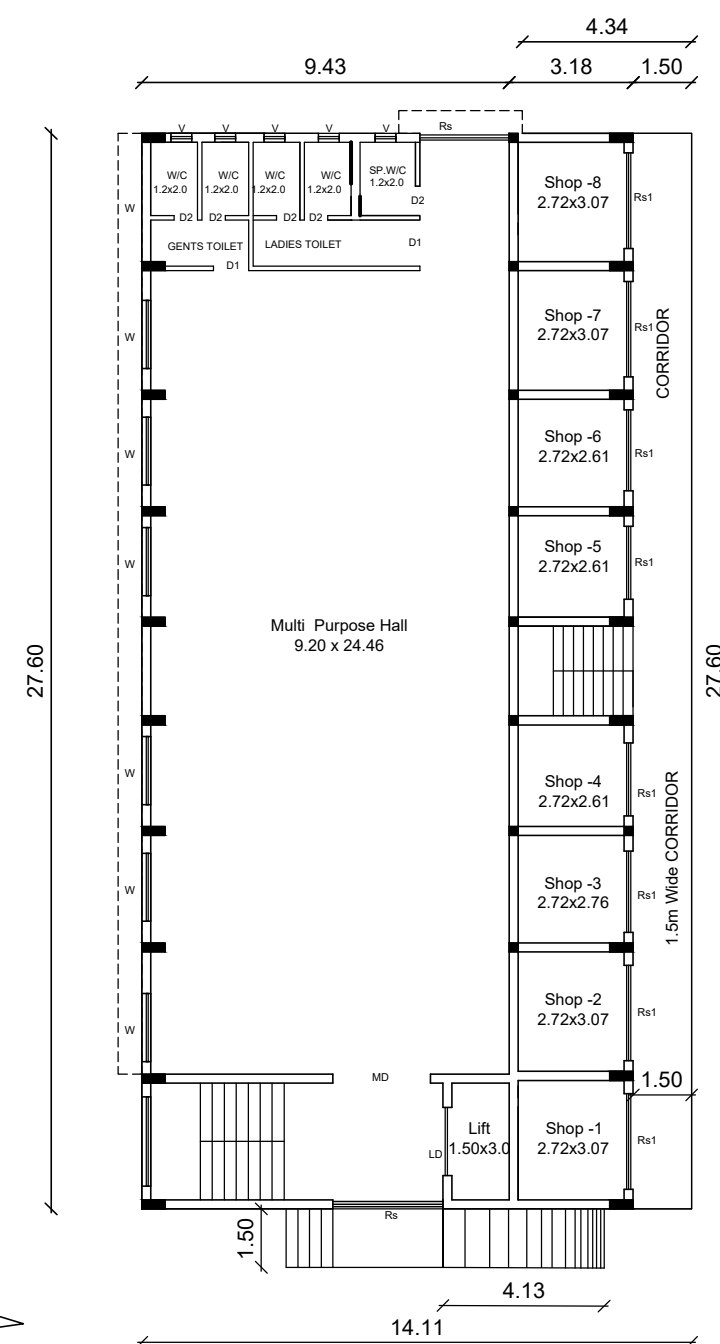
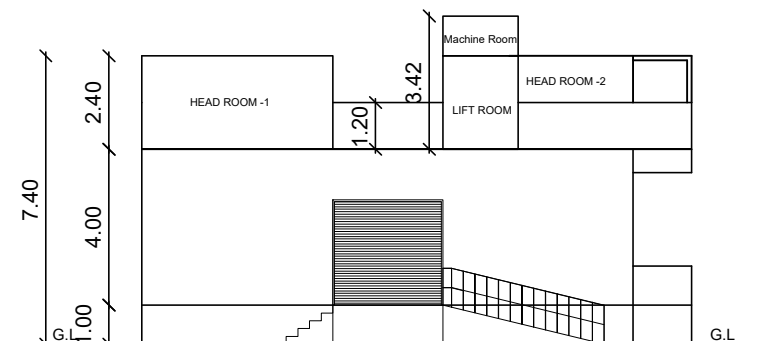
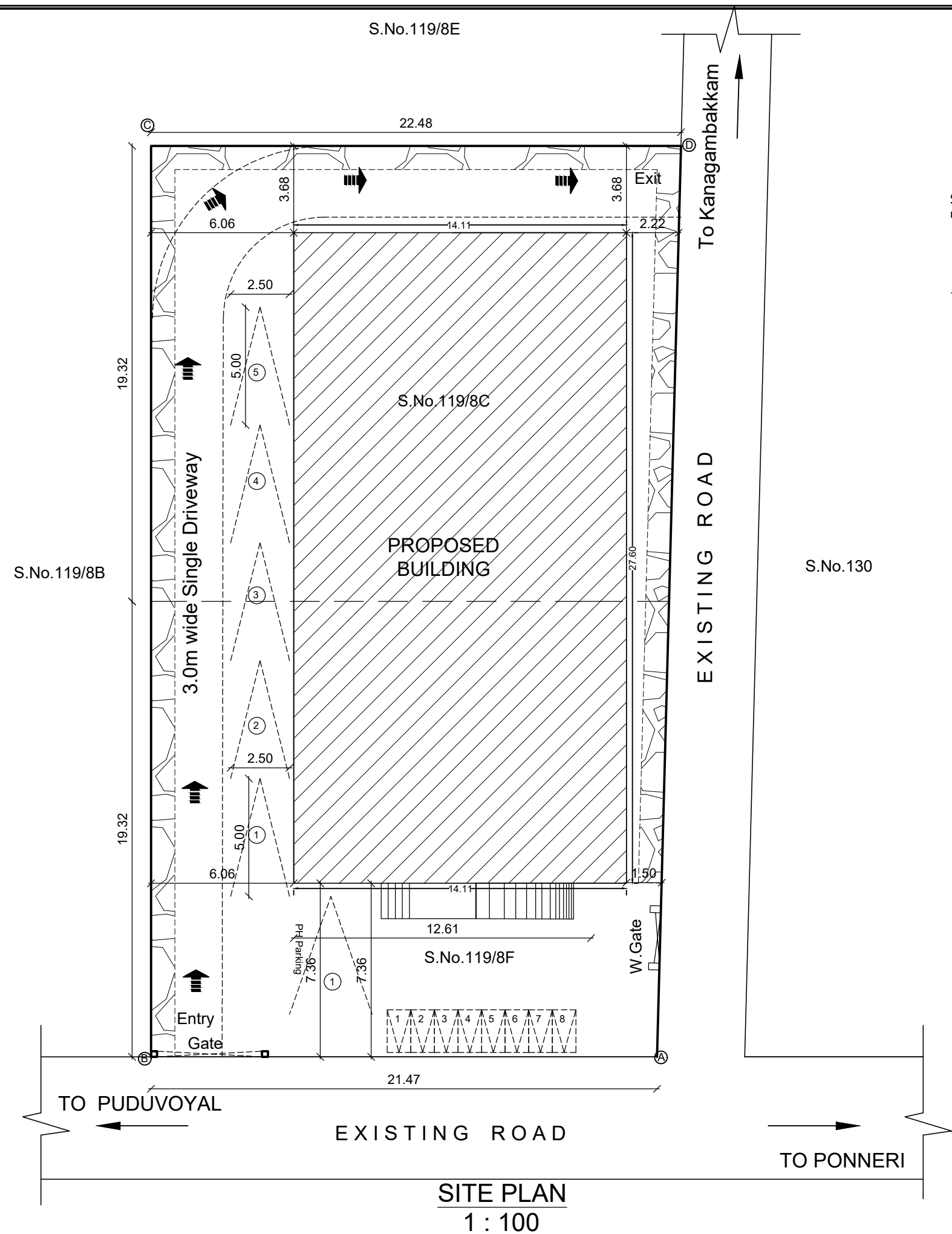
Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
Commercial

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.



DESCRIPTION OF THE PROPERTY

PROPOSED CONSTRUCTION OF COMMERCIAL (SHOPS)
BUILDING COMPRISED IN SURVEY NO.119/8C & 119/8F IN
ELAYAMBEDU VILLAGE,
PONNERI TALUK, THIRUVALLUR DISTRICT.

TOTAL SITE EXTENT - 840.0 sqm						
STRUCTURE WISE AND FLOOR WISE AREA STATEMENT					PARKING DETAILS	
Sl.No.	Description	FSI Area (Sq.m)	Non-FSI Area(sq.ft)	Total Buildup Area(Sq.m)	Required	Available
1	GROUND FLOOR AREA	389.50	-	389.50	6	1
2	HEAD ROOM AREA	33.50	-	33.50	6	1
3	TOTAL AREA	432.00	-	432.00		
F.S.I. =		$\frac{\text{TOTAL BUILDUP AREA}}{\text{TOTAL SITE AREA}} = \frac{432.0}{840.0} = 0.514$				
PLOT COVERAGE		$\frac{\text{FLOOR AREA}}{\text{TOTAL SITE AREA}} \times 100 = \frac{432.0}{840.0} \times 100 = 51.4\%$				

SPECIFICATIONS

<u>Foundation</u>	: Using R.C.C in M30(footing) Upto 3.5m deep
<u>Super Structure</u>	R.C.C framed structure in M25 concrete, Brick work in C.M 1:5 per eng building.
<u>Roof</u>	: R.C.C in M25 grade / Gavalume roof.
<u>Flooring</u>	: Vacuum dewatered/marble/granite/kotta flooring.
<u>Finishes</u>	: Interior and exterior in emulsion paint over cement plastering.
<u>Weathering coarse:</u>	Using brick jelly lime concrete and a layers of weathering tiles.

ALL DIMENSIONS ARE IN METERS

JOINERY SCHEDULE			LEGENDS	
RS	3.40 x3.03m	Steel Rolling Shutter	Proposed building Existing road Site boundary	
RS-1	2.20 x3.03m	Steel Rolling Shutter		
W	2.00x1.20m	Aluminium Steel Window		
D	2.10 x 0.75m	Steel Door		
D	2.10 x 0.75m	Aluminium Steel Door		
LD	1.00 x 2.10m	LIFT DOOR		
V	0.06x0.46m	Ventilator		
			HEIGHT OF THE BUILDINGS (PROPOSED)	
			BUILDING - 1	11.10 M
PLOT EXTENT			NORTH POINT	
DESCRIPTION	AREA(Sq.m)			
AS PER DOCUMENT	840.0			
AS PER PATT A	840.0			
AS PER SITE	840.0			
SCALE	1 : 100			
SHEET SIZE	A1			
SHEET No.	1			

Er. P. ANCHANATCHI, B.E.
DTCP Registered Engineer, Grade-III(RE)
Reg.No.RE/Gr.III/2021/12/024
No.274, Main Road, Thimmarajampet,
Walajabad Taluk, Kanchipuram-631601.
Cell: 8220237512

SIGNATURE OF ENGINEER

SIGNATURE OF OWNER'S

R. PRIYA, MARCH, A.I.I.
Regd Architect No.97/21458
Corporation Licence No.458
No.22, First Avenue, Ashok Nagar
Chennai - 600 083. Phone : 2489 303

SIGNATURE OF ARCHITECT

SIGNATURE OF STRUCTURAL ENGINEER

- 1.Application Reference No. SWP/BPA/0005345/2023 and Scrutiny Reference: U5W2HGF2.
- 2.The Proposed site is boundarised as "A to D" and numbered as SWP/L/P/D.D.T.C.P(TVLR) No. 53/2023 and Site Approval is being given.
- 3.The building plan Numbered as SWP/B.P(Commercial)/D.D.T.C.P(TVLR) No. 03/2023

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](#)



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



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.

