PP APPROVAL RECORD

Planning Permission

Tiruvallur

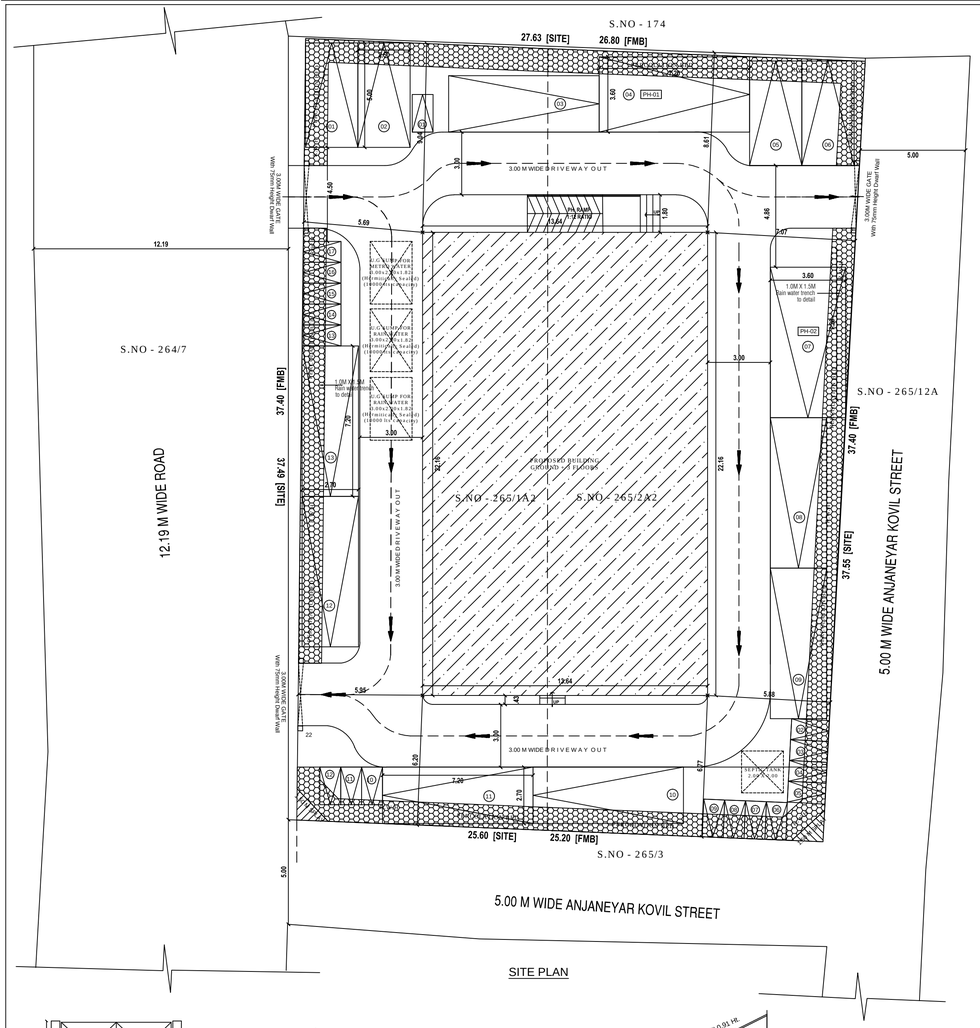
Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

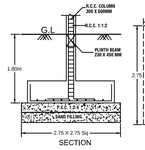
ISSUING AUTHORITY
DTCP

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.

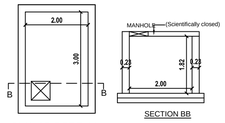


SITE PLAN



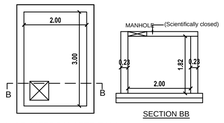
SECTION PLAN

TYPICAL COLUMN FOUNDATION



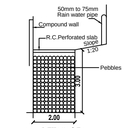
PLAN OF FIRE TANK COLLECTION SUMP

SECTION BB

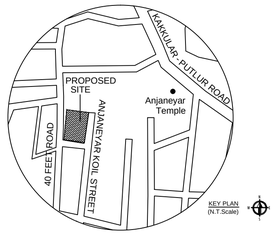


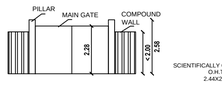
PLAN OF METRO WATER TANK COLLECTION SUMP

SECTION BB

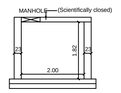


DETAIL OF PERCOLATION TRENCH

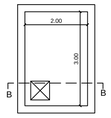




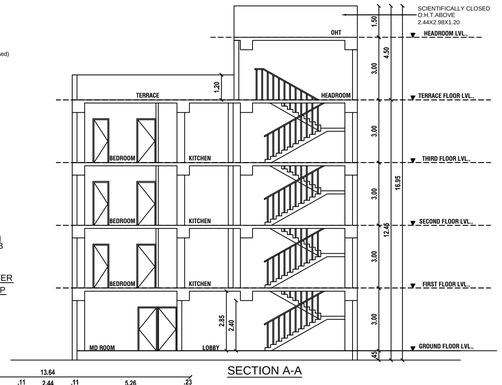
GATE SECTION



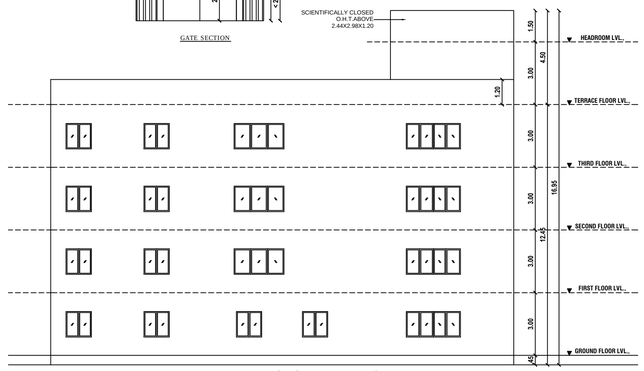
SECTION BB



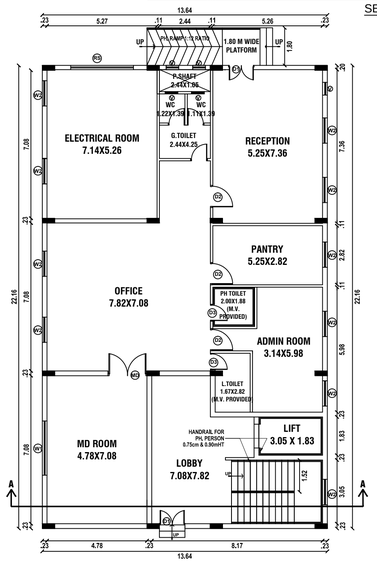
PLAN OF RAIN WATER COLLECTION SUMP



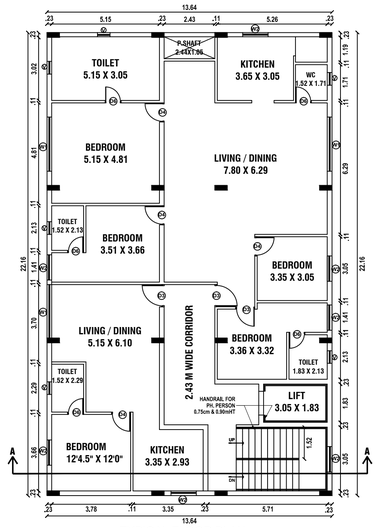
SECTION A-A



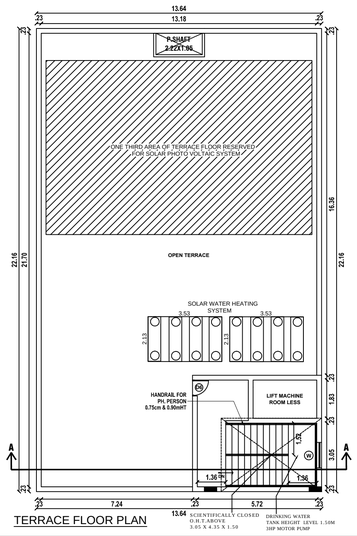
WEST SIDE ELEVATION



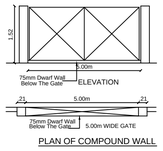
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(1ST, 2ND & 3RD FLOORS PLANS)

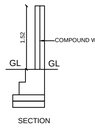


TERRACE FLOOR PLAN

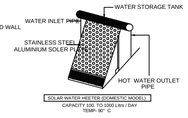


PLAN OF COMPOUND WALL

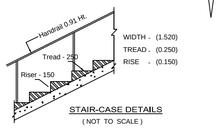
SECTION OF DWARF WALL



SECTION



SOLAR WATER HEATER PLAN



STAIR-CASE DETAILS
(NOT TO SCALE)

1. Application Refrence No. SWP/BPA/0009257/2023 and Scrutiny Reference : NFGCCJCV
2. The building plan Numbered as SWP/B.P/A.D.D.T.C.P(TVLR) No.21/2023

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A GROUND + 3 FLOORS COMMERCIAL CUM RESIDENTIAL BUILDING AT DOOR.NO.75 KAKKALUR VILLAGE COMPRISED IN OLD.S.NO. 265/1, 265/2, NEW.SUB.DIVISION.S.NO. 265/1A2, 265/2A2, AS PER PATTA.NO. 13961, KAKKALUR VILLAGE, TIRUVALLUR TALUK, TIRUVALLUR DISTRICT.

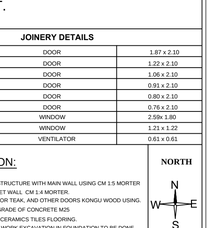
JOINERY DETAILS

D1	DOOR	1.87 x 2.10
D2	DOOR	1.22 x 2.10
D3	DOOR	1.06 x 2.10
D4	DOOR	0.91 x 2.10
D5	DOOR	0.80 x 2.10
D6	DOOR	0.76 x 2.10
W1	WINDOW	2.59x 1.80
W2	WINDOW	1.21 x 1.22
V	VENTILATOR	0.61 x 0.61

SPECIFICATION:

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTER
PARAPET WALL CM 1:4 MORTER.
WOOD WORK : MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD USING.
RCC WORK : MINIMUM GRADE OF CONCRETE M25
FLOORING : ALL ROOM CERAMICS TILES FLOORING.
EARTH WORK : ALL EARTH WORK EXCAVATION IN FOUNDATION TO BE DONE AS PER THE DIMENSION GIVEN IN THE SECTION DRAWING.

NORTH



AREA DETAILS

S.NO.	PLOT AREA DETAILS IN SQ.M		
1	AS PER PATTA.		980.00 SQ.M
2	AS PER DOC.		994.23 SQ.M
3	AS PER SITE (SUPERIMPOSED).		971.26 SQ.M

FLOOR AREA DETAILS IN SQ.M

S.NO.	FLOOR	BUILD-UP AREA	NON FSI AREA DEDUCTION	FSI AREA COMMERCIAL	FSI AREA RESIDENTIAL
4	GROUND FLOOR	302.23	2.56	299.67	-
5	FIRST FLOOR	302.23	2.55	-	299.68
6	SECOND FLOOR	302.23	2.55	-	299.68
7	THIRD FLOOR	302.23	2.55	-	299.68
8	HEAD ROOM	32.84	-	-	-
	TOTAL	1,241.76	10.21	1198.71	

TOTAL FSI AREA	1198.71	= 1.234 (F.S.I ACHIVED)
SUPERIMPOSED AREA	971.26	

PARKING CALCULATION	REQUIRED	PROVIDED
CAR	12	13
BIKE	13	17

COLOR INDEX

PROPOSED BOUNDARY ROAD

SCALE 1: 100

Vijayalakshmi

APPLICANT

J.HENRY GABRIEL, B.E., M.Tech.,
Structural Engineer Grade - I (SE)
Reg.No.SE0-01427/CPWD/Chennai/SE0023
No.11-A3,Tandyarna 11th Street,
Tiruvallur - 602001. M : 9884260905.
Email : henrygabriel@gmail.com

STRUCTURAL ENGINEER

RAYYAN IBRAHIM, M.Arch.,
Reg.No.CA/2002/2031 CO.IN/ARA/D 22/150020
RAYAN IBRAHIM ARCHITECTS PVT. LTD.
3rd Floor, Omega Wing, Raheja Towers,
No. 177, Anna Salai, Chennai -600 002.
Mob: 95000 36906, 80568 92444
Email: rayan@rayanarchitects.com

ARCHITECTS

SHEET - 01/01

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

hello@verified.realestate · +91 9996 12 9996

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.