

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

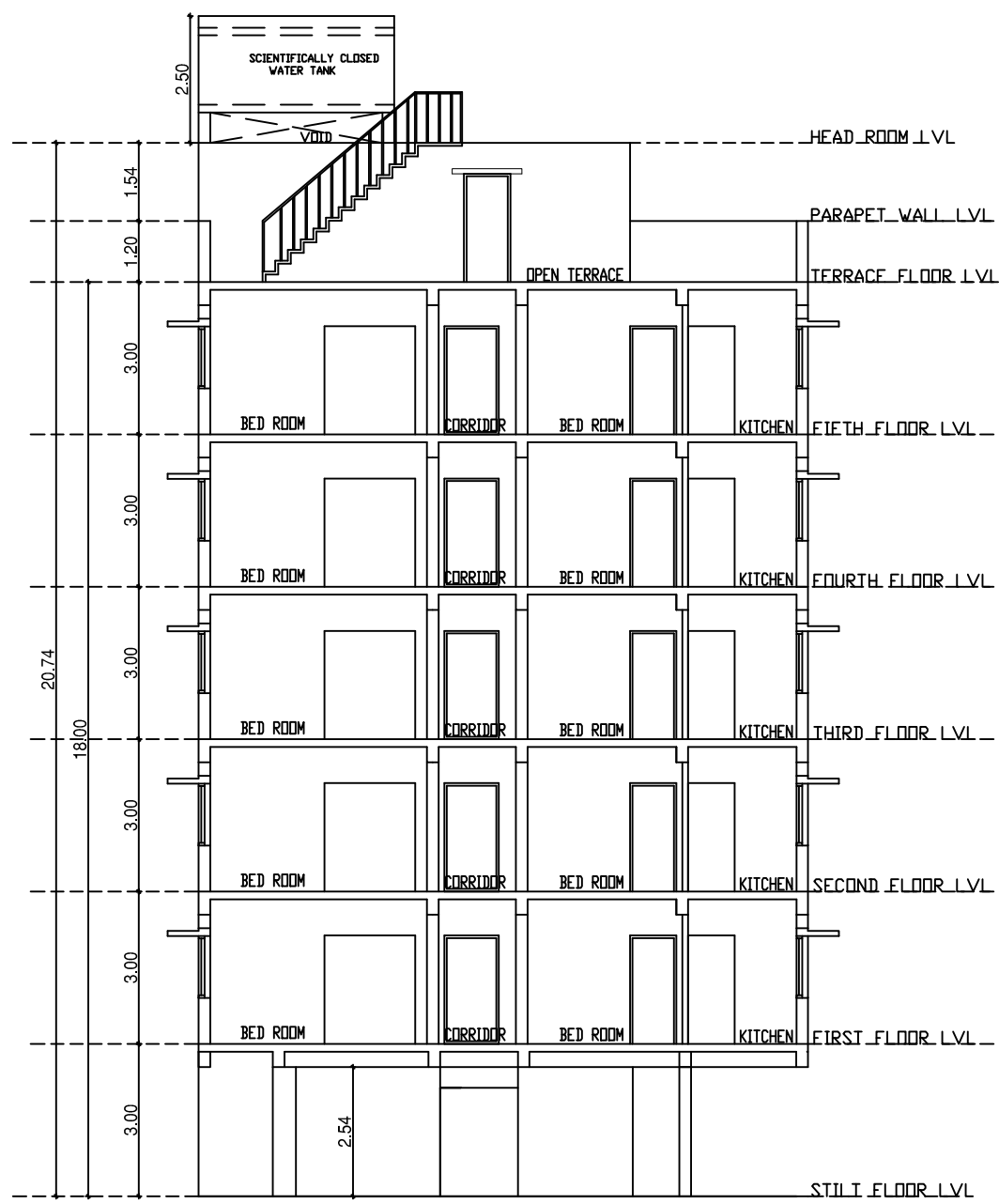
Building Plan

ISSUING AUTHORITY

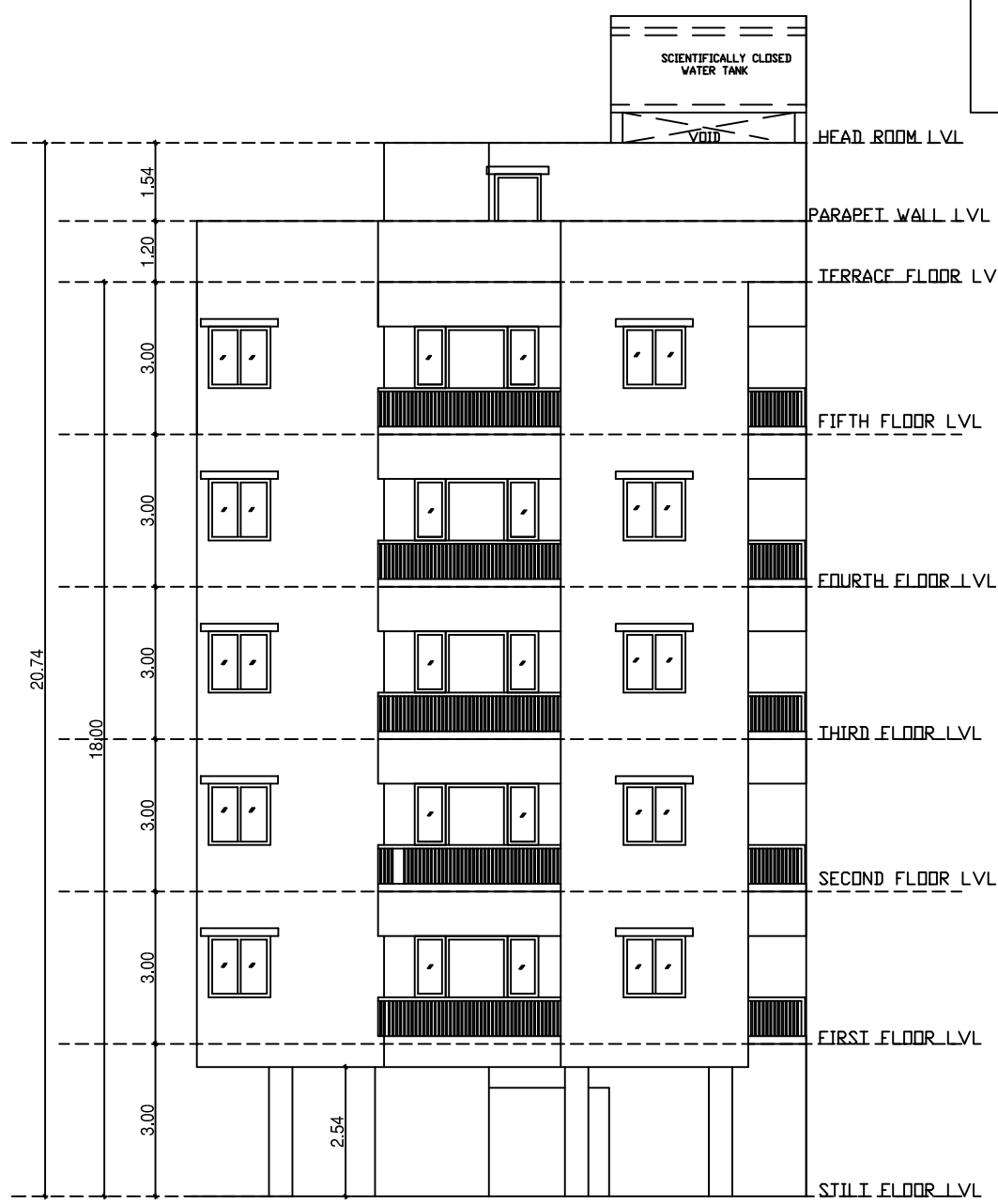
DTCP

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.

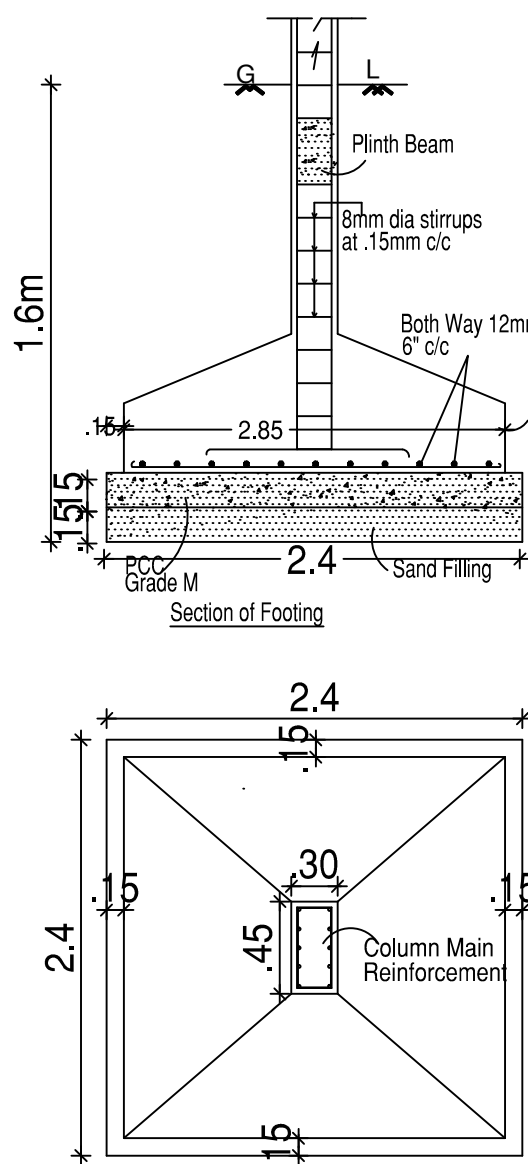


SECTION - AA



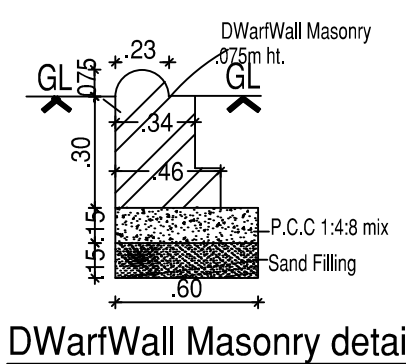
ELEVATION

1. Application Reference No. SWP/BPA/0009880/2023 and Scrutiny Reference : PEN39COD
2. The building plan Numbered as SWP/B.P/A.D.D.T.C.P(TVLR) No.31/2023

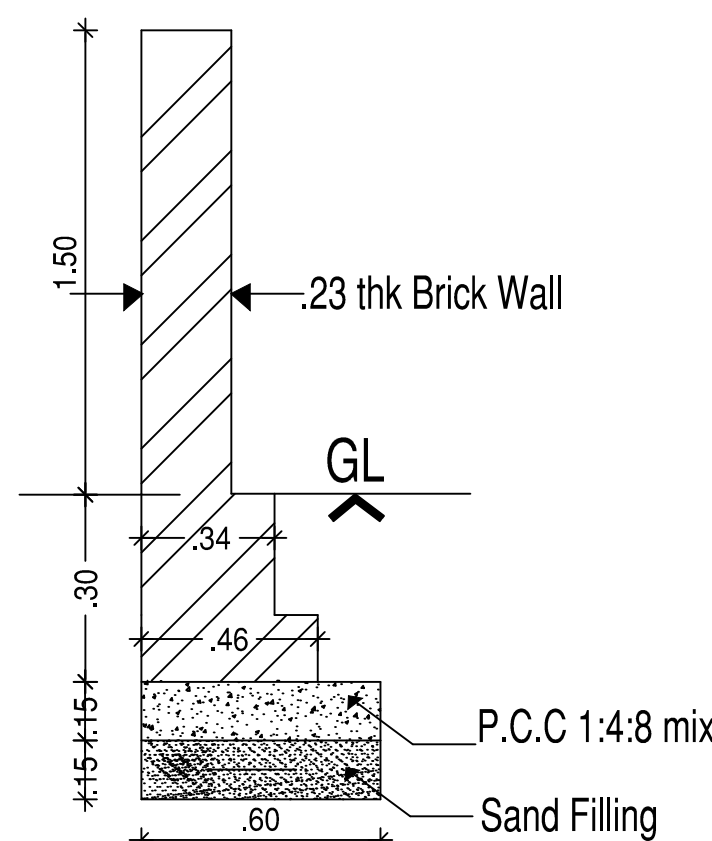


Column Foundation detail

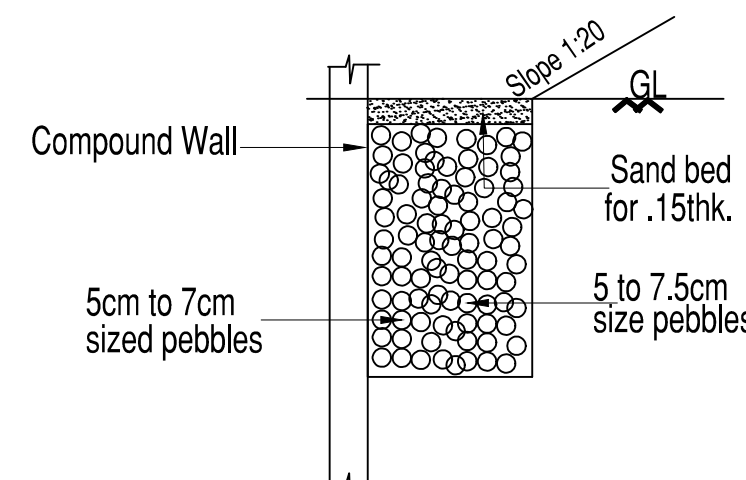
Plan of Footing



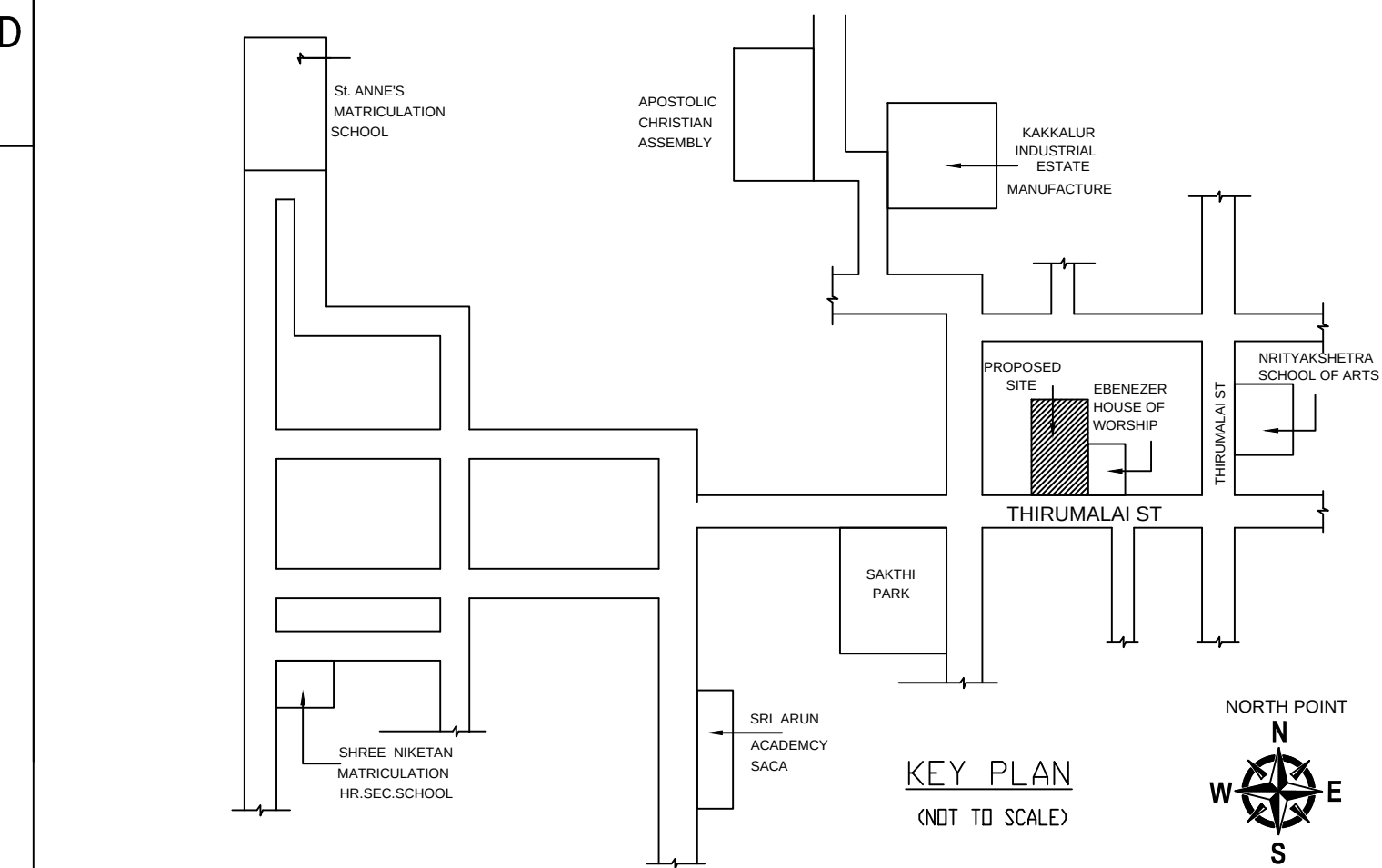
Dwarf Wall Masonry detail



Compound Wall detail

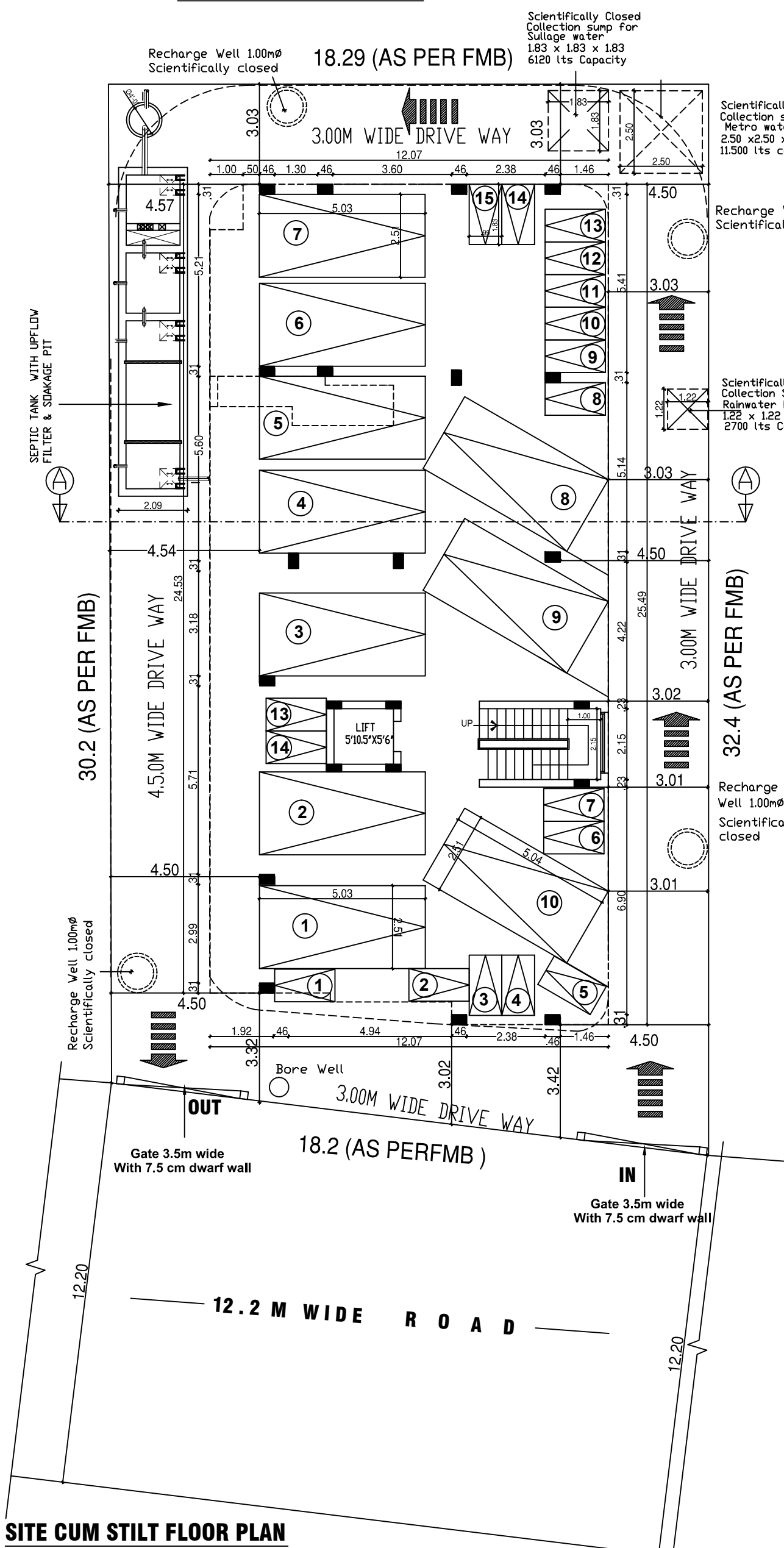


Rain Water Trench Detail

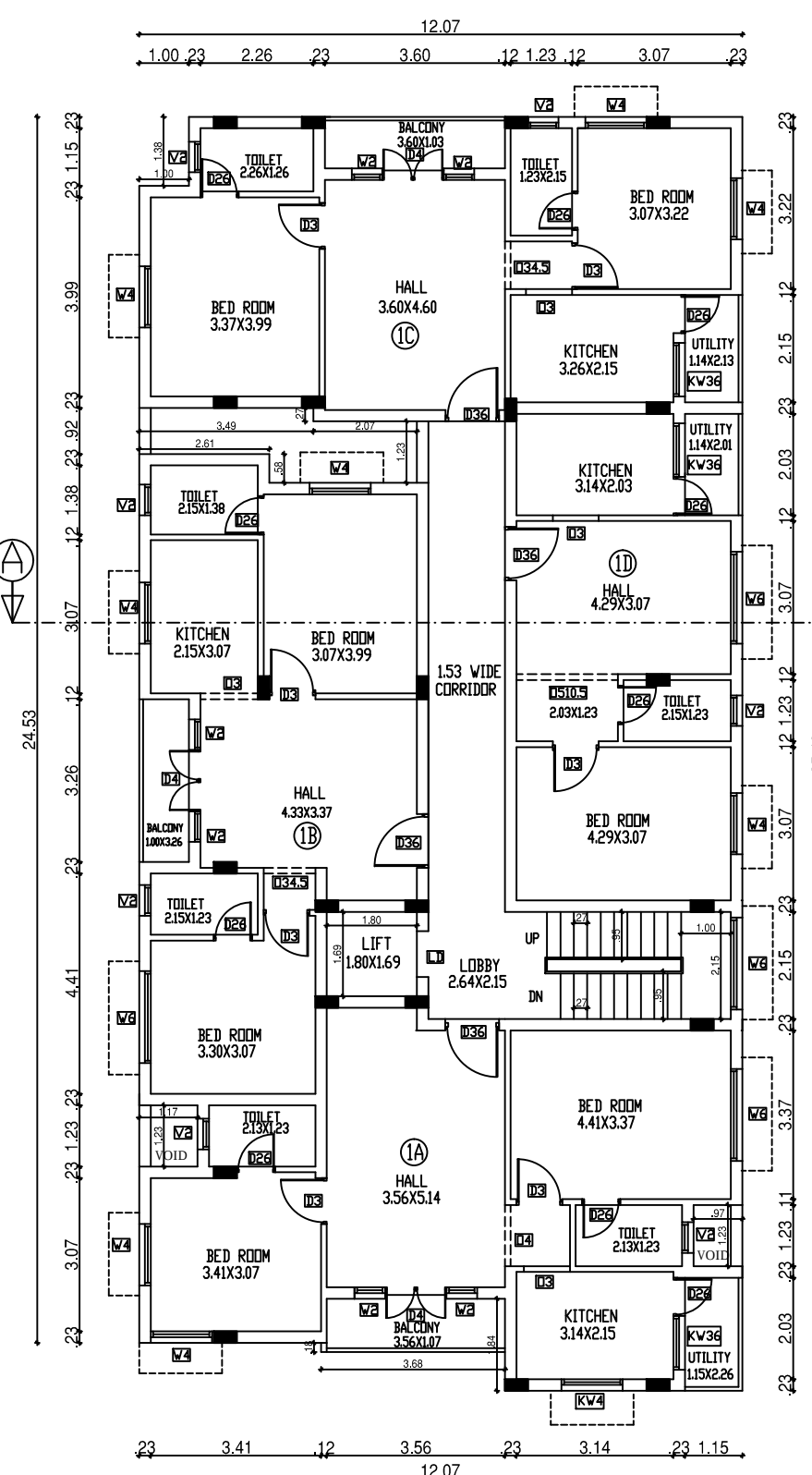


KEY PLAN
(NOT TO SCALE)

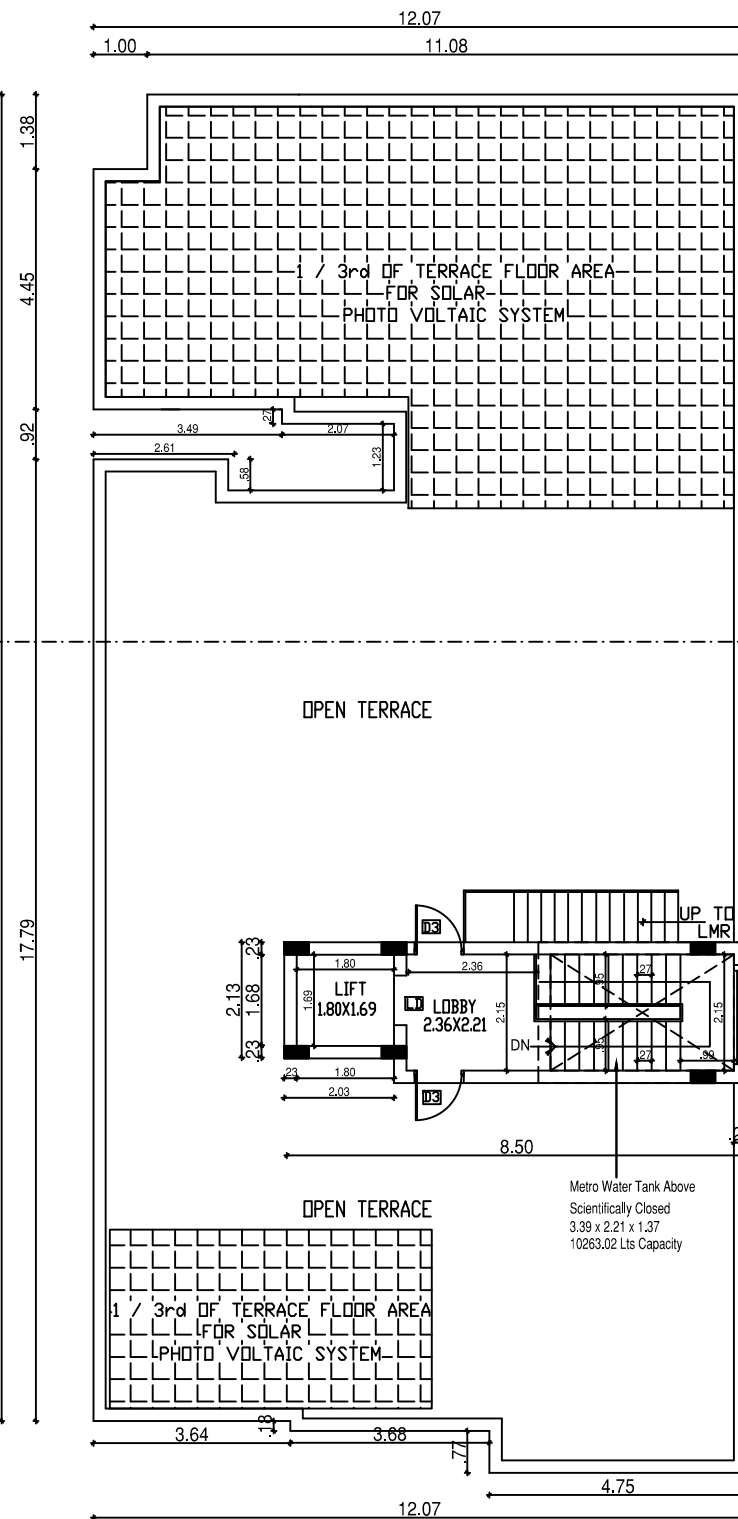
PARKING DETAILS						
FLOOR		FLOOR AREA UPTO 25SQM.	FLOOR AREA UPTO 25-50SQM	FLOOR AREA ABOVE 50-75SQM	FLOOR AREA ABOVE 75SQM	
FIRST FLOOR	TWO WHEELER	NIL	1	2	NIL	3
	CAR	NIL	NIL	1	1	2
SECOND FLOOR	TWO WHEELER	NIL	1	2	NIL	3
	CAR	NIL	NIL	1	1	2
THIRD FLOOR	TWO WHEELER	NIL	1	2	NIL	3
	CAR	NIL	NIL	1	1	2
FOURTH FLOOR	TWO WHEELER	NIL	1	2	NIL	3
	CAR	NIL	NIL	1	1	2
FIFTH FLOOR	TWO WHEELER	NIL	1	2	NIL	3
	CAR	NIL	NIL	1	1	2
TOTAL TWO WHEELER PARKING					15	15
TOTAL CAR PARKING					10	10



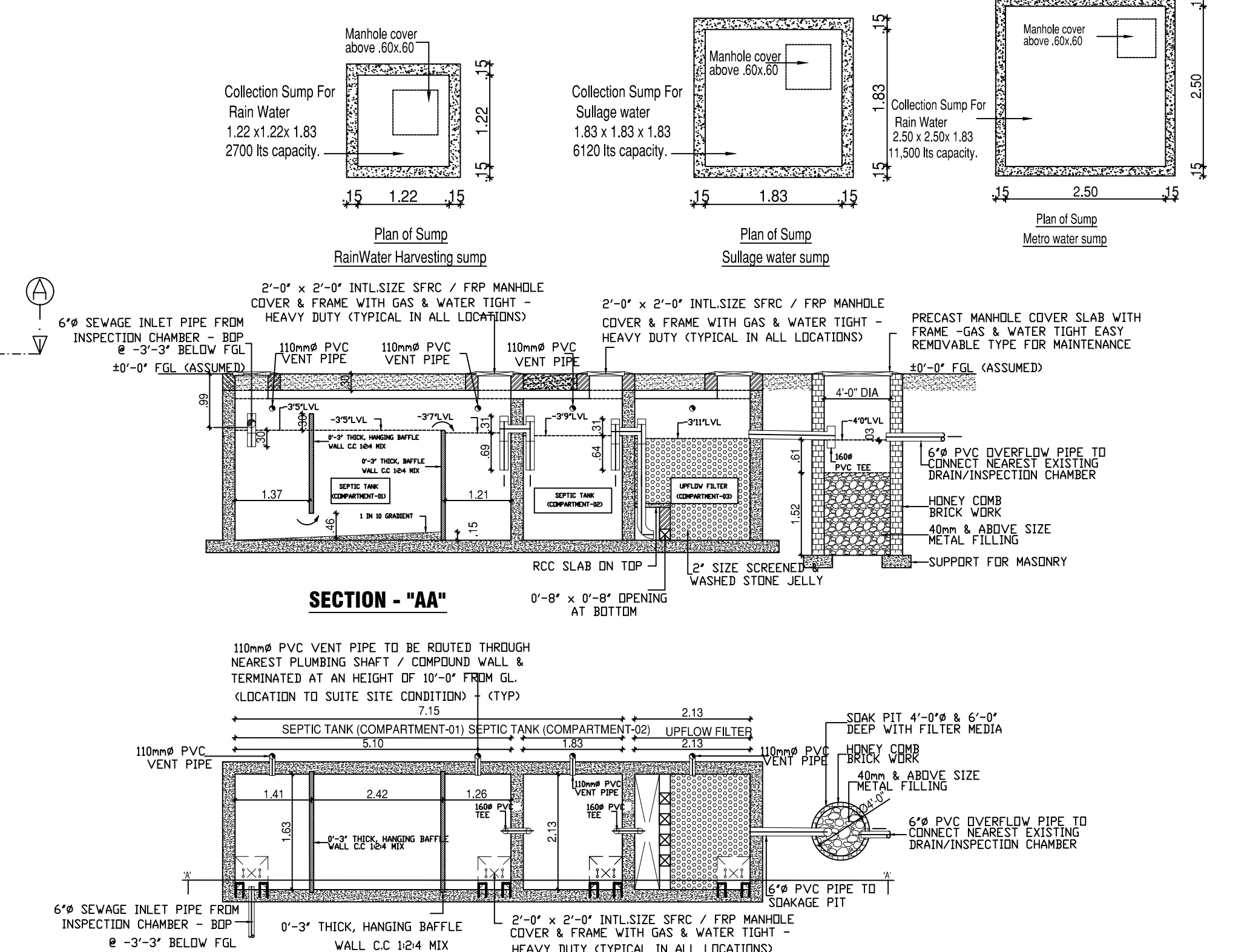
SITE CUM STILT FLOOR PLAN



SITE CUM TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD, FOURTH & FIFTH)



TERRACE FLOOR PLAN



PLAN OF SEPTIC TANK WITH UPFLOW FILTER & SOAKAGE PIT

Plan Showing The Proposed Construction Of
Stilt Floor + 5 Floors (18.00 M Height) Residential
Building With 20 Dwelling Units (Affordable Housing)
At Plot No. D&E, Old Survey .No : 687/2 , T.S.No.20/2, 3
as per Patta No.761, New Survey No, 687/2A Part of
Periyakuppam Village, Tiruvallur Municipality,
Tiruvallur Taluk, Tiruvallur District.

Specification:

Foundation :RCC Column footing grade of Concrete M20
R.C.C.Work :For Lintel,Beams,sunshade,Roof,etc.,
with required thickness cement
concrete used M-25 grade
Super Structure :B.W in C.M 1:5
Flooring :Vitrified Tiles
Joinery :Best Indian Country Wood
Finishes :Exterior & interior painted
with cement paint.
Weathering coarse :Brick jelly lime conc. below
the weathering tiles

Schedule of Joineries.

MD	1.07 X 2.13	Panelled Door
D3	0.91 X 2.13	Panelled Door
D26	0.76 X 2.13	Panelled Door
W6	1.83 X 1.37	Window
W4	1.22 X 1.37	Window
W2	0.60 X 1.37	Staircases Window
KW4	1.22 X 1.07	Kitchen Window
V2	0.60 X 0.60	Ventilator

AREA STATEMENT

PLOT AREA AS PER FMB - 567.00 Sq.m

FLOOR	F.S.I (Sqm)	
STILT FLOOR	17.11	TOTAL NO OF UNITS : 20 PLOT COVERAGE - 50.82 % F.S.I Achieved - 2.57 PREMIUM F.S.I - 0.57
FIRST FLOOR	288.17	
SECOND FLOOR	288.17	
THIRD FLOOR	288.17	
FOURTH FLOOR	288.17	
FIFTH FLOOR	288.17	
TOTAL	1457.96	

AREA STATEMENT FOR AFFORDABLE HOMES			
S.NO	FLOOR	UNIT NAME	FLOOR AREA SQMT.
1	TYPICAL- FIRST , SECOND , THIRD , FOURTH & FIFTH FLOORS	1A,2A,3A,4A,5A	75.00
2		1B,2B,3B,3C,3D	64.23
3		1C,2C,3C,4C,5C	69.83
4		1D,2D,3D,4D,5D	46.23

ALL DIMENSIONS ARE IN METRES
SCALE 1: 100
LEGEND:
PROPOSED SHOWN IN
BOUNDARY SHOWN IN
ROAD SHOWN IN

For HANSA ESTATES PRIVATE LIMITED
Director / Authorised Signatory

OWNER'S SIGNATURE

Dr. V. VINITHA, B.E., M.Sc.(Arch),
Registered Engineer-Grade II/01/2023
No. 144/64, First Floor,
Chinnakkudi Street, Near: Durgamam Kuzi,
Tiruvallur District - 600 601.
Cell: 89404 39409

ARCHITECT SIGNATURE

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.

