Verified RealEstate™

REFERENCE
340-2023

ISSUED
21 December 2023

PP APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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

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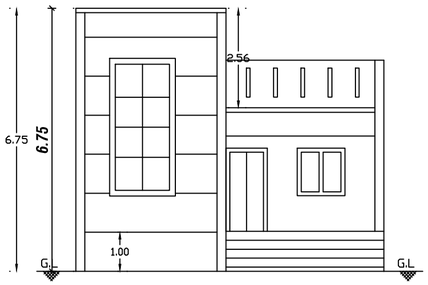
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR RESIDENTIAL BUILDING AT OLD S.NO:423/1, AS PER PATTA NO:3484, NEW S.NO: 423/1B, CHELLIAMMAN NAGAR, V.NO:37, UTHUKOTTAI VILLAGE & TOWN PANCHAYATH, THIRUVALLUR DISTRICT.

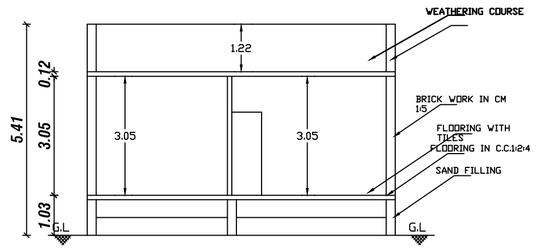
"மழைநீரை சேகரிப்போம்" "மண்வளம் காப்போம்"

FOR OFFICE USE:

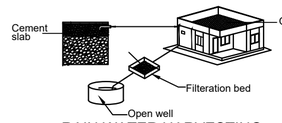
SOLD OUT PLOT FRAME WORK D.T.C.P.No: SPFW/TVLR.AD.No: 127/2020 Dated On 28/02/2020.
SINGLE PLOT APPROVAL NO: 142/2022/A2. Dated On 18/04/2022.



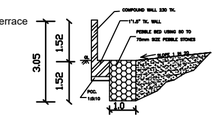
ELEVATION



SECTION ON "AA"

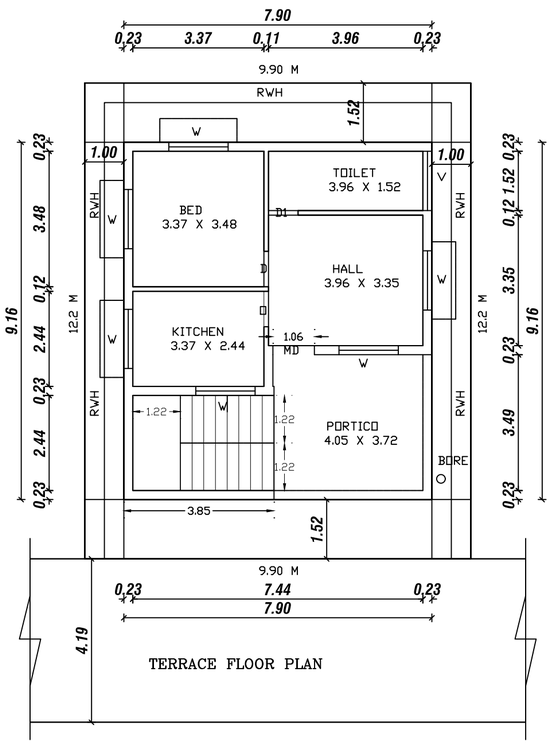


RAIN WATER HARVESTING



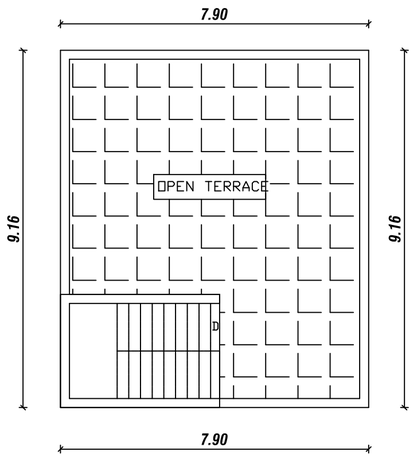
RAIN WATER COLLECTION TRENCH

STAIR CASE DETAILS

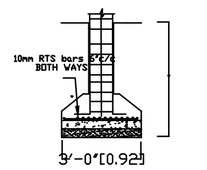


TERRACE FLOOR PLAN

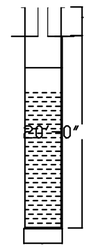
SITE CUM GROUND FLOOR PLAN



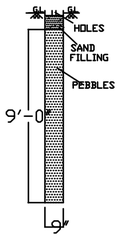
TERRACE FLOOR PLAN



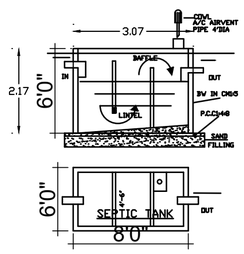
DETAILS OF FOUNDATION
SCALE.1:50 (1"= 4'0")



WELL DETAILS

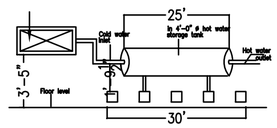


RAIN WATER PERCOLATION PIT

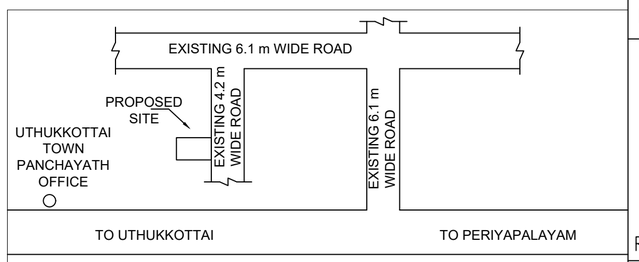


SEPTIC TANK

N



SOLAR HOT WATER SYSTEM(SWHS) DETAIL



SPECIFICATIONS

1. SAND FILLING IN FOUNDATION 150 MM THICK
2. P.C.C 1:4:8 USING 40MM HBG METAL FOR FOUNDATION& BASEMENT
3. R.C.C 1:2:4 USING 20MM HBG METAL FOR FOLLOWING WORKS
   A) COLUMNS
   B) BEAMS
   C) LINTELS, LOFT, SUNSHADE
   D) ROOF SLAB
4. PLASTERING IN C.M 1:4 12MM THICK
5. BRICK WORK IN C.M 1:5 USING ICLASS CHAMBER BURNT BRICKS
6. WEATHERING COURSE WITH B.J.C TOP FINISH WITH SQUARE TILES

JOINERY		M X M
M.D	MAIN DOOR	1.06 X 2.10
D	DOOR	0.91 X 2.10
D1	DOOR	0.76 X 2.10
W	WINDOW	1.22 X 1.22
V	VENTILATOR	0.91 X 0.61

COLOUR INDEX
- PROPOSED BUILDING
- ROADS
- PLOT BOUNDARY

SCALE: 1:100

STAIR CASE DETAILS
DOGLEGED STAIR CASE
RAISER - 150 mm, TREAD - 250 mm
WIDTH - 912 mm

AREA DETAILS	Sft	Sqm
PLOT AREA	1300.00	120.77
PRO.GROUND FLOOR AREA	781.50	72.60
PRO.HEAD ROOM AREA	127.33	11.83
TOTAL PROPOSED AREA	908.83	84.42
OPEN AREA	518.50	48.16
PLOT COVERAGE	60.1 %	
F.S.I	- 0.60	

OWNER/APPLICANT:

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

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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.