

PP

APPROVAL RECORD

# Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

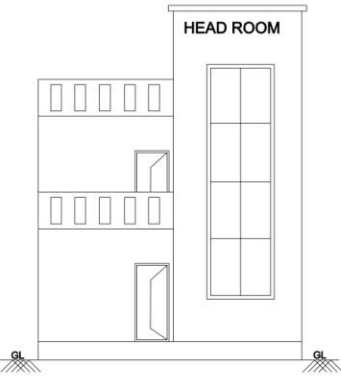
**Rural Panchayat**

The approval as the planning authority issued it, reproduced in full behind this page.

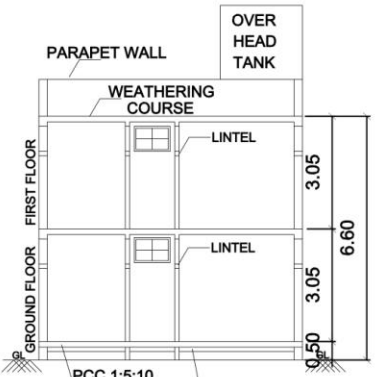
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR & FIRST FLOOR  
RESIDENTIAL BUILDING PLOT NO: 41 EAST PART & 42 EAST PART , OLD S.NO: 78/1A1B2, 78/1A1A  
(PATTA NO: 1091 NEW S.NO: 78/169, PATTA NO: 1092, NEW S.NO: 78/170 )," J.J GARDEN", V.NO: 57,  
SIRUVANUR VILLAGE, TIRUVALLUR TALUK & TIRUVALLUR DISTRICT..,

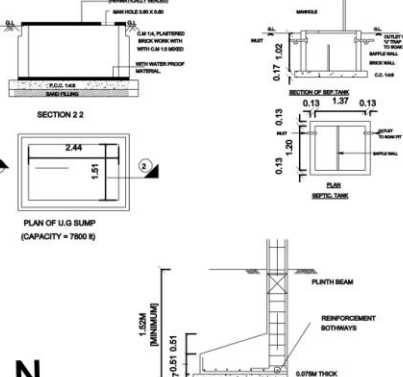
LAYOUT APPROVAL NO: 59(R)/2018



ELEVATION



SECTION "AA"



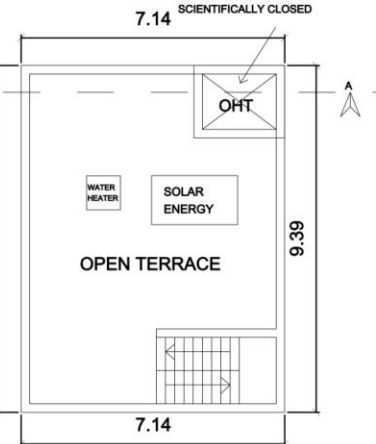
TYP. DET. COLUMN FOOTING



GRC



PLAN

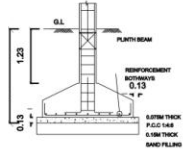


TERRACE FLOOR PLAN



SOLAR WATER HARVESTING SYSTEM

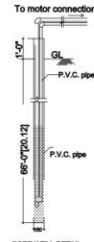
SOLAR WATER HEATING SYSTEM



TYP. DET. COLUMN FOOTING



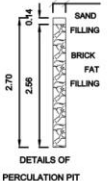
COMPOUND WALL WIDTH



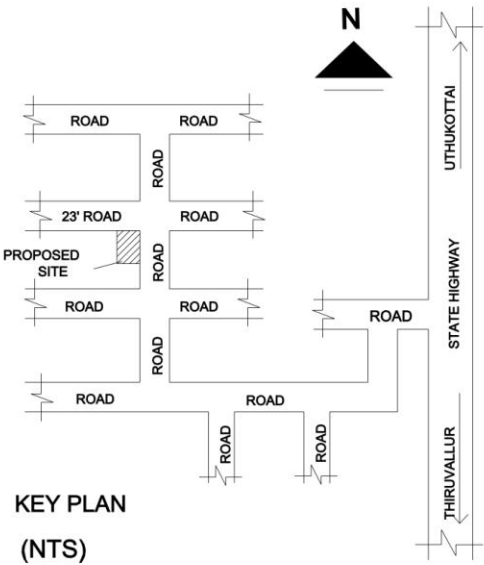
BORE WELL DETAIL



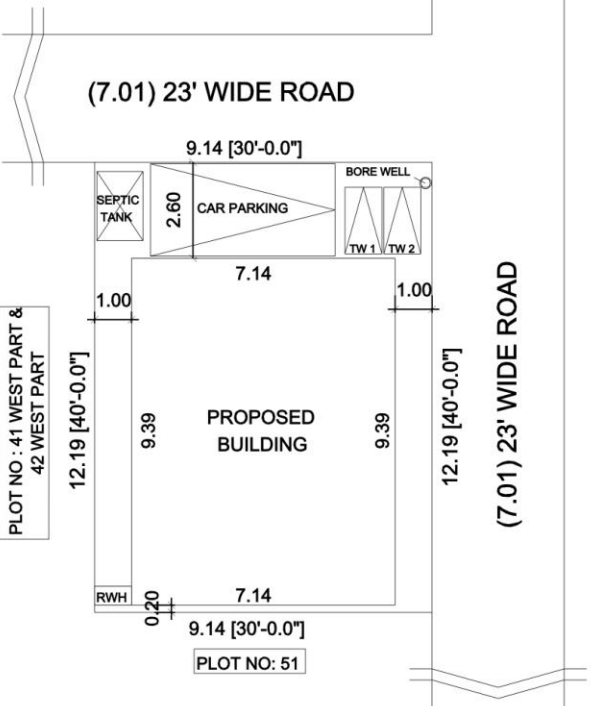
STAIRCASE DETAIL



DETAILS OF PERCOLATION PIT



KEY PLAN  
(NTS)



SITE PLAN

FOUNDATION :  
FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-  
SUPER STRUCTURE IN 23 TH., 11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTAR 1:5

RCC MEMBERS  
FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

PLASTERING  
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH. CEILING IN CM 1:3 9mm TH.

PAINTING  
FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT

FLOORING  
FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS & WINDOWS  
DOORS WITH COUNTRY WOODEN FRAMES , 32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH  
WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

|                        |                   |                               |
|------------------------|-------------------|-------------------------------|
| SCALE 1:100            |                   | ALL DIMENISIONS ARE IN METRES |
| SCHEDULE OF JOINERIES: |                   |                               |
| NO.                    | DESCRIPTION       | SIZE                          |
| M.D                    | MAIN DOOR         | 1.22 x 2.10                   |
| D                      | DOOR              | 0.91 x 2.10                   |
| D1                     | DOOR              | 0.76 x 2.10                   |
| W                      | WINDOW            | 1.38 x 1.22                   |
| L.V                    | LOUVRE VENTILATOR | 0.92x0.90                     |
| V                      | VENTILATOR        | 0.60x0.90                     |

|                            |         |              |
|----------------------------|---------|--------------|
| AREA DETAILS               | SQ.FT   | SQ.M         |
| PLOT NO: 41 EAST PART      | 600.00  | 55.74        |
| PLOT NO: 42 EAST PART      | 600.00  | 55.74        |
| TOTAL PLOT AREA            | 1200.00 | 111.48       |
| PROPOSED GROUND FLOOR AREA | 721.70  | 67.04        |
| PROPOSED FIRST FLOOR AREA  | 721.70  | 67.04        |
| TOTAL PROPOSED AREA        | 1443.40 | 134.09       |
| OPEN AREA                  | 478.30  | 44.44        |
| PLOT COVERAGE              | 60%     | F.S.I - 1.20 |

OWNER:  
*M. Elavarasan*  
**M ELAVARASAN**

*D. Ravichandran*  
**D. RAVICHANDRAN, B.E., FIV.,**  
Licensed Surveyor, Tiruvallur Municipality  
Reg. No. 014/LS/2019/01-RE/Gr-I  
DTCP.Reg.No: TVLR/RE/Gr-II/2019/05/001  
# 45/3, 1st Floor, J.N. Road, Oil Mill,  
Tiruvallur - 602 001. Cell : 9444185780  
**LICENSED SURVEYOR**

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

