

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

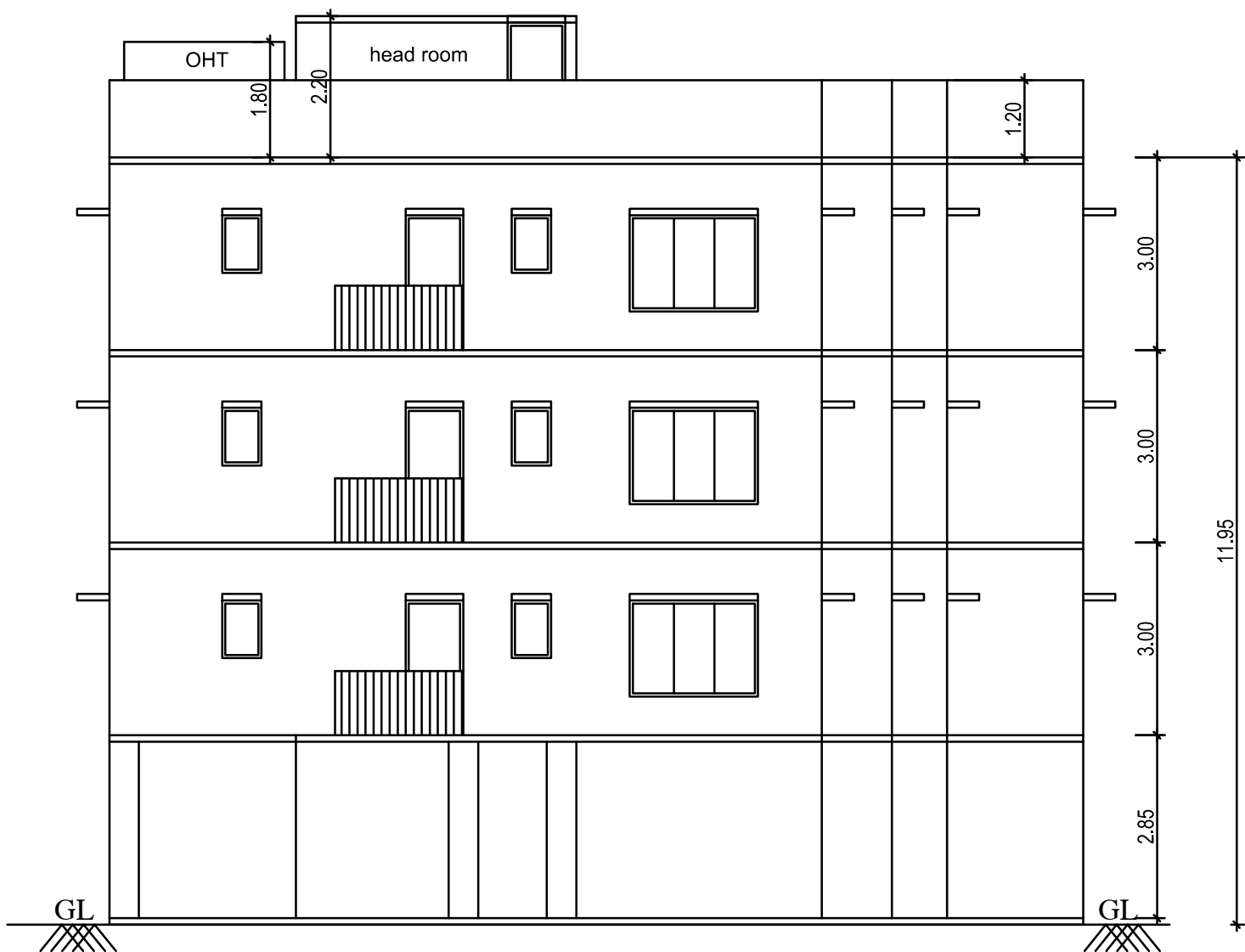
Building Plan

ISSUING AUTHORITY

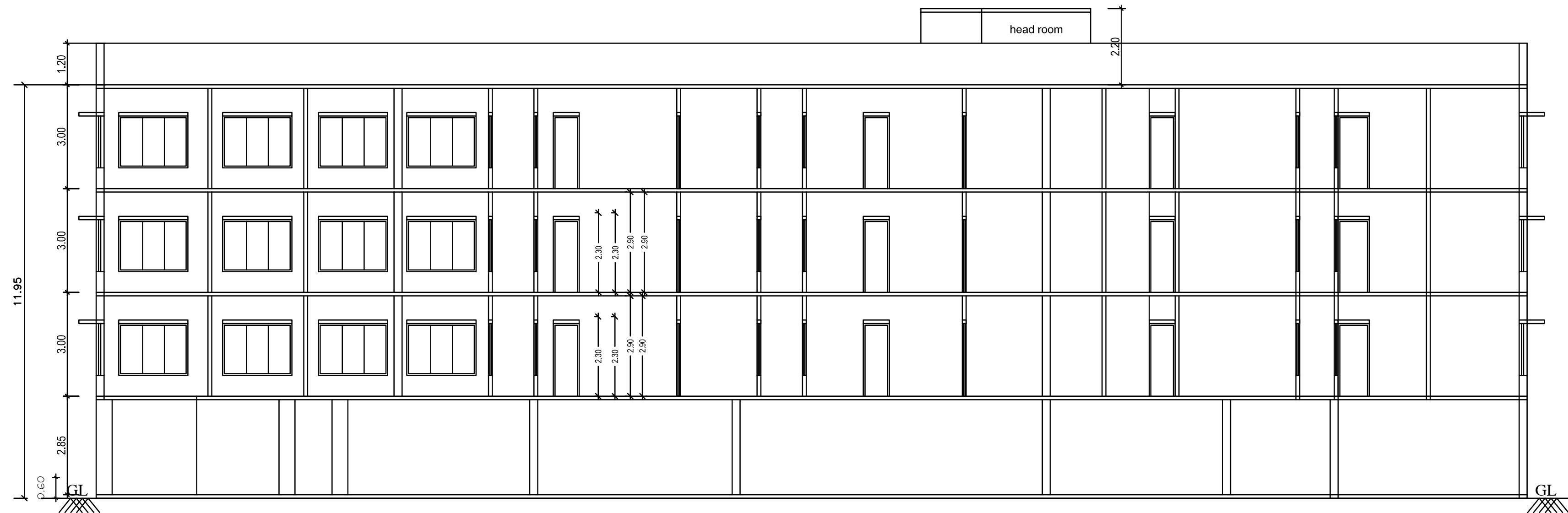
Town Panchayat

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

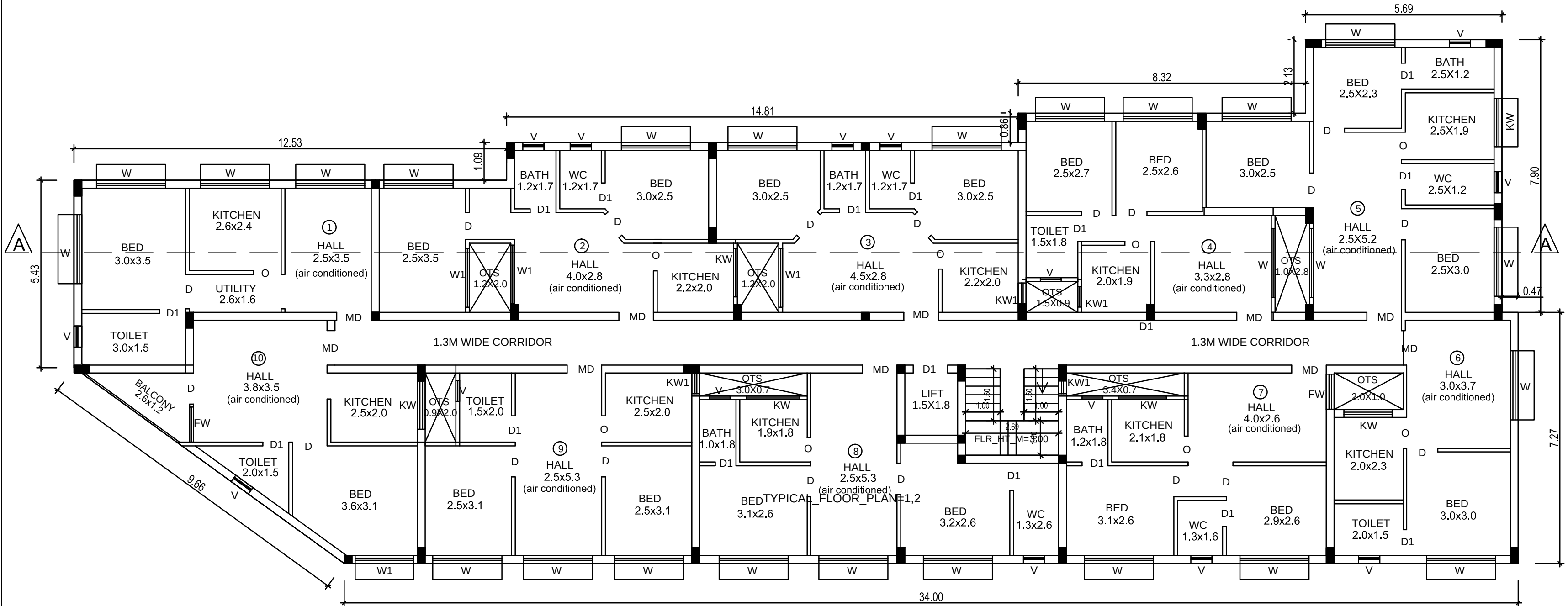
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



FRONT ELEVATION (NORTH FACING)

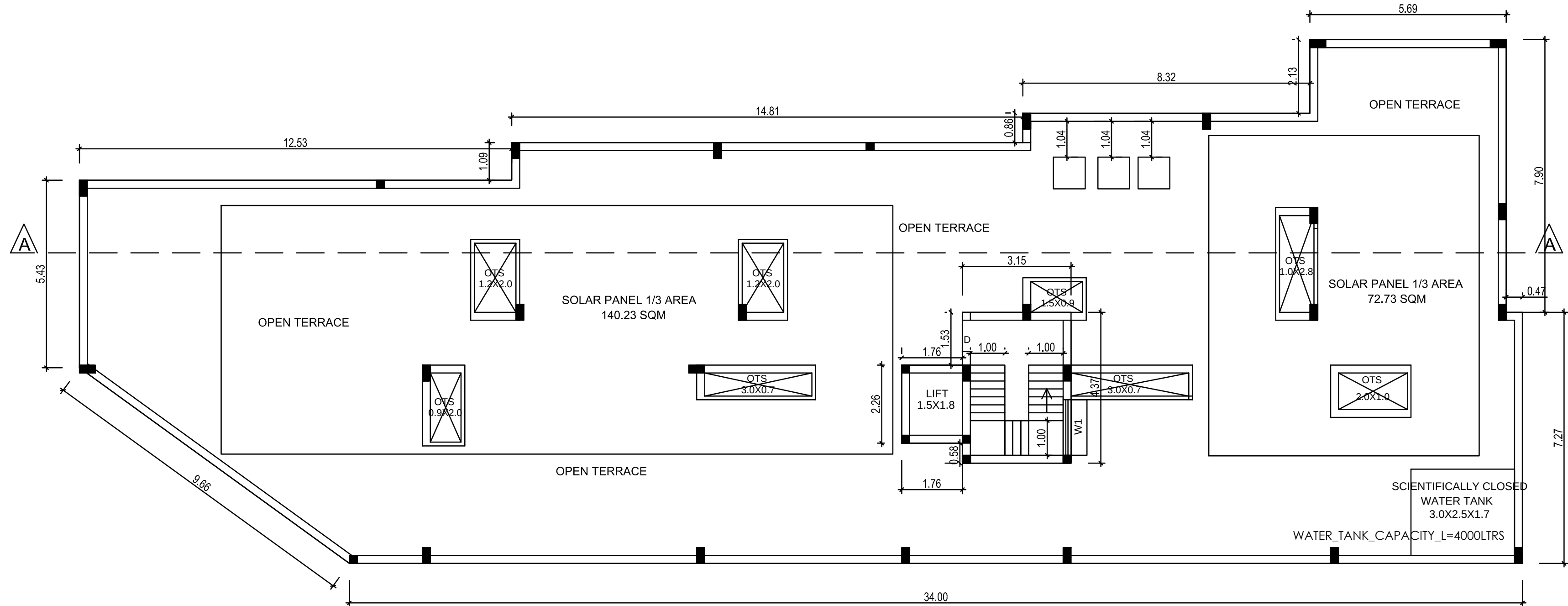


SECTION ON AA

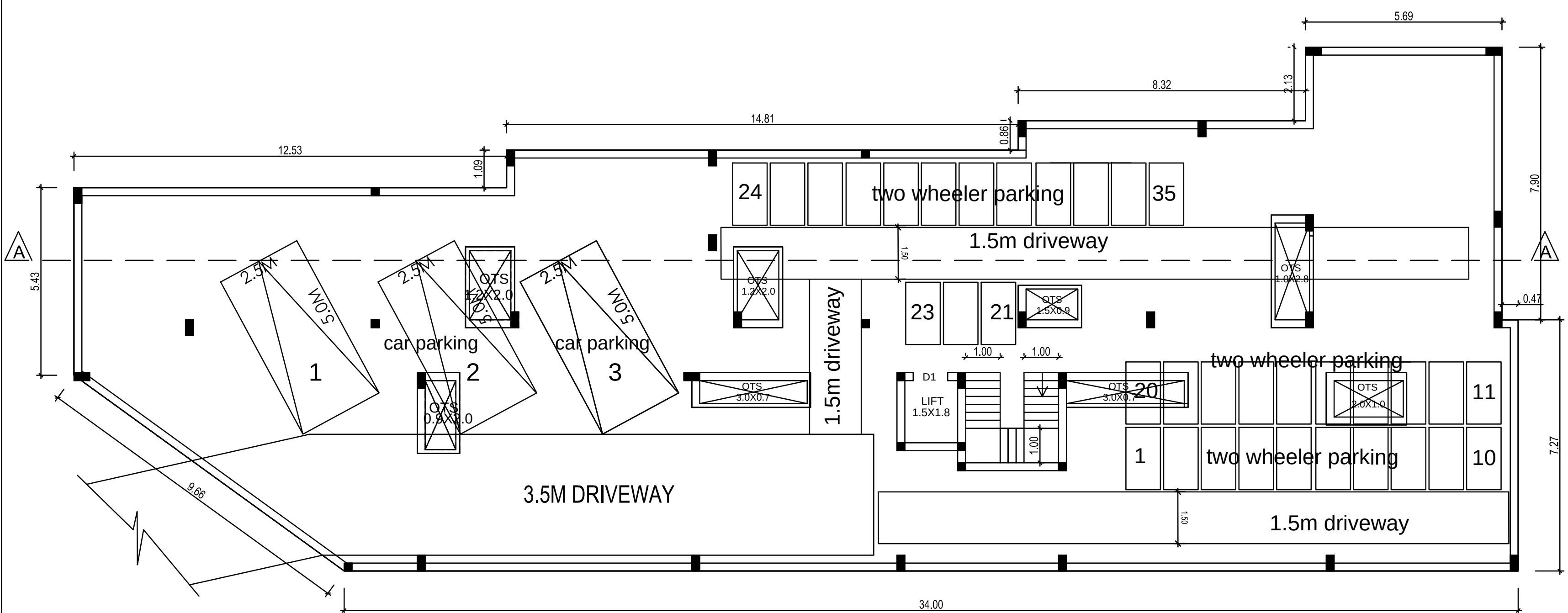


TYPICAL FLOOR PLAN
(SECOND & THIRD FLOORS)

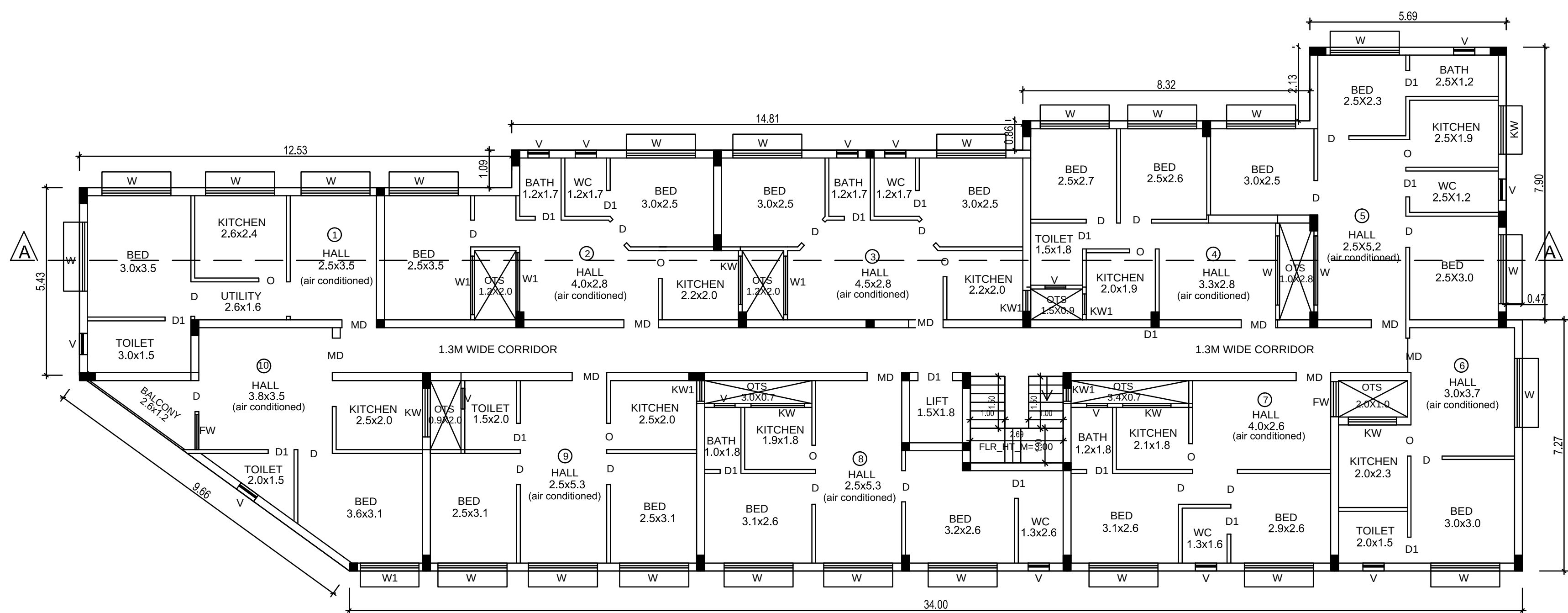
TYPICAL_FLOOR_PLAN=1,2



TERRACE FLOOR PLAN



STILT FLOOR PLAN



FIRST FLOOR PLAN

SHEET NO : 2/2

PLAN SHOWING THE PROPOSED CONSTRUCTION
OF RESIDENTIAL FLATS IN S.No:481/8,25 OF
V.No:37,UTHUKOTTAI VILLAGE AND TOWN PANCHAYAT,
UTHUKOTTAI TALUK, TRIVELLORE DISTRICT.

SCHEDULE OF JOINERY

MD	MAIN DOOR	1.00 X 2.10
D	DOOR	0.90 X 2.10
D1	DOOR	0.75 X 2.10
O	OPENING	0.90 X 2.10
W	WINDOW	2.00 X 1.52
W1	WINDOW	1.70 X 1.52
KW	KITCHEN WINDOW	1.40 X 1.52
KW1	KITCHEN WINDOW	0.60 X 1.52
FW	FRENCH WINDOW	1.00 X 2.10
V	VENTILATOR	0.60 X 0.90

AREA STATEMENT	F.S.I (SQM)	NON F.S.I (SQM)	TOTAL AREA (SQM)
RESIDENTIAL BUILDING			
STILT FLOOR (NON FSI)	478.49	-----	478.49
FIRST FLOOR AREA	478.49	-----	478.49
SECOND FLOOR AREA	478.49	-----	478.49
THIRD FLOOR AREA	478.49	-----	478.49
HEAD ROOM (NON FSI)	-----	17.74	17.74
TOTAL BUILTUP AREA	1913.96	17.74	1931.70

PARKING DETAILS
(FIRST, SECOND & THIRD FLOORS)

FLAT NO	AREA IN SQM	FF.FLR	SF.FLR	TF.FLR
1	40.10	40.10	40.10	
2	45.04	45.04	45.04	
3	41.68	41.68	41.68	
4	36.33	36.33	36.33	
5	53.68	53.68	53.68	
6	33.34	33.34	33.34	
7	41.37	41.37	41.37	
8	46.39	46.39	46.39	
9	43.43	43.43	43.43	
10	41.42	41.42	41.42	
TOTAL	30 dwelling			
TWO WHEELER	33 Nos			
CAR PARK	3 Nos			

SOLAR HOT WATER SYSTEM DETAIL

NO OF DWELLINGS (30XS)	: 150 Nos
OTHERS PERSONS	: 15 Nos
TOTAL NO OF PERSONS	: 165 Nos
WATER CONSUMPTION @ 60 Lit /Person/day	
TOTAL CONSUMPTION (165 X 60)	: 9900 Lits
NO OF SWHS (3500 lit capacity)	: 3 Nos

SPECIFICATION:

SUPER STRUCTURE : 9TK.B.W IN C.M 1:5
FOUNDATION : RCC COLUMN FOUNDATION
SLAB : RCC 124 45TK
BEAM UNTEL SUNSHADE : RCC 124
WEATHERING COURSE WITH PRESSED TILES
ELECTRIFICATION WORK CONCEALED WIRING

SCALE : 1"=8'

(1:100)

N

E

PROPOSED BUILDING

EXISTING ROAD

SITE BOUNDARY

COLOR INDEX

Dr. P. MARIAPPAN, B.E., MIE

Registered Structural Engineer (Grade I)

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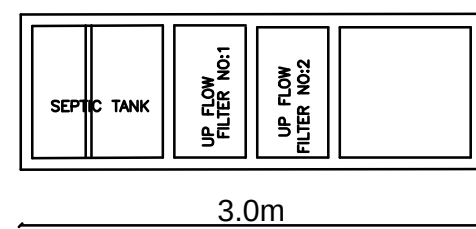
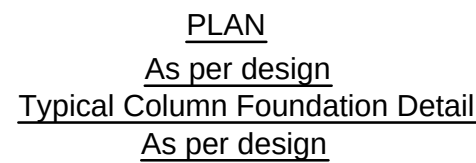
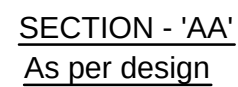
Registered Structural Engineer (Grade I)

Dr. P. MARIAPPAN, B.E., MIE

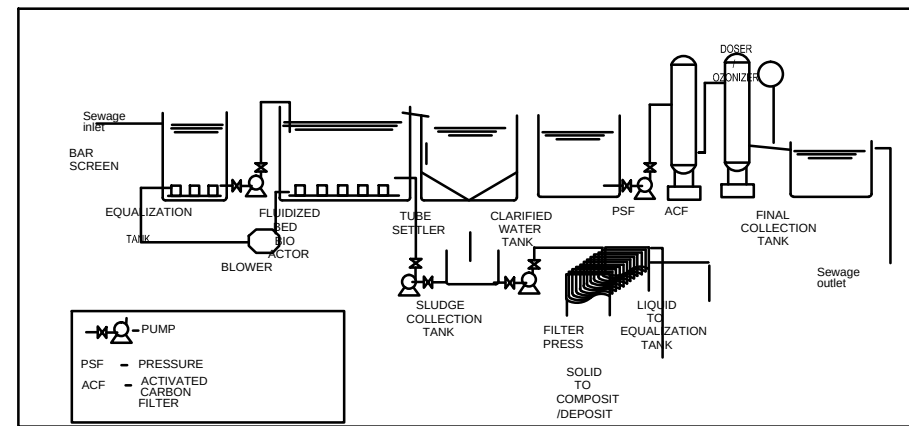
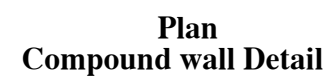
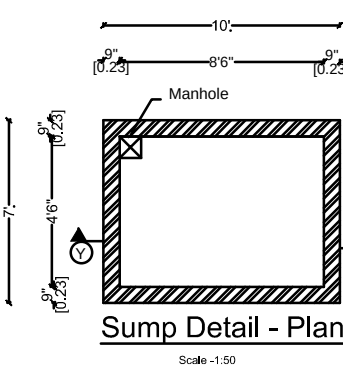
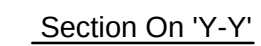
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Dr. P. MARIAPPAN, B.E., MIE

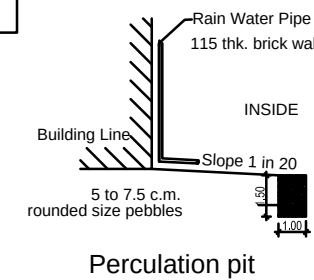
Registered Structural Engineer (Grade I)



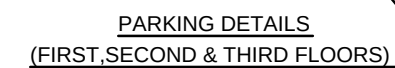
PLAN
DETAILS OF SEPTIC TANK
SCALE 1:50



SEWERAGE TREATMENT
PLANT(STP)



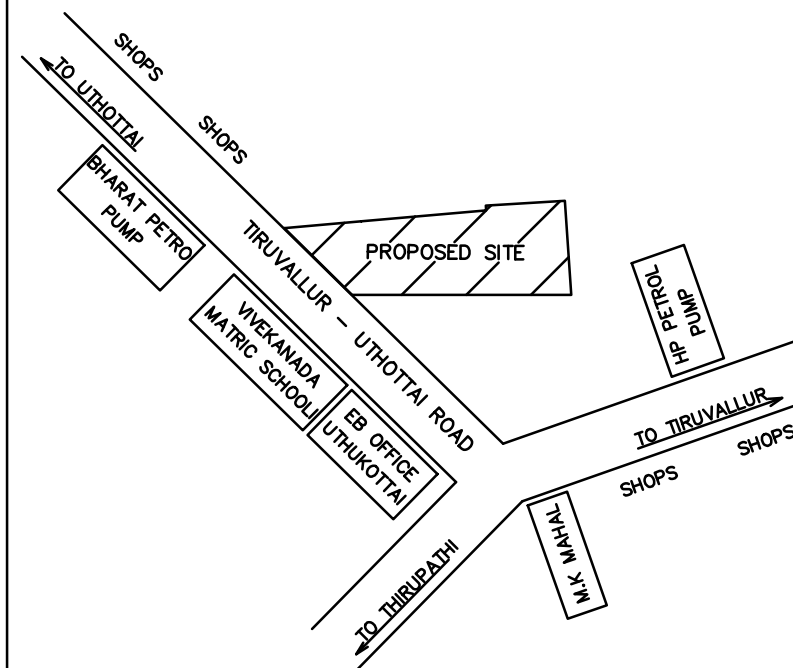
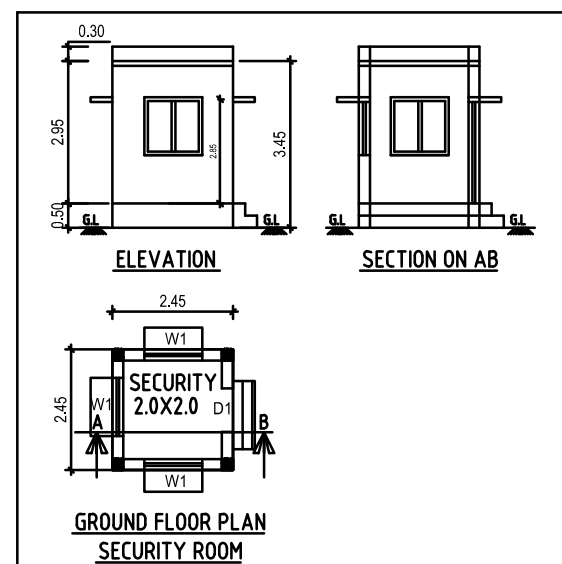
UTHUKOTTAI TOWN
RESIDENTIAL BUILDINGS
S.No: 458



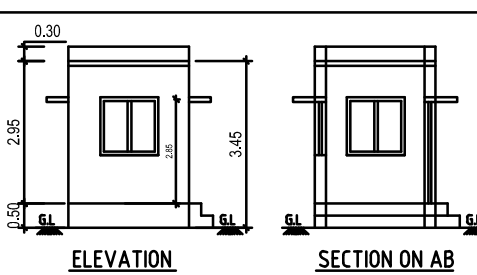
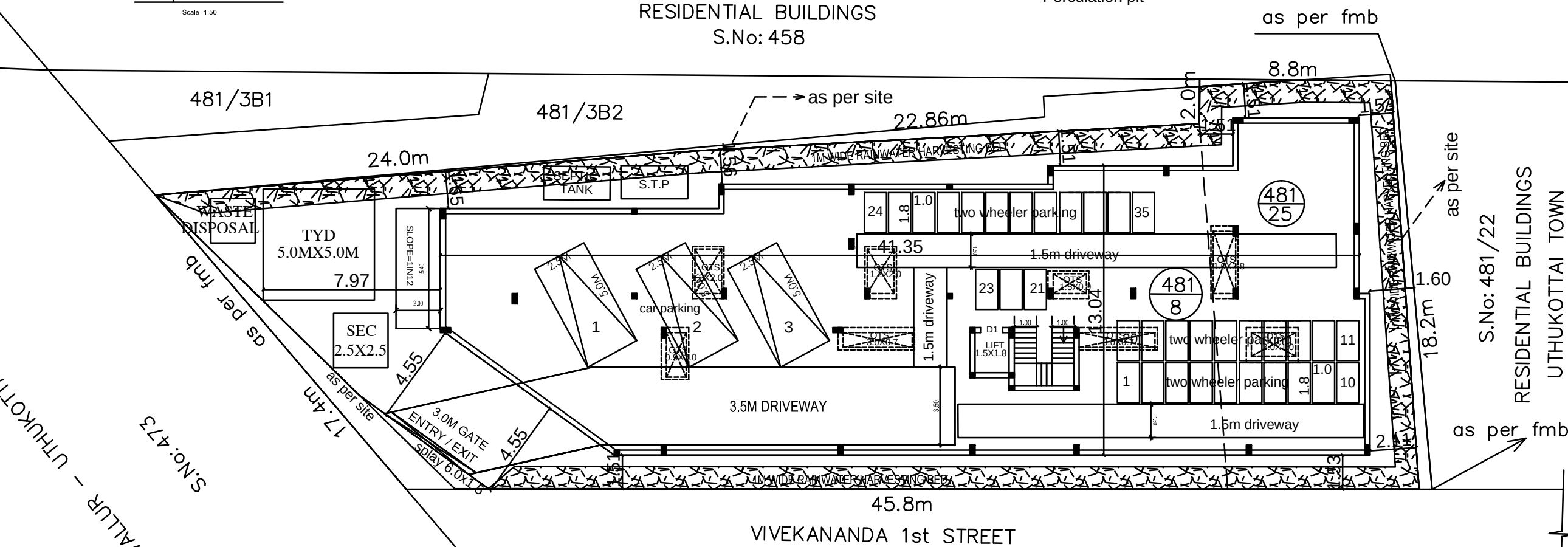
FLAT NO	AREA IN SQM		
	FF.FLR	SF.FLR	TF.FLR
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TOTAL			30 dwelling
TWO WHEELER			33 Nos
CAR PARK			3 Nos

SOLAR HOT WATER SYSTEM DETAIL

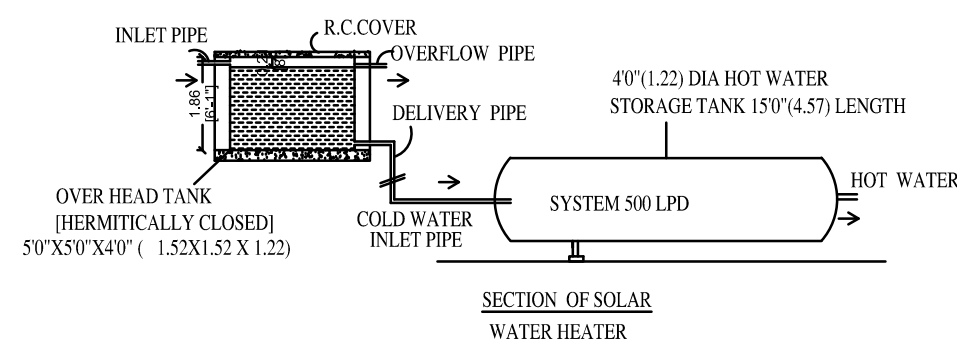
NO OF DWELLINS (30X5)	:	150 Nos
OTHERS PERSONS	:	15 Nos
TOTAL NO OF PERSONS	:	165 Nos
WATER CONSUMPTION @ 60 lit /Person/day		
TOTAL CONSUMPTION (165 X 60)	:	9900 Lits
NO OF SWHS (3500 lit capacity)	:	3 Nos



N ←



GROUND FLOOR PLAN
SECURITY ROOM



SECTION OF SOLAR WATER HEATER

SHEET NO : 1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION
OF RESIDENTIAL FLATS IN S.No:481/8,25 OF
V.No:37,UTHUKOTTAI VILLAGE AND TOWN PANCHAYAT,
UTHUKOTTAI TALUK, TRIVELLORE DISTRICT.

AREA STATEMENT	F.S.I (SQM)	NON F.S.I (SQM)	TOTAL AREA (SQM)
TOTAL SITE AREA (AS PER PATT.A)	800.00		
TOTAL SITE AREA (AS PER SITE)	804.93		
TOTAL SITE AREA (SUPER IMPOSED AREA)	781.40		
RESIDENTIAL BUILDING			
STILT FLOOR (NON FSI)	478.49	-----	478.49
FIRST FLOOR AREA	478.49	-----	478.49
SECOND FLOOR AREA	478.49	-----	478.49
THIRD FLOOR AREA	478.49	-----	478.49
HEAD ROOM (NON FSI)	----	17.74	17.74
TOTAL BUILDUP AREA	1913.96	17.74	1931.70

REFERENCE

DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	$\frac{478.49}{781.40} \times 100$	61.23%
FLOOR AREA RATIO	$\frac{1435.47}{781.40}$	1.83
OSR AREA	78.1 SQM (10.0%)	PAY TO DTCP
DESCRIPTION	REQUIRED	PROPOSED
PARKING AREA	CARS : 3 nos TWO WHEELER : 33 nos	3 nos 35 nos

SPECIFICATION:

SUPER STRUCTURE : 9"TK B.W IN C.M 1:5
FOUNDATION : RCC COLUMN FOUNDATION
SLAB : RCC 1:2:4 4.5"TK
BEAM LINTEL SUNSHADE : RCC 1:2:4
WEATHERING COURSE/VE WITH PRESSED TILES
ELECTRIFICATION WORK CONCELLED WIRING

SCALE : 1"=16'
[1:200]

COLOR INDEX

SITE BOUNDARY

EXISTING ROAD

PROPOSED BUILDING

Dr. R.S. MURALITHARAN, B.E., M.E. (Struct.) Ph.D.
Registered Structural Engineer Grade-I (SI)
CMAA Reg. No. SDCR-049/12333
DTPC Reg. No. DCL-000005-0-11-0202004
Diploma Passed Structural Class-1
Structural Engineer Consultant
No. 1A/28, Mathaswamy Street,
Paranjothipalayam, Chennai-600 063.
☎ 0412528211 ☎ 0412528211@gmail.com

STRUCTURAL ENGINEER

SIGNATURE OF THE APPLICANT

P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
Grade-I TVLR / RE / GR-I / 2019 / 07 / 003
DTCP
Cell : 9641236750
ARCHITECT / ENGINEER

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.

