

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Residential

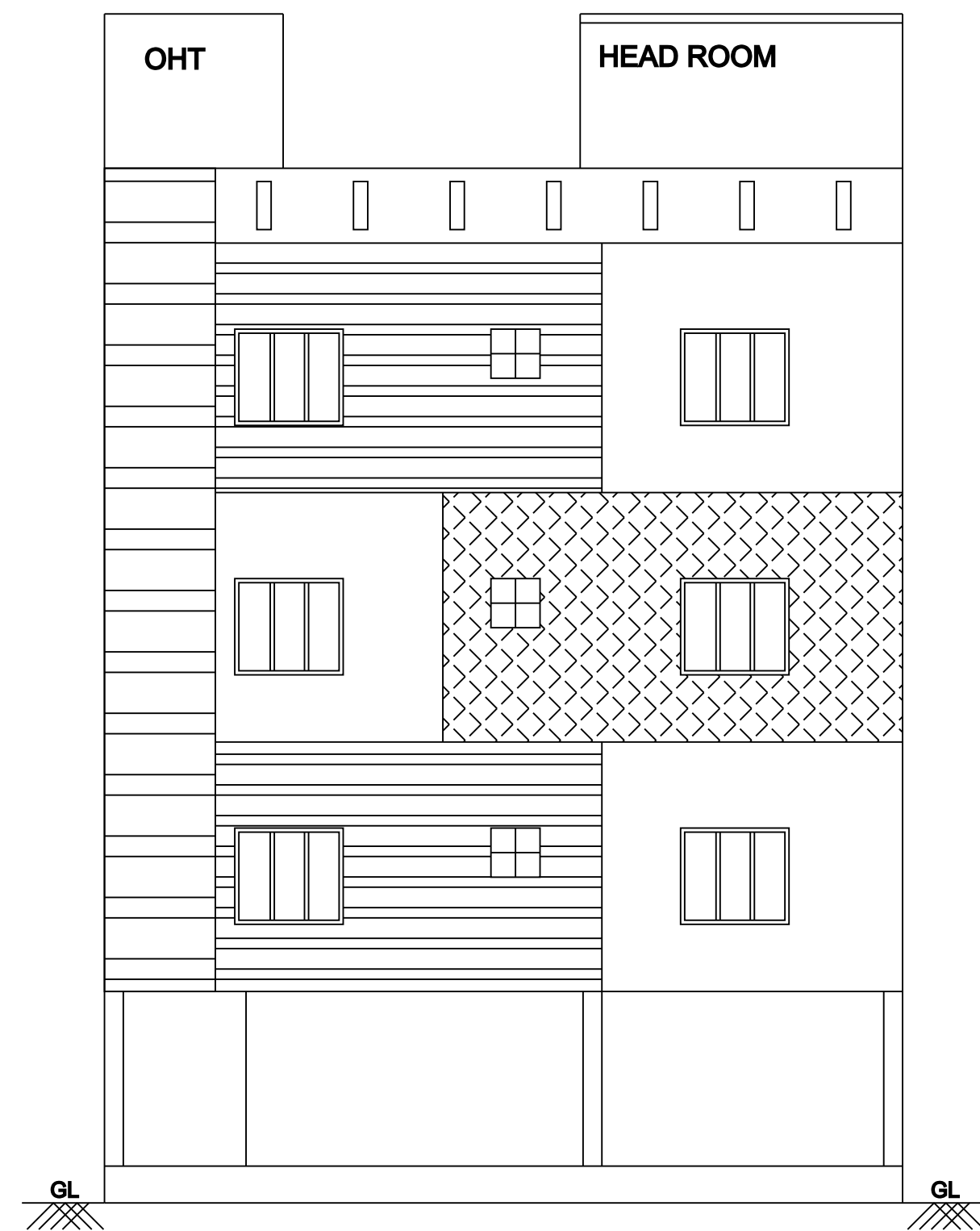
The approval as the planning authority issued it, reproduced in full behind this page.

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

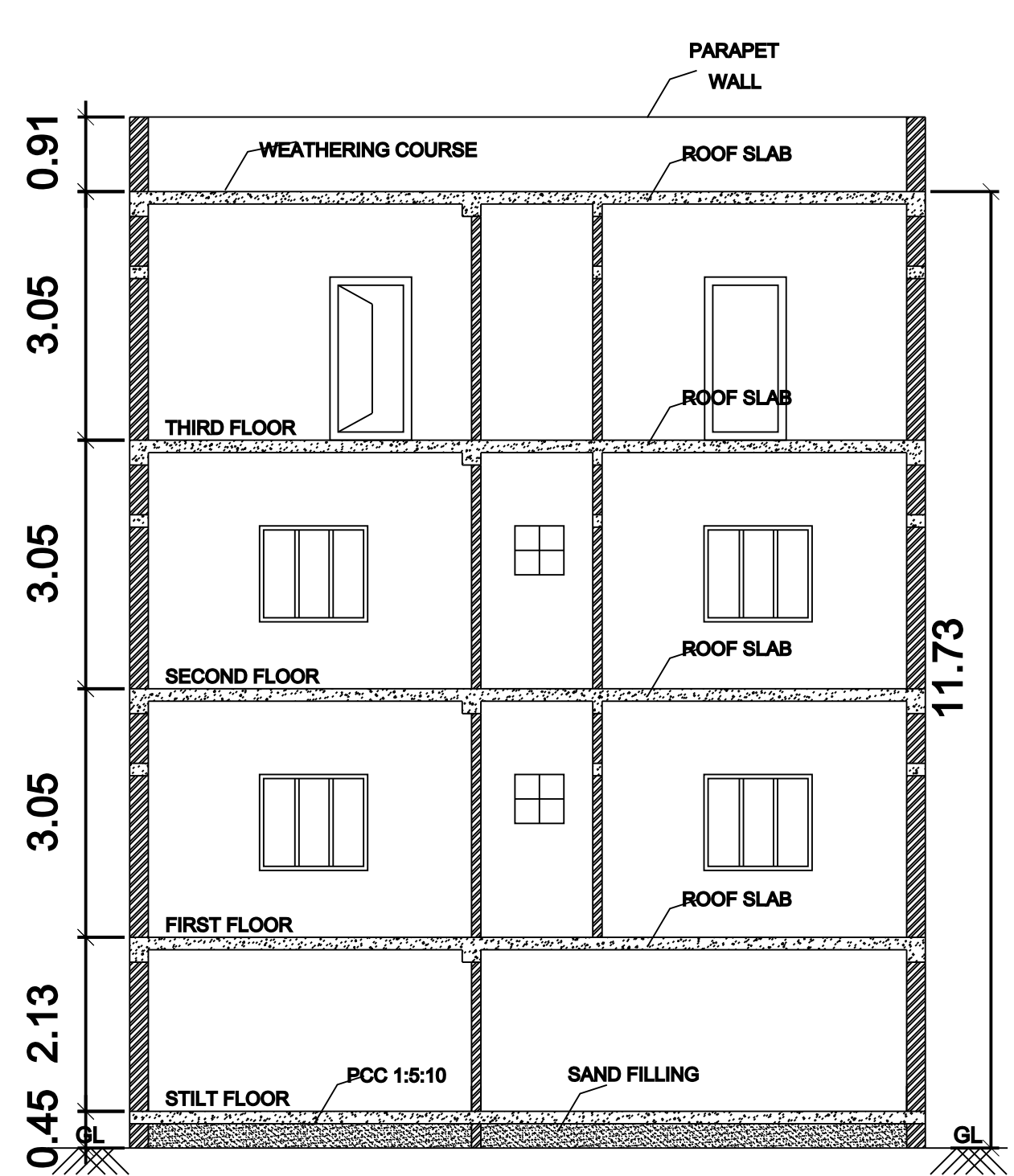
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR, RESIDENTIAL BUILDING AT OLD S.NO: 275/4, 275A/4G 275A/1A3, 275A/1A3A ,PATTA NO: 4404, AS PER PATTA NEW S.NO: 275/4G4, KOTTAI STREET, UTHUKOTTAI TOWN PANCHAYATH, UTHUKOTTAI TALUK & THIRUVALLUR DISTRICT

NOTE :- SOLD OUT PLOT FRAME WORK AT D.T.C.P No: SPFW/TVLR.DTCP A.D.No: 629/2022 Tiruvallur-2

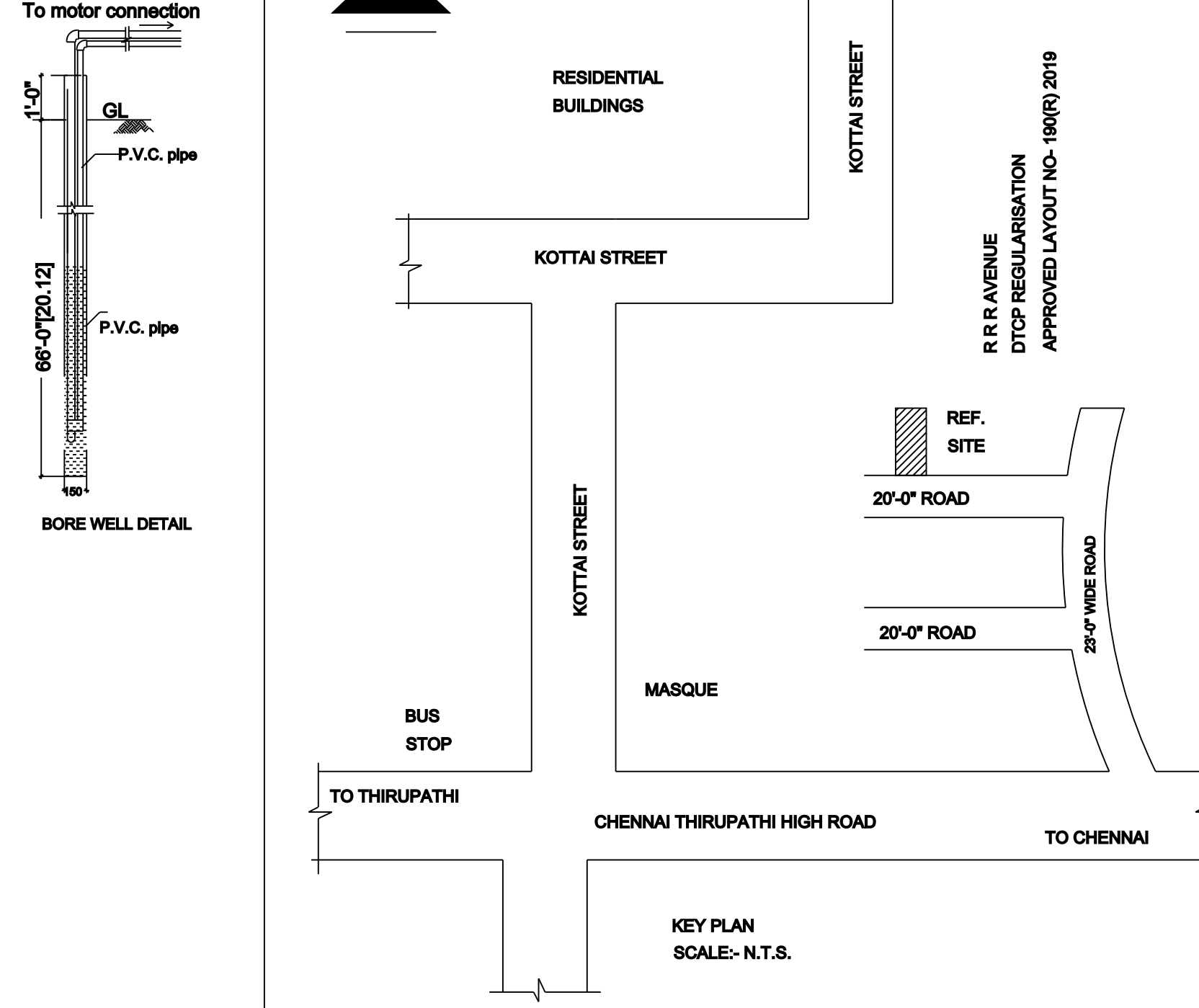
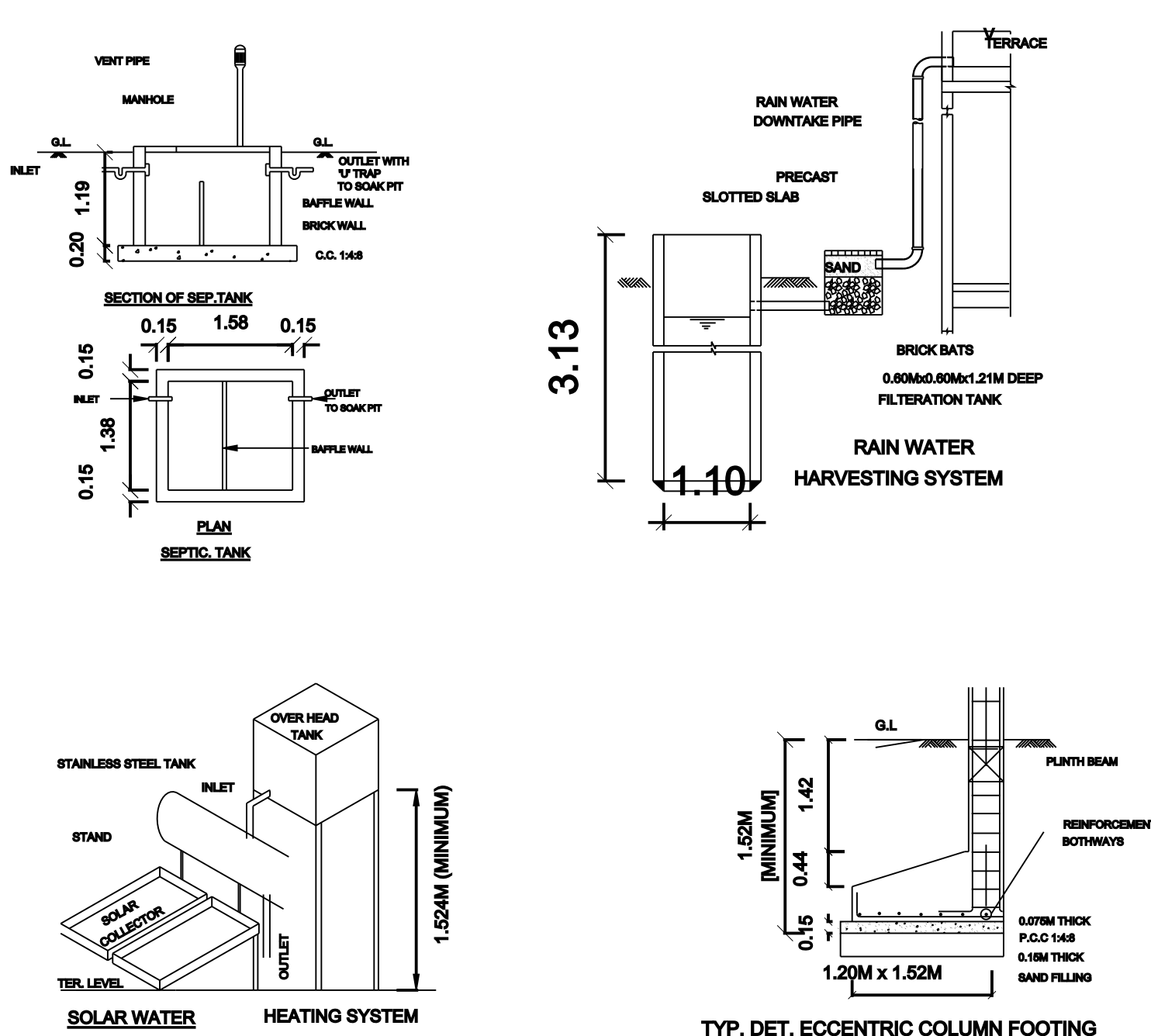
UTHUKOTTAI TOWN PANCHAYATH :- NA.KA.No: 281/22/A2 Date: 16.06.2022



ELEVATION



SECTION "AA "



Floor Units Area :

Block	Floor	Unit No	Unit Area
Block 1	F1	01	86.21 sq.m
Block 1	F1	02	86.21 sq.m
Block 1	F2	01	86.21 sq.m
Block 1	F2	02	86.21 sq.m
Block 1	F3	01	86.21 sq.m
Block 1	F3	02	86.21 sq.m

Car Parking Provided : 4 Nos
Two Wheeler Parking : 7 Nos

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.
PAINTING CEILING IN CM 1:3 9mm TH.
FINISHING THE WALL, CEILING WITH CEMENT PAINT FLOORING OVER A PRIMING COAT
FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6TH AND RIVER SAND DOORS & WINDOWS
DOORS WITH COUNTRY WOODEN FRAMES, 32 TH. FLUSH DOOR SHUTTERS, 88 FASTENINGS, PAINT FINISH
WINDOWS WITH MEDIUM ANCOISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

COLOUR INDEX

SITE BOUNDARY
PROPOSED
ROAD

SCALE 1:100
ALL DIMENSIONS ARE IN METRES

SCHEDULE OF JOINERIES:

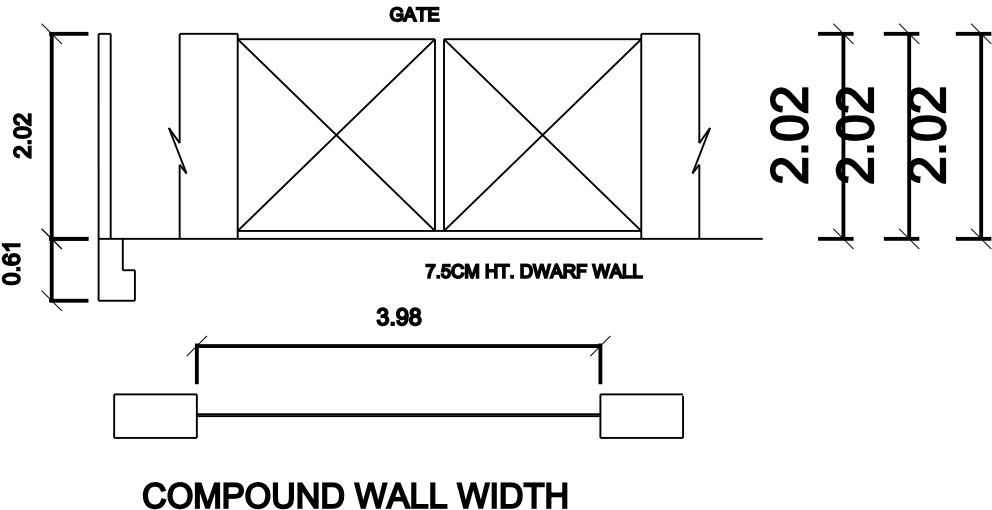
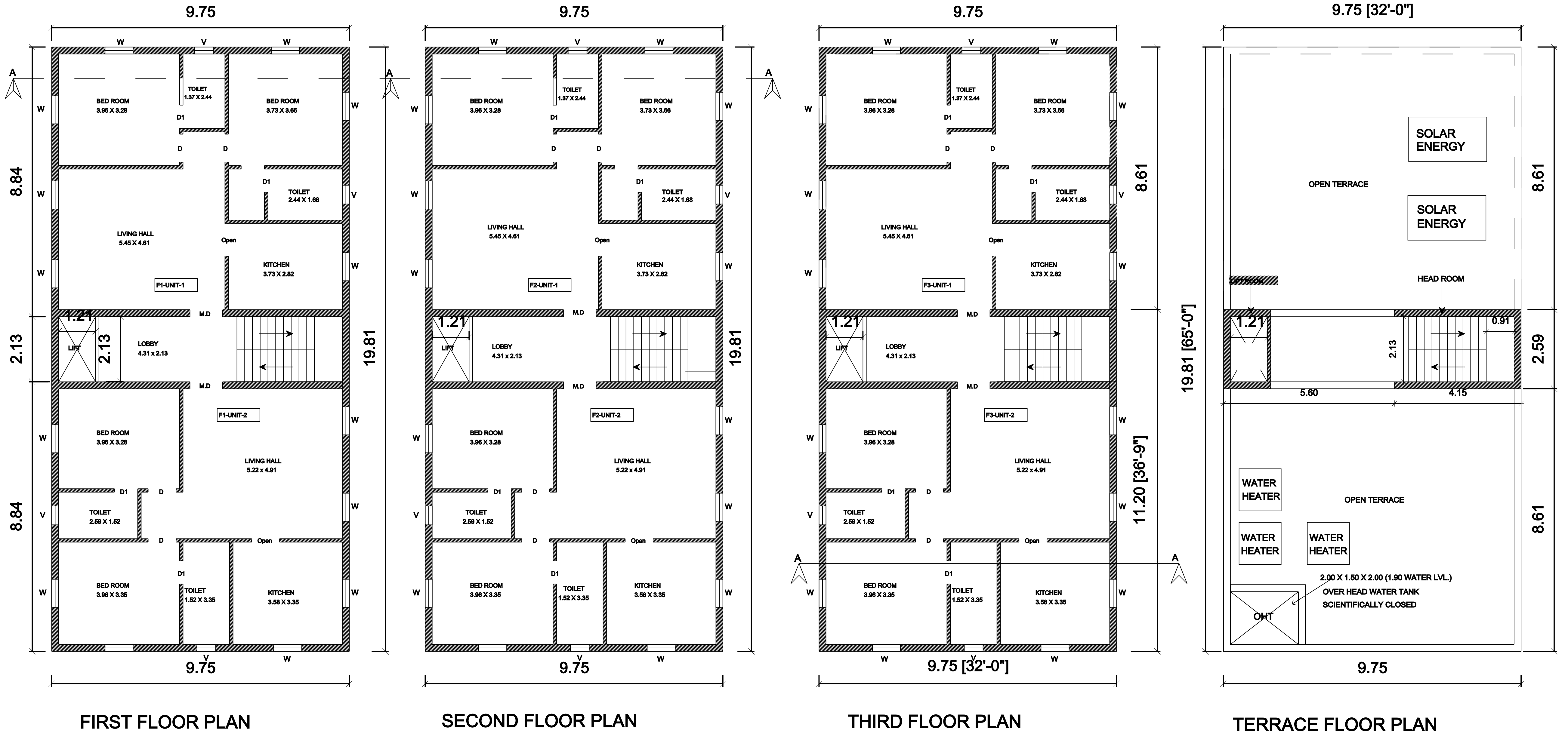
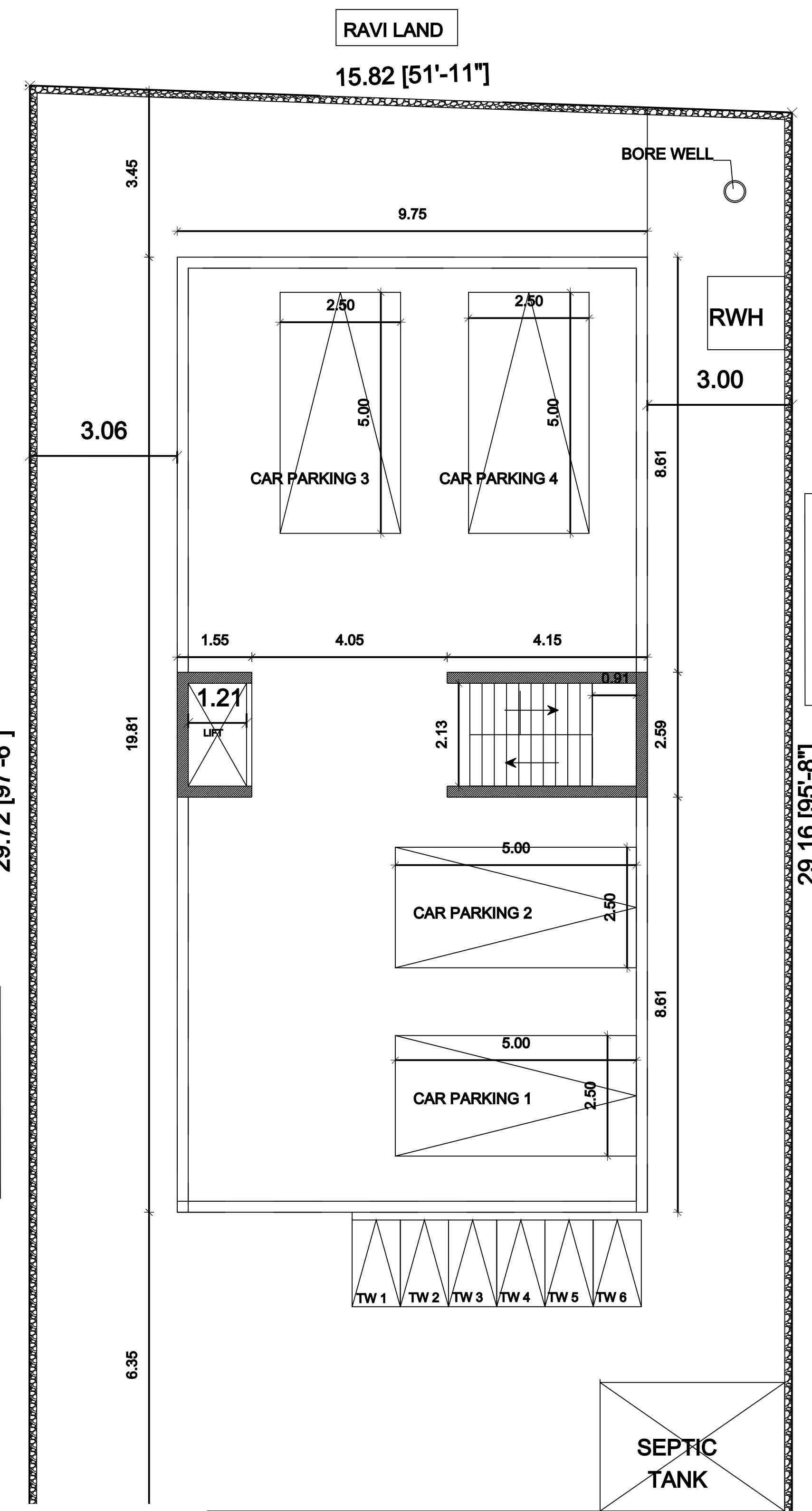
NO.	DESCRIPTION	SIZE
M.D	MAIN DOOR	2.76 x 2.10
D	DOOR	1.53 x 2.10
D1	DOOR	0.92 x 2.10
W	WINDOW	1.38 x 2.10
L.V	LOUVRE VENTILATOR	0.92x0.90
V	VENTILATOR	0.60x0.90

AREA DETAILS	SQ.FT	SQ.M
TOTAL LAND AREA		
AS PER DOCUMENT	5016.00	465.95
AS PER SITE	5012.00	465.62
PROPOSED STILT FLOOR AREA (NON F.S.I)	2080.00	193.23
PROPOSED FIRST FLOOR AREA	2080.00	193.23
PROPOSED SECOND FLOOR AREA	2080.00	193.23
PROPOSED THIRD FLOOR AREA	2080.00	193.23
TOTAL PROPOSED AREA	8320.00	772.94
OPEN AREA	2932.00	272.38
PLOT COVERAGE 41 %	F.S.I - 1.24	
HEAD ROOM AREA	116.00	10.77

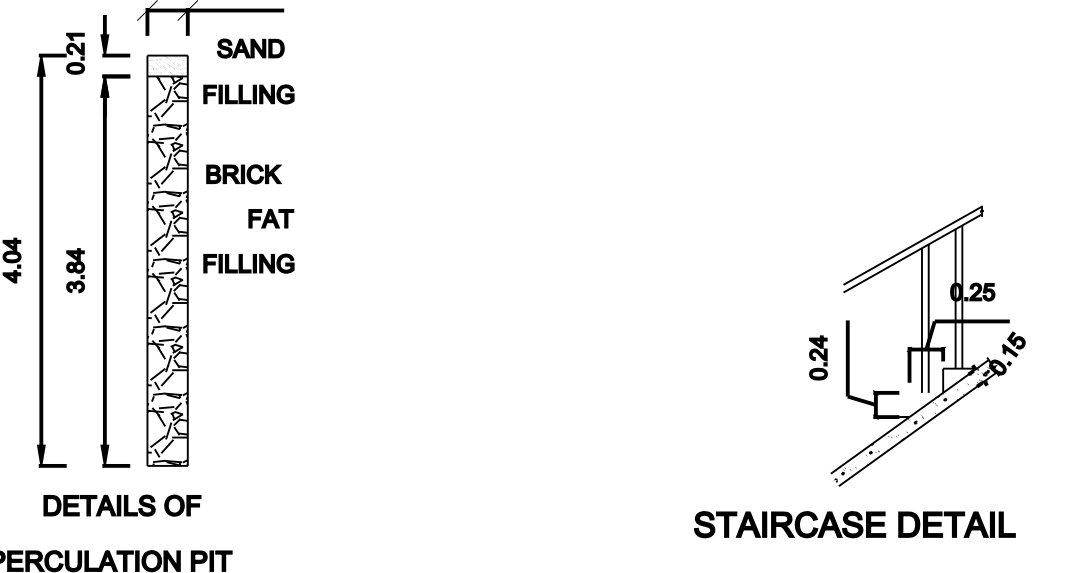
OWNER:

S.P.
Er. S. POOVANNAN, D.C.C.T., B.Tech.(Civil),
D.T.C.P. Reg. No. TVLR/RE/Gr-I/2024/08/025.
Off: S-1, V.M. Nagar Annexe, 60 Feet Road,
Opp - Sri Sai Mini Hall, Thiruvallur - 602001.
Cell : 944369 0963 / 80722 77918

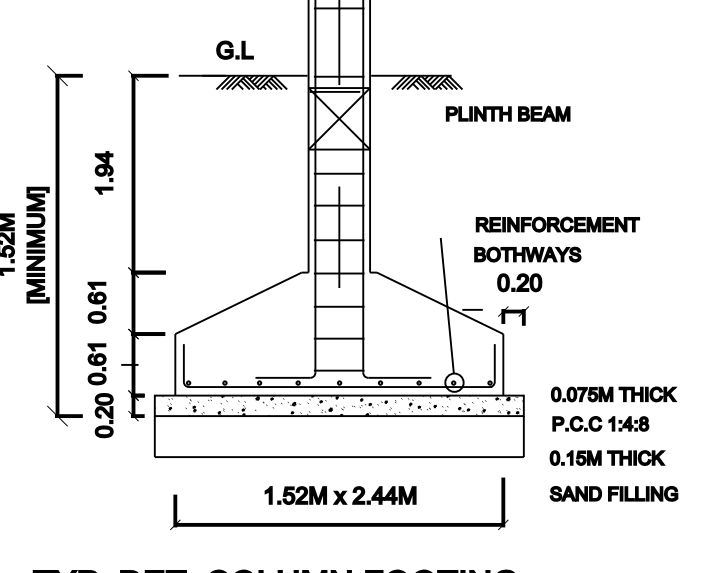
LICENSED SURVEYOR



COMPOUND WALL WIDTH



STAIRCASE DETAIL



TYP. DET. COLUMN FOOTING



.09M (20'0") WIDE ROAD

≡ CUM STILT FLOOR PLAN

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

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

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

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.

