

PP

APPROVAL RECORD

Planning Permission

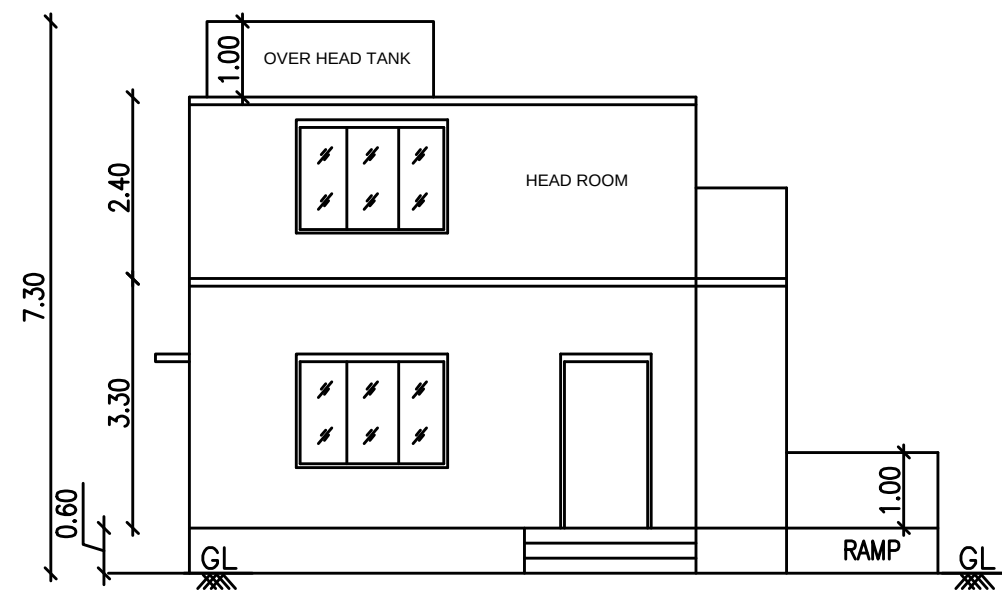
Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

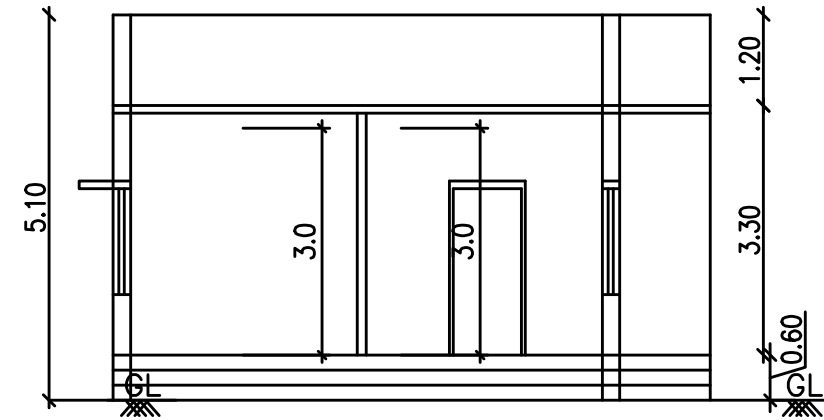
ISSUING AUTHORITY
Rural Panchayat

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

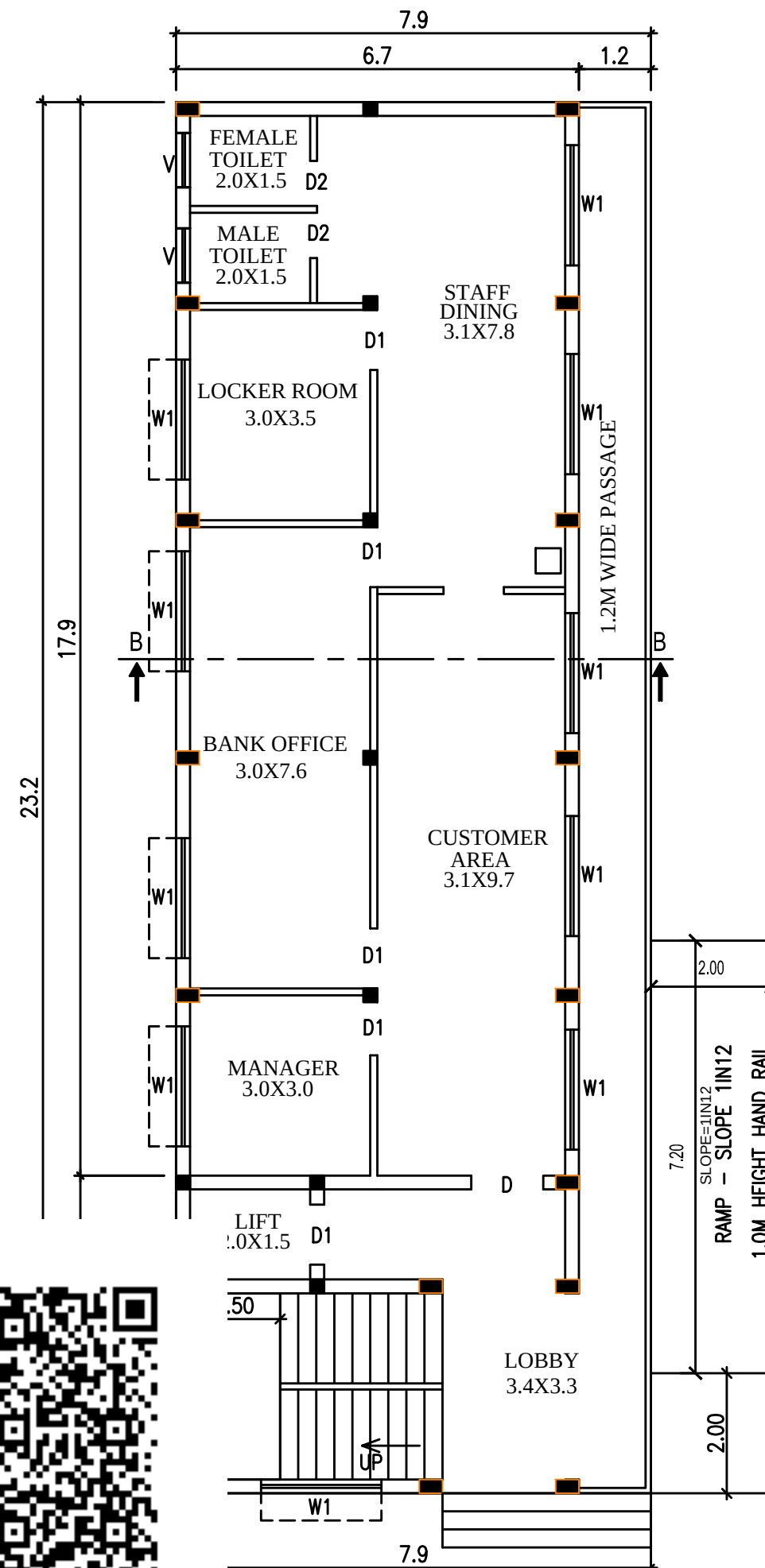
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



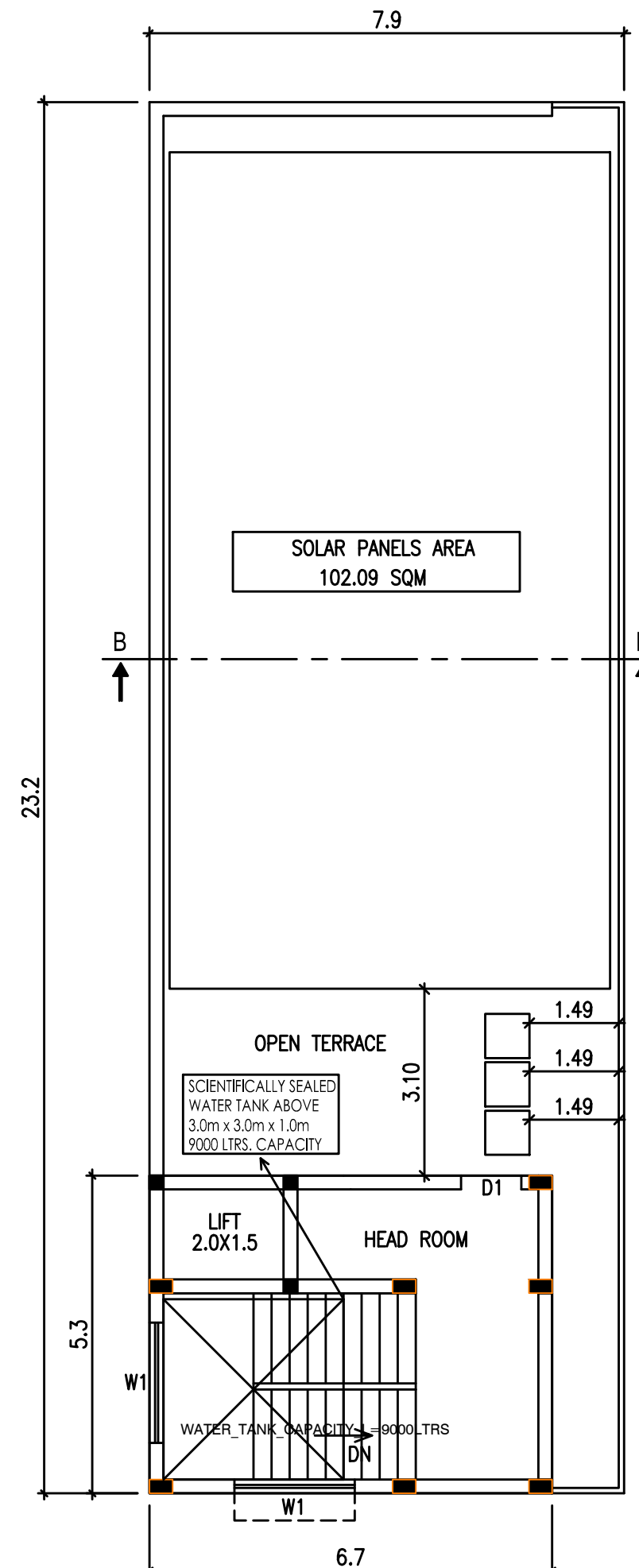
FRONT ELEVATION



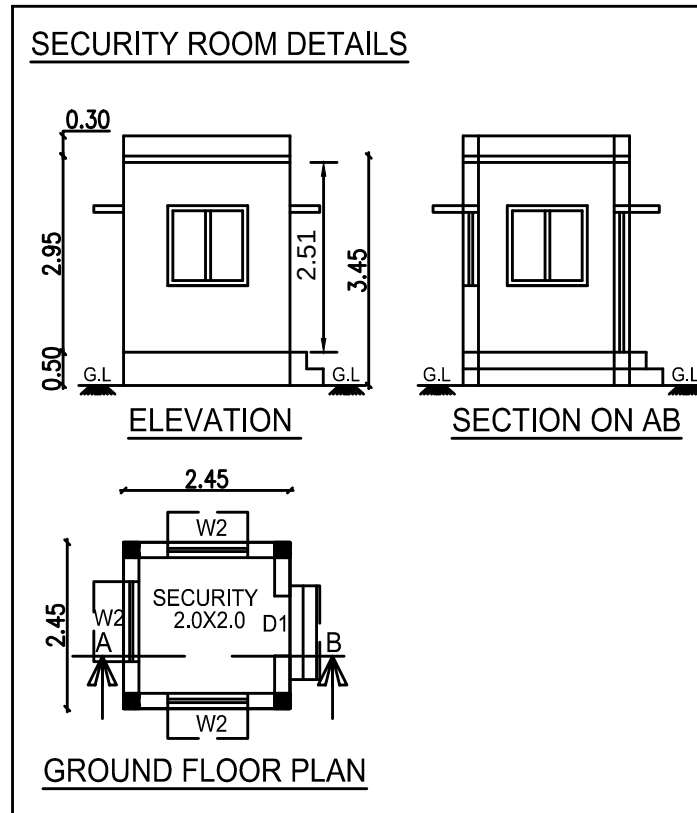
SECTION ON BB



OUND FLOOR PLAN



TERRACE FLOOR PLAN



SHEET NO: 2/2

PLAN SHOWING THE COMMERCIAL BUILDING IN S.NO: 156/ 5A4B OF PANAPAKKAM VILLAGE, PANAPAKKAM PANCHAYAT, THIRUVALANGADU UNION, TIRUTTANI TALUK, TIRUVALLUR DISTRICT.

SCHEDULE OF JOINERY

D	DOOR	1.20 X 2.20
D1	DOOR	1.00 X 2.20
D2	DOOR	0.76 X 2.20
W1	WINDOW	2.00 X 1.52
W2	WINDOW	1.20 X 1.20
V1	VENTILATOR	0.90 X 0.60

DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL (SQM)
COMMERCIAL BUILDING			
GROUND FLOOR AREA	182.96	----	182.96
HEAD ROOM AREA (NON FSI)	----	35.44	35.44
SECURITY ROOM AREA (NON FSI)	----	6.00	6.00
TOTAL BUILTUP AREA	182.96	41.44	224.40

SOLAR HOT WATER SYSTEM DETAIL	
NO OF WORKERS - MALE	: 10 Nos
NO OF WORKERS - FEMALE	: 5 Nos
OTHER PERSONS	: 10 Nos
TOTAL NO OF PERSONS	: 25 Nos
WATER CONSUMPTION @ 80 Lit /Person/day	
TOTAL CONSUMPTION (25 X 80)	: 2000 Lits
NO OF SWHS (2000 lit capacity)	: 1 No

SANITATION REQUIREMENTS				
DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	1	1	1	1
URINAL	1	--	1	--
WASH BASIN	1	1	1	1
DRINKER WATER FOUNTAINS	1	1	1	1
EMERGENCY FOUNTAINS	1	1	1	1

SPECIFICATION:

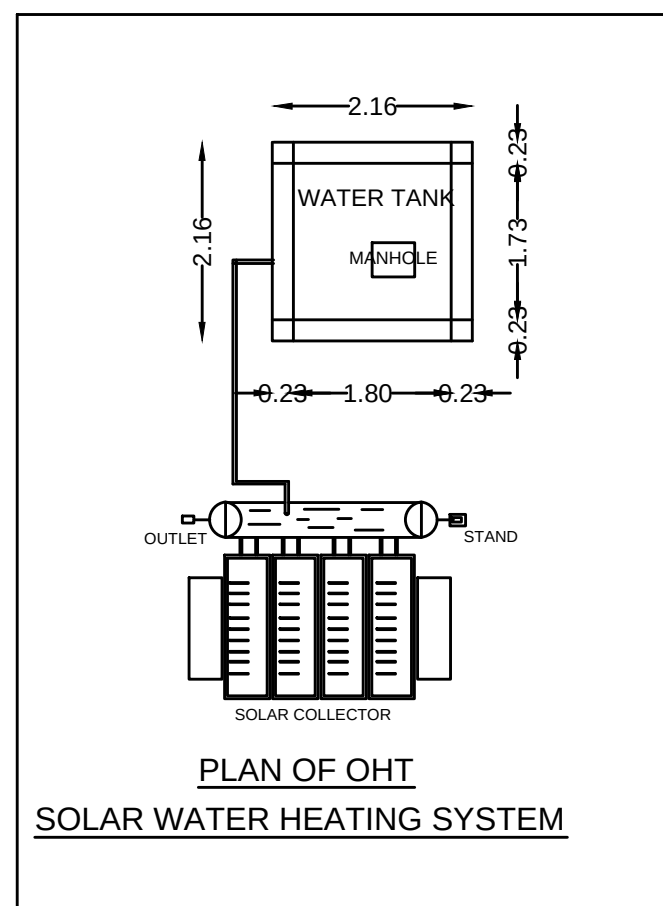
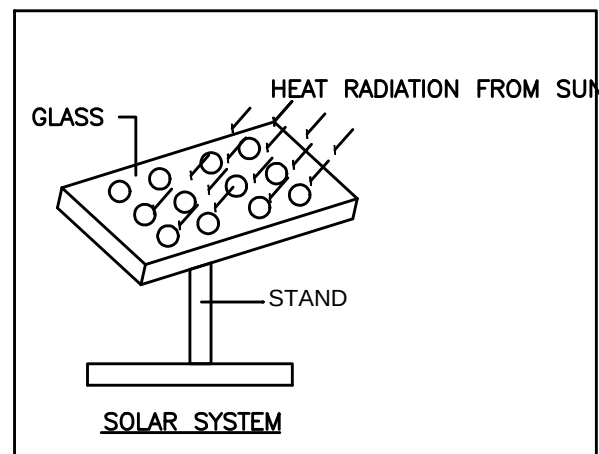
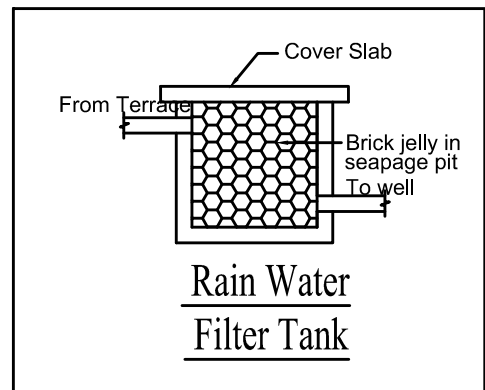
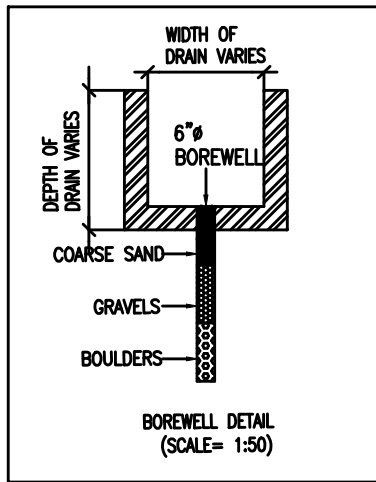
SUPER STRUCTURE : 9"TK B.W IN C.M 1:5
FOUNDATION : RCC COLUMN FOUNDATION
SLAB : RCC 1:2:4 4.5"TK
BEAM LINTEL SUNSHADE : RCC 1:2:4
WEATHERING COURSE/VE WITH PRESSED TILES
ELECTRIFICATION WORK CONCEALED WIRING

SCALE : 1"=8' OR [1:100]

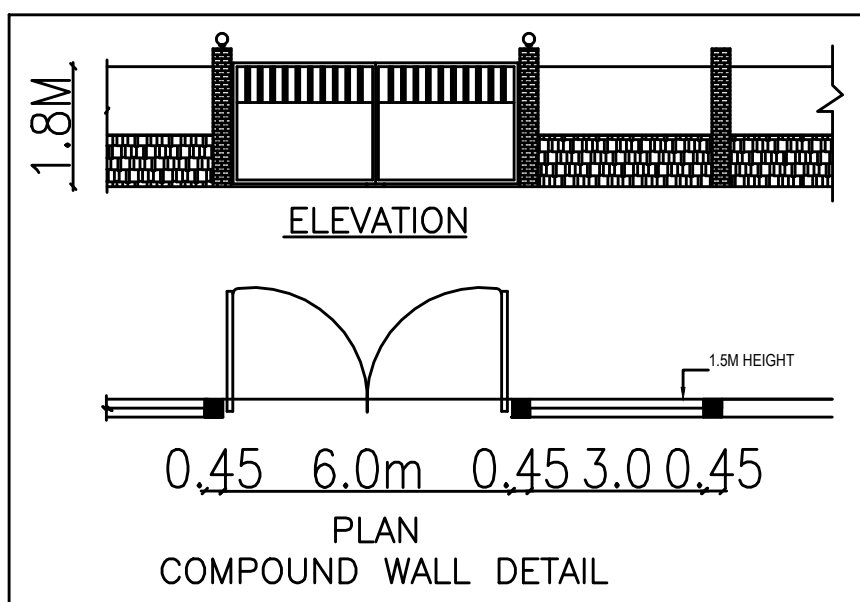
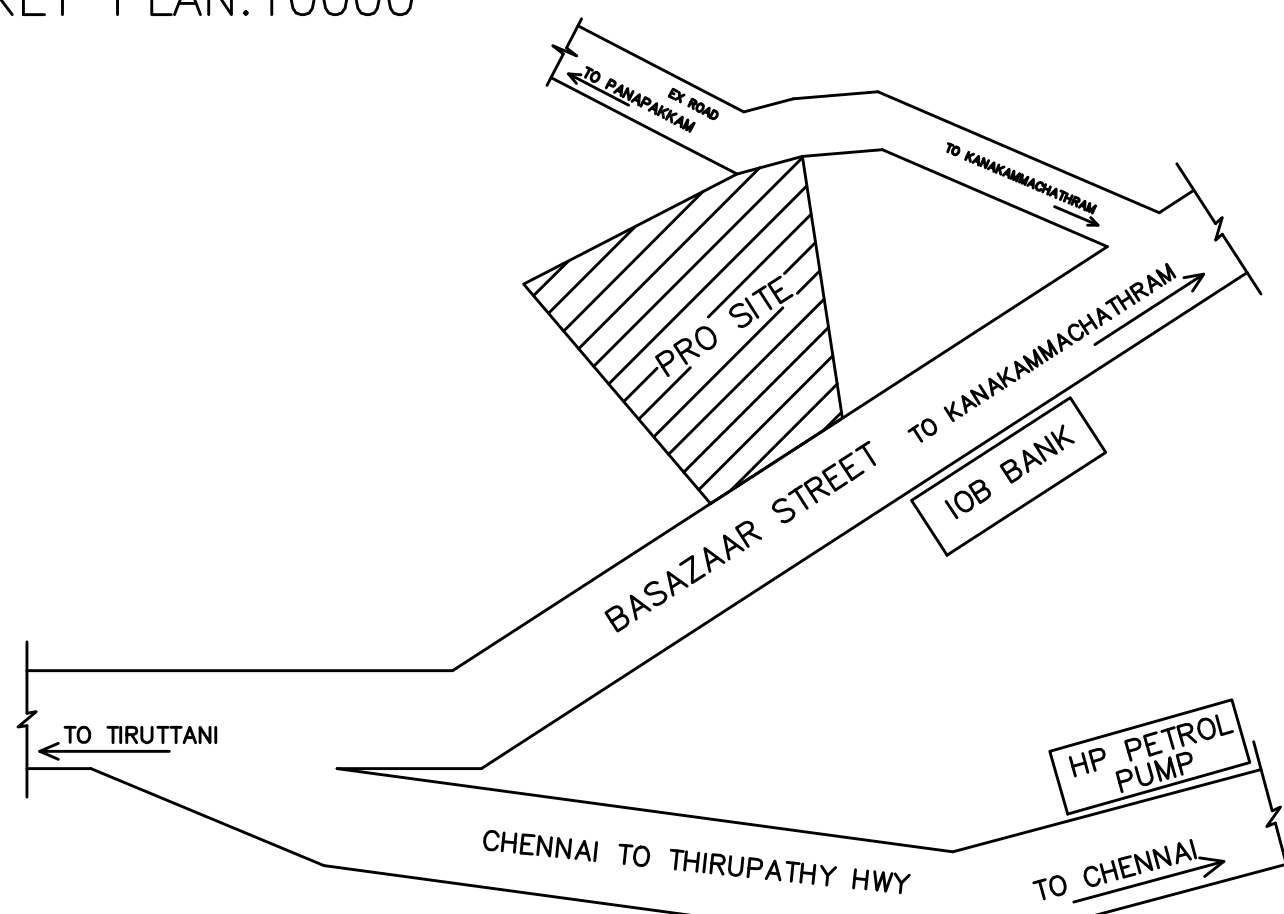
N W E S	COLOR INDEX	
	SITE BOUNDARY	
	EXISTING ROAD	
	PROPOSED BUILDING	

SIGNATURE OF THE APPLICANT

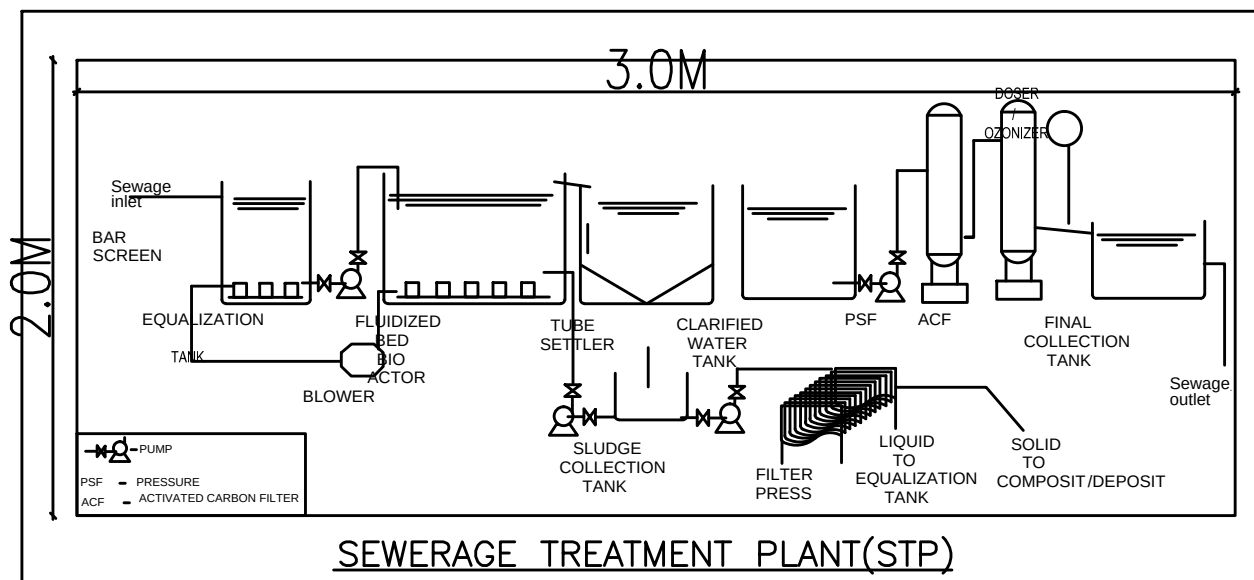
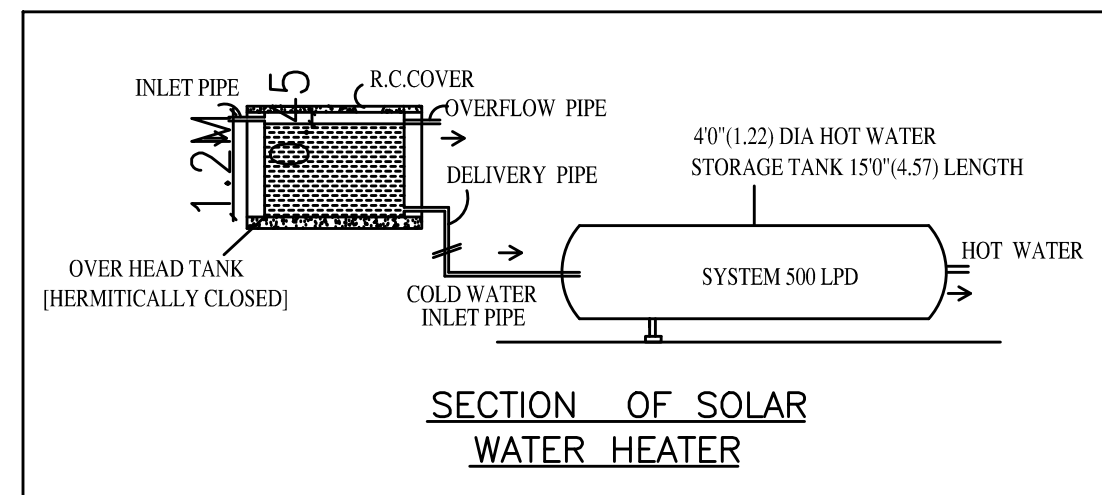
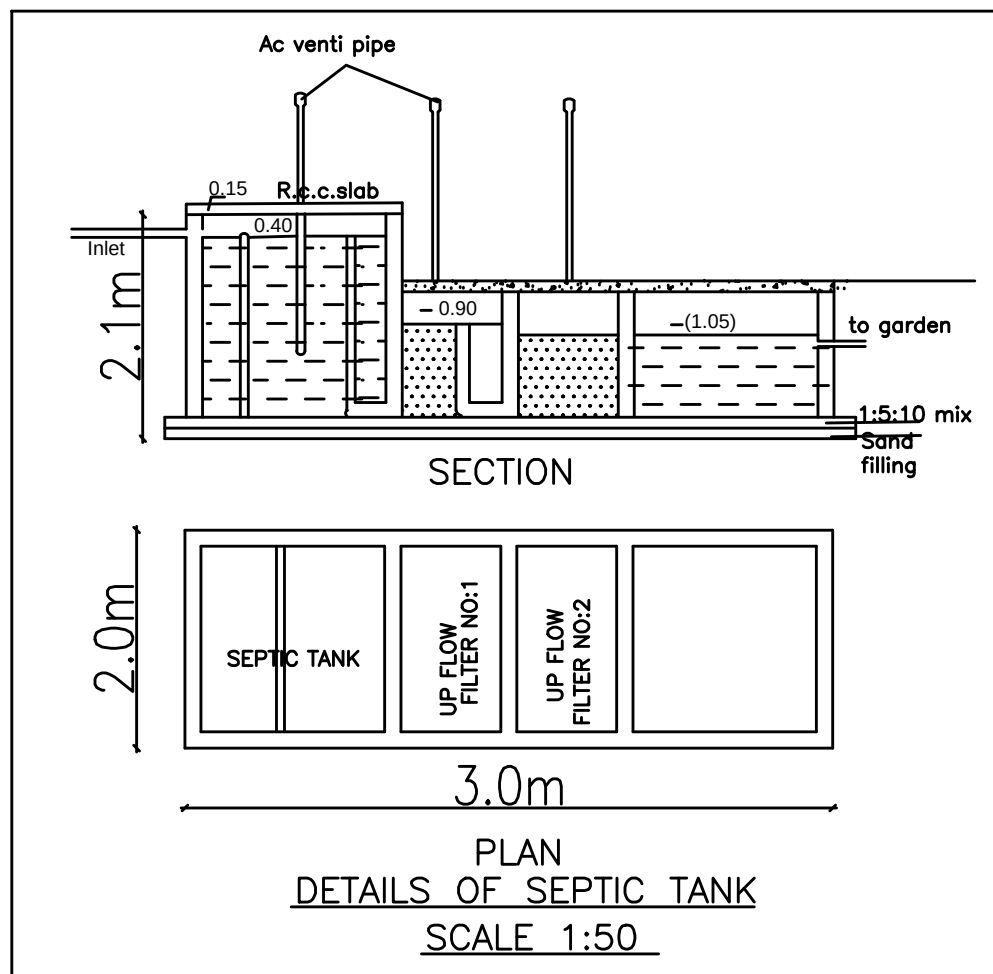
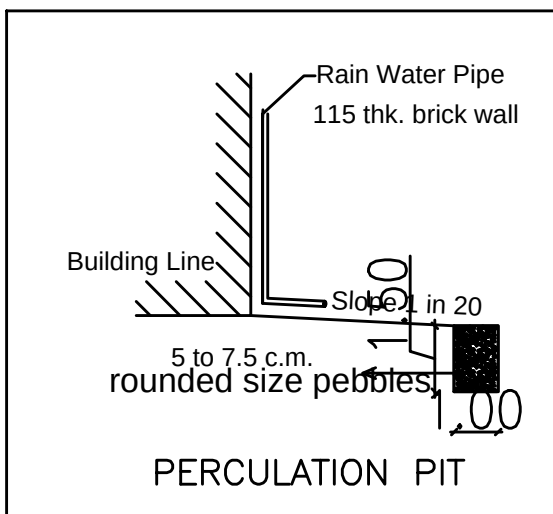
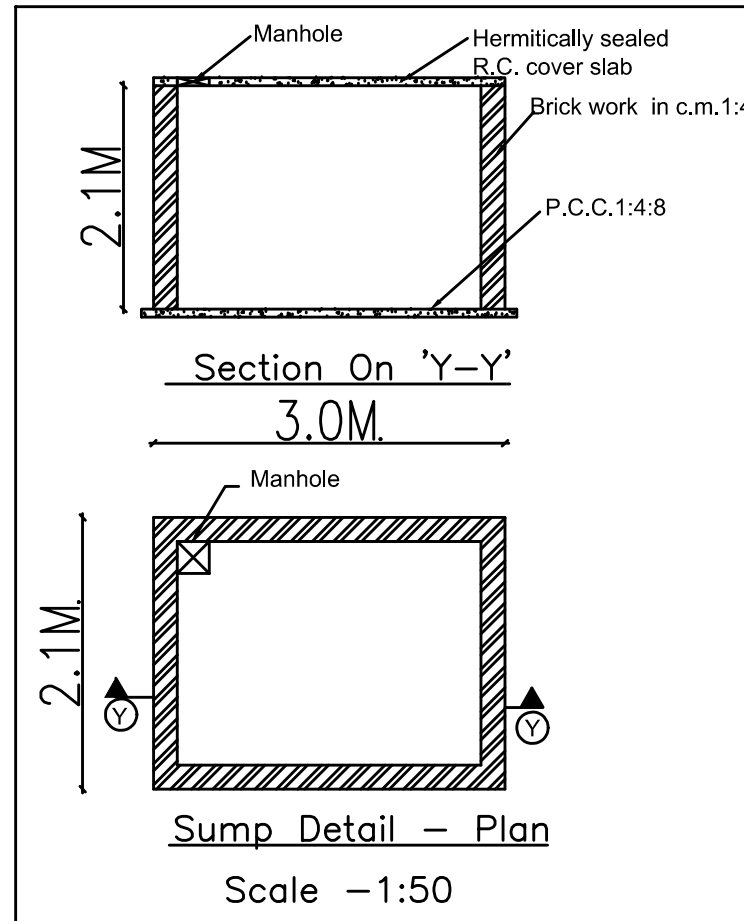
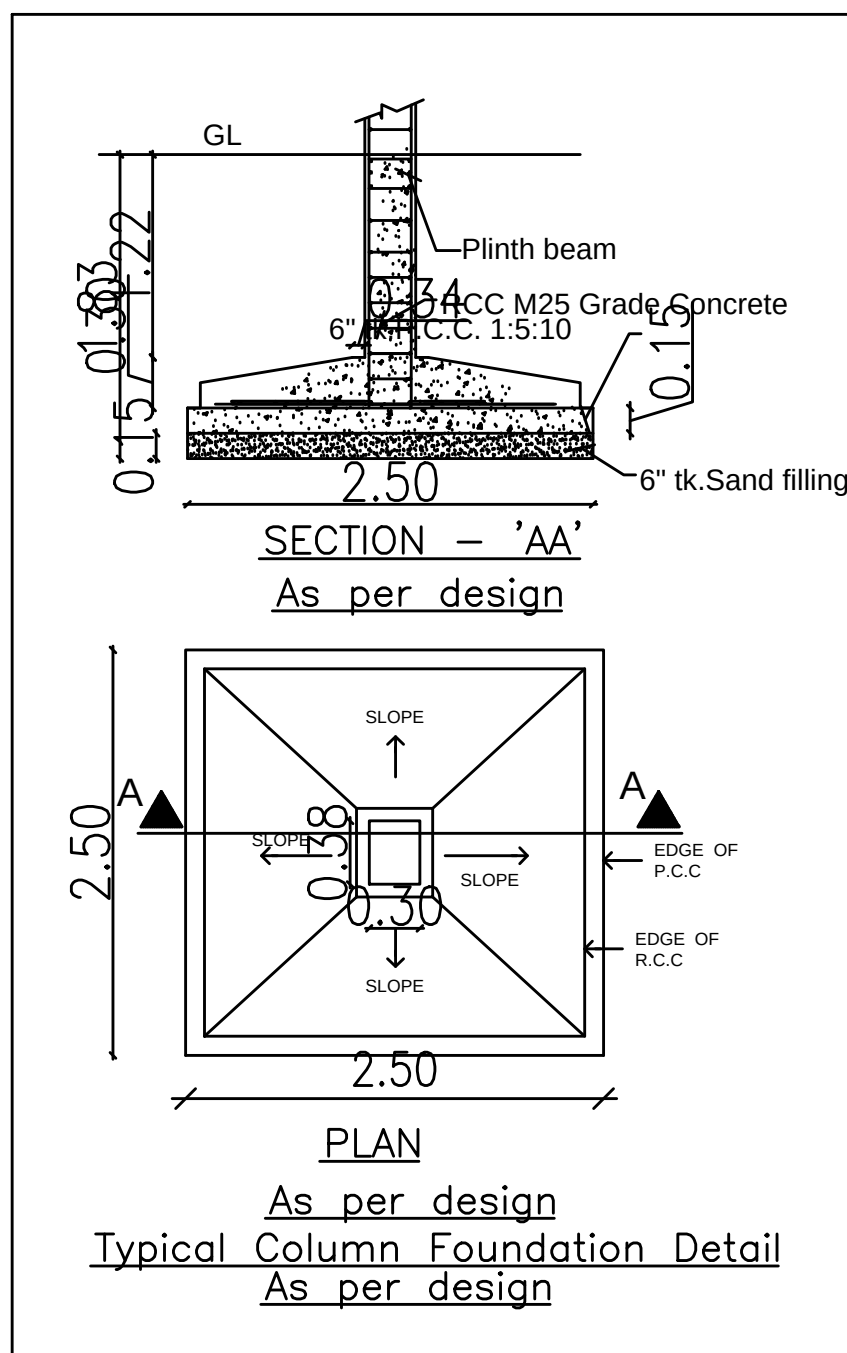
JAYA CONSTRUCTIONS
 Mr. R. VIJAYAKUMAR, D.C.E.,
 Civil Engineer & Registered Engineer,
 Directorate of Town and Country Planning
 Reg. No. TVLR/RE/GR-III/2019/05/001
 VIJAY NEST, No.18, Gandhi Street,
 Manavalanagar, Tiruvallur-602002.
 Ph. (044) 27442281, 9443240897
 ARCHITECT / ENGINEER



KEY PLAN:10000



SOLAR HOT WATER SYSTEM DETAIL				
NO OF WORKERS - MALE		: 10 Nos		
NO OF WORKERS - FEMALE		: 5 Nos		
OTHER PERSONS		: 10 Nos		
TOTAL NO OF PERSONS		: 25 Nos		
WATER CONSUMPTION @ 80 Lit /Person/day				
TOTAL CONSUMPTION (25 X 80)		: 2000 Litrs		
NO OF SWHS (2000 lit capacity)		: 1 No		
SANITATION REQUIREMENTS				
DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	1	1	1	1
URINAL	1	--	1	--
WASH BASIN	1	1	1	1
DRINKER WATER FOUNTAINS	1	1	1	1
EMERGENCY FOUNTAINS	1	1	1	1



SHEET NO : 1/2

PLAN SHOWING THE COMMERCIAL BUILDING IN S.NO: 156/ 5A4B OF PANAPAKKAM VILLAGE, PANAPAKKAM PANCHAYAT, THIRUVALANGADU UNION, TIRUTTANI TALUK, TIRUVALLUR DISTRICT.

AREA STATEMENT	F.S.I (SQM)	NON F.S.I (SQM)	TOTAL AREA (SQM)
TOTAL SITE AREA (AS PER FMB)	1193.84		
TOTAL SITE AREA (AS PER PATT)	1162.00		
COMMERCIAL BUILDING			
GROUND FLOOR AREA	182.96	---	182.96
HEAD ROOM AREA (NON FSI)	---	35.44	35.44
SECURITY ROOM AREA (NON FSI)	---	6.00	6.00
TOTAL BUILTUP AREA	182.96	41.44	224.40

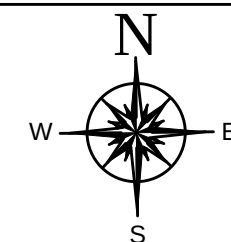
DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	$\frac{182.96}{1162.00} \times 100$	15.74%
FLOOR AREA RATIO	$\frac{182.96}{1162.00}$	0.157

DESCRIPTION	REQUIRED	PROPOSED
PARKING AREA	CARS : 2 nos TWO WHEELERS : 8 nos	2 nos 8 nos

SPECIFICATION:

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

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



COLOR INDEX

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING

SIGNATURE OF THE APPLICANT

JAYA CONSTRUCTIONS
E. R. VIJAYAKUMAR, D.C.E.,
Civil Engineer & Registered Engineer
Directorate of Town and Country Planning
Reg. No. TVR/RE/GR-II/2019/05/001
VIJAY NEST, No.18, Gandhi Street,
Manavalanagar, Tiruvallur-602002.
Ph. (04) 27442281, 9443240997
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

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.

