PP APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

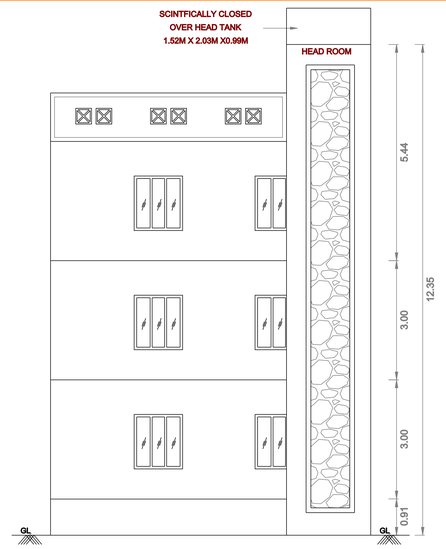
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

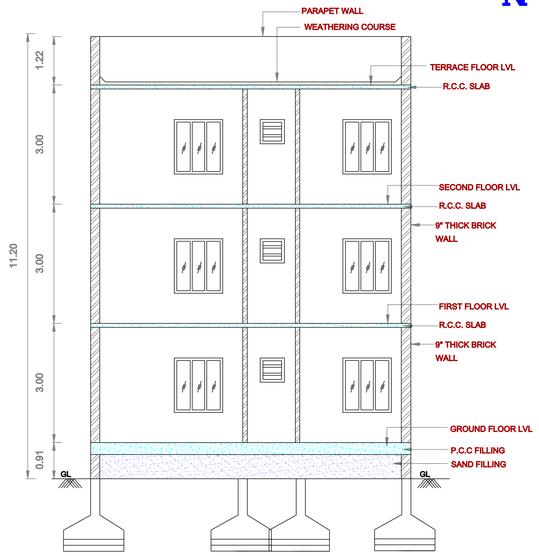
The approval as the planning authority issued it, reproduced in full behind this page.

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



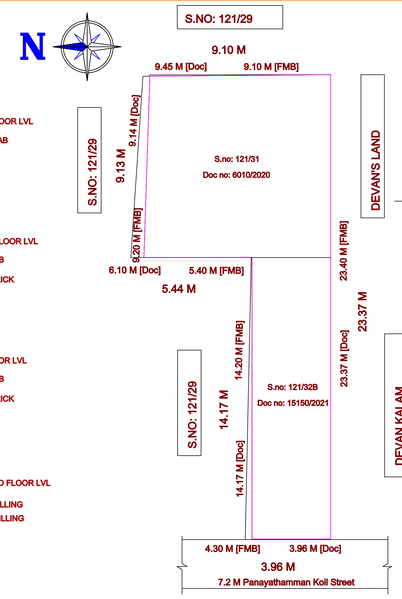
FRONT ELEVATION

(PROPOSED)



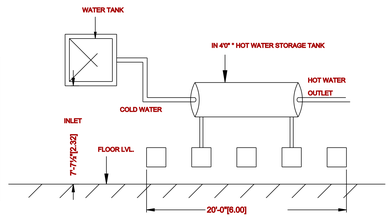
SECTION ON "A-A"

(PROPOSED)

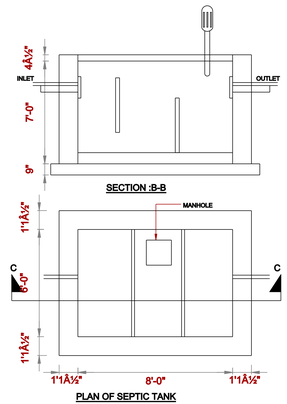


PLOT RESIDUARY

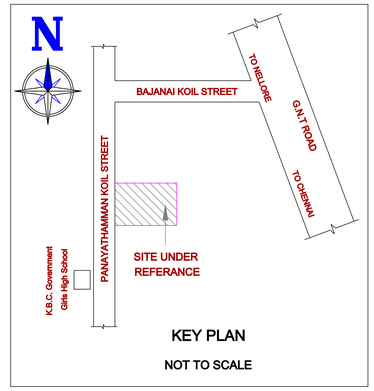
SCALE = 1:200

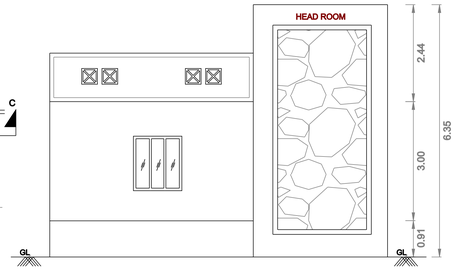


SOLAR HOT WATER SYSTEM DETAIL



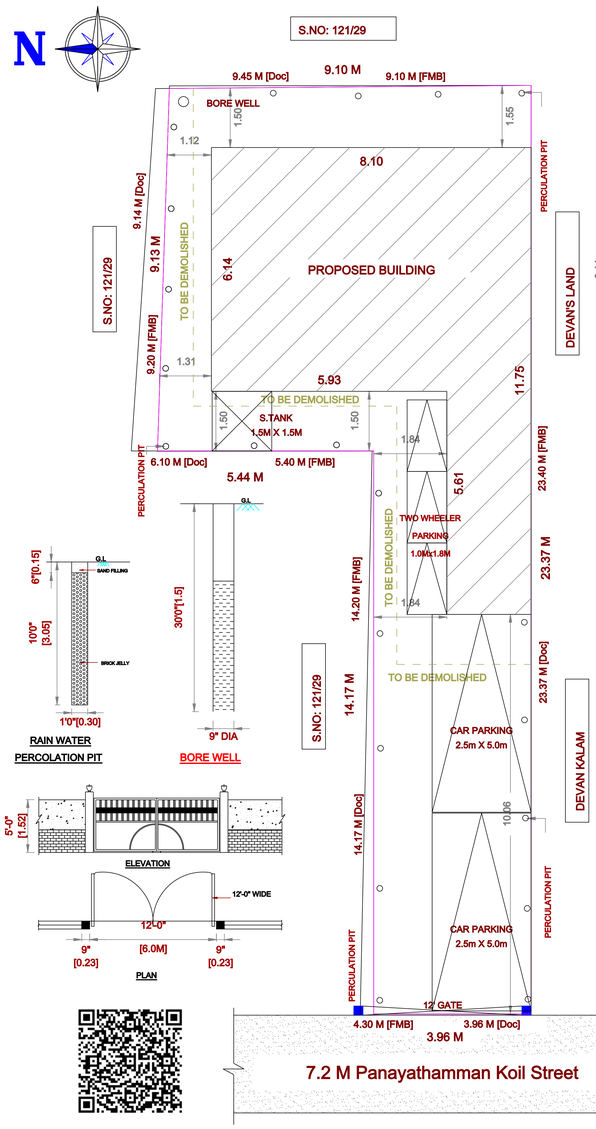
PLAN OF SEPTIC TANK





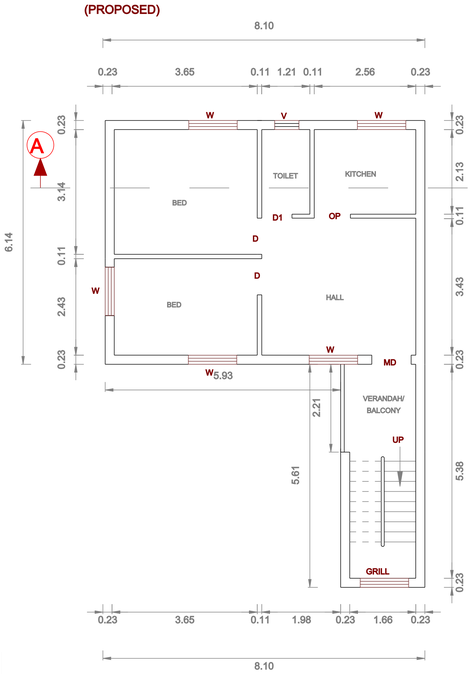
FRONT ELEVATION

(TO BE DEMOLISHED)



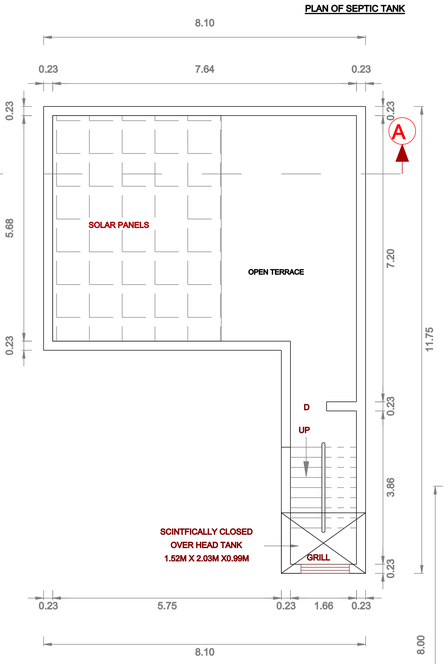
RAIN WATER PERCOLATION PIT

BORE WELL



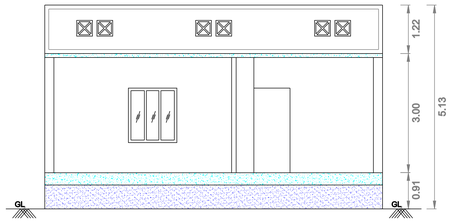
TYPICAL GROUND, FIRST, SECOND FLOOR PLAN

(PROPOSED)



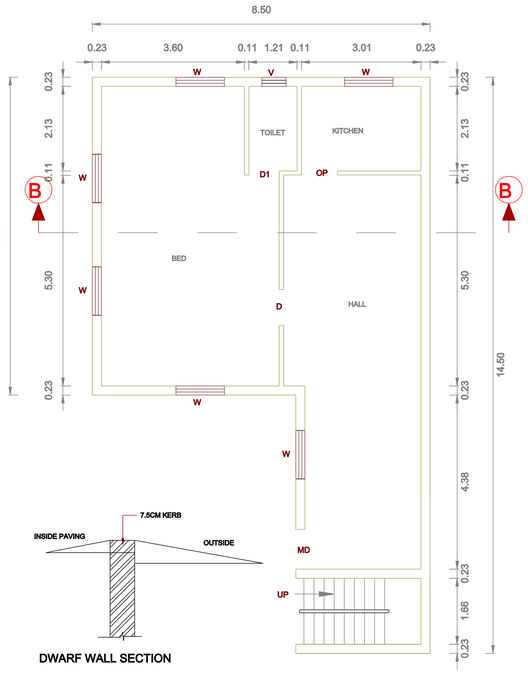
TERRACE FLOOR PLAN

(PROPOSED)



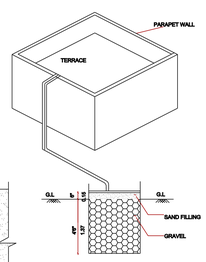
SECTION ON "B-B"

(TO BE DEMOLISHED)

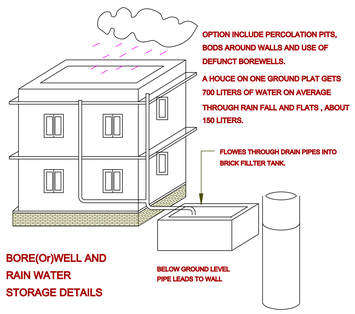


GROUND FLOOR PLAN

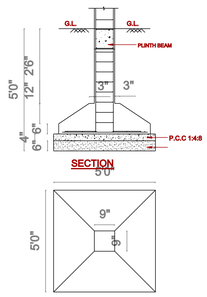
(TO BE DEMOLISHED)



COLLECTION SUMP FOR HARVESTING FOR TERRACE



BORE(Or)WELL AND RAIN WATER STORAGE DETAILS



TYPICAL FOUNDATION DETAIL

DWARF WALL SECTION

SITE CUM GROUND FLOOR PLAN

SCALE = 1:100

PLAN SHOWING THE DEMOLITION OF EXISTING BUILDING AND RECONSTRUCTION OF GROUND, FIRST, SECOND FLOOR RESIDENTIAL BUILDING WITH THREE DWELLING UNITS, S.NO: 121/31, 32B (as per PATTA), PATTA NO: 142, 534, PANAYATHAMMAN KOIL STREET, NARAVARIKUPPAM VILLAGE, NARAVARIKUPPAM TOWN PANCHAYAT, PONNERI TALUK, THIRUVALLUR DISTRICT.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	3'3"x7'0"
D	DOOR	3'0"x7'0"
W	WINDOW	4'0"x7'0"
G	GRILL	6'0"x8'0"
V	VENTILATOR	2'0"x2'0"
OP	OPEN	3'0"x7'0"

SPECIFICATIONS

FOUNDATION	-	COLUMN FOOTING
BRICK WORK	-	C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	-	C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	-	C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	-	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C. WORK	-	1:2:4 FOR SLABS & LINTELS
WOOD WORK	-	ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING	-	B.JELLY LIME MORTAR OVER ROOF
COURSE		SLAB ONE LAYER OF COUNTRY TILES

THIS PLAN IS DESIGNED AS PER TNCDBR-2019,

ANY DEVIATION LICENSED SURVEYOR IS NOT RESPONSIBLE

COLOUR INDEX

BUILDING	-	BOUNDARY	-
ROAD	-	DEMOLISHED	-

AREA STATEMENT

		Sq.Ft	Sq.M
SITE EXTENT			
AS PER DOCUMENT [968Sq.Ft+604Sq.Ft]	-	1572.00	146.04
AS PER PATA [92.0Sq.M+50.0Sq.M]	-	1528.50	142.00
AS PER SITE	-	1556.62	145.45
GROUND FLOOR AREA	-	659.40	61.26
FIRST FLOOR AREA	-	659.40	61.26
SECOND FLOOR AREA	-	659.40	61.26
TOTAL FSI AREA	-	1978.20	183.78
HEAD ROOM AREA	-	0.00	0.00
TOTAL BUILTUP AREA	-	1978.20	183.78
F.S.I	-	1.26	
TO BE DEMOLISHED	-	968.22	89.95

PARKING DETAILS

CAR PARKING	REQUIRED: 0	PROVIDED: 2
TWO WHEELER PARKING	REQUIRED: 3	PROVIDED: 3

SCALE:- 1" = 8'-0" (1:100)

FOR

M. SUMATHI., D.C.E
Registered Engineer, CMDA RGN No: RE300902019
DTCP Reg. No. TVLR / RE / GR - III / 2020 / 12 / 006
#1 / 1981, S.K.L.S. Complex, Bye - Pass Road,
Near Holy Child Church, Redhills, Chennai - 52.
cell: 94444 50432 / 9445186219 / 8668086175

SIGNATURE OF LICENSED SURVEYOR

DRAWN BY:

SRI RAM PLANNERS

#1/1981, BYE PASS ROAD,
S.K.L.S. COMPLEX, REDHILLS
CHENNAI - 52.
Mobile No- 8668086175 / 94444 50432

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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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
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Services we run for you
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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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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.