

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Commercial

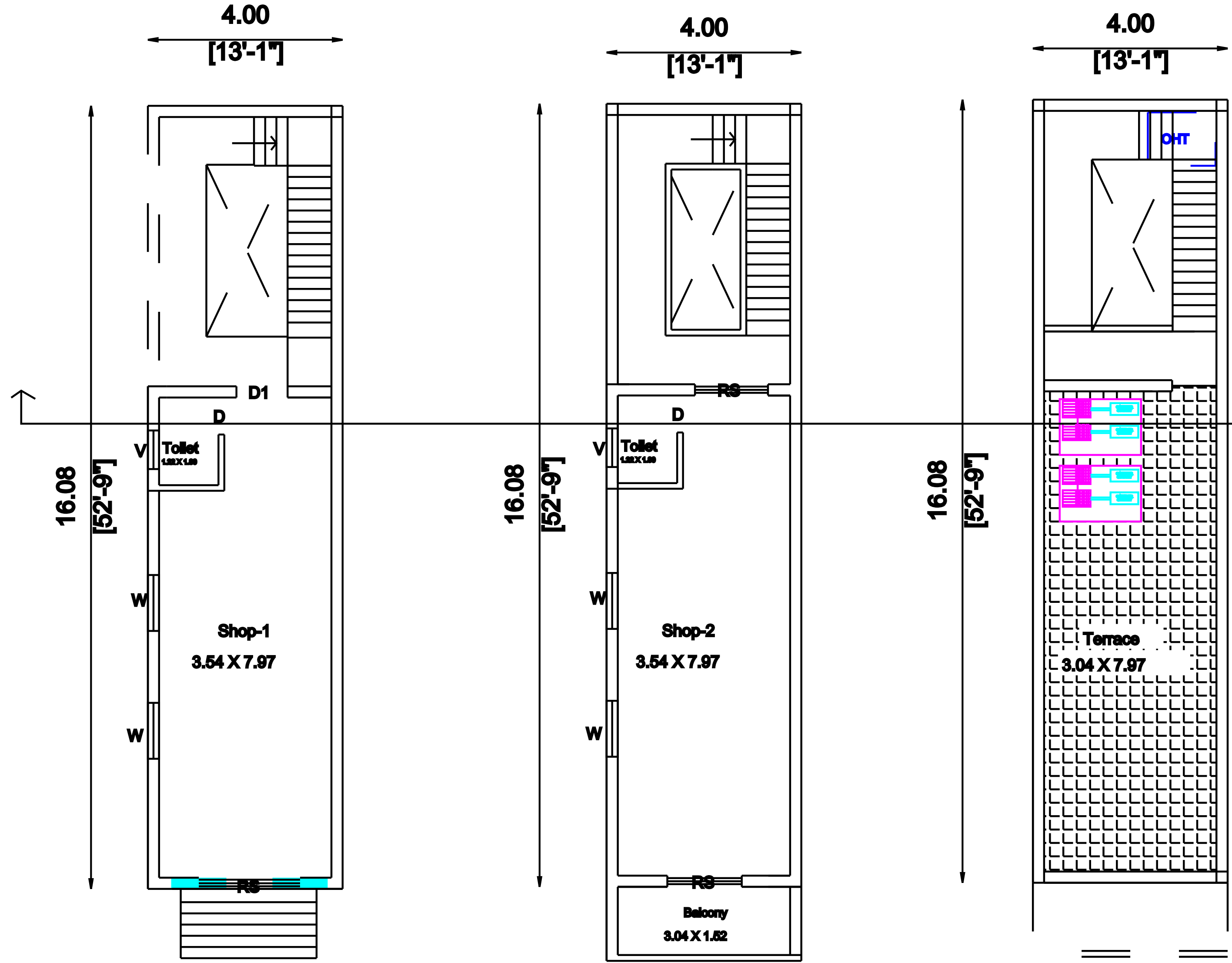
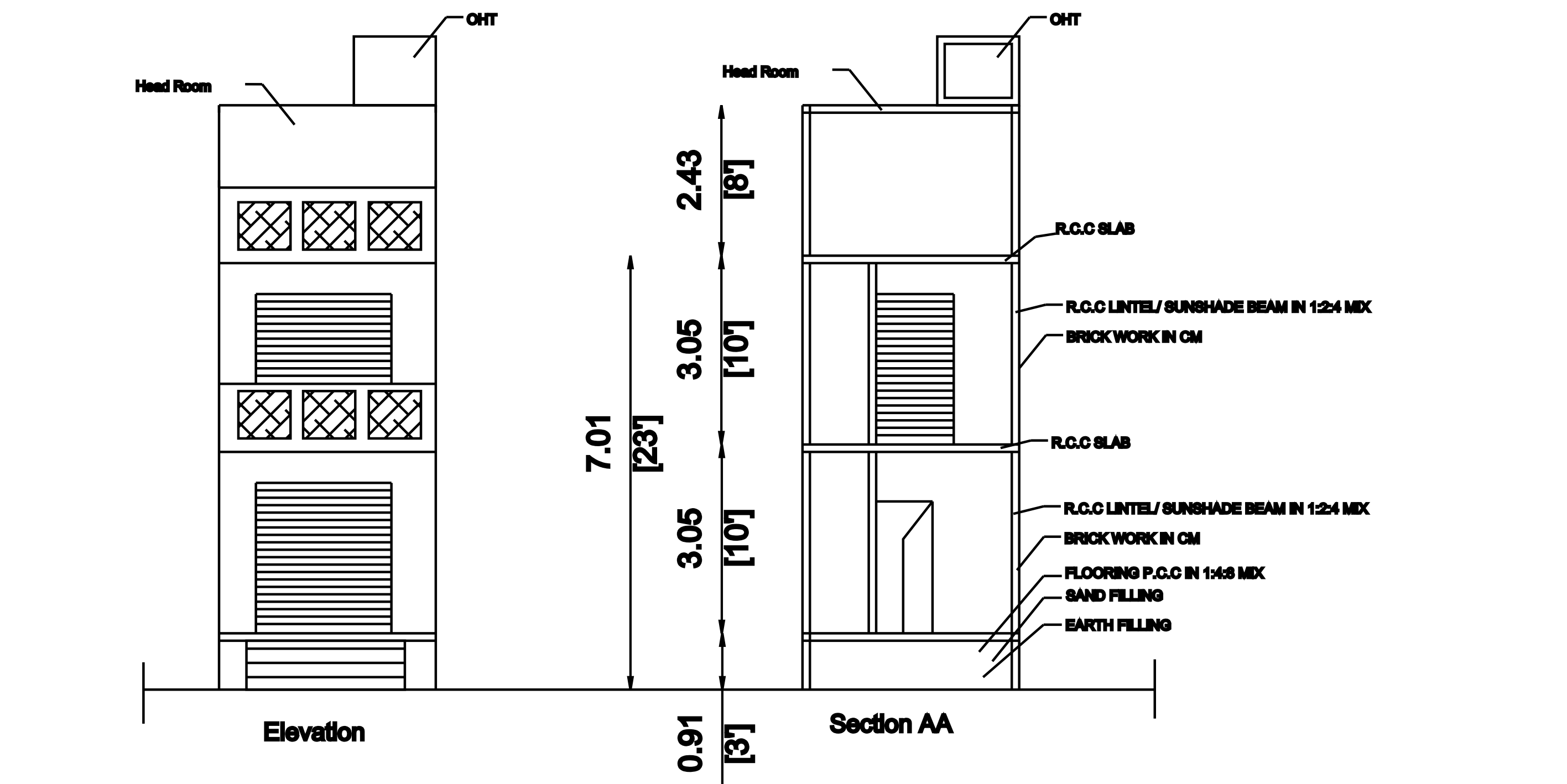
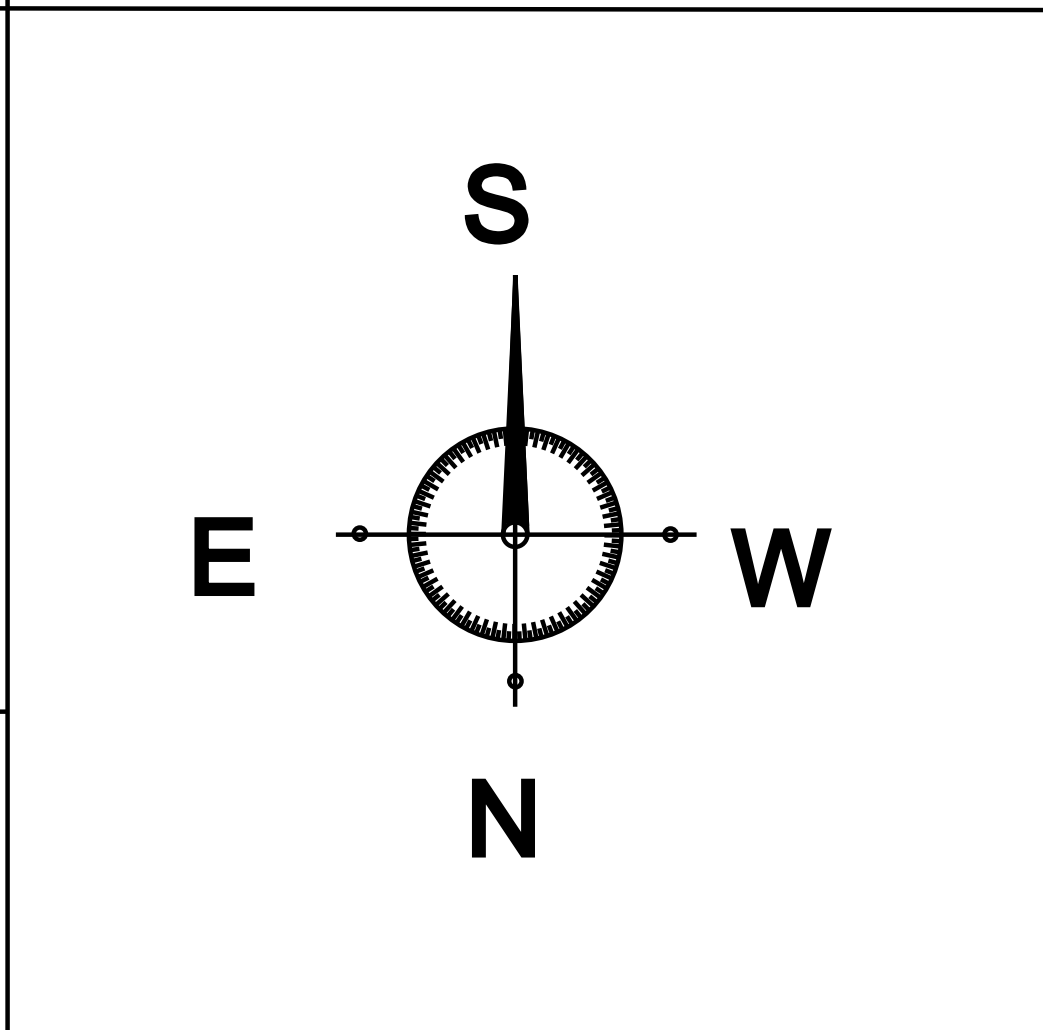
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE DEMOLISHING AND RE-CONSTRUCTION OF PROPOSED GROUND FLOOR & FIRST FLOOR

COMMERCIAL BUILDING IN S NO : 460/5 , PATTA NO : 1628

UTHUKOTTAI TOWN PANCHAYAT, UTHUKOTTAI TALUK & THIRUVALLUR DISTRICT

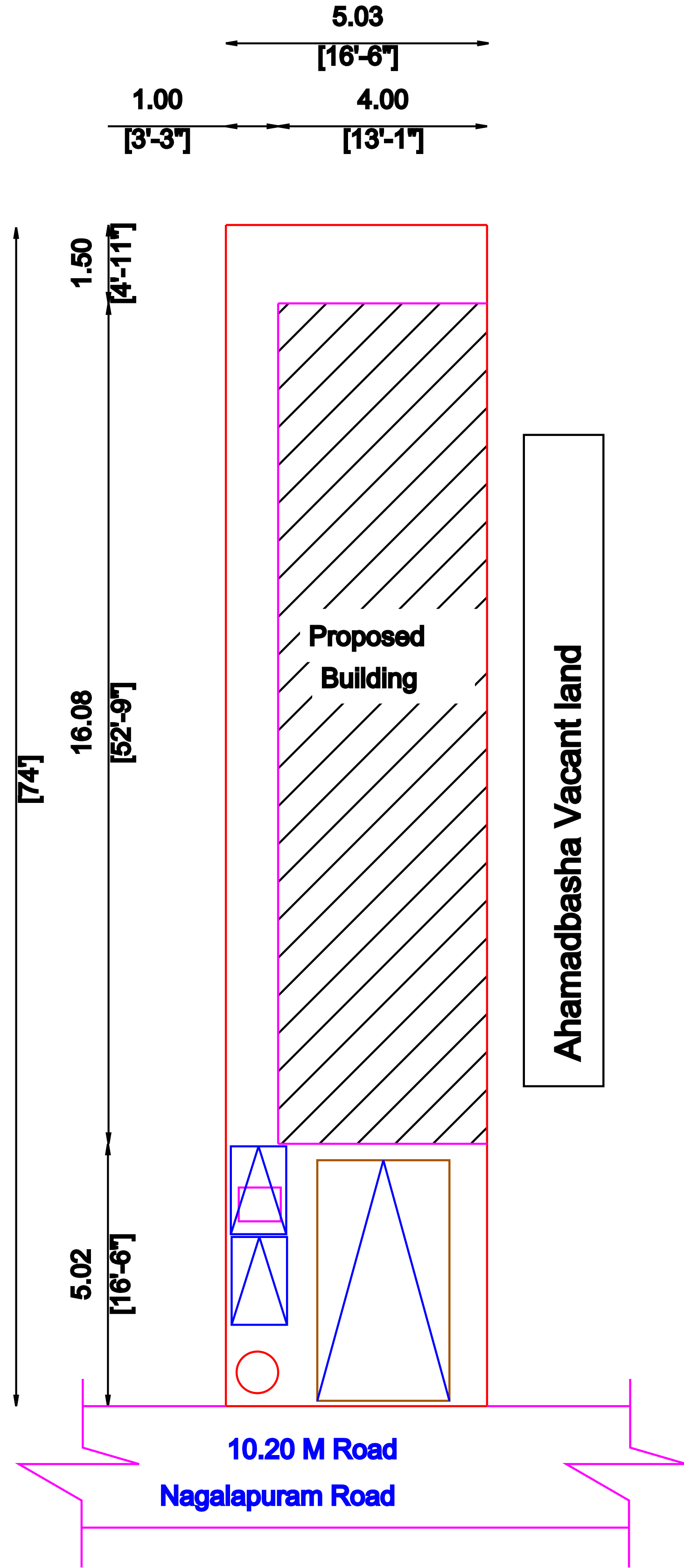


Ground Floor Plan

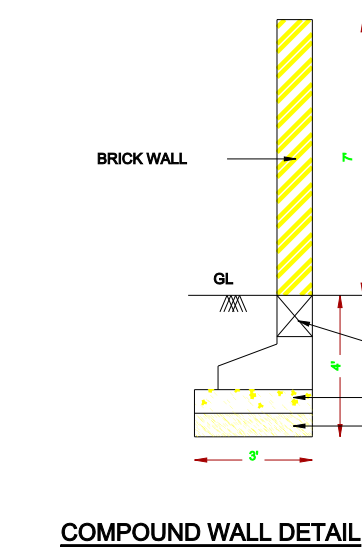
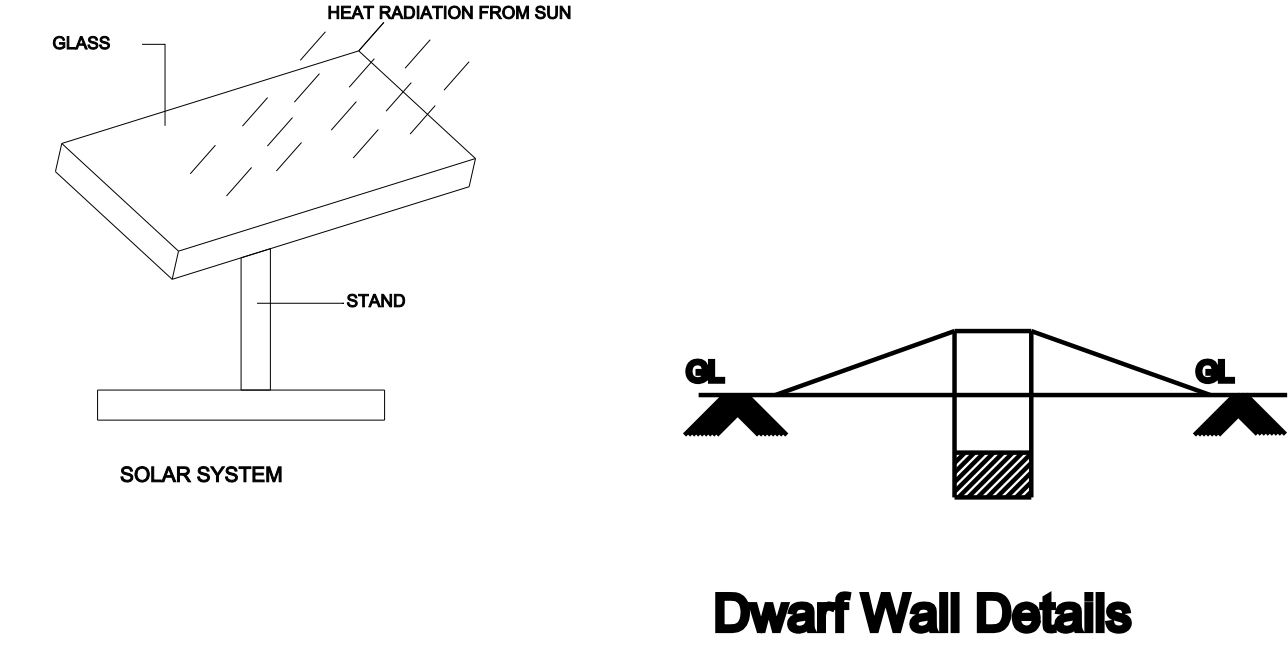
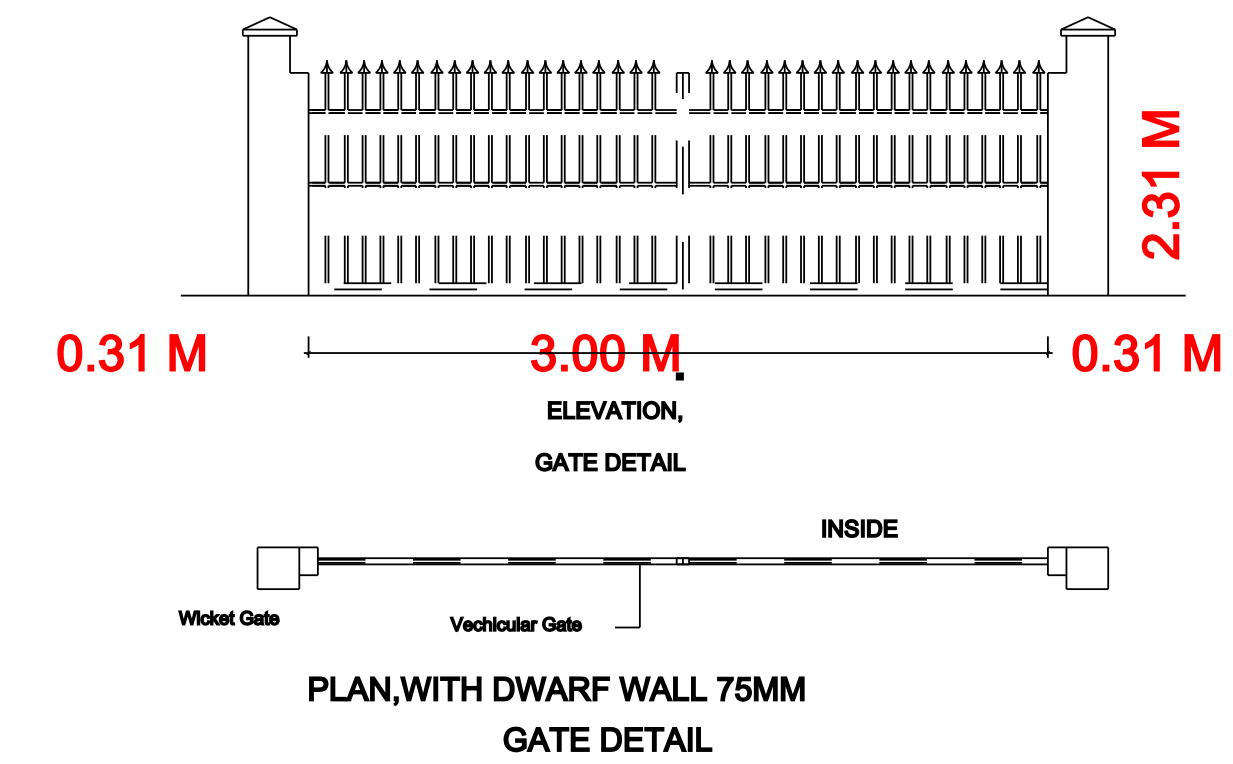
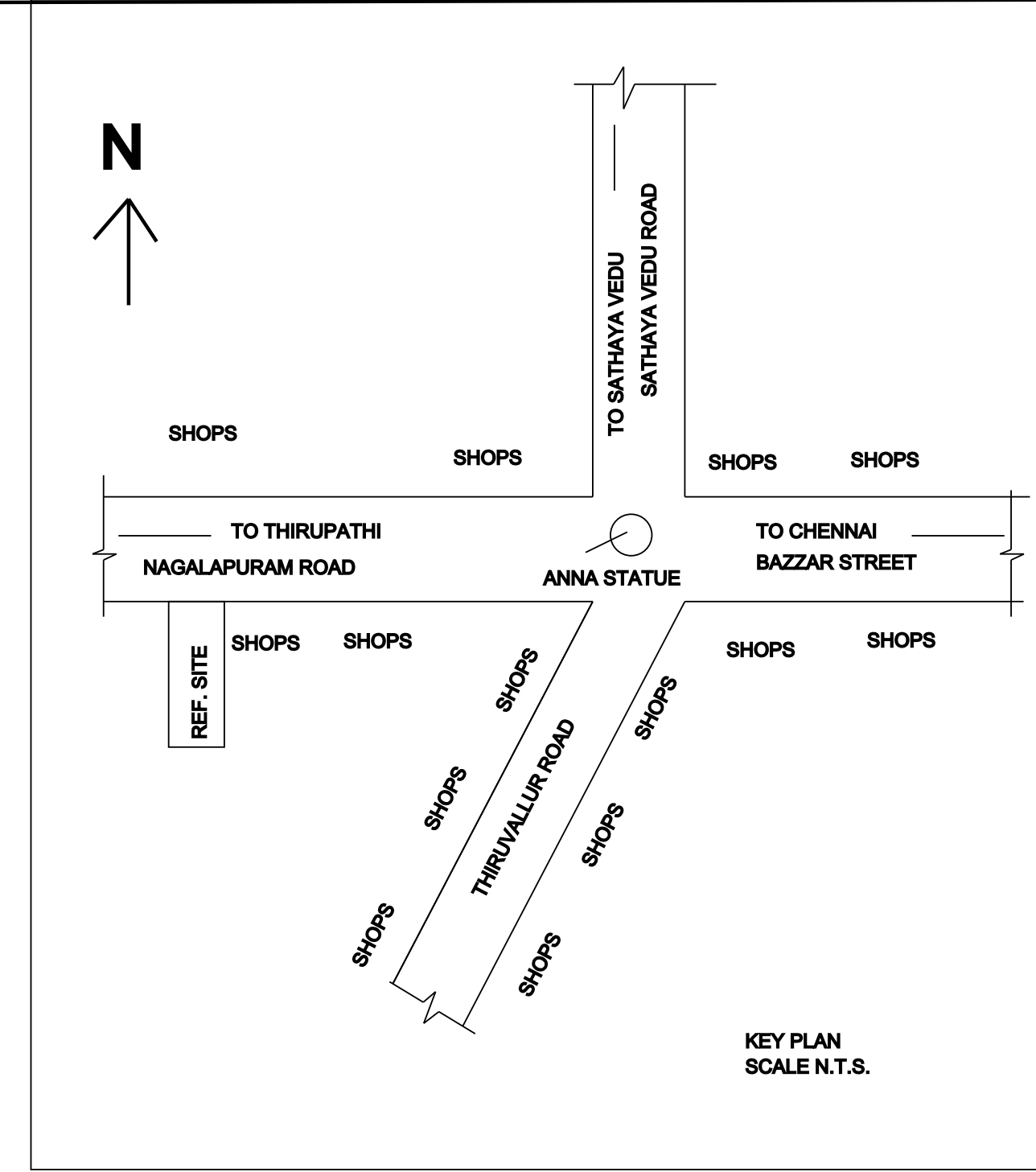
First Floor Plan

Terrace Floor Plan

Duraiswamy Vacant land
& Malar Vacant land



Site Plan



- SPECIFICATIONS**
1. SAND FILLING IN FOUNDATION 150 MM THICK
 - 2.P.C.C 1:4:8 USING 40MM HBG METAL FOR FOUNDATIONS BASEMENT
 - 3.R.C.C 12:4 USING 20MM HBG METAL FOR FOUNDATIONS BASEMENT
 4. PLASTERING IN C.M 1:4 12MM THICK
 5. BRICK WORK IN C.M 1:5 USING CLASS CHAMBER BURNT BRICKS
 6. WEATHERING COURSE WITH B.J.C TOP FINISHED

JOINERY	SIZE(m)
R6 Rolling Shutter	1.89 X 2.43
D DOOR	0.91 X 2.10
D1 DOOR	0.76 X 2.10
W WINDOW	1.37 X 1.22
V VENTILATOR	0.61 X 0.61

COLOUR INDEX	
PROPOSED BUILDING	○
PLOT BOUNDARY	○

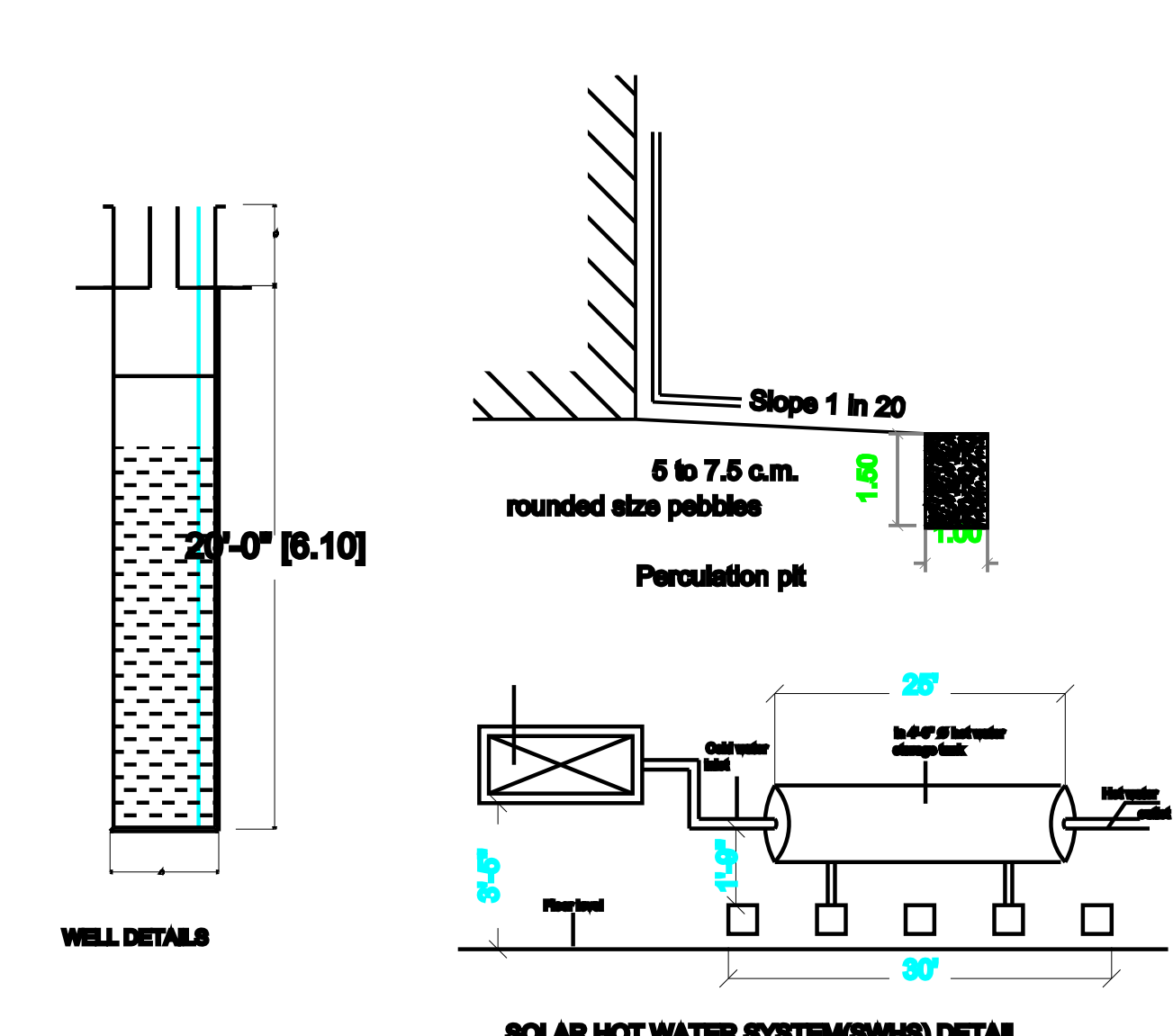
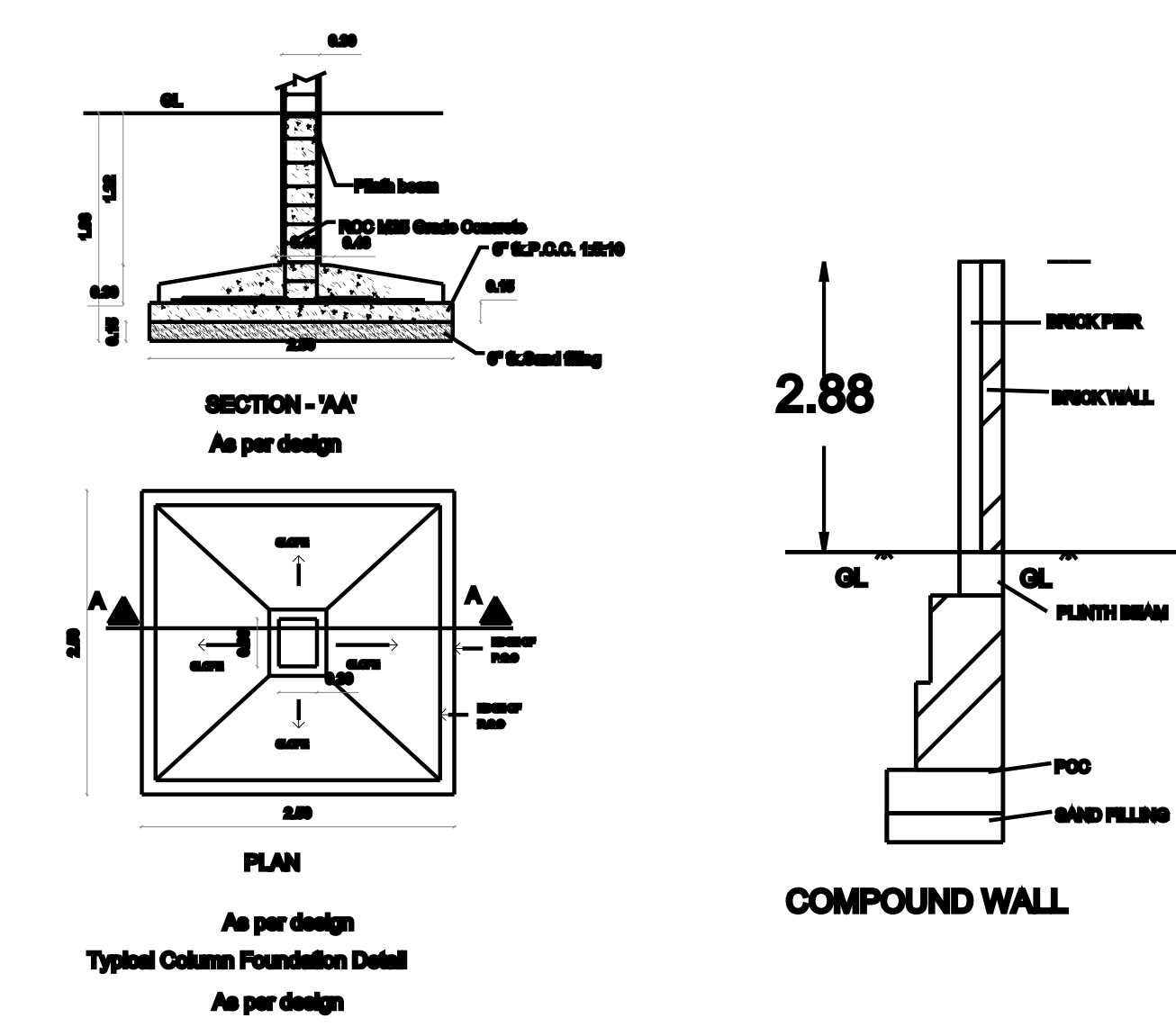
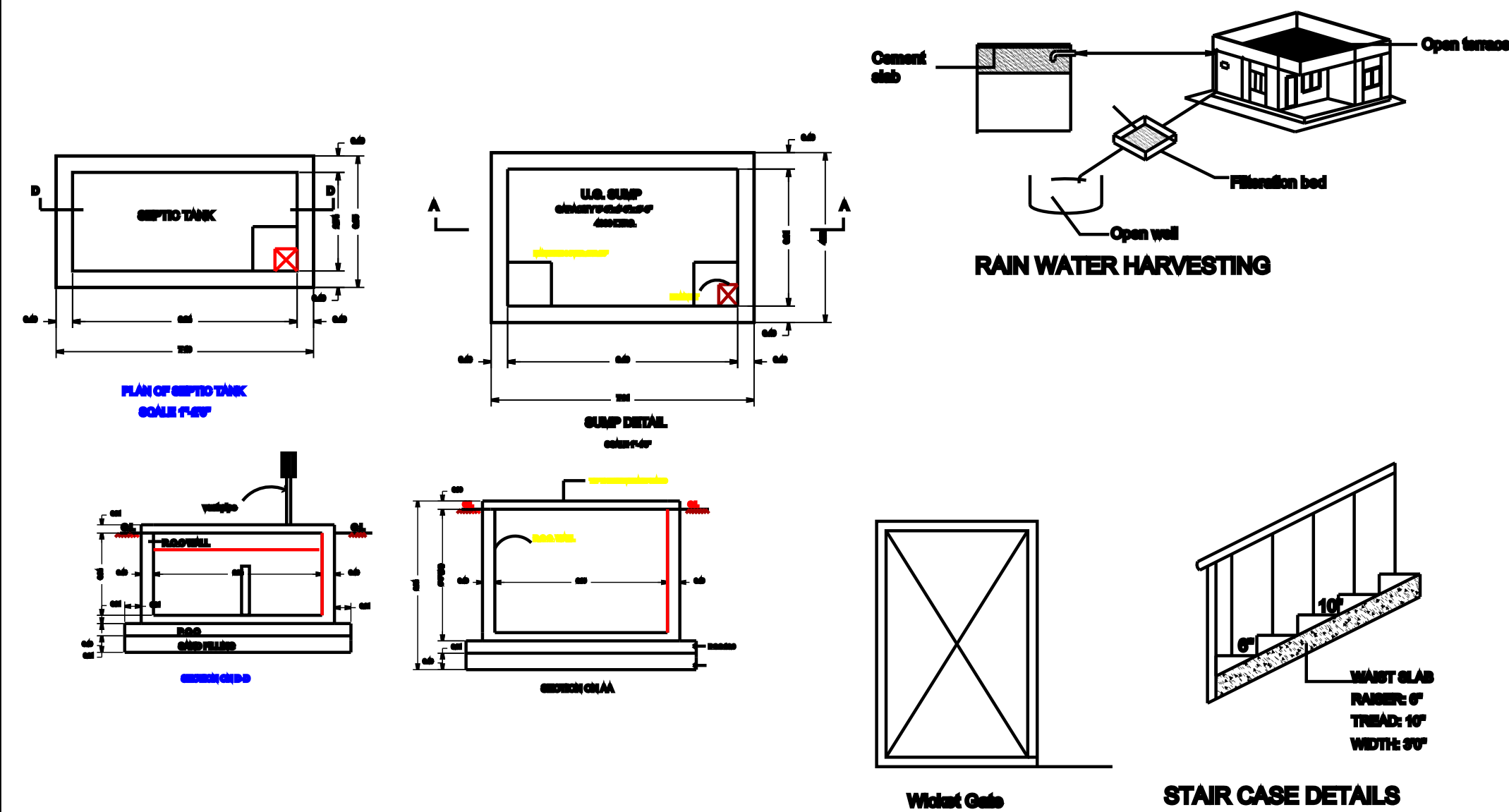
STAIR CASE DETAILS	
DOGGED STAIR CASE	
RAISER - 160 mm, TREAD - 260 mm	
WIDTH - 912 mm	

AREA DETAILS	Sq.ft	Sq.m
PLOT AREA(AS PER PATTA)	1078.40	100.00
PLOT AREA(AS PER DOC)	1221.00	113.43
PRO GROUND FLOOR AREA	662.34	64.32
PRO FIRST FLOOR AREA	662.34	64.32
PRO HEAD ROOM AREA (NON- FSI AREA)	248.08	23.04
TOTAL PROPOSED AREA	1032.71	101.68
OPEN AREA	628.88	48.11

PLOT COVERAGE	57 %
F&I	1.13

T JADARAYA CHETTY

QR Code



JYOTHI PLANNER & BUILDER
Off: #S-1, 60 Feet Road, V.M.Nagar Annex,
Opp.Sri Sai Tower, Thiruvallur
CELL:- 9443690963 / 8072277918

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.

