

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

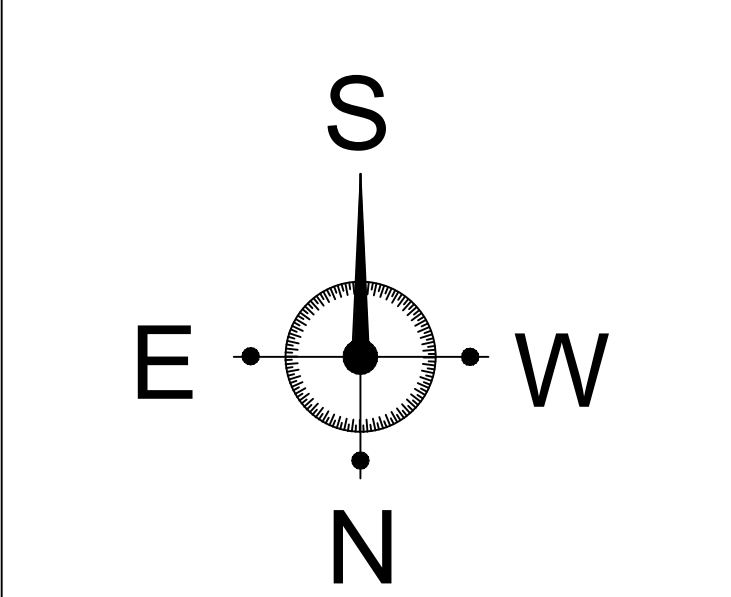
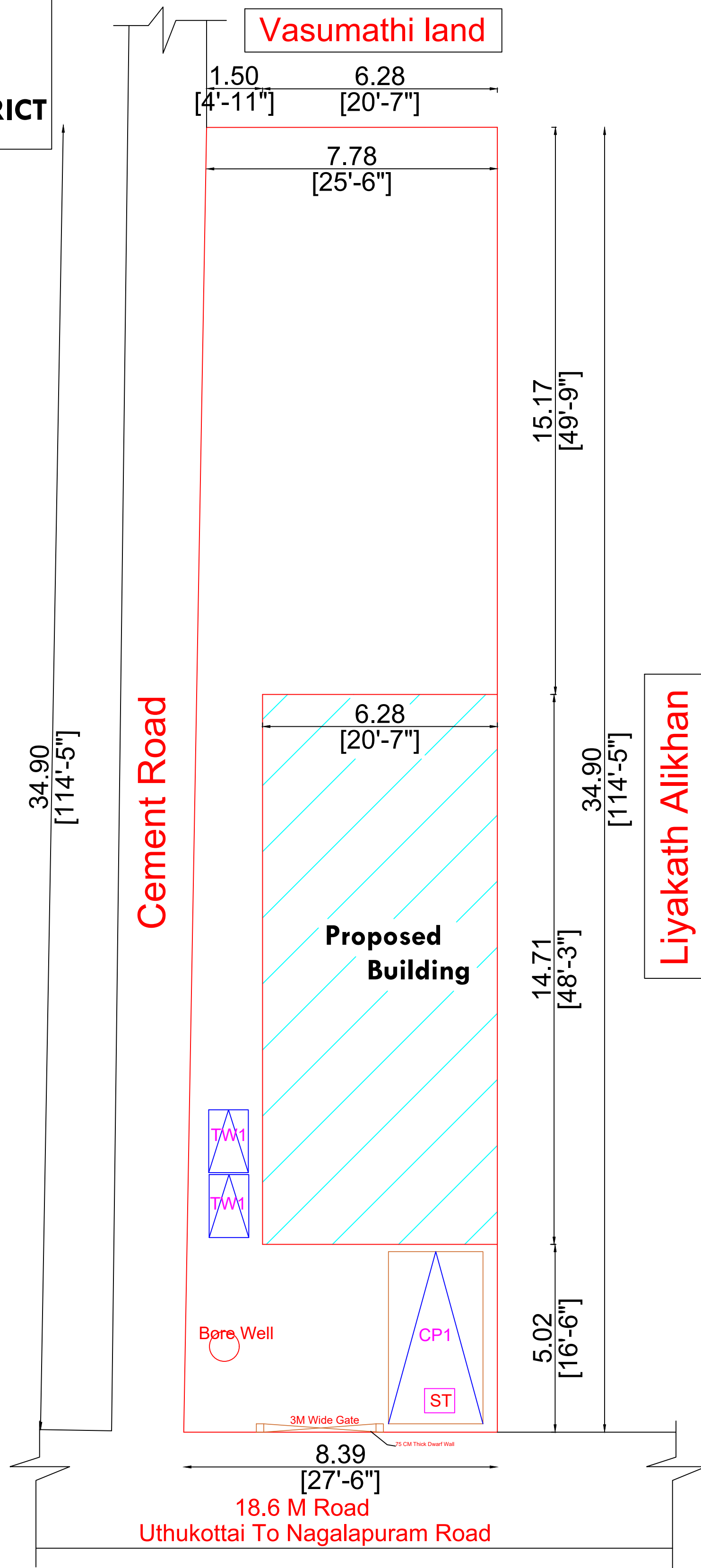
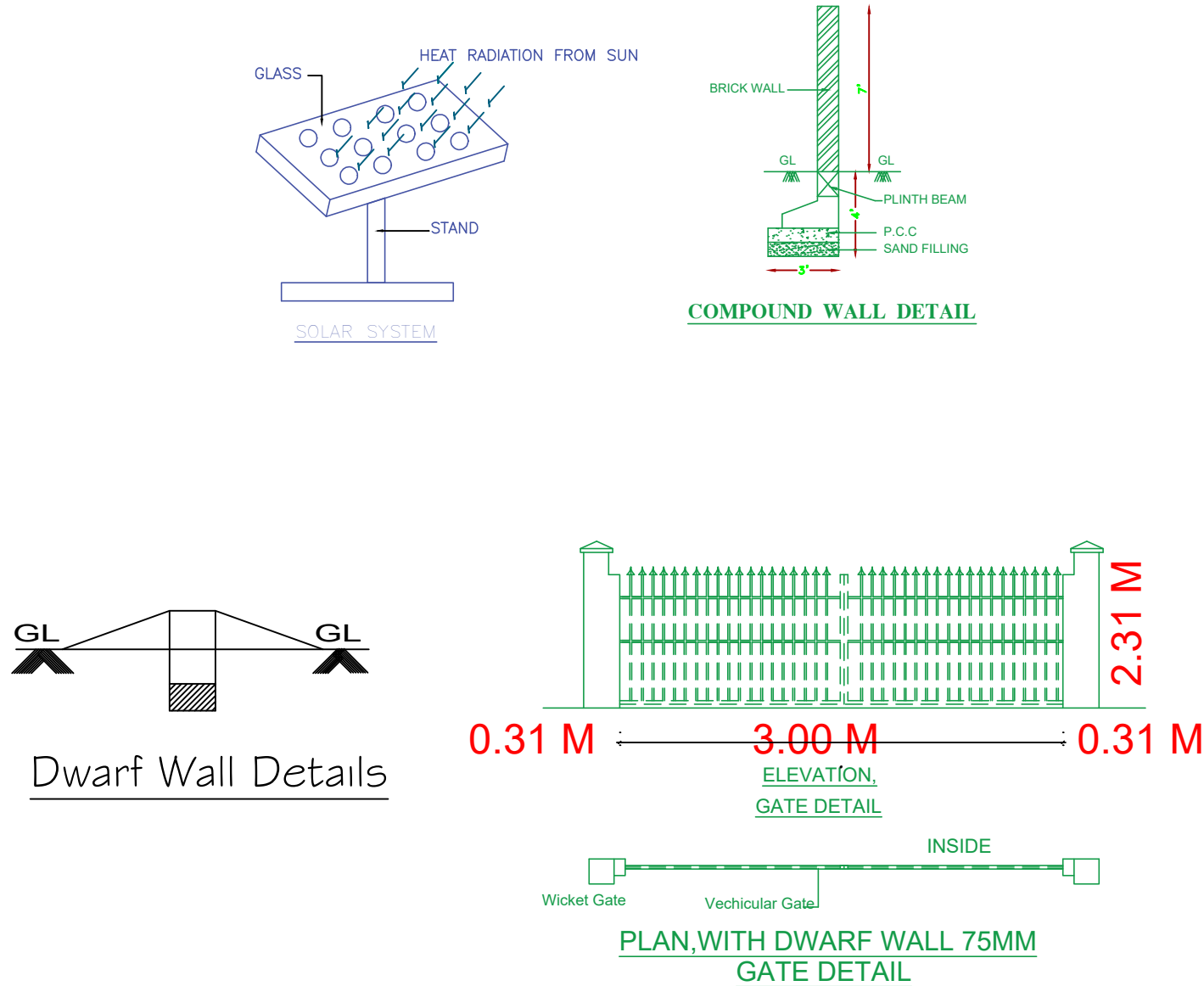
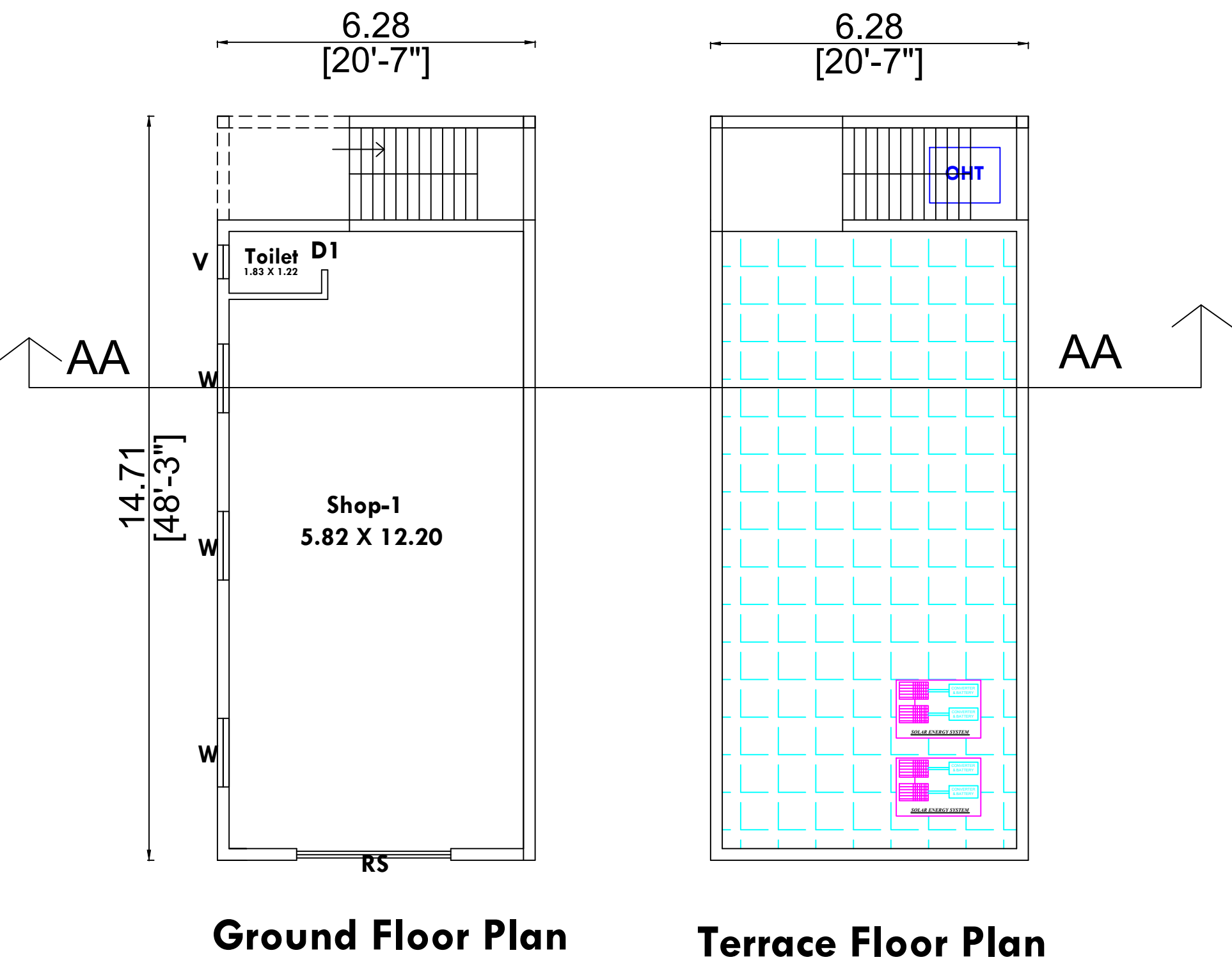
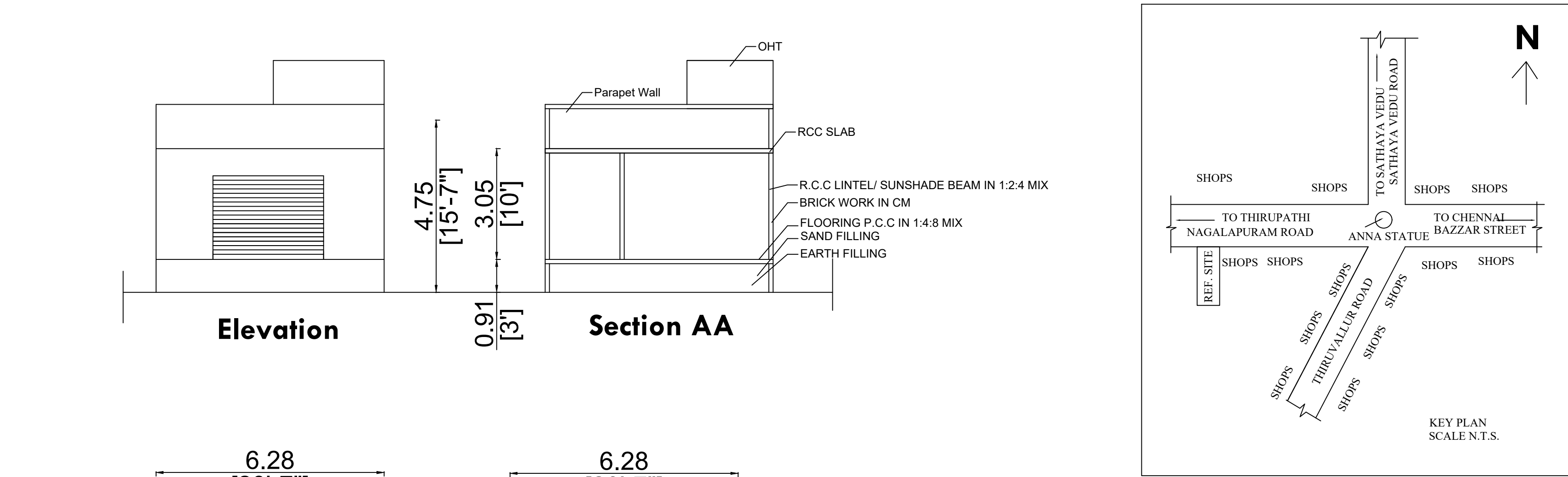
ISSUING AUTHORITY

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.

PLAN SHOWING THE DEMOLISHING AND RE-CONSTRUCTION OF PROPOSED GROUND FLOOR
COMMERCIAL BUILDING IN S NO : 468/1A & 495/1 , AS PER PATTA S NO : 468/1A1B & 495/1A1A2
PATTA NO : 3677 , NAGALAPURAM ROAD , UTHUKOTTAI TOWN PANCHAYAT, UTHUKOTTAI TALUK & THIRUVALLUR DISTRICT



- SPECIFICATIONS**
- SAND FILLING IN FOUNDATION 150 MM THICK
 - P.C.C 1:4:8 USING 40MM HBG METAL FOR
 - R.C.C 1:2:4 USING 20MM HBG METAL FOR FOUNDATION & BASEMENT
- FOLLOWING WORKS**
- COLUMNS
 - LINTELS, LOFT, SUNSHADE
- PLASTERING IN C.M 1:4 12MM THICK
 - BRICK WORK IN C.M 1:5 USING ICLASS CHAMBER BURNT BRICKS
 - WEATHERING COURSE WITH B.J.C TOP FINISHED

JOINERY	SIZE(m)
RS Rolling Shutter	1.83 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

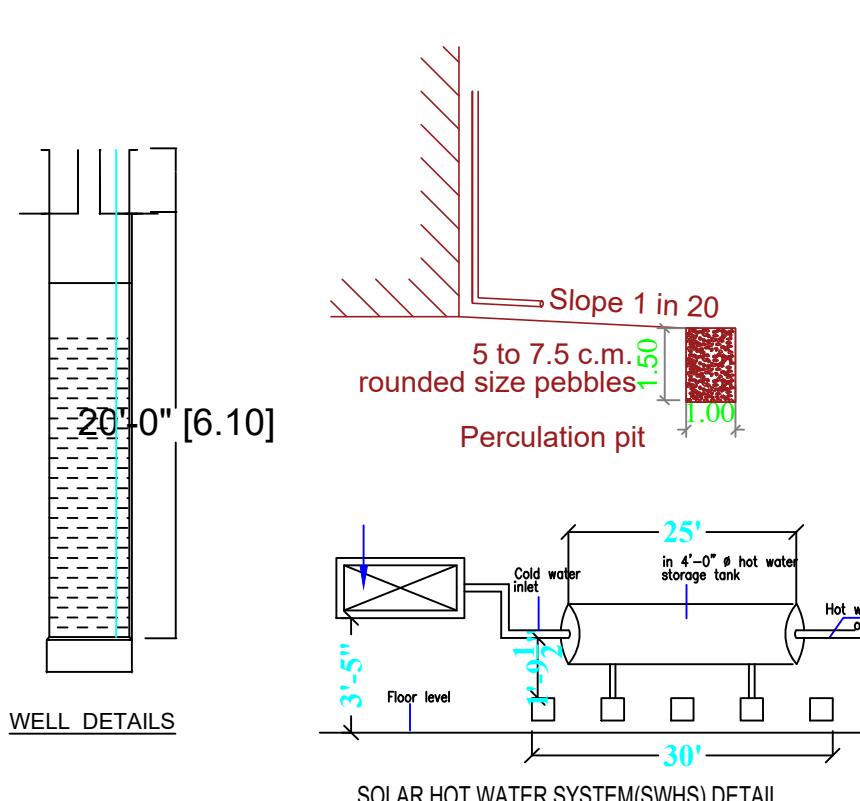
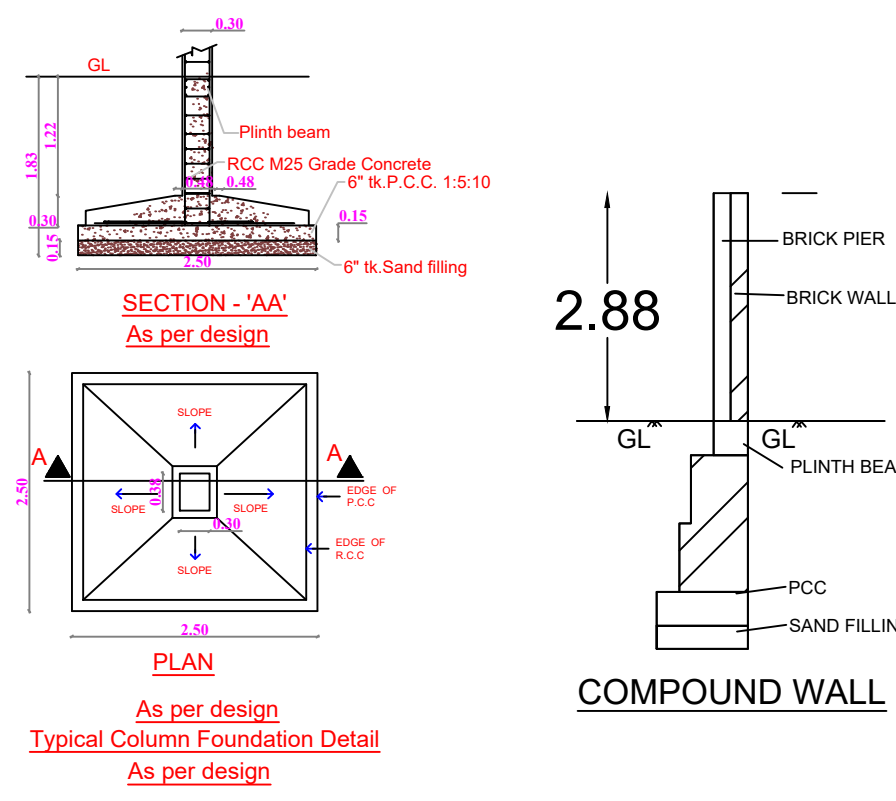
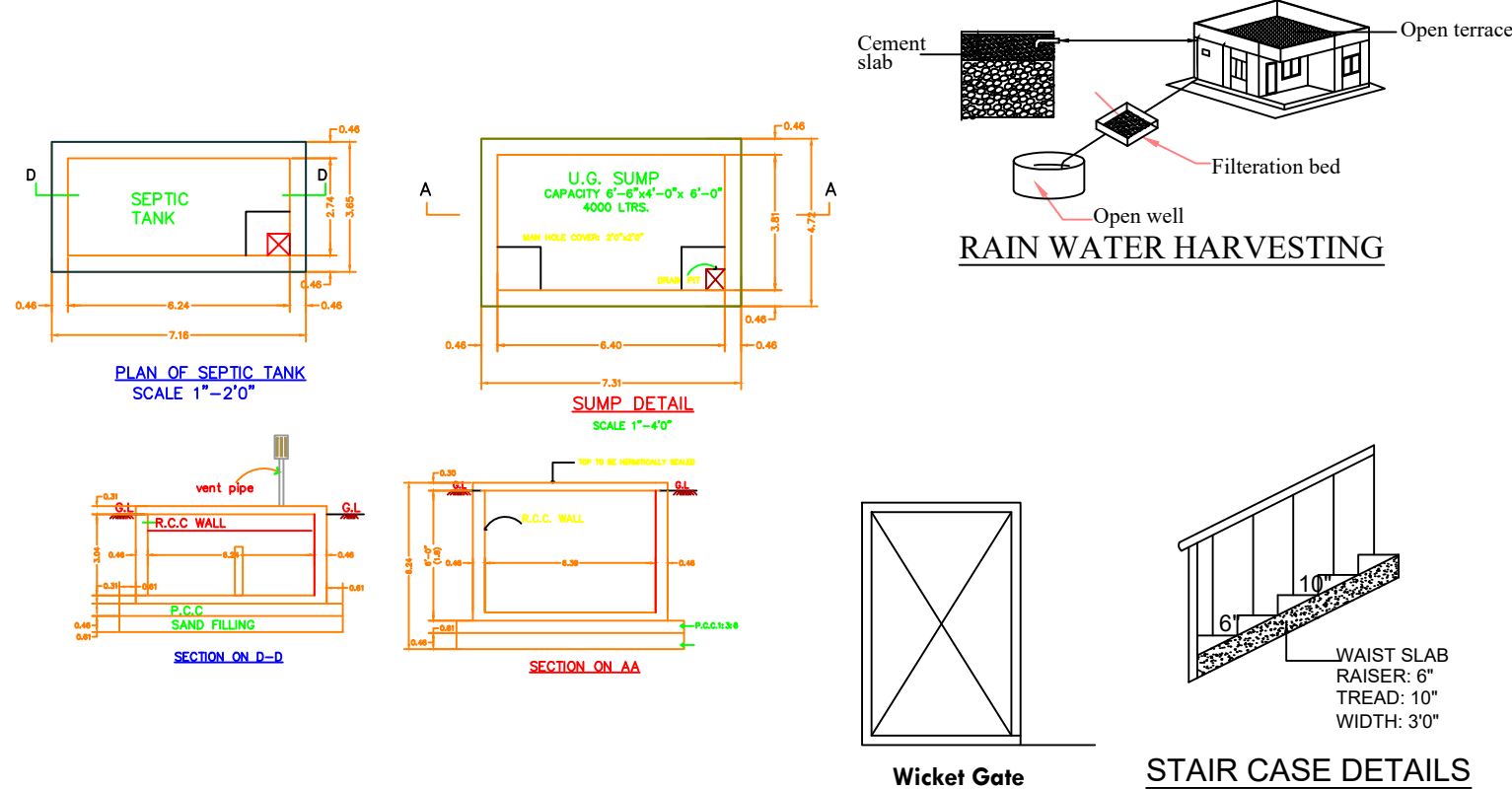
COLOUR INDEX	
PROPOSED BUILDING	☐
PLOT BOUNDARY	☐

STAIR CASE DETAILS	
DOG LEGGED STAIR CASE	
RAISER - 150 mm, TREAD - 250 mm	
WIDTH - 912 mm	

AREA DETAILS	Sq.ft	Sq.m
PLOT AREA (AS PER PATTA)	3164.62	294.00
PLOT AREA (AS PER DOC)	3034.25	281.89
PRO GROUND FLOOR AREA	994.38	92.38
TOTAL PROPOSED AREA	994.38	92.38
OPEN AREA	2039.87	189.51
PLOT COVERAGE	33 %	
F.S.I	0.33	

B MANIGANDAN

QR Code



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

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

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.

