PP APPROVAL RECORD

Planning Permission

Survey 2/2C2B

Vengathur, Tiruvallur taluk

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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.

Verified RealEstate™

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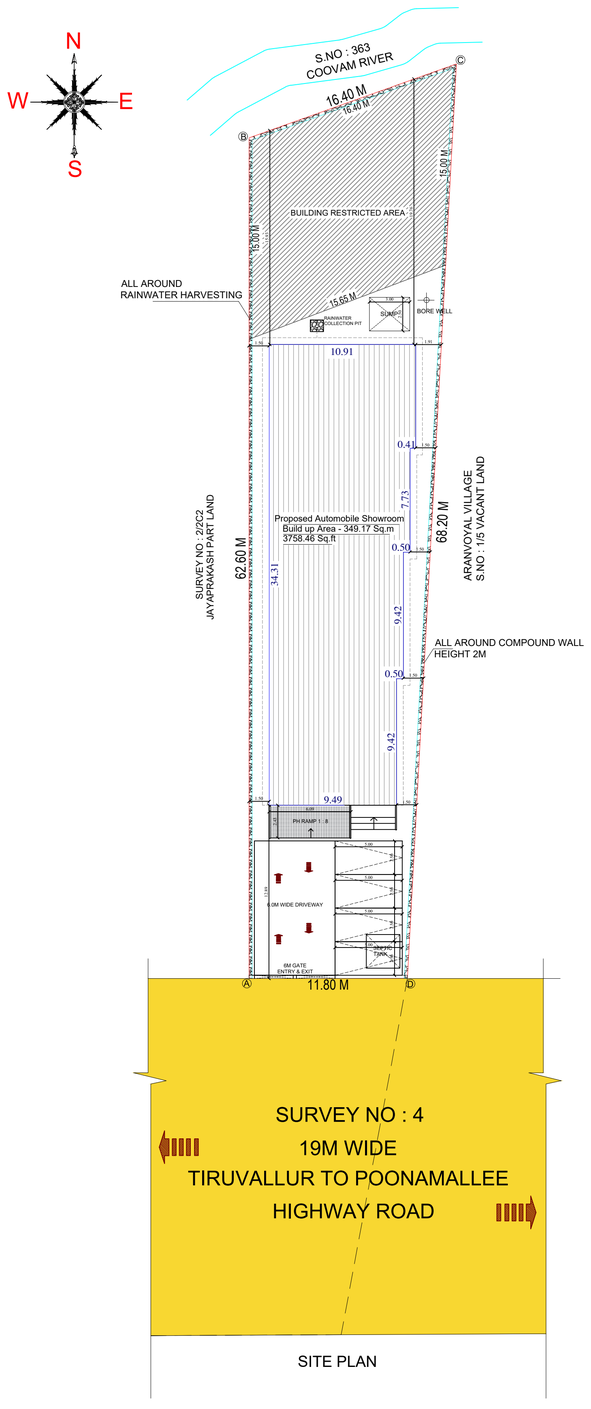
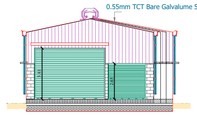
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR COMMERCIAL BUILDING OF AUTOMOBILE SHOWROOM AT S.NO : 2/2C2B EASTERN PART , V.NO : 97 , VENGATHUR VILLAGE , TIRUVALLUR TALUK , TIRUVALLUR DISTRICT.

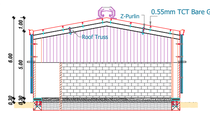
SHEET NO : 01 OF 01



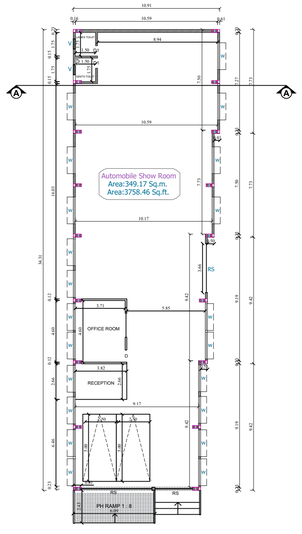
SITE PLAN



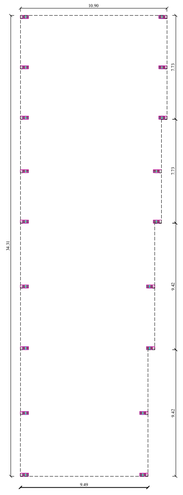
South Side Elevation



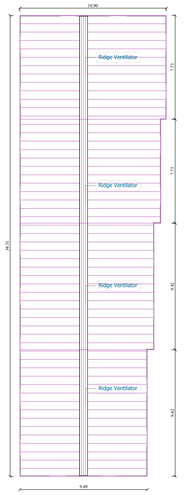
Section A-A



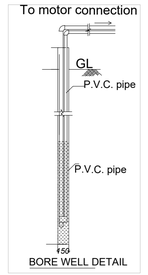
Ground Floor Plan



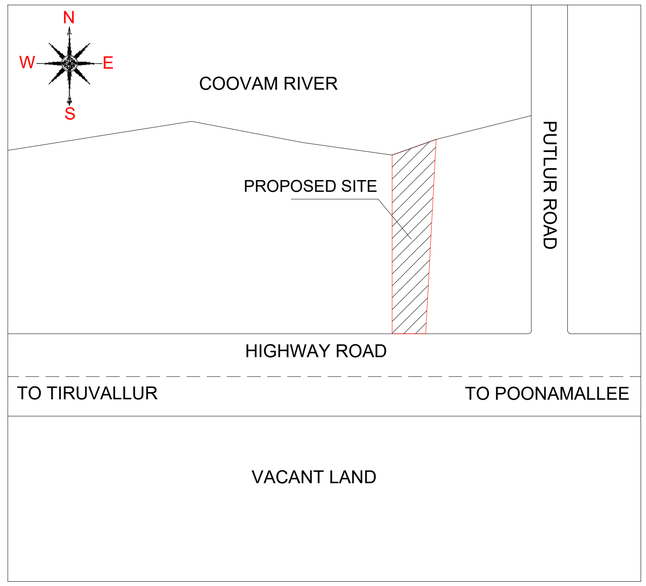
Column Position Plan



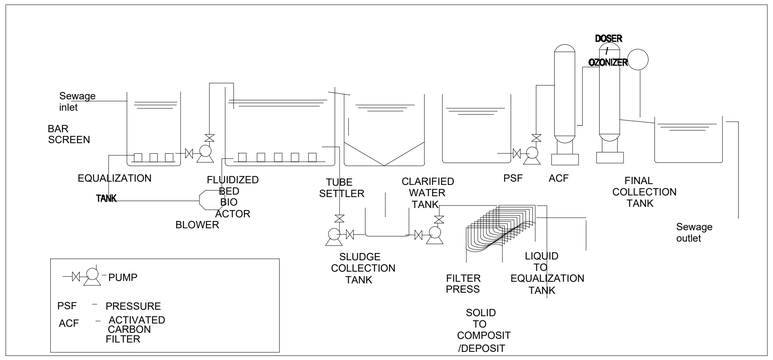
Roof Sheet Plan



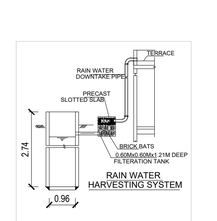
BORE WELL DETAIL

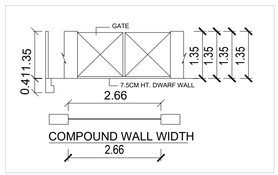


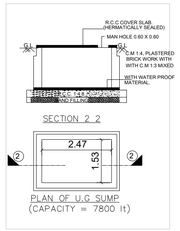
KEY PLAN

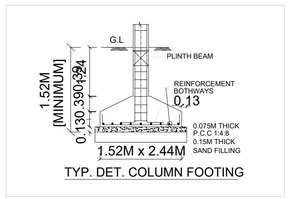


SEWERAGE TREATMENT

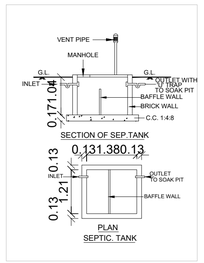


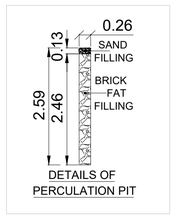


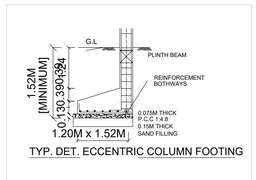




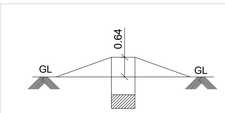
TYP. DET. COLUMN FOOTING







TYP. DET. ECCENTRIC COLUMN FOOTING



Dwarf Wall Details

SANITATION REQUIREMENTS				
No.of.Workers : (Gents - 06 No's & Ladies - 04 No's)				
Total No.of.Workers : (10 No's)				
DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	01	01	01	01
URINAL	01	–	01	-

DESCRIPTION	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL (SQ.M)
TOTAL SITE AREA (AS PER PATTA)	881.00	–	–
TOTAL SITE AREA (AS PER DOC)	881.45	–	–
DESCRIPTION	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL (SQ.M)
PROP.GROUND FLOOR AREA	349.17	–	349.17
TOTAL BUILDUP AREA	349.17	–	349.17

OWNER/APPLICANT

R. THIRUGNANAM, M.E.(Struct.),
Registered Engineer Grade - II
Reg. No. TVLR / RE / Gr -II / 2022 / 01 / 002
170 - 1, KAIVANDUR,
TIRUVALLUR - 631 203.
CELL : 95857 45511

REGISTER ENGINEER

COLOUR INDEX

PROPOSED BUILDING

ROAD

PLOT BOUNDARY

STAIR CASE DETAILS

DOGLEGED STAIR CASE

RAISER - 150 mm, TREAD - 250 mm

WIDTH - 912 mm

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE IN M
RS	ROLLING SHUTTER	5.26 X 3.81
RS	ROLLING SHUTTER	2.79 X 2.65
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	2.00 X 1.83
V1	VENTILATOR	0.60 X 0.91

SPECIFICATIONS

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

REFERENCE

DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	349.17 / 881.00 X100	39.63%
FLOOR AREA RATIO	349.17 / 881.00	0.39

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	03	06
TWO WHEELER PARKING	00	00
LORRY PARKING	00	00
CYCLE PARKING	00	00

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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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Chennai 600 097, India
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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.