PP APPROVAL RECORD

Planning Permission

Survey 486 and 1 more

Tiruppair

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.

Verified RealEstate™

3/350/2 Mettukuppam,
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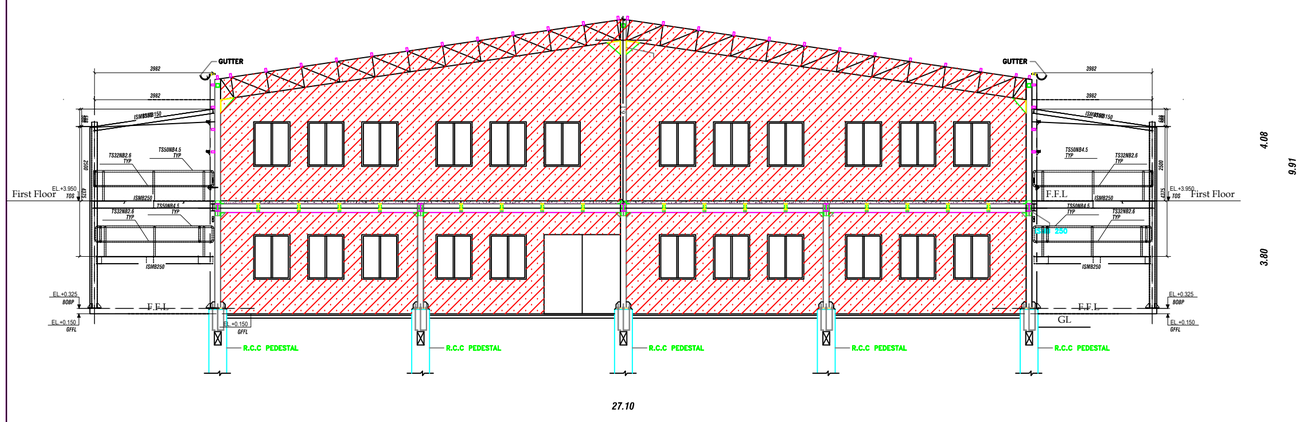
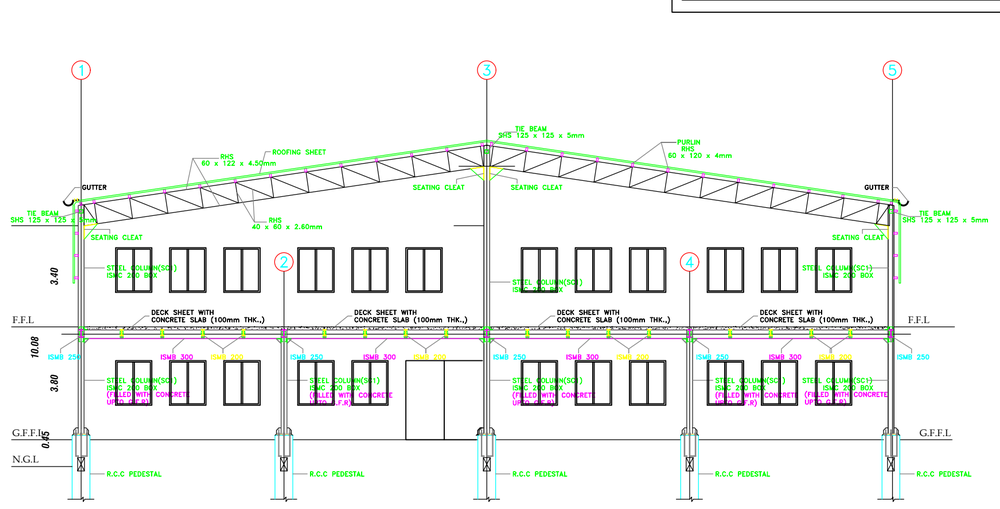
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR & FIRST FLOOR HOSTEL BUILDING AT SURVEY NO : 476/1 , 2, 3A , 4B , 483 , 486 , 487/1,2 , THIRUPER VILLAGE AND PANCHAYAT , POONDI UNION , TIRUVALLUR TALUK & TIRUVALLUR DISTRICT.,

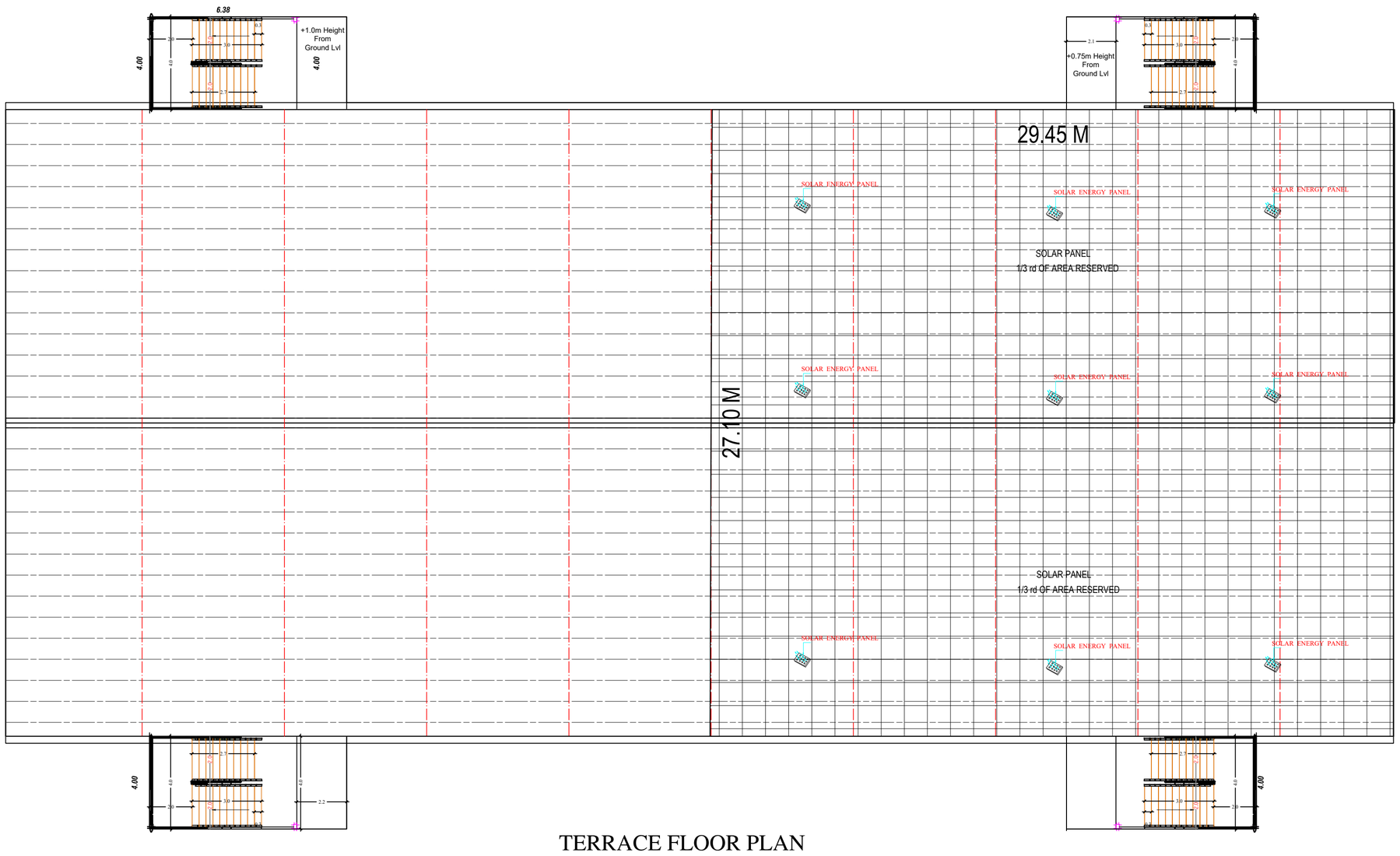
SHEET NO : 03 OF 03



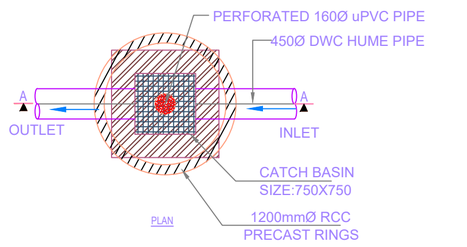
EAST SIDE VIEW ELEVATION

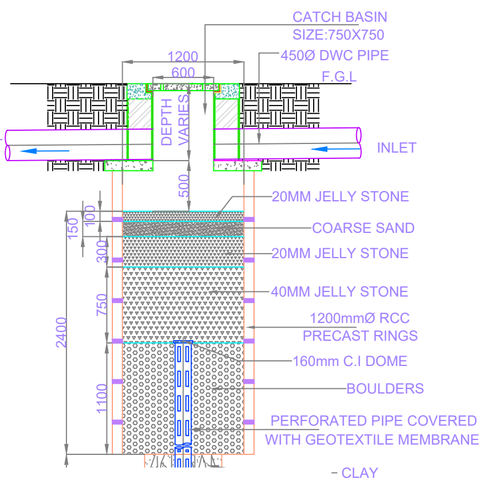


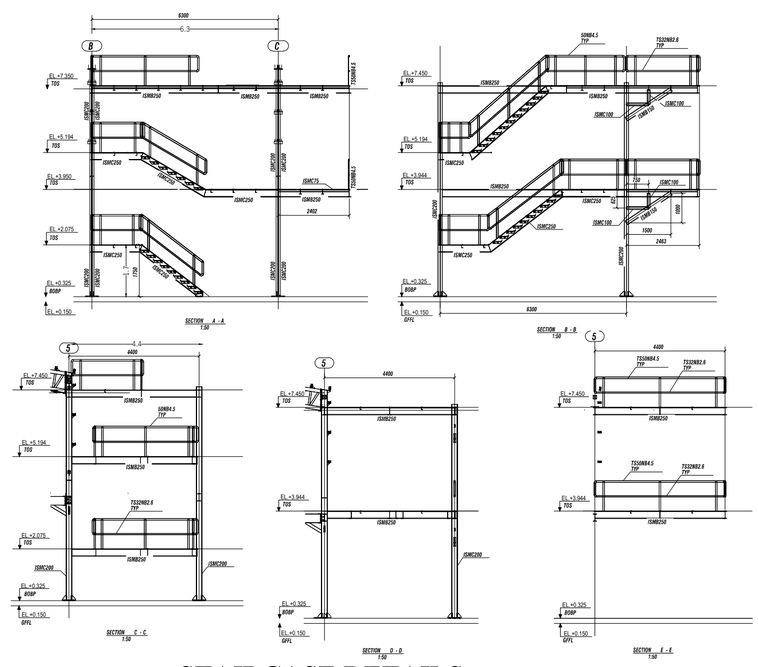
SECTION " AA "



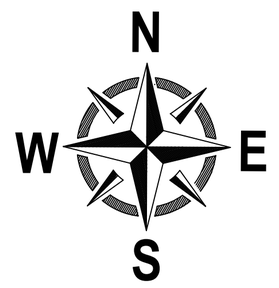
TERRACE FLOOR PLAN







STAIRCASE DETAILS



SCHEDULE OF JOINERY	
DESCRIPTION	SIZE
DOOR	2.40 x 2.66
DOOR -1	1.5 x 2.66
DOOR -2	0.76 x 2.13
WINDOW	1.22 x 1.5
VENTILATOR 1	1.22 x 1.5
VENTILATOR	0.60 x 0.60

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

OSR AREA			
	REQUIRED	3658.90 SQ.MT	10.00%
	PROVIDE	3673.39 SQ.MT	10.04%

COLOUR INDEX

- PROPOSED BUILDING
- ROAD
- PLOT BOUNDARY

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	35	35
TWO WHEELER	35	35
EV CAR PARKING	4	4
EV TWO WHEELER	4	4

AREA DETAILS

DESCRIPTION	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL (SQ.M)
TOTAL SITE AREA (AS PER DOC)	36589.00	–	–
TOTAL SITE AREA (AS PER FMB)	36589.00	–	–
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PROP.SECURITY ROOM	6.25	–	6.25
PROP.HEAD FLOOR	–	–	
TOTAL BUILDUP AREA	3537.25	–	3537.25

REFERENCE

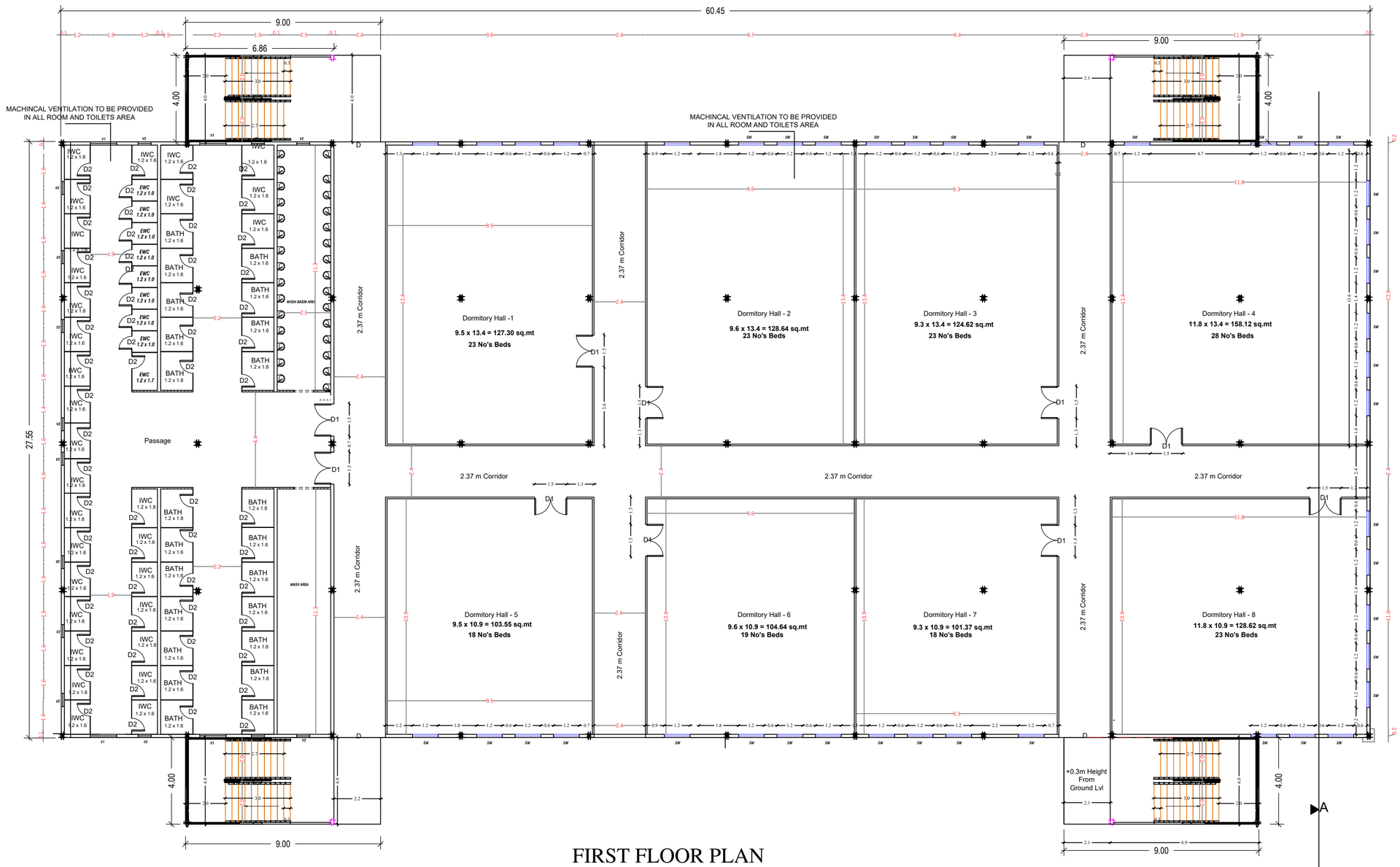
DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	1801.50 / 36589.00 X 100	4.92 %
FLOOR AREA RATIO	3537.25 / 36589.00	0.0966

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.
REGISTER ENGINEER :

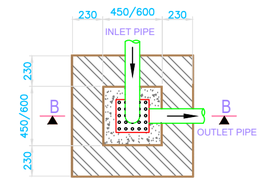
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR & FIRST FLOOR HOSTEL BUILDING AT SURVEY NO : 476/1 , 2, 3A , 4B , 483 , 486 , 487/1,2 , THIRUPER VILLAGE AND PANCHAYAT , POONDI UNION , TIRUVALLUR TALUK & TIRUVALLUR DISTRICT.,

SHEET NO : 02 OF 03

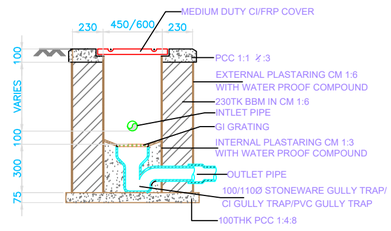


FIRST FLOOR PLAN

GROUND FLOOR PLAN



SECTIONAL PLAN



SECTION B-B

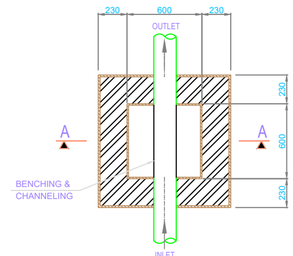
GULLY TRAP

450x450 SIZE FOR INLET DEPTH UPTO 600mm

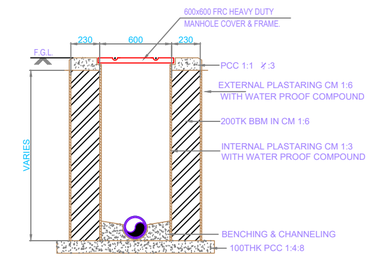
600x600 SIZE FOR INLET DEPTH ABOVE 600 & UPTO 1200mm

1 GULLY TRAP DETAIL

SCALE 1:25



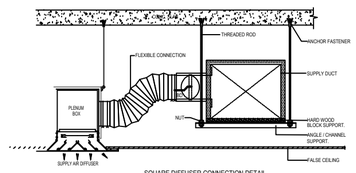
SECTIONAL PLAN



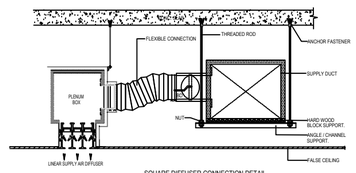
SECTION A-A

INSPECTION CHAMBER

(UPTO 1.2 MTS .DEEP)



SQUARE DIFFUSER CONNECTION DETAIL



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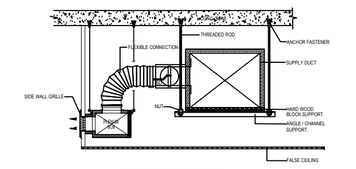
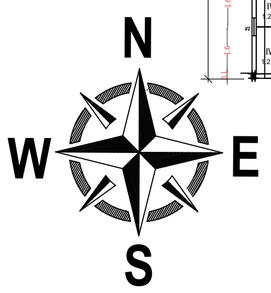


SIDE GRILLE CONNECTION DETAIL

MECHANICAL VENTILATION





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3. R.C.C 1:2:4 USING 20MM HBG METAL FOR FOLLOWING WORKS
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BEDS DETAILS	REQUIRED		PROVIDED
PROP.GROUND FLOOR DORMITARY HALL CARPET AREA	973.86 sq.mt / 5.5 sq.mt per ded	177 No's	175 No's
PROP.GROUND FLOOR DORMITARY HALL CARPET AREA	973.86 sq.mt / 5.5 sq.mt per ded	177 No's	175 No's

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	REQUIRED	3658.90 SQ.MT	10.00%
	PROVIDE	3673.39 SQ.MT	10.04%

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COLOUR INDEX

PROPOSED BUILDING

ROAD

PLOT BOUNDARY

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	35	35
TWO WHEELER	35	35
EV CAR PARKING	4	4
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PROP.HEAD FLOOR	–	–	
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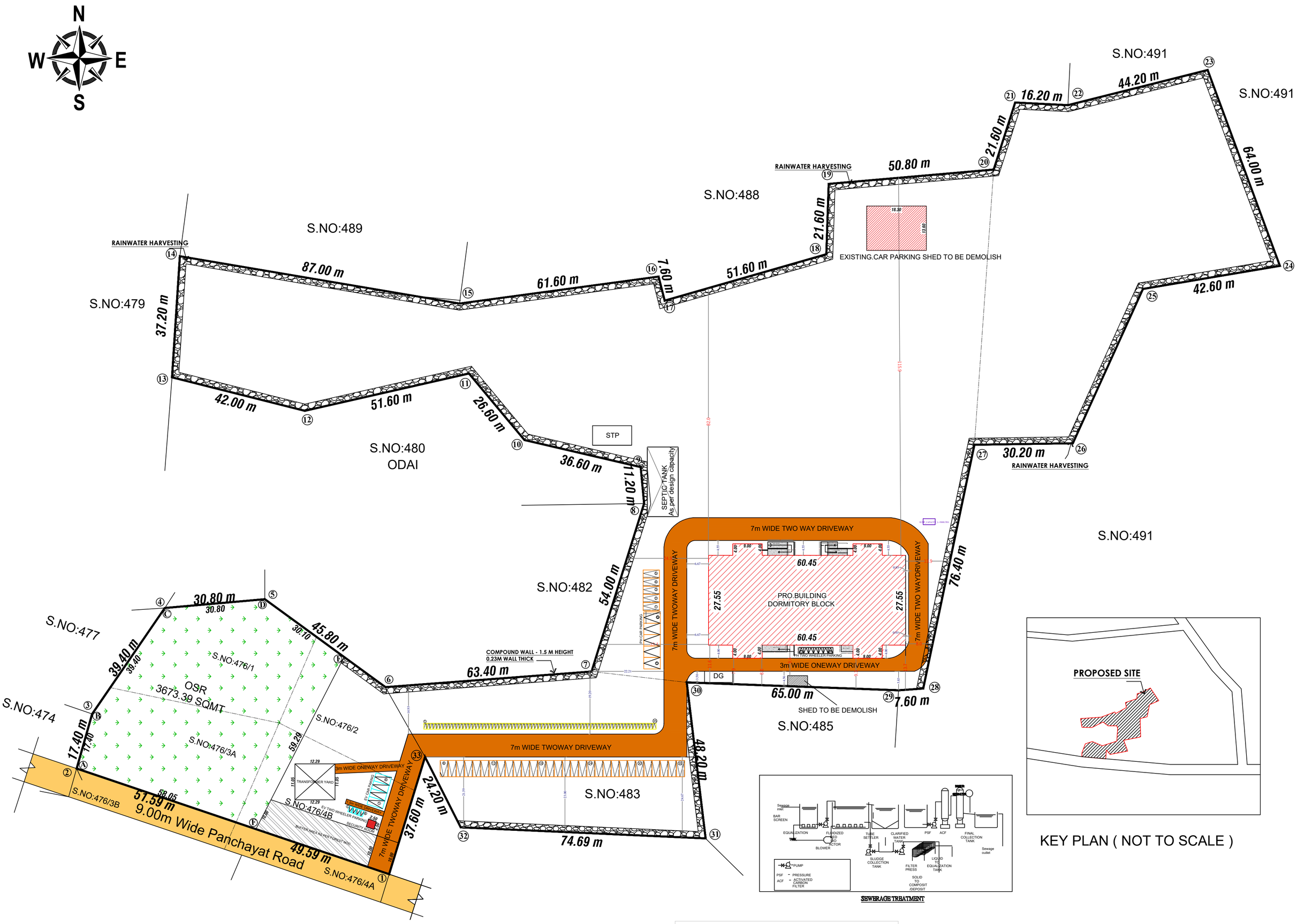
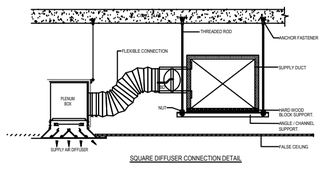
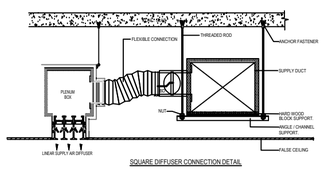
SHEET NO : 01 OF 03





SQUARE DIFFUSER CONNECTION DETAIL



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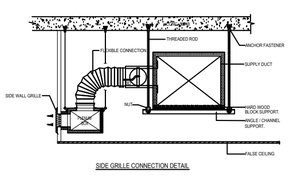
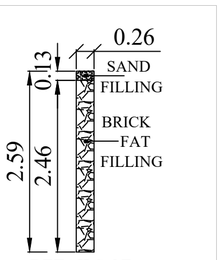
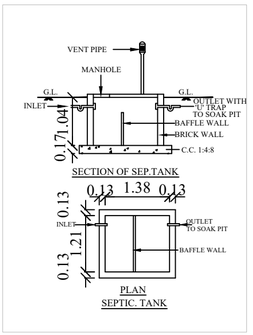


SIDE GRILLE CONNECTION DETAIL

MECHANICAL VENTILATION

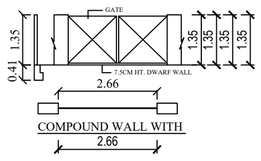


DETAILS OF PERCULATION PIT

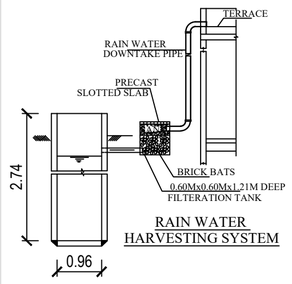


SECTION OF SEP.TANK

PLAN SEPTIC. TANK



COMPOUND WALL WITH

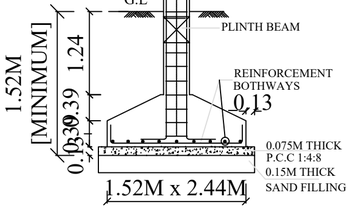


RAIN WATER HARVESTING SYSTEM

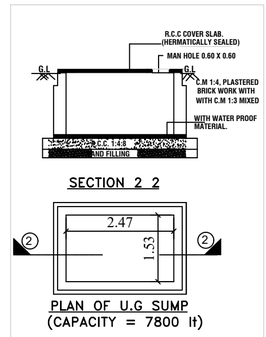
SEWERAGE TREATMENT



KEY PLAN (NOT TO SCALE)



TYP. DET. ECCENTRIC COLUMN FOOTING

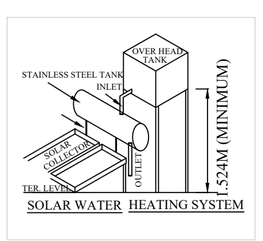


PLAN OF U.G SUMP (CAPACITY = 7800 lt)

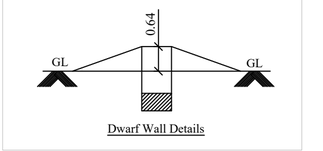


STAIRCASE DETAIL

TYP. DET. COLUMN FOOTING



SOLAR WATER HEATING SYSTEM



Dwarf Wall Details

AREA DETAILS

DESCRIPTION	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL (SQ.M)
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PROP.FIRST FLOOR	1729.50	–	1729.50
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TOTAL BUILDUP AREA	3537.25		3537.25

REFERENCE

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3. R.C.C 1:2:4 USING 20MM HBG METAL FOR FOLLOWING WORKS
   - A)COLUMNS
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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

COLOUR INDEX

PROPOSED BUILDING

ROAD

PLOT BOUNDARY

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	35	35
TWO WHEELER	35	35
EV CAR PARKING	4	4
EV TWO WHEELER	4	4

OWNER/APPLICANT:

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Registered Engineer Grade - II
Reg. No. TVLR / RE / Gr -II / 2022 / 01 / 002
170 - 1, KAIVANDUR,
TIRUVALLUR - 631 203.

REGISTER ENGINEER :

SOLAR HOT WATER SYSTEM DETAIL

NO OF PERSONS : 100 Nos
OTHERS PERSONS : 20 Nos
TOTAL NO OF PERSONS : 120 Nos
WATER CONSUMPTION @ 80 Lit / Person / day
TOTAL CONSUMPTION (120 X 80) : 9600 Lits
NO OF SWHS (4000 lit capacity) : 3 Nos

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
TOILET	1	1	61	61
URINAL	1	–	28	-
WASH BASIN	1	1	30	30
DRINKER WATER FOUNTAINS	1	1	15	15
EMERGENCY FOUNTAINS	1	1	15	15

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

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.