PP APPROVAL RECORD

Planning Permission

Ariyalur 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™
3/350/2 Mettukuppam,
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Chennai 600 097, India

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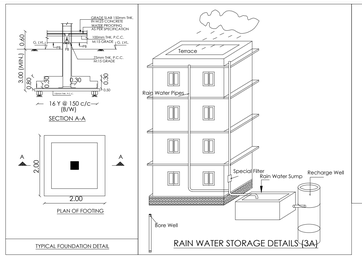
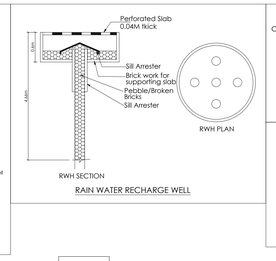
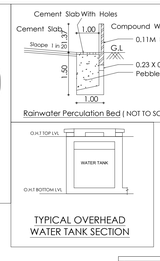
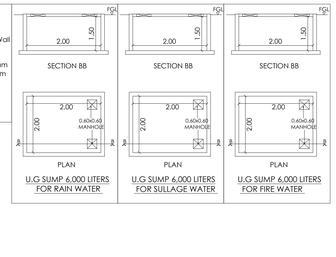
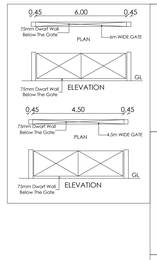
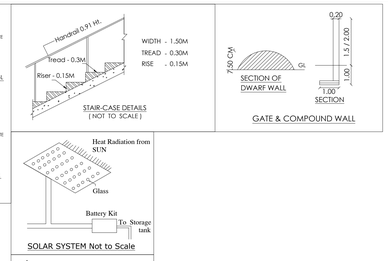




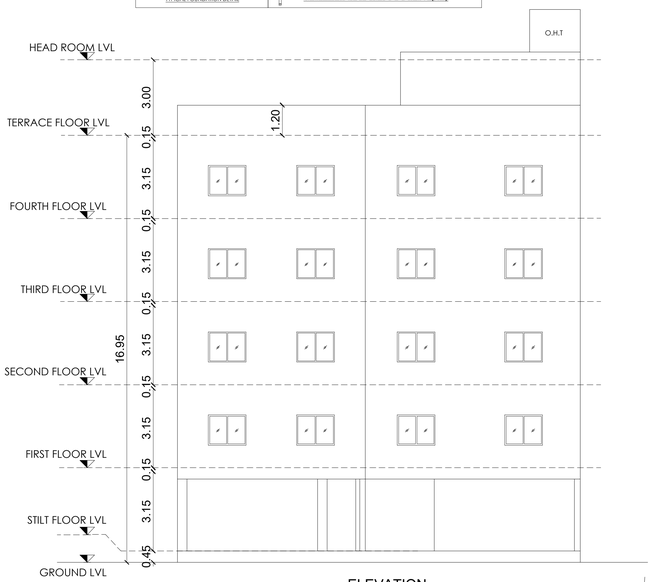




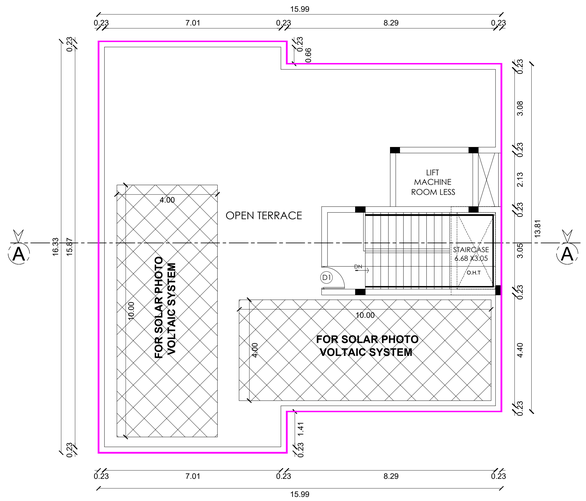


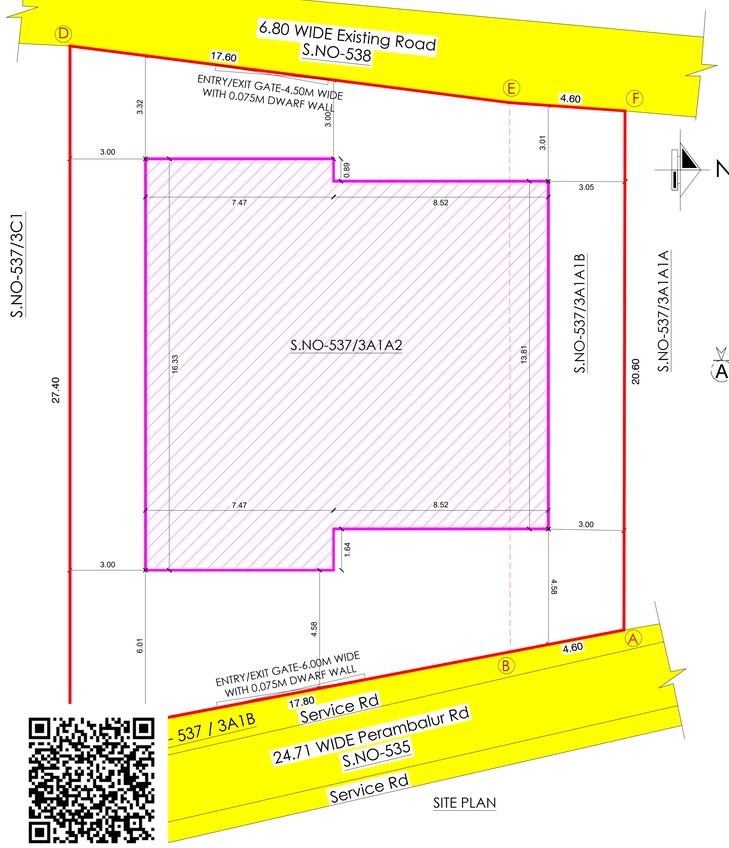


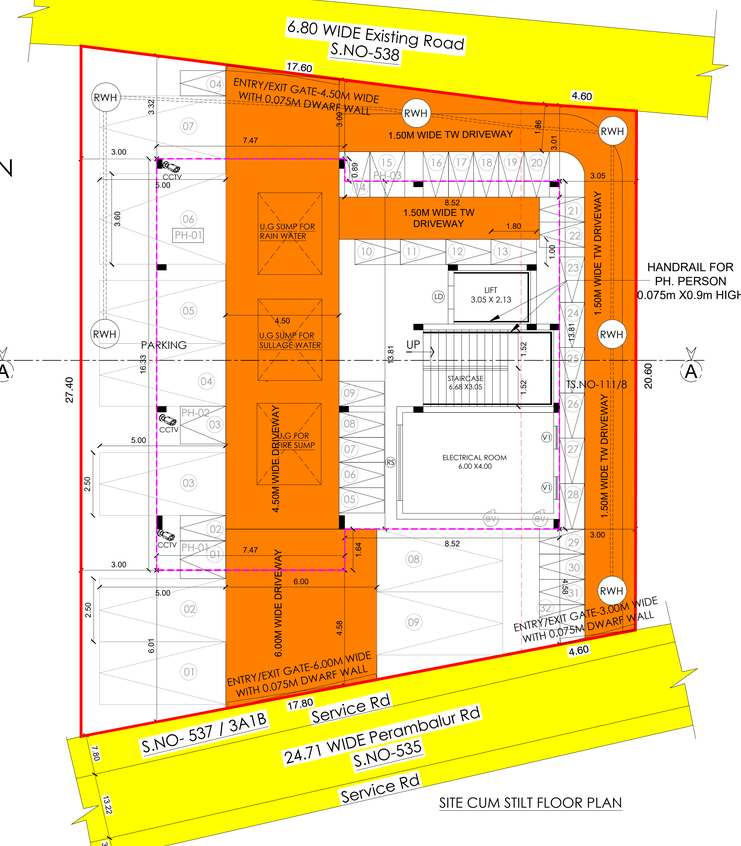
- FIRE EXTINGUISHER
- MULTY TYPE

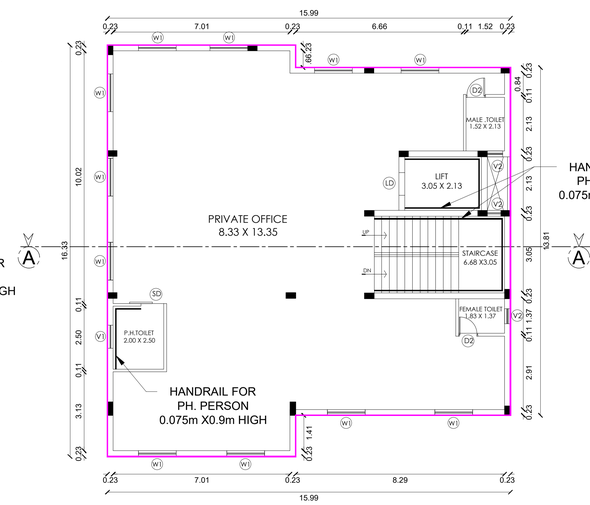












NOTE:

1. SOLAR PANEL SYSTEM WILL BE PROVIDED IN BUILDING.
2. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
3. SEPTIC TANK /UGD SYSTEM WILL BE PROVIDED.
4. SUMP & FIRE SUMP/TANK WILL BE PROVIDED.
5. SAND BUCKET WILL BE PROVIDED
6. LIGHTING ARRESTED WILL BE PROVIDED.
7. SANITARY ARRANGEMENT WILL BE PROVIDED
8. EV CHARGE POINT TO BE PROVIDED
9. PHYSICALLY CHALLANGED PERSON ALL PROVISION WILL BE PROVIDED
10. CCTV SYSTEM WILL BE PROVIDED

SPECIAL CONDITION:

1. THE BUILDING MUST BE USED FOR THE SAME PURPOSE FOR WHICH THE APPROVAL OBTAINED. IF USED FOR ANY PURPOSE OTHER THAN THE APPROVED USE, THE PLANNING PERMISSION WILL BE DEEMED TO BE CANCELLED, ACTION WILL BE INITATED UNDER 56 AND 57 OF TOWN AND COUNTRY PLANNING ACT - 1971 WITHOUT ANY PRIOR NOTICE AND WILL BE CONSIDEDRED AS UNAUTHORISED CONSTRUCTION.

PLANNING PERMISSION NO:B.P/DTCP(A.D).NO.03/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION STILT + 4 FLOOR OF COMMERCIAL BUILDING (PRIVATE OFFICE) COMPRISED IN S.NO. 537/3A1A1B & 537/3A1A2, PERAMBALUR ROAD, ARIYALUR SOUTH VILLAGE & TALUK, ARIYALUR MUNICIPALITY, ARIYALUR DISTRICT.

ONLINE APPLICATION SWP FILE NO: SWP/BPA/766359/2026

AREA STATEMENT	SQ.M
AS PER DOCUMENT	526.24
AS PER PATTA	543.00

AREA STATEMENT

FLOORS	FSI AREA IN SQ.M	NON-FSI AREA IN SQ.M	BUILT UP AREA IN SQ.M
STILT FLOOR	24.00	215.62	239.62
FIRST FLOOR	239.62	-	239.62
SECOND FLOOR	239.62	-	239.62
THIRD FLOOR	239.62	-	239.62
FOURTH FLOOR	239.62	-	239.62
TERRACE FLOOR	-	25.01	25.01
TOTAL	982.48	240.63	1223.11

FSI - $\frac{982.48}{526.24}$ = 1.866

OFFICE AREA = 736.86 SQM

PARKING CALCULATION

	REQUIRED	PROPOSED
CAR (INCLUDING .PH)	09	09
TWO WHEELER (INCLUDING .PH)	32	32

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
D1	DOOR	0.91 x 2.10
D2	DOOR	0.75 x 2.10
SD	SLIDING DOOR	0.90 x 2.10
RS	ROLLING SHUTTER	3.00 x 2.10
W1	UPVC WINDOW	1.52 x 1.20
V1	VENTILATOR	0.91 x 0.60
V2	VENTILATOR	0.60 x 0.60
LD	LIFT DOOR	0.91 x 2.10

N

COLOR INDEX :

PROPOSED AREA — EXISTING ROAD

BOUNDARY — DRIVEWAY

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

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTER
PARAPET WALL CM 1:4 MORTER.
WOOD WORK : MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD USING.
RCC WORK : MINIMUM GRADE OF CONCRETE M30
FLOORING : ALL ROOM VITRIFIED TILES FLOORING.
EARTH WORK : ALL EARTH WORK EXCAVATION IN FOUNDATION TO BE DONE AS PER THE DIMENSION GIVEN IN THE SECTION DRAWING.

OWNER / APPLICANT

M.MOHIDEEN BASHA, B.E.,(Civil Engg.)
Construction Engineer (CE)
DTCP Reg. No. CGLDIST/RCE/2022/02/002
A3 Helios Apartment, Kanchi Street, Pallikkaranai,
Chennai - 600 100, Mob: 8056892444.
Email : mohideenbasha.m@gmail.com

CONSTRUCTION ENGINEER

J BENNY GABRIEL, B.E., M.Tech.,
Structural Engineer Grade - I (SE)
Reg.No.RSE-STR/OTC/PE/Deemed-to-be/32022
No:11-A/1,Tooripuram 11th Street,
Thoothukudi - 628003. M : 9894280605.
Email : bennygabriel@gmail.com

STRUCTURAL ENGINEER

RAYYAN IBRAHIM, M.Arch.,
Reg. No. CA/2000/26324, CGLRGN/RAVGs:1/2019/05/009
RAYAN IBRAHIM ARCHITECTS PVT. LTD.
3rd Floor, Omega Wing, Raheja Towers,
No. 177, Anna Salai, Chennai-600 002.
Mob: 95000 36906, 80568 92444
Email: rayan@rayanarchitects.com

ARCHITECTS

SHEET NO-1/1

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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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.