PP APPROVAL RECORD

Planning Permission

Survey 453/22

Udaiyarpalayam East, Udaiyarpalayam taluk

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.

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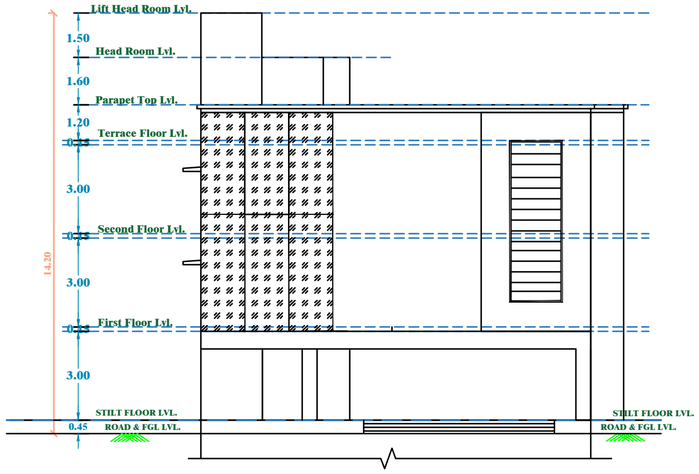
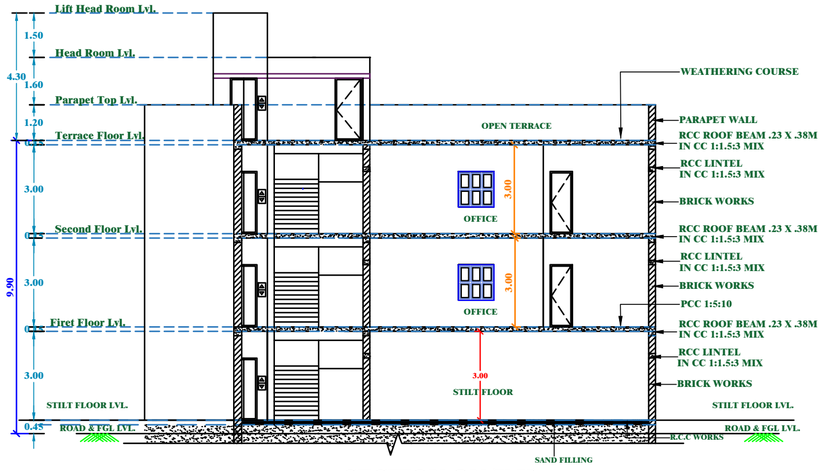
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR, FIRST FLOOR AND SECOND FLOOR R.C.C ROOF COMMERCIAL OFFICE BUILDING IN S.F.NO: 453/22 AT PATTA NO.4590, UADAYARPALAYAM EAST VILLAGE, UDAYARPALAYAM TOWN PANCHAYAT & TALUK, ARIYALUR DISTRICT.

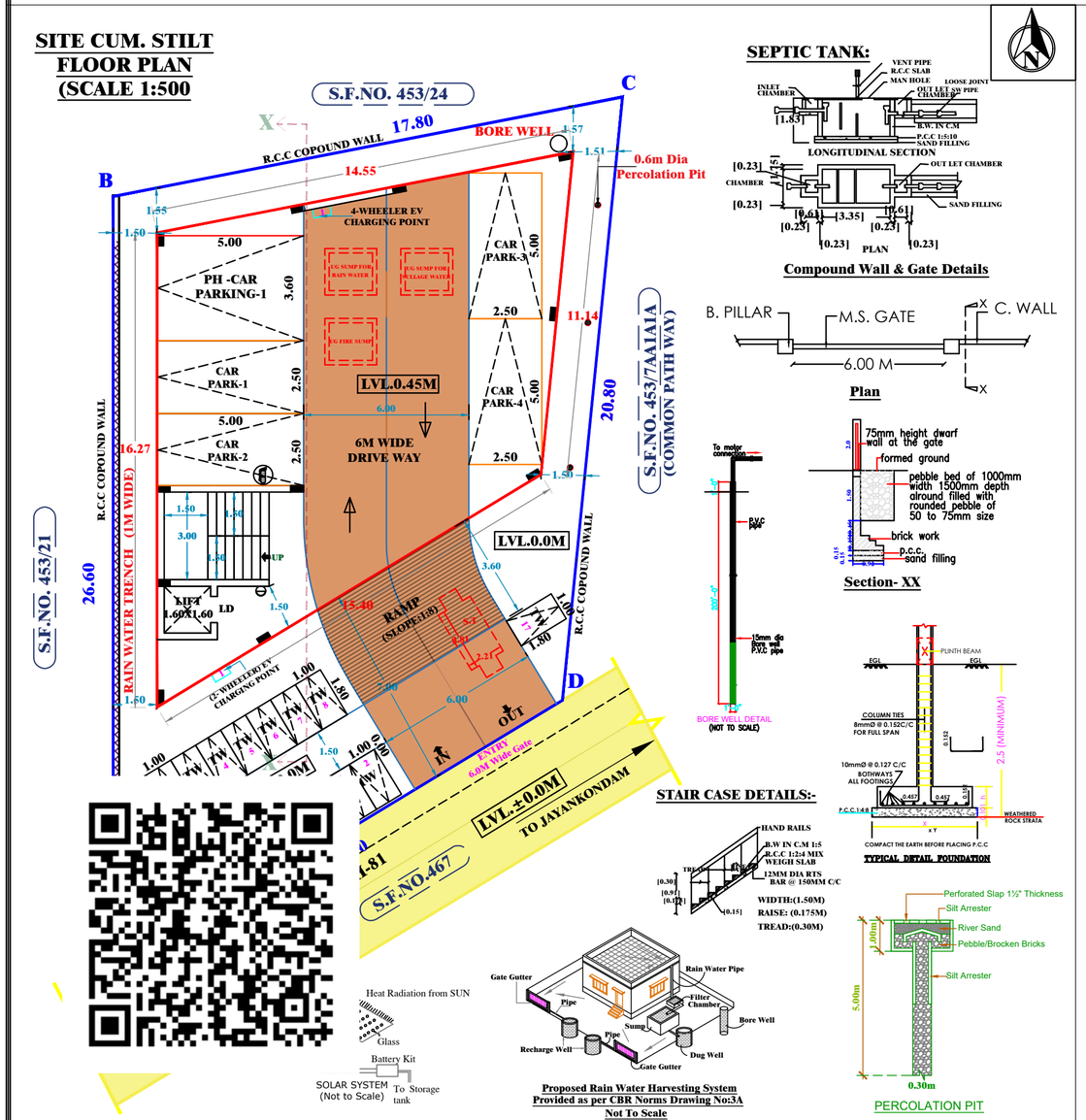


FRONT ELEVATION



SECTION ON 'X-X'

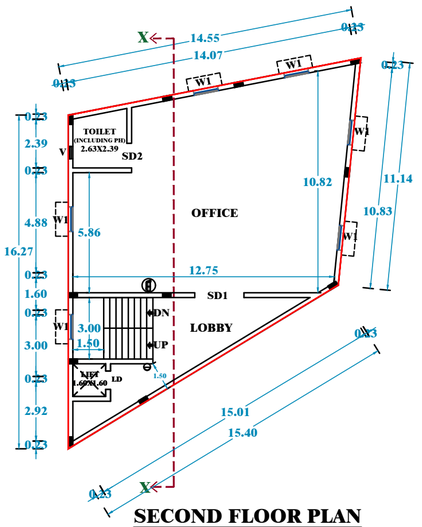
SITE CUM. STILT FLOOR PLAN (SCALE 1:500



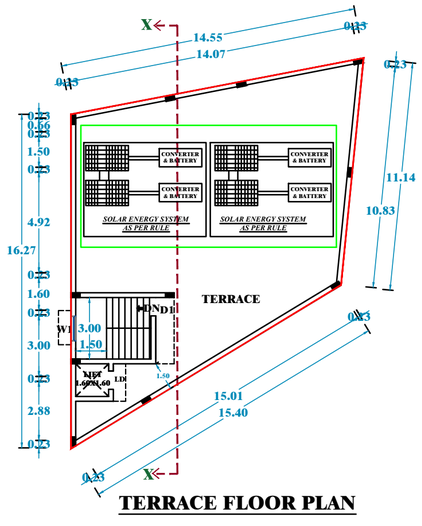
Compound Wall & Gate Details

STAIR CASE DETAILS:-

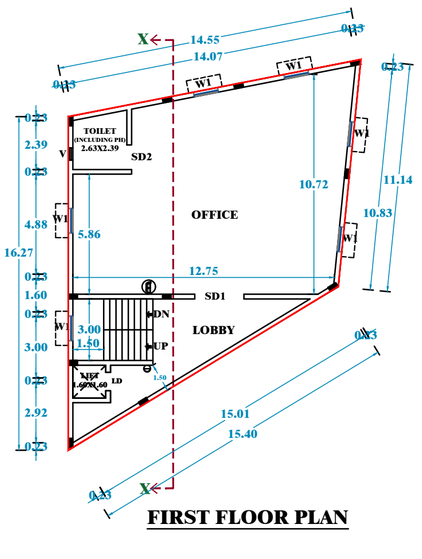
Proposed Rain Water Harvesting System Provided as per CBR Norms Drawing No:3A
Not To Scale



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



FIRST FLOOR PLAN

JOINERIES DETAILS		SIZE IN METER
SD1	SLIDING DOOR	2.40 x 2.10
SD2	SLIDING DOOR	0.90 x 2.10
LD	LIFT DOOR	0.90 x 2.10
D1	GRILL DOOR	0.90 x 2.10
W1	WINDOW	1.20 x 1.20
V	VENTILATOR	0.60 x 0.60

AREA DETAILS IN SQ.M

AREA OF THE SITE(AS PER DOCUMENT& PATTA)	373.00
AREA OF THE SITE(AS PER FMB)	373.00

S.NO.	FLOOR NAME	FSI Area (Sq.m)	NON FSI Area(Sq.m)	BUILT UP Area (sq.m)
1.	STILT FLOOR	-	184.72	184.72
2.	FIRST FLOOR	184.72	-	184.72
3.	SECOND FLOOR	184.72	-	184.72
4.	HEADROOM (STAIR & LIFT)	-	18.06	18.06
5.	UG SUMP	-	17.50	17.50
6.	SEPTIC TANK	-	11.25	11.25
TOTAL		369.44	231.53	600.97

F.S.I = TOTAL FSI AREA / SITE EXTENT = 369.44 / 373.00 = 0.99<2

PLOT COVERAGE = MAX. ONE FLOOR AREA / SITE EXTENT X 100 = 184.72 / 373.00 X 100 = 49.52 %

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING STALLS	4	4
PHP CAR PARKING STALLS	1	1
TWO WHEELER PARKING STALLS	15	17
PHP TWO WHEELER PARKING STALLS	2	2
EV CHARGE POINT		
TWO WHEELER EV CHARGE POINT	1	1
FOUR WHEELER EV CHARGE POINT	1	1

COLOR INDEX

- PROPOSED PLOT BOUNDARY
- PROPOSED BUILDING
- PROPOSED DRIVE WAY
- EXISTING ROAD

- FIRE EXTINGUISHER
- FIRE ALARAM
- SAND BUCKET

TECHNICAL CLEARANCE : B.P / DTCP (AD). NO. 09 / 2026

ONLINE APPLICATION DETAIL : SWP / BPA / 914193 / 2026

Notes:-

1. All dimensions are in meters (m).
2. Solar water heater system will be provided.
3. Solar panel will be provided.
4. Rainwater harvesting system will be provided.
5. UG sump for waste water / sullage water and rainwater will be provided.
6. UG sump for fire protection will be provided.
7. OHT for drinking water will be provided.
8. Septic tank / UGD system will be provided.
9. Fire Fighting Arrangement - Sand bucket, fire alarm, fire extinguisher will be provided.
10. Lightning arrester will be provided.
11. All sanitary arrangements will be provided.
12. EV charging point, utility infrastructure line / in-building solutions will be provided.
13. Physically challenged persons all provisions will be provided.
14. CCTV camera system will be provided.

Special condition :-

The proposed Commercial Office building must be used for same purpose for which the approval obtained. If used for any purpose other than the approved use, the technical clearance will be deemed to be canceled and action will be initiated u/s 56 & 57 of T&CP Act, 1971, without any prior notice and will be considered as unauthorized construction.

APPLICANT

MR.KEERTHIVASAN S/O VARATHARAJAN

Er.S.NAVEENKUMAR, M.E(STRUCT)., SE / Gr-III : 002 / KARUR / NOV / 2022
Civil Engineer & Structural Consultant,
M/s. TAMILNAD CONSTRUCTIONS
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Mob.No: 73730 36424
Email.Id: arnaveen.tnc@gmail.com

STRUCTURAL ENGINEER

Er.E.ARUL M.Tech.,(Structural)
Registered Engineer Grade-I(DTCP)
Reg.No.: REGE-I/ALR.JULY.2020/005
1st Floor, Saromani Complex, Near Venkadeshwara Hotel
Sendurai Road, Ariyalur - 621 704
Cell: 9080364023 / 9585065495

REGISTERED ENGINEER

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.