Verified RealEstate™

REFERENCE
SWP/BPA/943591/2026

ISSUED
06 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 109/5A3A

Andipattakadu, Ariyalur 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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

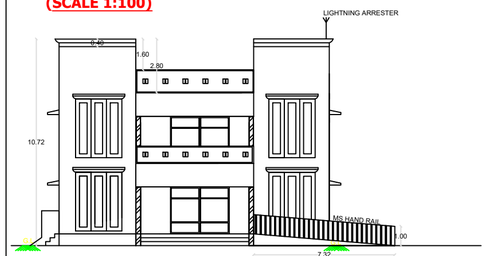
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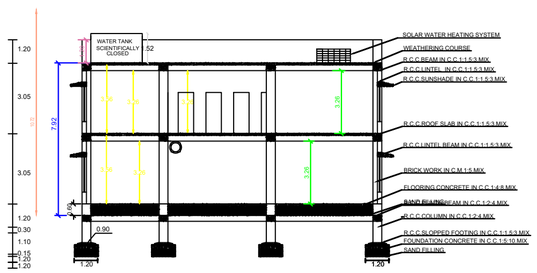
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND AND FIRST FLOOR RCC ROOF RESTAURANT BUILDING IN S.F.NO.109/5A3A, PATTA NO.3977 AT ANDIPATTAKADU VILLAGE, SUNDAKKUDI PANCHAYAT OF ARIYALUR TALUK AND DISTRICT.

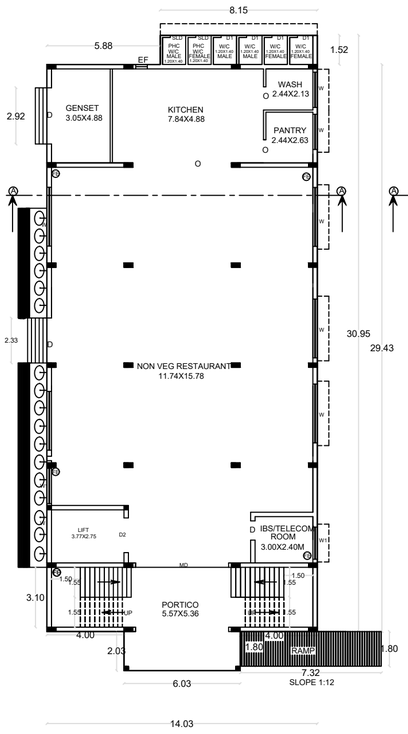
(SCALE 1:100)



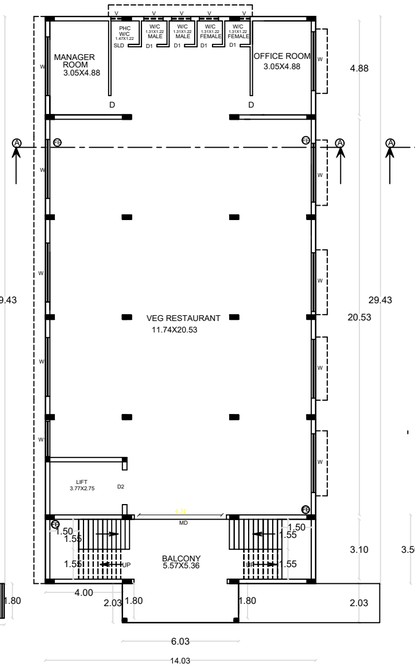
ELEVATION



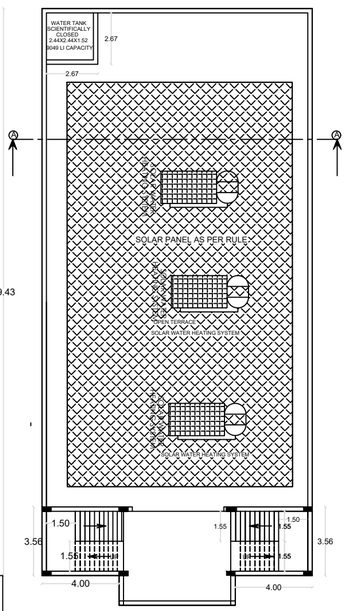
SECTION ON 'AA'



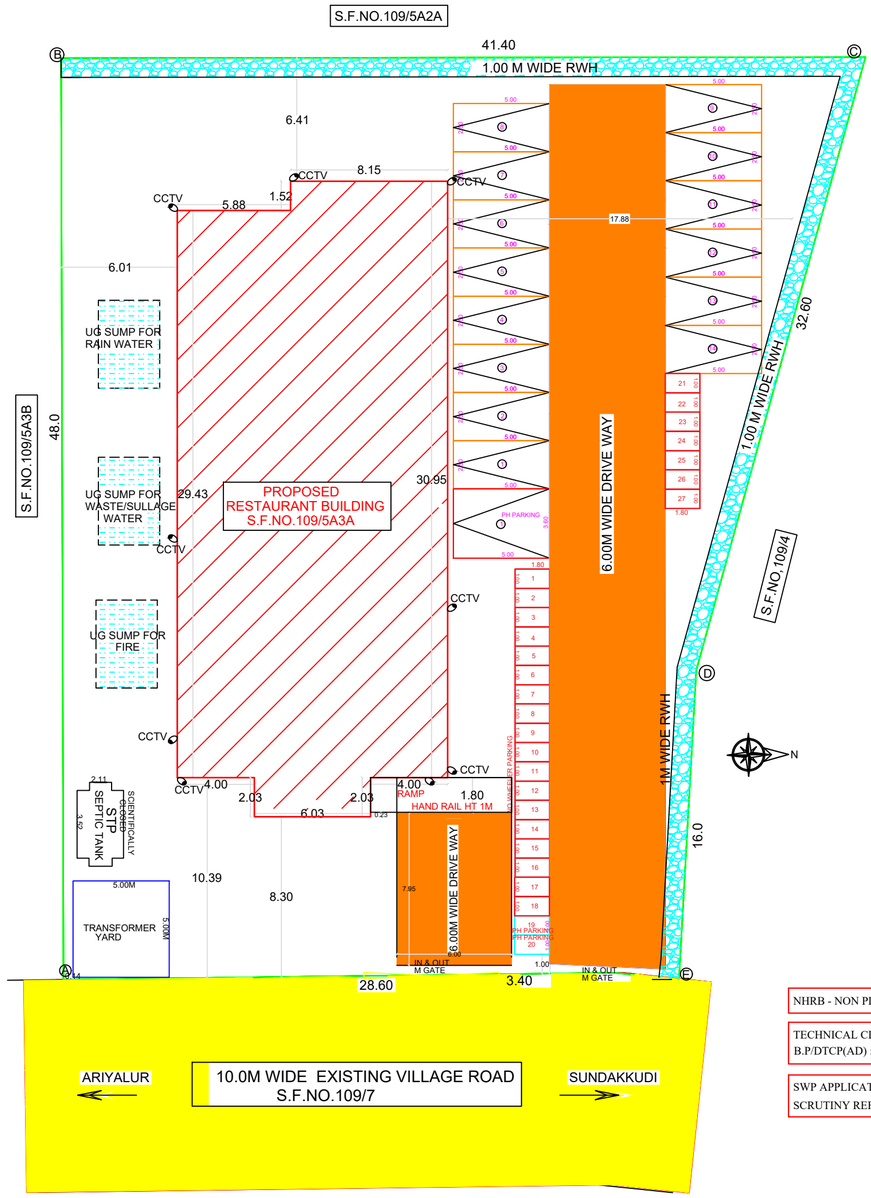
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN

NOTES

1. ALL DIMENSIONS ARE IN 'M'
2. SOLAR WATER HEATER SYSTEM WILL BE PROVIDED.
3. SOLAR PANEL SYSTEM WILL BE PROVIDED
4. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED
5. UG SUMP FOR WASTE WATER / SULLAGE WATER AND RAIN WATER WILL BE PROVIDED
6. UG SUMP FOR FIRE WILL BE PROVIDED
7. OHT FOR DRINKING WATER WILL BE PROVIDED
8. SEPTIC TANK / UGD SYSTEM WILL BE PROVIDED
9. FIRE FIGHTING ARRANGEMENTS SAND BUCKET, ALARMS FIRE EXTINGUISHER WILL BE PROVIDED
10. LIGHTNING ARRESTER WILL BE PROVIDED
11. ALL SANITARY ARRANGEMENTS WILLBE PROVIDED
12. EV CHARGE POINT, UTILITY INFRASTRUCTURE LINE/ IN- BUILDING SOLUTIONS WILL BE PROVIDED
13. PHYSICALLY CHALENGED PERSONS ALL PROVISIONS WILL BE PROVIDED
14. CCTV CAMERA SYSTEM WILL BE PROVIDED

SPECIAL CONDITIONS:

1. THE BUILDING MUST BE USED FOR 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 CANCELED. ACTION WILL BE INITIATED UNDER 56 AND 57 OF TOWN AND COUNTRY PLANNING ACT-1971. WITHOUT ANY PRIOR NOTICE AND WILL BE CONSIDERED AS UNAUTHORIZED CONSTRUCTION.

SCHEDULE OF JOINERIES:

TYPE	REFERENCE	SIZE IN METER
MD	MAIN DOOR	4.50 x 2.13
D	FLUSH DOOR	1.20 x 2.13
D1	FLUSH DOOR	0.80 x 2.13
D2	SLIDING DOOR	1.80 x 2.13
SLD	SLIDING DOOR	0.90 x 2.13
W	WINDOW	1.80 x 1.80
W1	WINDOW	1.52 x 1.52
O	OPENING	2.10 x 2.13
V	VENTILATOR	1.20 x 0.46

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per Document)	1701.00
PLOT AREA (as per FMB)	1701.00

PROPOSED BUILDING AREA STATEMENT

FLOOR DETAILS	F.S.I AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)	TOTAL AREA (IN SQ.M)
GROUND FLOOR	437.53	—	437.53
FIRST FLOOR	425.15	—	425.15
HEAD ROOM	—	30.10	30.10
UG SUMP	—	17.50	17.50
SEPTIC TANK	—	11.25	11.25
TRANSFORMER YARD	—	25.00	25.00
TOTAL	862.68	83.85	946.53

OPEN SPACE = 1263.47Sq.m

PLOT COVERAGE = $\frac{437.53}{1701.00}$ X 100 = 25.72%

F.S.I = $\frac{862.68}{1701.00}$ = 0.50 < 2

PARKING

1. PHYSICALLY CHALLENGED TWO WHEELER PARKING SPACE PROVIDED - 2NO
2. PHYSICALLY CHALLENGED PARKING SPACE PROVIDED - 1NO

CAR PARKING	TWO WHEELER PARKING
REQUIRED = 9 Nos	REQUIRED = 18 Nos
PROVIDED = 14 Nos	PROVIDED = 25 Nos
EV CAR CHARGE POINT	EV TWO WHEELER CHARGE POINT
REQUIRED = 1 Nos	REQUIRED = 1 Nos
PROVIDED = 1 Nos	PROVIDED = 1 Nos

NOTES:

1. FIRE EXTINGUISHER FE
2. ALL DIMENSION ARE IN METER
3. SCALE - 1:100
4. WASTE WATER UTILISED FOR GARDEN PURPOSE.
5. SOLAR WATER HEATER PROVIDED IN TERRACE FLOOR.

COLOUR INDEX:

- BOUNDARY SHOWN IN GREEN –
- PROPOSED BUILDING IN RED –
- EXISTING ROAD –

NHRB - NON PLANNING AREA

TECHNICAL CLEARANCE NO: B.P/DTCP(AD) :10/2026

SWP APPLICATION NO.SWP/BPA/943591/2026
SCRUTINY REFERENCE NO.8YFTBJAQ

APPLICANT

Mr.SUTHAKAR,
S/O.Mr.KARUPPAIYAN.

STRUCTURAL ENGINEER

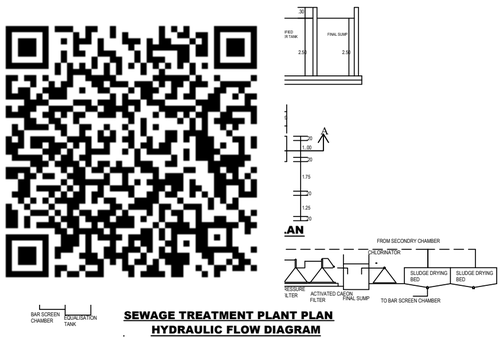
GEO TECH ENGINEER

Dr.S.Senthamil Kumar,M.E,Ph.D,FIGS, MIEI
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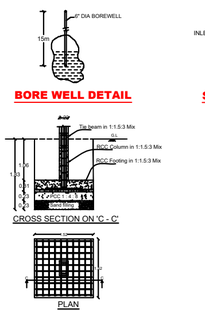
ENGINEER

Er.D.SEETHA,ME(Struct),MBA.,
AL/RRE(Gr-1)/Feb - 2025/001
LICENSED SURVEYOR No. 329
A.S.A.CONSTRUCTIONS
ARIYALUR - 621704.
Cell : 9943425641

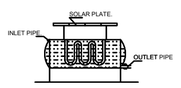
CONSTRUCTION ENGINEER



SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM



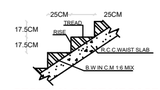
BORE WELL DETAIL



SOLAR WATER HEATER

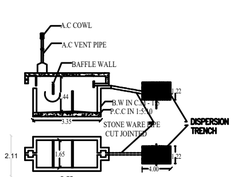


TRIAL PIT DETAILS

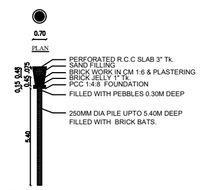


SECTION OF STAIRCASE

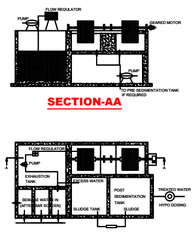
COLOUMN FOUNDATION DETAILS



SEPTIC TANK DETAILS

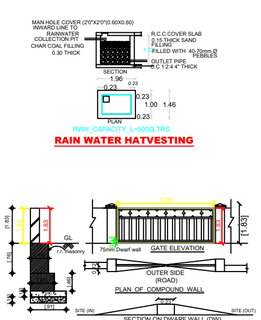


SECTION OF RAIN WATER PERCOLATION PIT



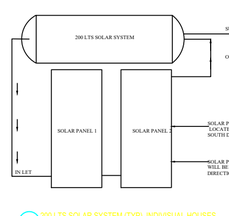
SECTION-AA

SEWAGE TREATMENT PLANT (S.T)



RAIN WATER HATVESTING

COMPOUND WALL DETAIL



200 LTS SOLAR SYSTEM (TYP) INDIVISUAL HOUSES
SCALE-1:50

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.