

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

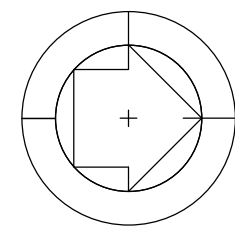
APPROVAL TYPE
Building Plan

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (AUTOMOBILE SHOWROOM & SERVICE CENTRE) IN S.F.NO: 73/6B,74/3B, 74/4B,74/4C,75/1B,75/2A1B,77/1A,77/1B & 78/1 AT PULIPAKKAM VILLAGE, CHENGALPATTU TALUK & DISTRICT.



North

Scale 1 : 100

AREA DETAILS

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
GROUND FLOOR	1850.87	-	1850.87
MEZZANINE FLOOR	552.10	-	552.10
TERRACE FLOOR	-	26.58	26.58
TOTAL	2402.97	26.58	2429.55
WATCHMAN BOOTH	-	6.25	6.25
GRAND TOTAL	2402.97	32.83	2435.80

JOINERY DETAILS

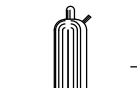
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	6.00 X 5.50
RS1	DOUBLE DOOR	2.43 X 5.50
DD	DOUBLE DOOR	3.00 X 3.27
DD1	DOUBLE DOOR 1	2.40 X 3.27
DD2	DOUBLE DOOR 2	1.53 X 2.13
D1	DOOR 1	1.20 X 2.13
D2	DOOR 2	1.00 X 2.13
D3	DOOR 3	0.90 X 2.13
D4	DOOR 4	0.76 X 1.52
W	WINDOW	0.58 X 1.20
W1	WINDOW 1	0.85 X 1.20
W2	WINDOW 2	1.13 X 1.20
W3	WINDOW 3	1.25 X 1.20
W4	WINDOW 4	1.50 X 1.20
W5	WINDOW 5	1.66 X 1.20
W6	WINDOW 6	1.83 X 1.20
W7	WINDOW 7	2.10 X 1.20
W8	WINDOW 8	2.63 X 1.20
W9	WINDOW 9	3.00 X 1.20

M.V MECHANICAL VENTILATOR PROVIDED

All metric dimensions are in metre



FIRE HOSE REEL



FIRE EXTINGUISHER

Ar.K.VIPIN
CA/2021/137758
54 B, Nandhapur I Street,
New Siddhapur,
Coimbatore - 641 044

Architect

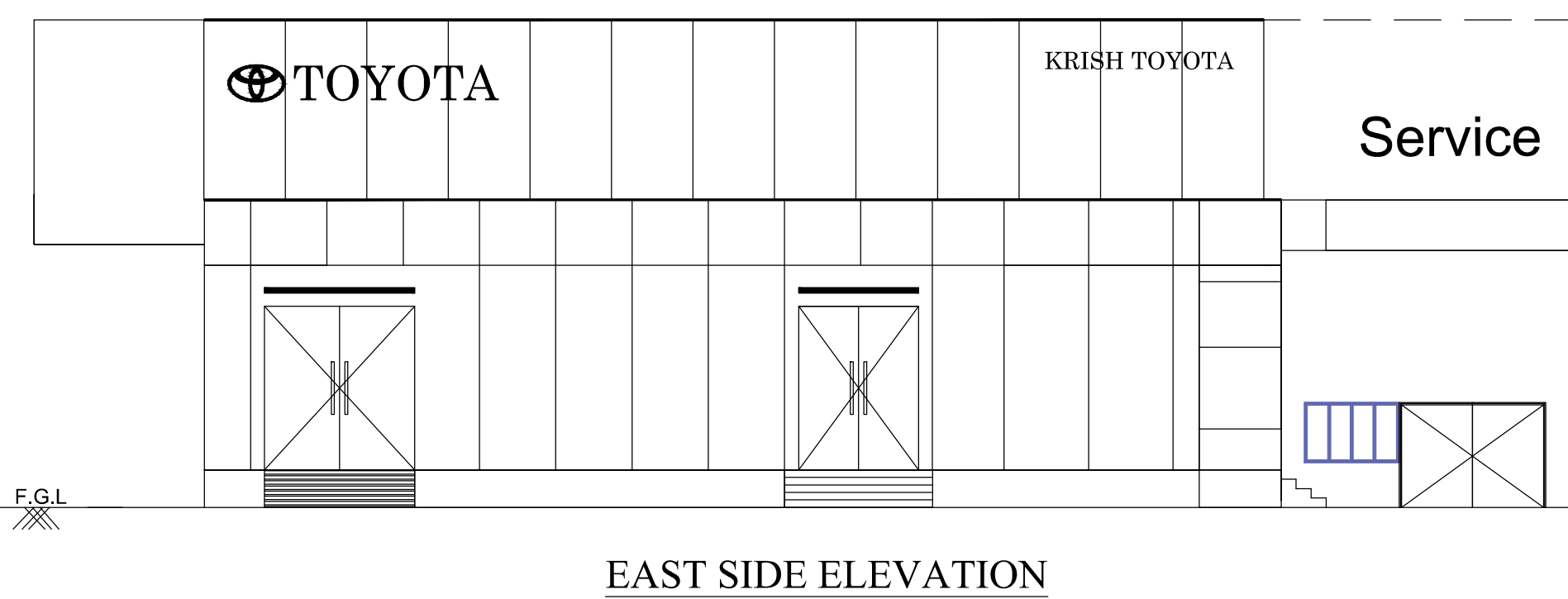
E. S. SURENDAR, BE.,ME.,(Structures)
62, Alagampatti, Balakrishnapuram
Dindigul - 624 005.
Mob: 6379682087
REGISTERED STRUCTURAL ENGINEER
DINDIGUL LPA REG. NO. SE 01/2023 (Gr.-I)

Structural Engineer

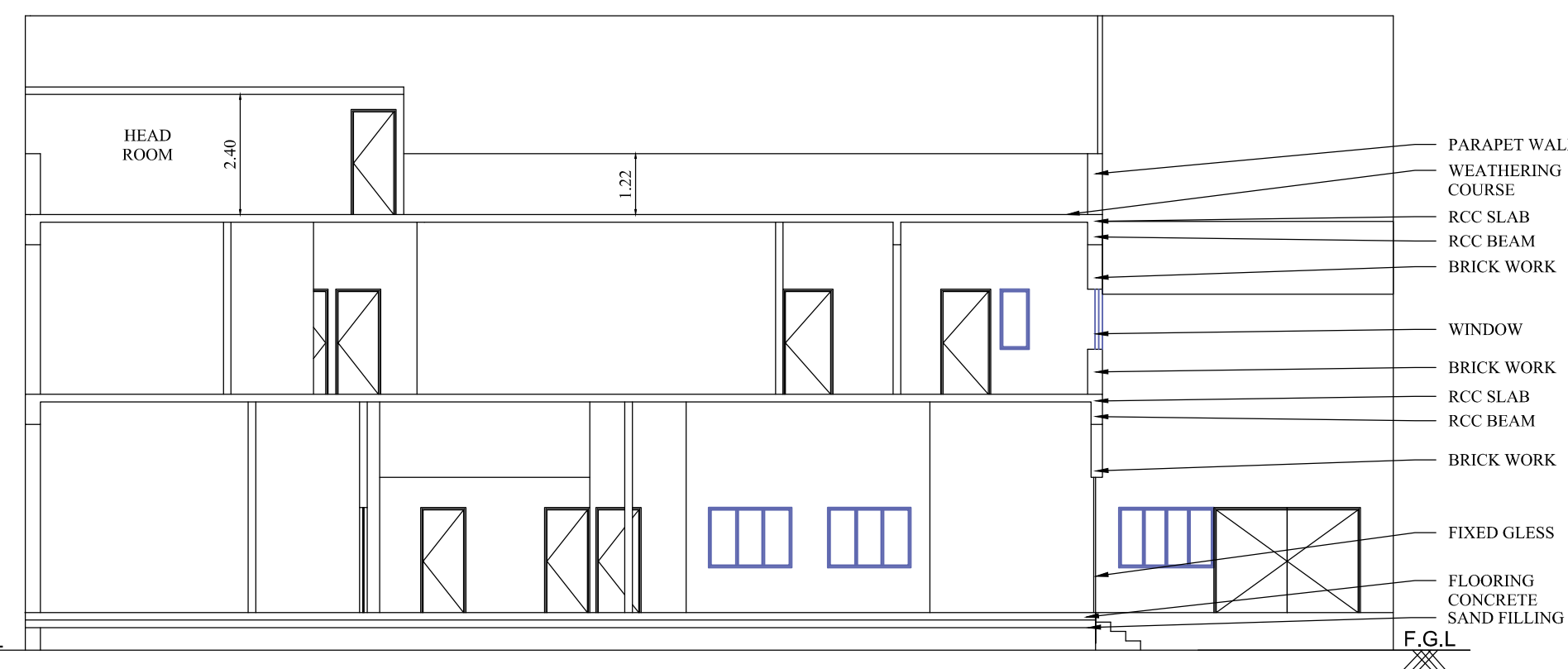
For K.Ramakrishnan Motorss Private Limited

Director

Applicant

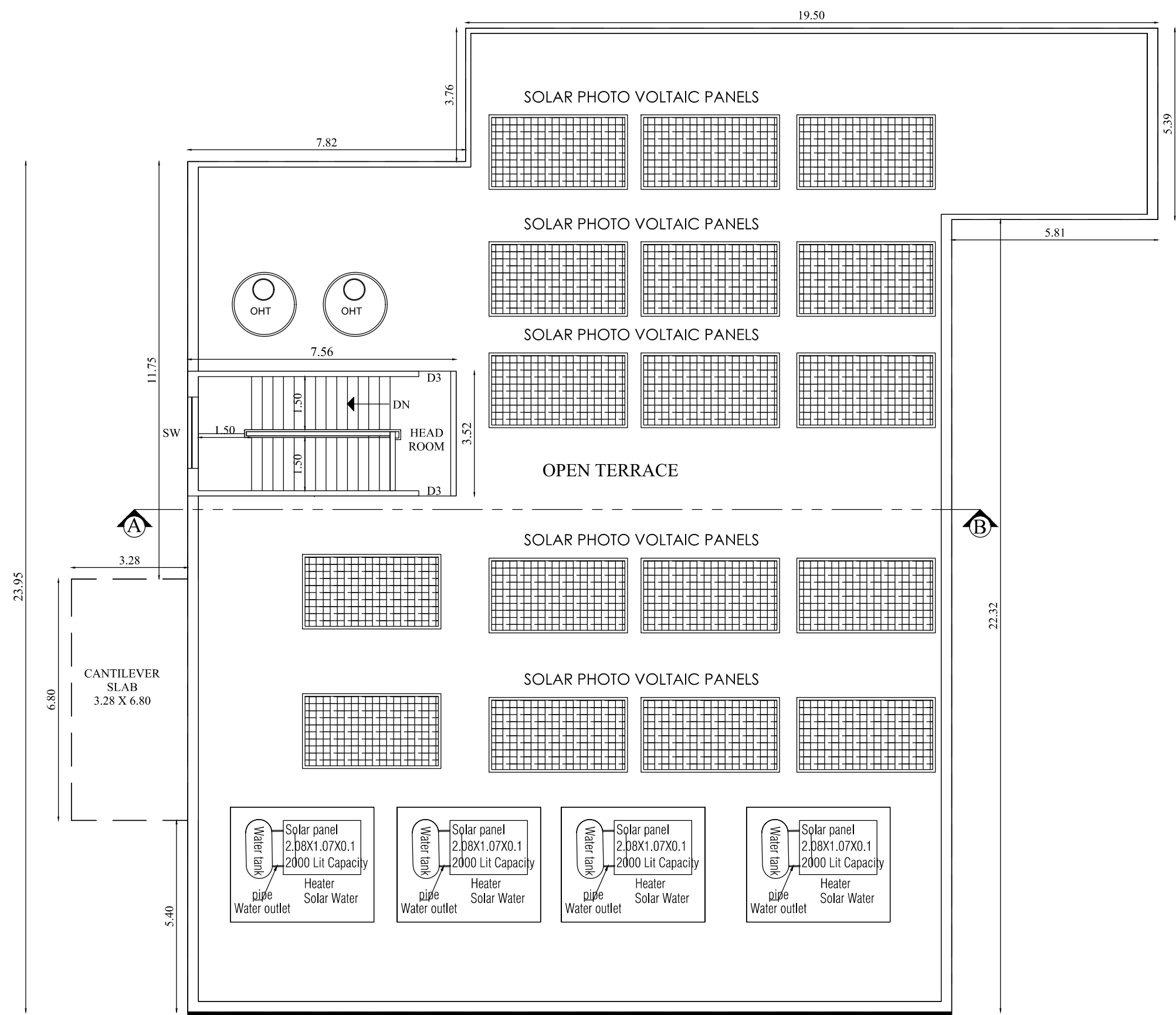


EAST SIDE ELEVATION

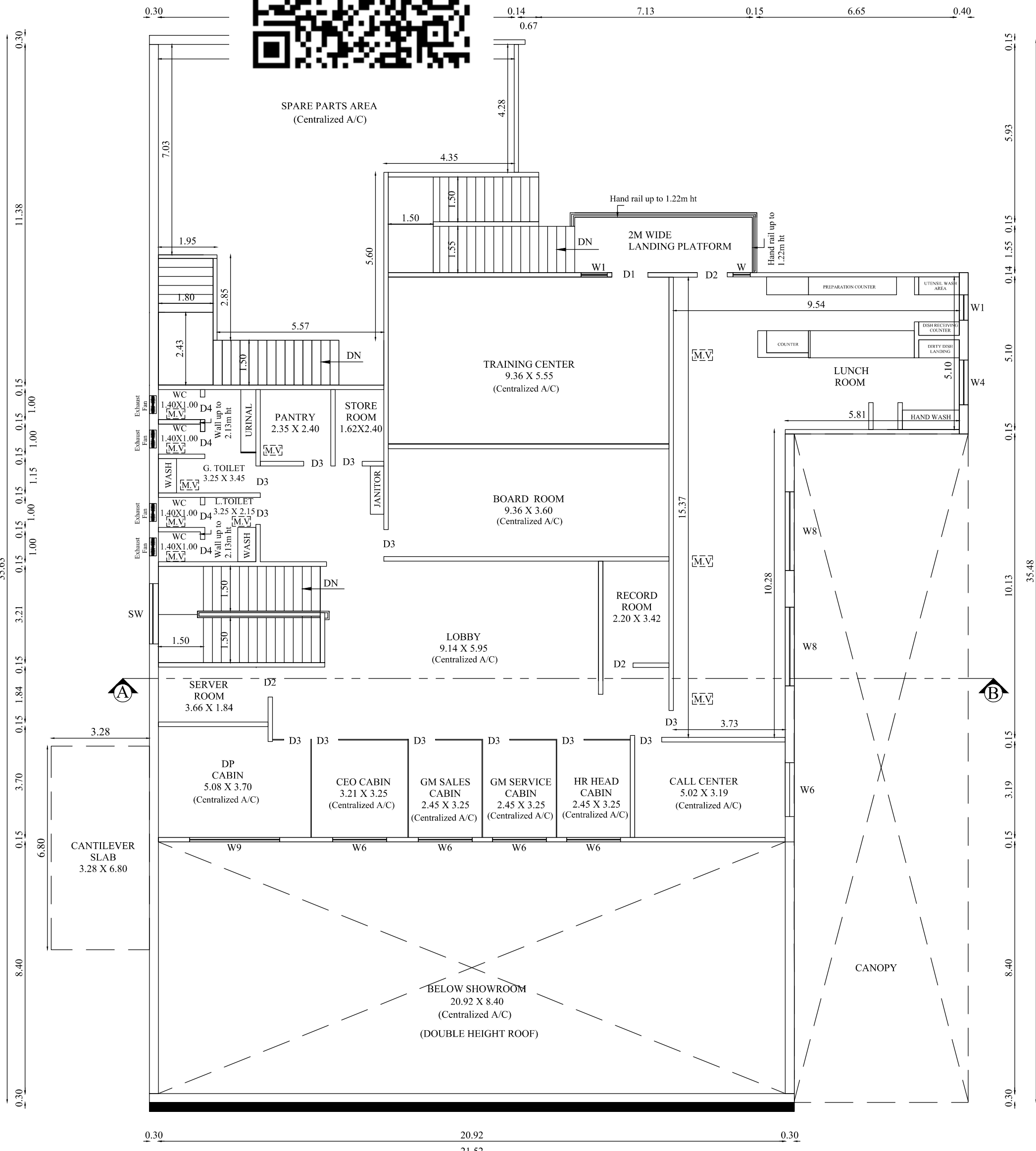


SECTION ON A'-B'

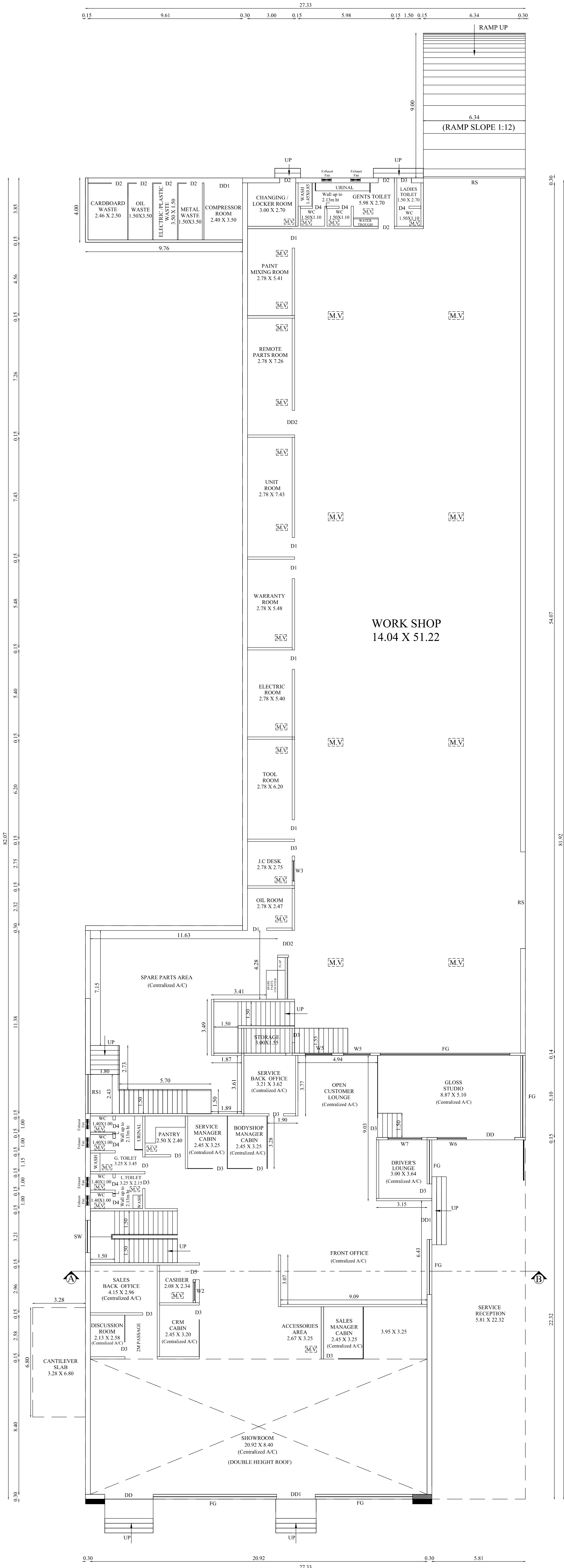
PARAPET WALL
WEATHERING
COURSE
RCC SLAB
RCC BEAM
BRICK WORK
WINDOW
BRICK WORK
RCC SLAB
RCC BEAM
BRICK WORK
FIXED GLASS
FLOORING
CONCRETE
SAND FILLING



FLOOR PLAN



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

FOR OFFICE USE ONLY

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION : SWP/BPA/0230071/2024
SCRUTINY REFERENCE : ETN4BUT7

TECHNICAL APPROVAL NO : 55/2024

SANITARY DETAILS

PERSON	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	02	04	02	04
WASH BASIN	01	02	01	02
URINALS	02	06	-	-

SPECIFICATION:-

FOUNDATION AND BASEMENT IN RCC PEDESTAL AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 0.15 M THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-

SUPER STRUCTURE IN 0.20 TH., 0.12TH. COUNTRY BURNT SOLID BLOCK WALLS WITH CEMENT MORTAR 1:5

FOOTING, COLUMNS, PLINTH BEAMS, LINTEL, SUNSHADE & FLOOR WITH RCC 1:1.5:5 USING 20MM NOMINAL SIZE BROCKEN STONES.

WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH. FINISHING THE WALL PRIMING COAT

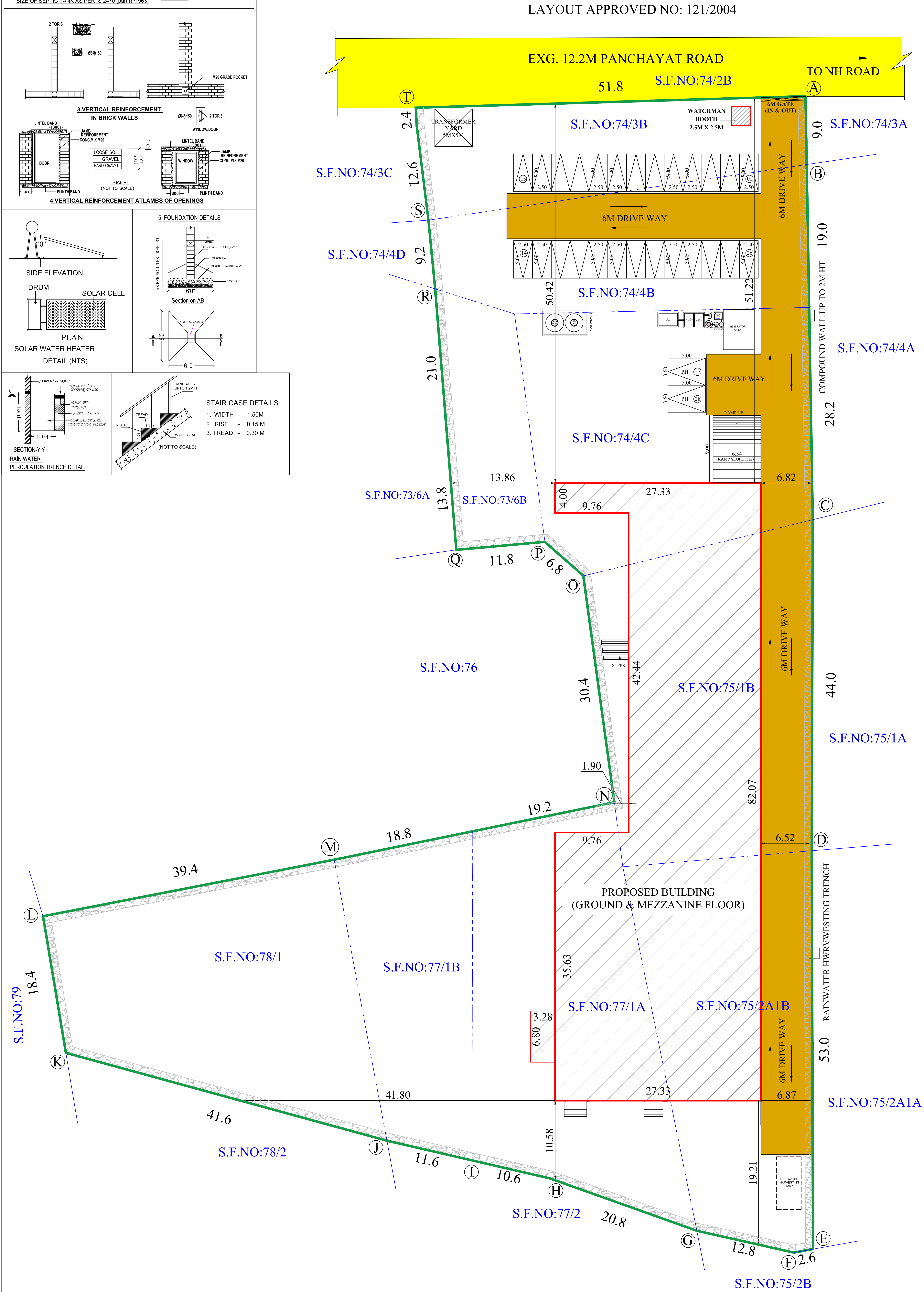
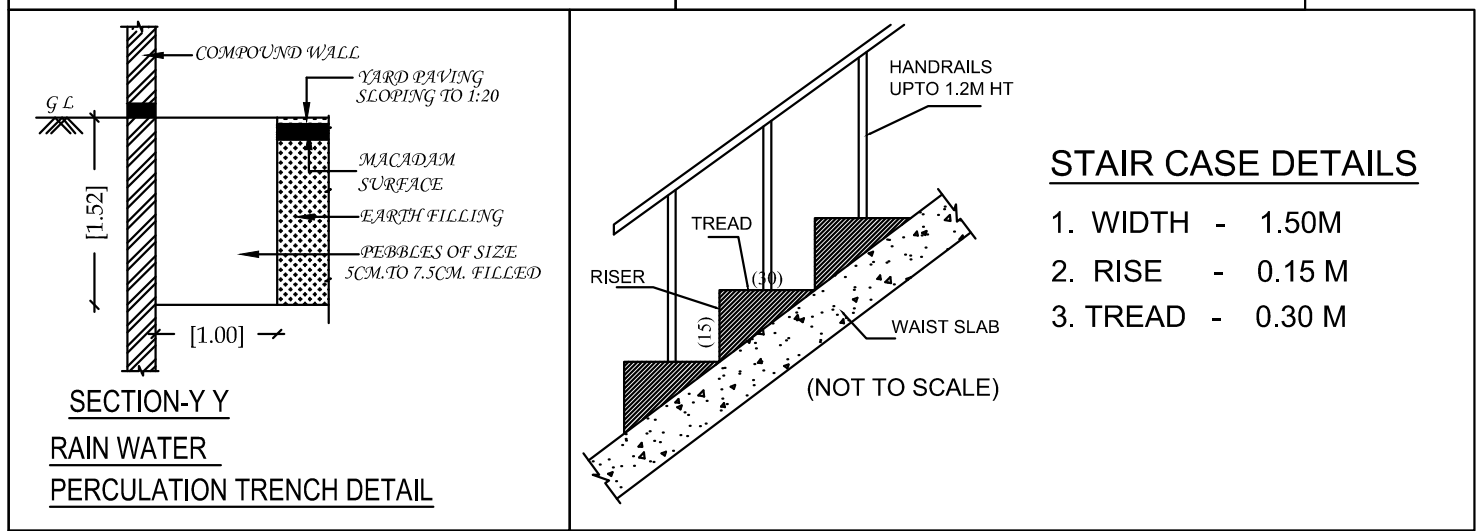
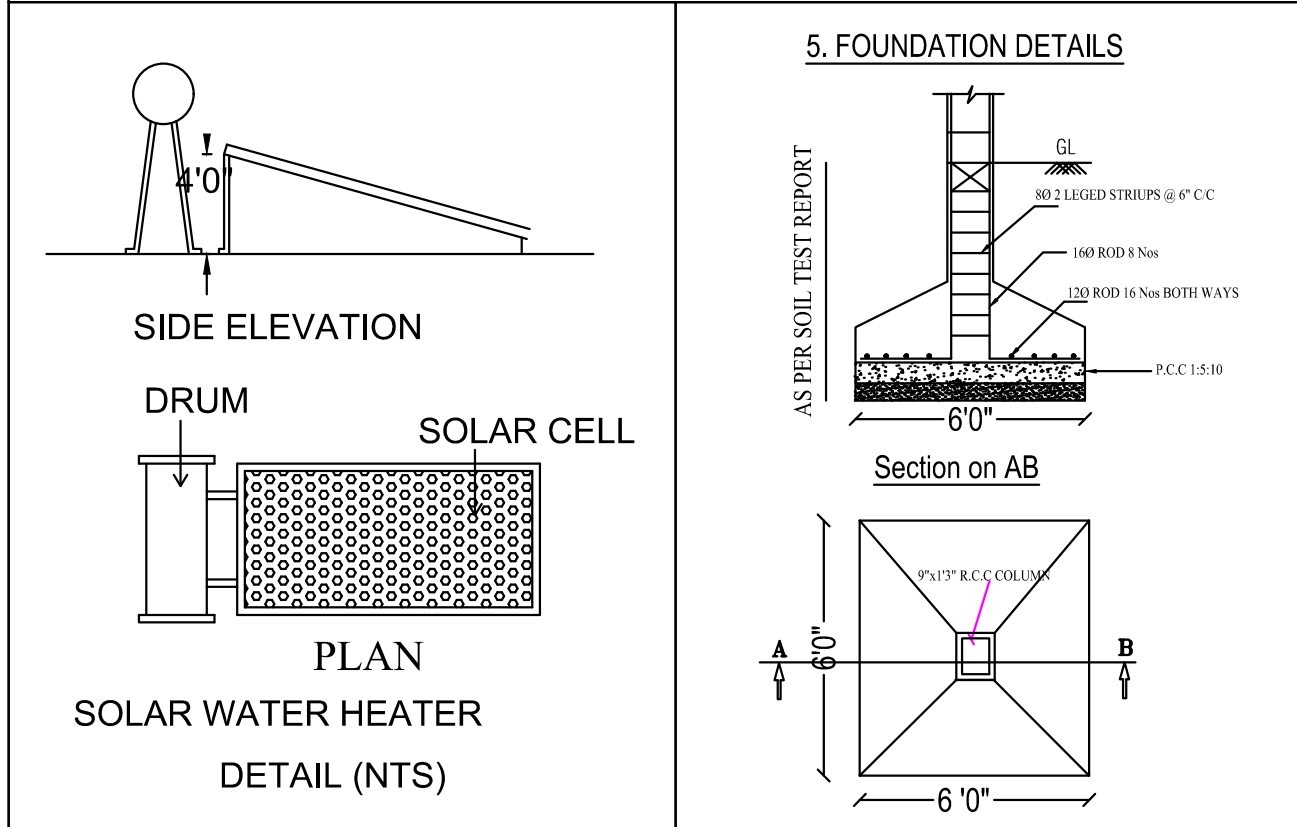
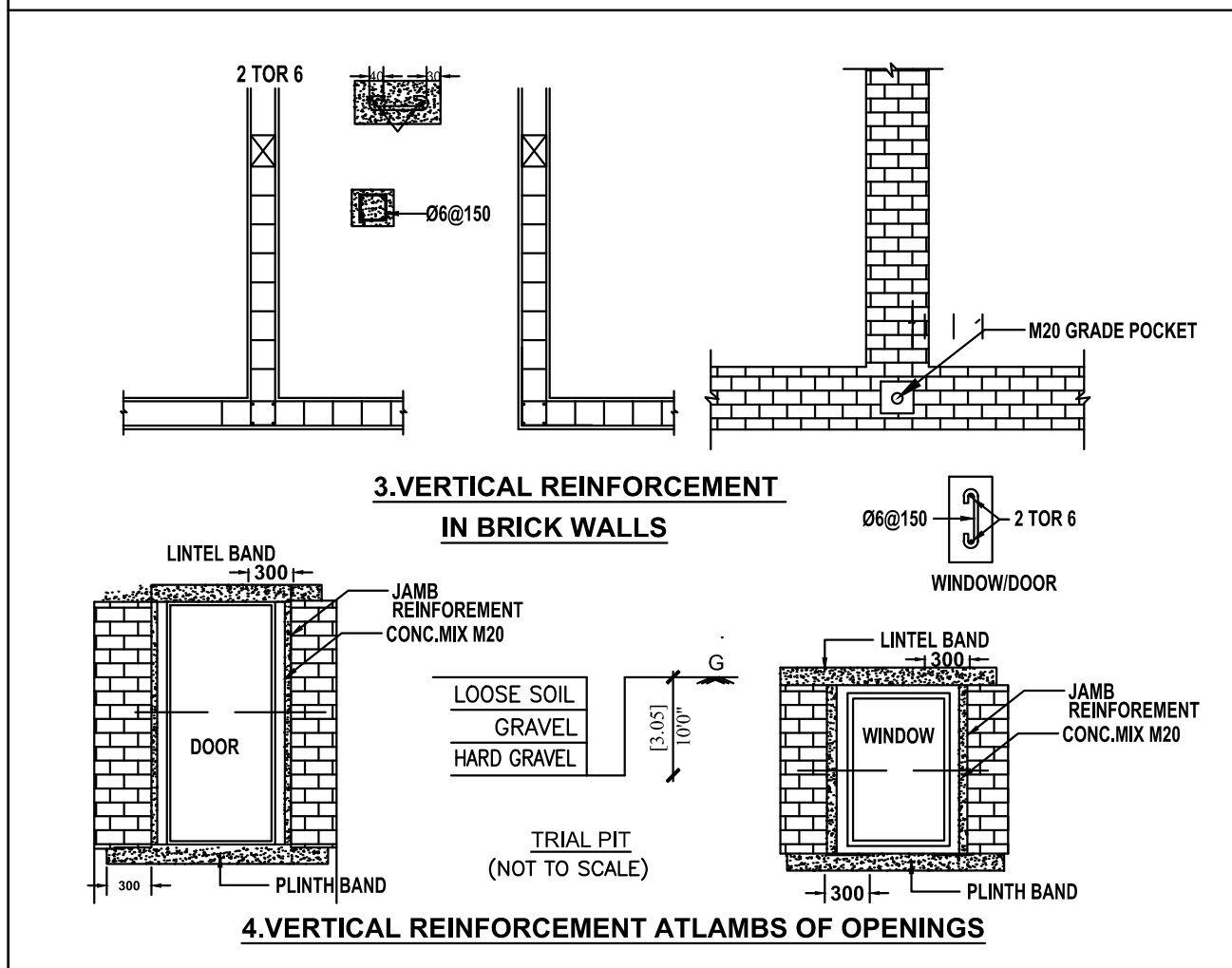
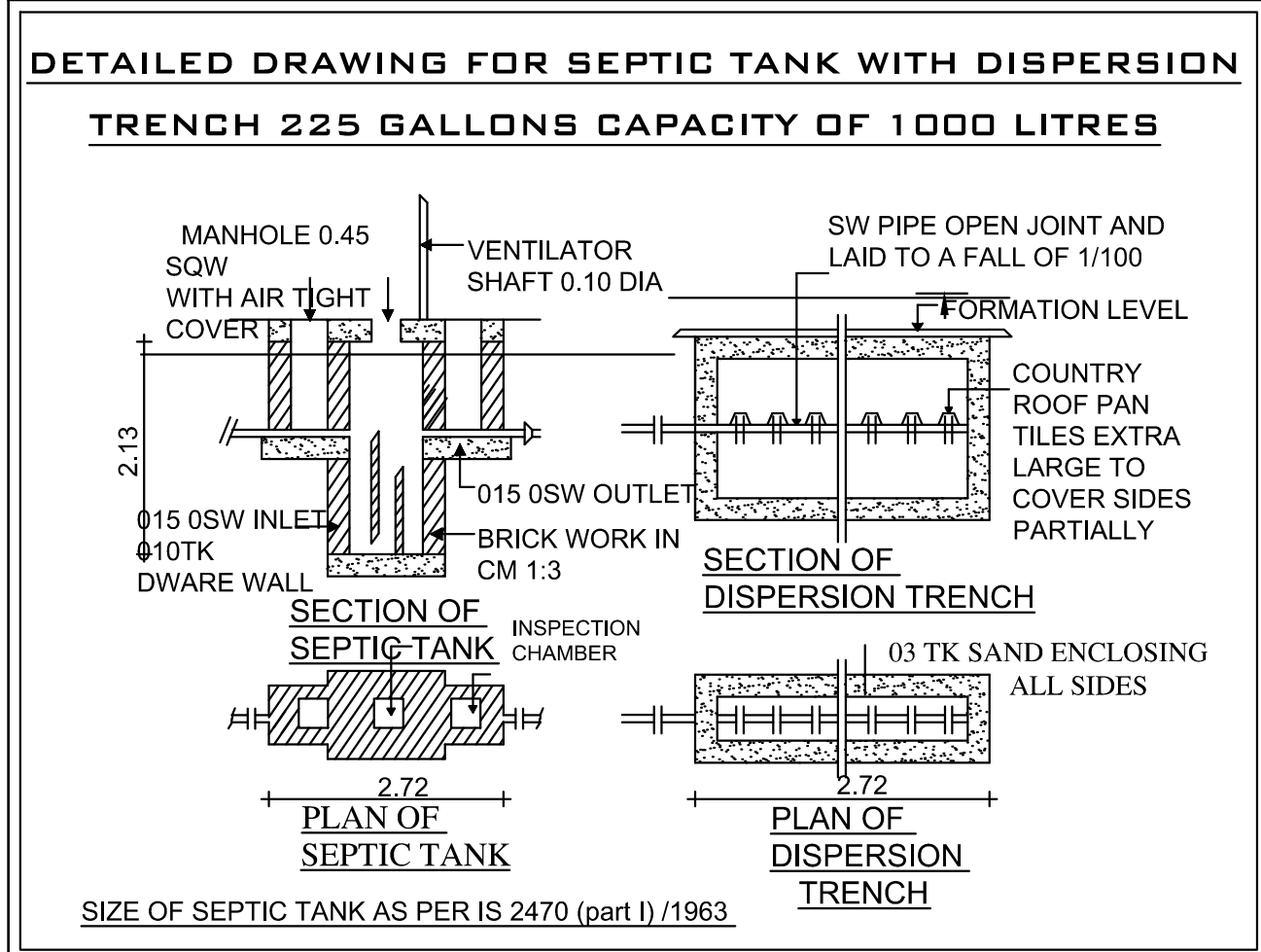
FLOORING

FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6" TH. AND RIVER SAND

DOORS & WINDOWS

DOORS WITH COUNTRY WOODEN FRAMES, 32 TH. FLUSH DOOR SHUTTERS, SS FASTENINGS, PAINT FINISH

WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS



SITE PLAN

FOR OFFICE USE ONLY

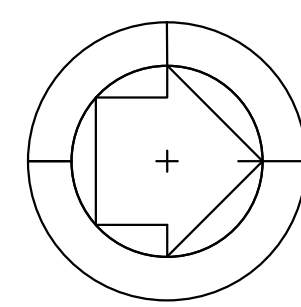
TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION : SWP/BPA/0230071/2024
SCRUTINY REFERENCE : ETN4BUT7

TECHNICAL APPROVAL NO : 55/2024

SITE PLAN

SHEET NO - 1/2

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North

Scale 1 : 400

AREA DETAILS:

S.NO:	S.F.NO:	DOCUMENT AREA (in Sqm)	PATTA AREA (in Sqm)
1	73/6B	364.00	364.00
2	74/3B	607.00	607.00
3	74/4B	769.00	769.00
4	74/4C	1174.00	1174.00
5	75/1B	1174.00	1174.00
6	75/2A1B	1032.00	1032.00
7	77/1A	1214.00	1224.00
8	77/1B	566.55	576.00
9	78/1	1133.11	1150.00
TOTAL		8033.66	8070.00

AS PER PATTA : 8070.00 Sqm

AS PER DOCUMENT : 8033.66 Sqm

AREA OF THE SITE : 8033.66 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
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FLOOR SPACE INDEX = $\frac{2402.97}{8033.66} = 0.299$

PARKING DETAILS		
Total FSI Area = 2402.97 Sqm		
	CAR PARKING	
	Required	Provided
Every 100 Sqm 1 Car	25	28
(Including Physically Handicapped Parking)		

Note:

- Existing Road
- Site Boundary (A,B,C... & T)
- Proposed Building

Ar.K.VIPIN
CA/2021/137758
54 B, Nandhagopal I Street,
New Siddhapudur,
Coimbatore - 641 044

Architect

Er. S. SURENDAR, BE., ME., (Structures)
62, Alagampatti, Balakrishnapuram
Dindigul - 624 005,
Mob: 6 379 682 087
REGISTERED STRUCTURAL ENGINEER
DINDIGUL LPA REG. No. SE 01/2023 (Gr-I)

Structural Engineer

For K.Ramakrishnan Motors Private Limited

Director

Applicant

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>



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



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.

