PP APPROVAL RECORD

# Planning Permission

Cuddalore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

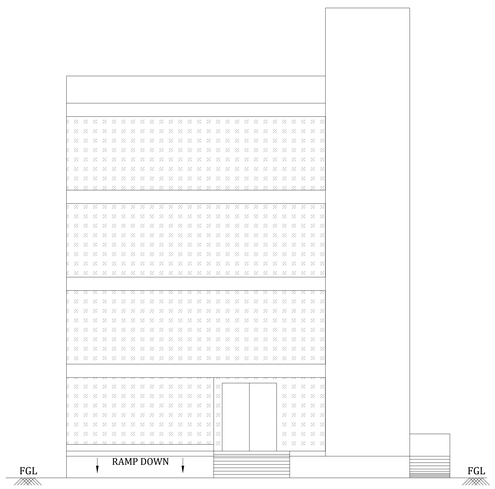
ISSUING AUTHORITY
**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

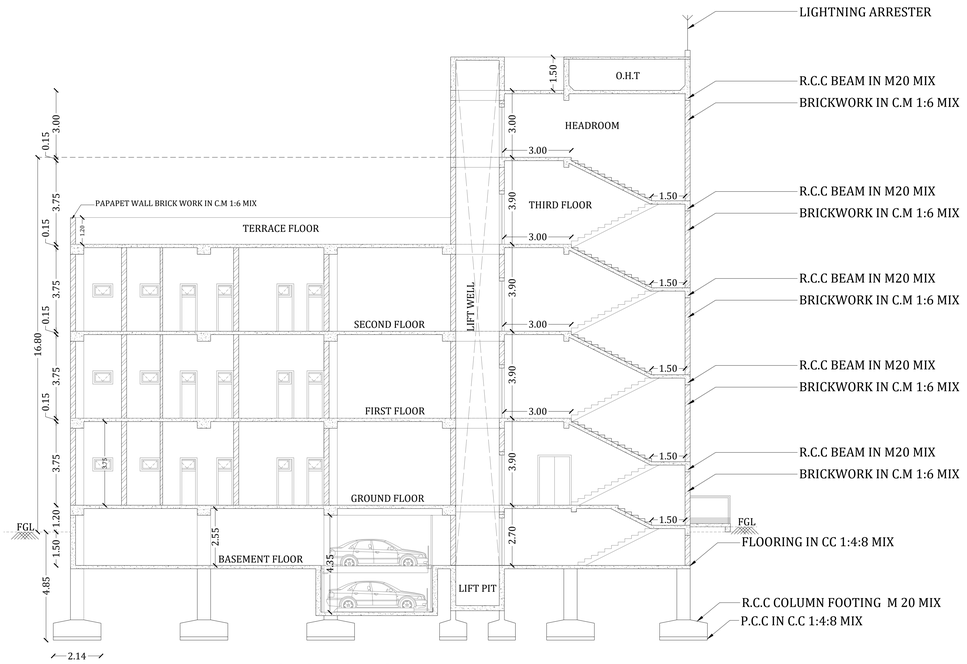
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

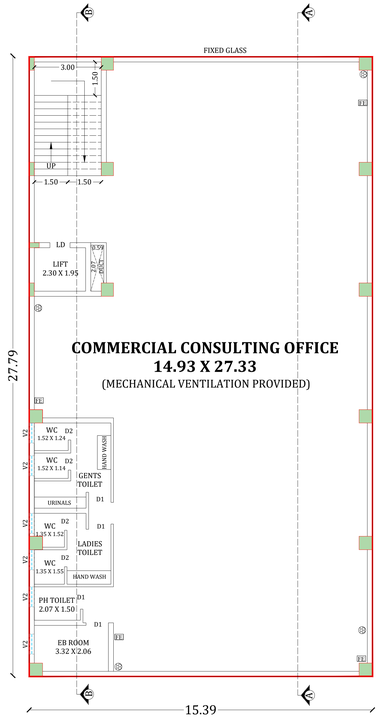
hello@verified.realestate
+91 9996 12 9996
verified.realestate



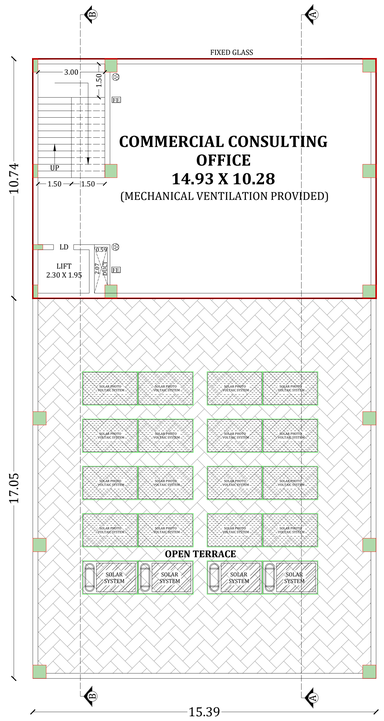

**FRONT ELEVATION**
**SCALE = 1:100**



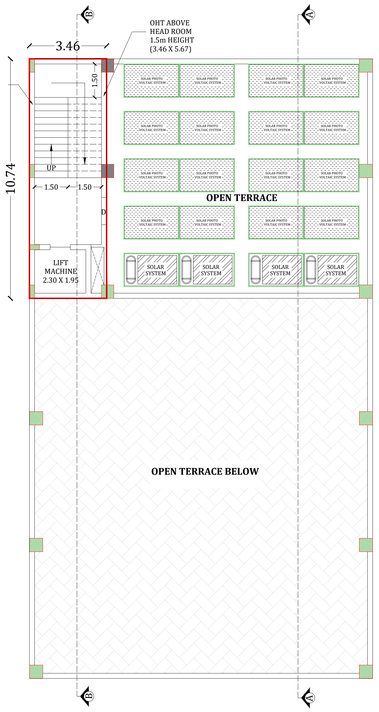

**SECTION OF B-B**
**SCALE = 1:100**




**TYPICAL FIRST & SECOND FLOOR PLAN**
**SCALE = 1:100**




**THIRD FLOOR PLAN**
**SCALE = 1:100**




**TERRACE FLOOR PLAN**
**SCALE = 1:100**

**SITE AREA DETAILS :**

| | |
|---|---|
| AS PER DOCUMENT | = 825.80 SQM |
| AS PER TSLR | = 819.00 SQM |
| AS PER SUPER IMPOSED | = 759.34 SQM |

**SCALE = 1:100**

**ALL DIMENSIONS ARE IN METER**

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR COMMERCIAL CONSULTING OFFICE BUILDING (FABRIC CONSULTING OFFICE) IN OLD SF.No.201/3 PART, NEW WARD : E, BLOCK : 68, T.S.NO : 31/1, 31/3 VIRUDHACHALAM TOWN, VIRUDHACHALAM MUNICIPALITY, VIRUDHACHALAM TALUK, CUDDALORE DISTRICT.

APPLICANT : Ahimsa Fashions By Its Managing Partner
Mr.S.Senthil,S/o Shanmugam

**ONLINE APPLICATION NUMBER : SWP/BPA/829092/2026/TCP, DATED ON 11-04-2026**

**BUILDING ARE DETAILS :**

| FLOOR DETAILS | FSI AREA (SQM) | NON FSI AREA (SQM) | BUILT-UPAREA (SQM) |
|---|---|---|---|
| BASEMENT FLOOR | ---- | 427.68 | 427.68 |
| GROUND FLOOR | 393.18 | 34.50 | 427.68 |
| FIRST FLOOR | 421.97 | 5.71 | 427.68 |
| SECOND FLOOR | 421.97 | 5.71 | 427.68 |
| THIRD FLOOR | 159.58 | 5.71 | 165.29 |
| TERRACE FLOOR | ---- | 37.16 | 37.16 |
| **TOTAL AREA** | **1396.70** | **516.47** | **1913.17** |

**FLOOR SPACE INDEX :**

**FSI =** F.S.I Area / Site Area = 1396.70 / 759.34 = 1.84 < 2.00

**HEIGHT OF BUILDING = 16.80M**

**OPEN SPACE RESERVATION FEES : Rs 1470005.00 Paid On 23.05.2026**

**PARKING DETAILS :**

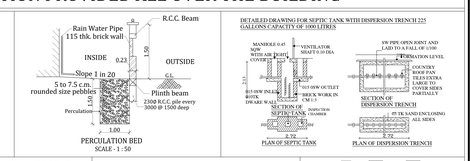
| DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|
| 1 CAR SPACE FOR EVERY 100.00 SQM., OF FLOOR AREA = 1396.70/100 = 14 CARS + 2 CARS VISITOR PARKING = 16 cars (INCLUDING 10% VISITOR PARKING & 2 CARS PH PARKING ) | 14+2 | 14+2 |
| 1 TWO WHEELER SPACE FOR EVERY 25.00 SQM., OF FLOOR AREA = 1396.70/25 = 56 TWO WHEELER PARKING | 56 | 56 |

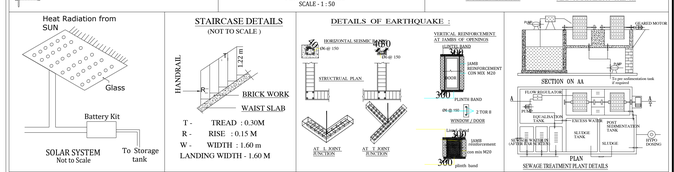
AUTOMATIC GENERATOR & STANDBY UPS PROVIDED

MECHANICAL VENTILATION PROVIDED ALL OVER THE BUILDING

**FIRE FIGHTING EQUIPMENT :**

- FIRE ALARAM SYSTEM
- FIRE WATER PIPE
- FIRE FIGHTING EQUPEMENTS
- FIRE HYDRANT




**PLANNING PERMISSION NO. SWP/DTCP/CUD/BP NO - 32/2026**

**COLOUR INDEX:-**

- EXISTING ROAD
- APPLICANT SITE BOUNDARY
- PROPOSED BUILDING
- DRIVE WAY
- RAIN WATER HARVESTING
- BUILDING TO BE REMOVED

**JOINERIES DETAILS :**

| | |
|---|---|
| MD - MAIN DOOR | - 2.44 X 3.05 |
| D - DOOR | - 1.00 X 2.13 |
| D1 - DOOR | - 1.00 X 2.13 |
| D2 - DOOR | - 0.76 X 2.13 |
| V2 - VENTILATOR | - 0.90 X 0.60 |
| LD - LIFT DOOR | - 0.90 X 2.13 |

G. SELVARAJ B.E.,M.I.E.,
Registered Construction Engineer,
TD / RCE / 2024 / 12 / 007,
30, M.M.Y. Complex, First Floor,
156, Kamaraj Road, Tiruppur - 641 604.

**REGISTERED CONSTRUCTION ENGINEER:**

Er. G.SELVARAJ B.E.,
Registered Structural Engineer Grade-II,
TD / RSE / GR-II / 2024 / 04 / 001,
30, M.M.Y. Complex, First Floor,
156, Kamaraj Road, Tiruppur - 641 604.

**REGISTERED STRUCTURAL ENGINEER:**

G. SELVAM D.C.E., B.E.,
Registered Engineer Grade - II
TD/RE/Gr-II /2024/04/001
30, M.M.Y Complex, First Floor
156, Kamaraj Road, Tirupur - 641 604.

**REGISTERED ENGINEER:**

For AHIMSA FASHIONS,
Managing Partner.

**APPLICANT :**

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR COMMERCIAL CONSULTING OFFICE BUILDING (FABRIC CONSULTING OFFICE) IN OLD SF.No.201/3 PART, NEW WARD : E, BLOCK : 68, T.S.NO : 31/1, 31/3 VIRUDHACHALAM TOWN, VIRUDHACHALAM MUNICIPALITY, VIRUDHACHALAM TALUK, CUDDALORE DISTRICT.

APPLICANT : Ahimsa Fashions By Its Managing Partner
Mr.S.Senthil,S/o Shanmugam

**ONLINE APPLICATION NUMBER : SWP/BPA/829092/2026/TCP, DATED ON 11-04-2026**

**SITE AREA DETAILS :**

| | |
|---|---|
| AS PER DOCUMENT | = 825.80 SQM |
| AS PER TSLR | = 819.00 SQM |
| AS PER SUPER IMPOSED | = 759.34 SQM |

**SCALE = 1:100**

**ALL DIMENSIONS ARE IN METER**

N / W / E / S

**BUILDING ARE DETAILS :**

| FLOOR DETAILS | FSI AREA (SQM) | NON FSI AREA (SQM) | BUILT-UPAREA (SQM) |
|---|---|---|---|
| BASEMENT FLOOR | ---- | 427.68 | 427.68 |
| GROUND FLOOR | 393.18 | 34.50 | 427.68 |
| FIRST FLOOR | 421.97 | 5.71 | 427.68 |
| SECOND FLOOR | 421.97 | 5.71 | 427.68 |
| THIRD FLOOR | 159.58 | 5.71 | 165.29 |
| TERRACE FLOOR | ---- | 37.16 | 37.16 |
| **TOTAL AREA** | **1396.70** | **516.47** | **1913.17** |

**FLOOR SPACE INDEX :**

$$\text{FSI} = \frac{\text{F.S.I Area}}{\text{Site Area}} = \frac{1396.70}{759.34} = 1.84 < 2.00$$

**HEIGHT OF BUILDING = 16.80M**

**OPEN SPACE RESERVATION FEES : Rs 1470005.00 Paid On 23.05.2026**

**PARKING DETAILS :**

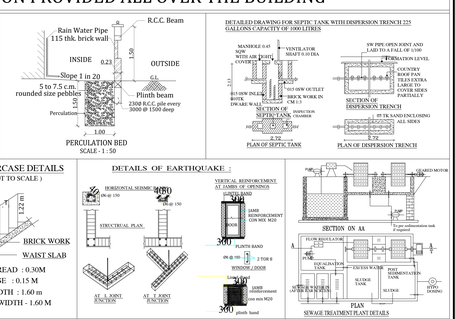
| DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|
| 1 CAR SPACE FOR EVERY 100.00 SQM., OF FLOOR AREA = 1396.70/100 = 14 CARS + 2 CARS VISITOR PARKING = 16 cars (INCLUDING 10% VISITOR PARKING & 2 CARS PH PARKING ) | 14+2 | 14+2 |
| 1 TWO WHEELER SPACE FOR EVERY 25.00 SQM., OF FLOOR AREA = 1396.70/25 = 56 TWO WHEELER PARKING | 56 | 56 |

AUTOMATIC GENERATOR & STANDBY UPS PROVIDED

MECHANICAL VENTILATION PROVIDED ALL OVER THE BUILDING

**FIRE FIGHTING EQUIPMENT :**

- FIRE ALARAM SYSTEM
- FIRE WATER PIPE
- FF FIRE FIGHTING EQUPEMENTS
- FIRE HYDRANT




**PLANNING PERMISSION NO. SWP/DTCP/CUD/BP NO - 32/2026**

**COLOUR INDEX:-**

| | |
|---|---|
| EXISTING ROAD | |
| APPLICANT SITE BOUNDARY | |
| PROPOSED BUILDING | |
| DRIVE WAY | |
| RAIN WATER HARVESTING | |
| BUILDING TO BE REMOVED | |

**JOINERIES DETAILS :**

| | |
|---|---|
| MD - MAIN DOOR | - 2.44 X 3.05 |
| D - DOOR | - 1.00 X 2.13 |
| D1 - DOOR | - 1.00 X 2.13 |
| D2 - DOOR | - 0.76 X 2.13 |
| V2 - VENTILATOR | - 0.90 X 0.60 |
| LD - LIFT DOOR | - 0.90 X 2.13 |

G. SELVARAJ B.E.,M.I.E.,
Registered Construction Engineer,
TD / RCE / 2024 / 12 / 007,
30, M.M.Y. Complex, First Floor,
156, Kamaraj Road, Tiruppur - 641 604.

**REGISTERED CONSTRUCTION ENGINEER:**

Er. G.SELVARAJ B.E.,
Registered Structural Engineer Grade-II,
TD / RSE / GR-II / 2024 / 04 / 001,
30, M.M.Y. Complex, First Floor,
156, Kamaraj Road, Tiruppur - 641 604.

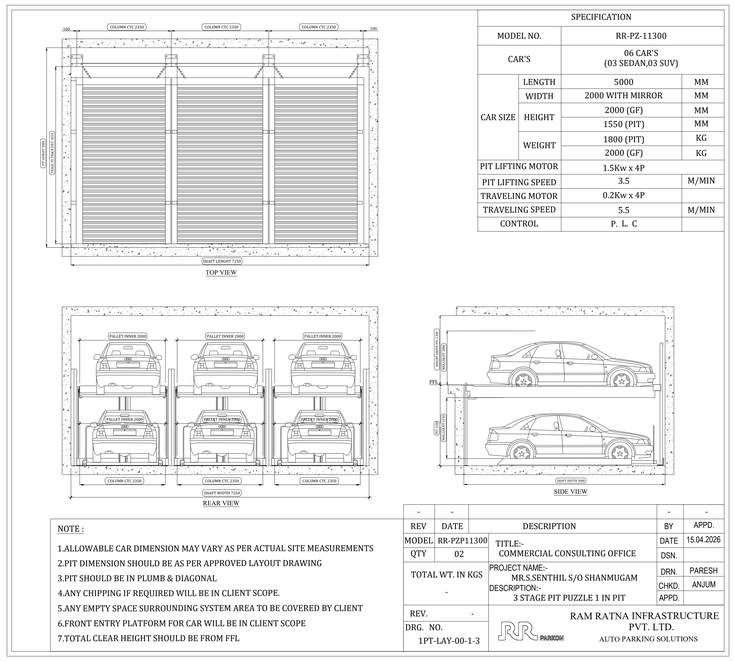
**REGISTERED STRUCTURAL ENGINEER:**

G. SELVAM D.C.E., B.E.,
Registered Engineer Grade - II
TD/RE/Gr-II /2024/04/001
30, M.M.Y Complex, First Floor
156, Kamaraj Road, Tirupur - 641 604.

**REGISTERED ENGINEER:**

For AHIMSA FASHIONS,
Managing Partner.

**APPLICANT :**




| SPECIFICATION | | | |
|---|---|---|---|
| MODEL NO. | | RR-PZ-11300 | |
| CAR'S | | 06 CAR'S (03 SEDAN,03 SUV) | |
| CAR SIZE | LENGTH | 5000 | MM |
| | WIDTH | 2000 WITH MIRROR | MM |
| | HEIGHT | 2000 (GF) | MM |
| | | 1550 (PIT) | MM |
| | WEIGHT | 1800 (PIT) | KG |
| | | 2000 (GF) | KG |
| PIT LIFTING MOTOR | | 1.5Kw x 4P | |
| PIT LIFTING SPEED | | 3.5 | M/MIN |
| TRAVELING MOTOR | | 0.2Kw x 4P | |
| TRAVELING SPEED | | 5.5 | M/MIN |
| CONTROL | | P. L. C | |

NOTE :

1.ALLOWABLE CAR DIMENSION MAY VARY AS PER ACTUAL SITE MEASUREMENTS
2.PIT DIMENSION SHOULD BE AS PER APPROVED LAYOUT DRAWING
3.PIT SHOULD BE IN PLUMB & DIAGONAL
4.ANY CHIPPING IF REQUIRED WILL BE IN CLIENT SCOPE.
5.ANY EMPTY SPACE SURROUNDING SYSTEM AREA TO BE COVERED BY CLIENT
6.FRONT ENTRY PLATFORM FOR CAR WILL BE IN CLIENT SCOPE
7.TOTAL CLEAR HEIGHT SHOULD BE FROM FFL

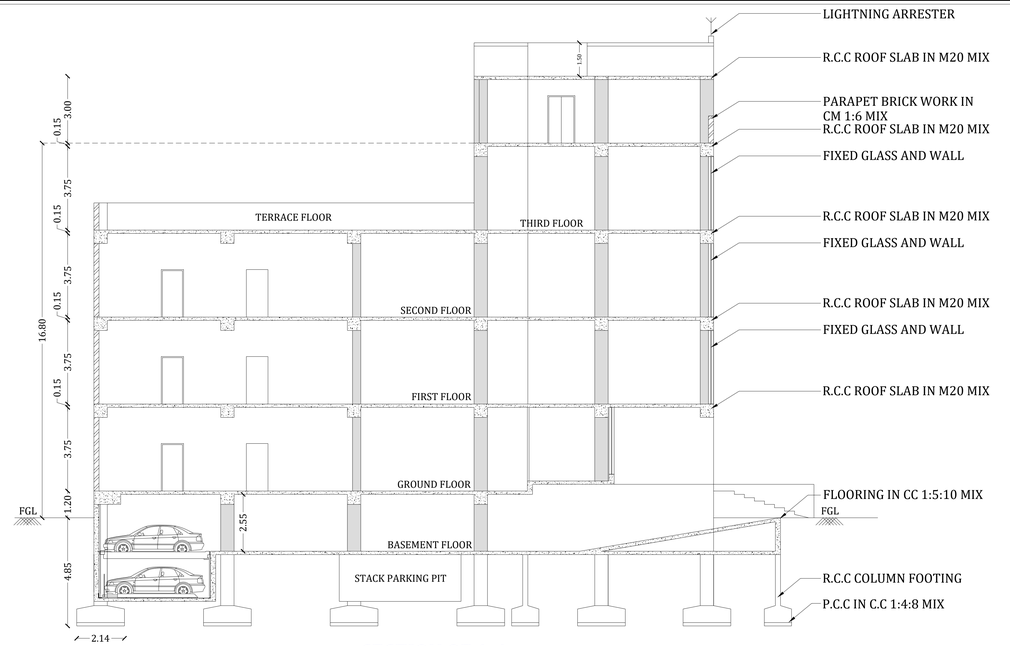
| REV | DATE | DESCRIPTION | BY | APPD. |
|---|---|---|---|---|
| - | - | | - | - |

| | | | |
|---|---|---|---|
| MODEL | RR-PZP11300 | DATE | 15.04.2026 |
| QTY | 02 | DSN. | |
| TOTAL WT. IN KGS | - | DRN. | PARESH |
| | | CHKD. | ANJUM |
| REV. | - | APPD. | |
| DRG. NO. | 1PT-LAY-00-1-3 | | |

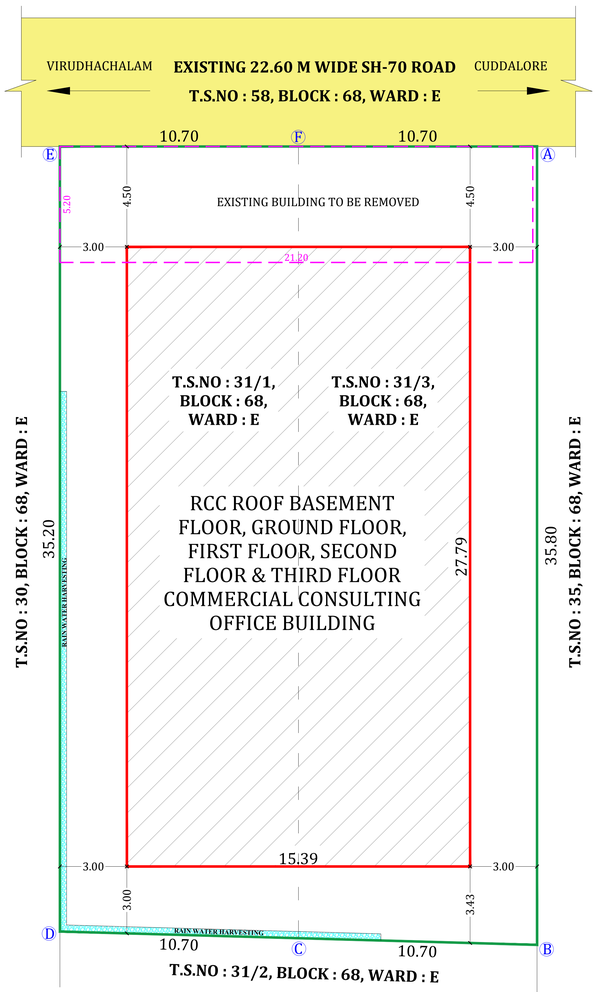
TITLE:- COMMERCIAL CONSULTING OFFICE
PROJECT NAME:- MR.S.SENTHIL S/O SHANMUGAM
DESCRIPTION:- 3 STAGE PIT PUZZLE 1 IN PIT

RAM RATNA INFRASTRUCTURE PVT. LTD.
AUTO PARKING SOLUTIONS

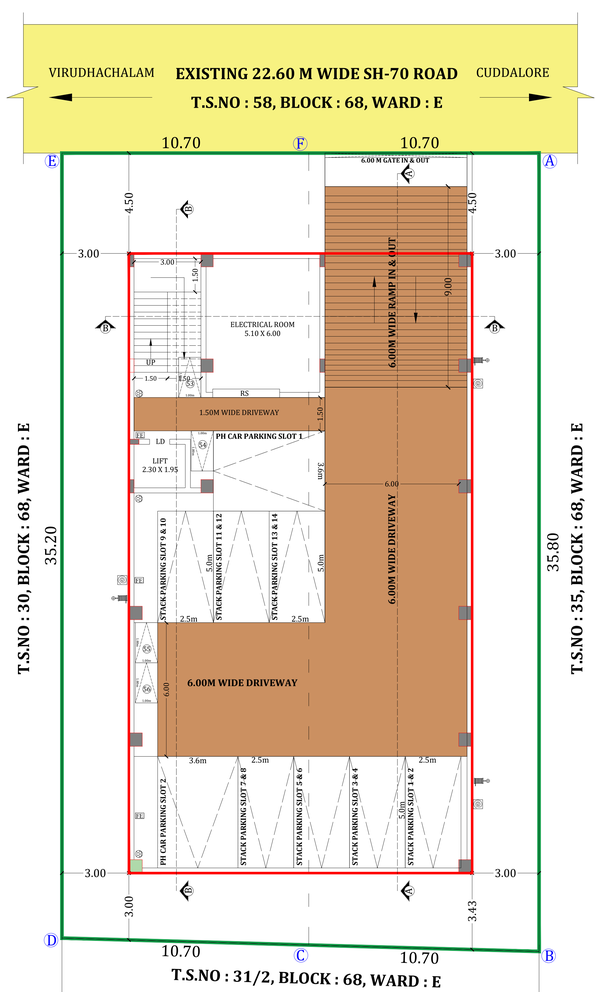
**STACK PARKING DETAILED DRAWING**



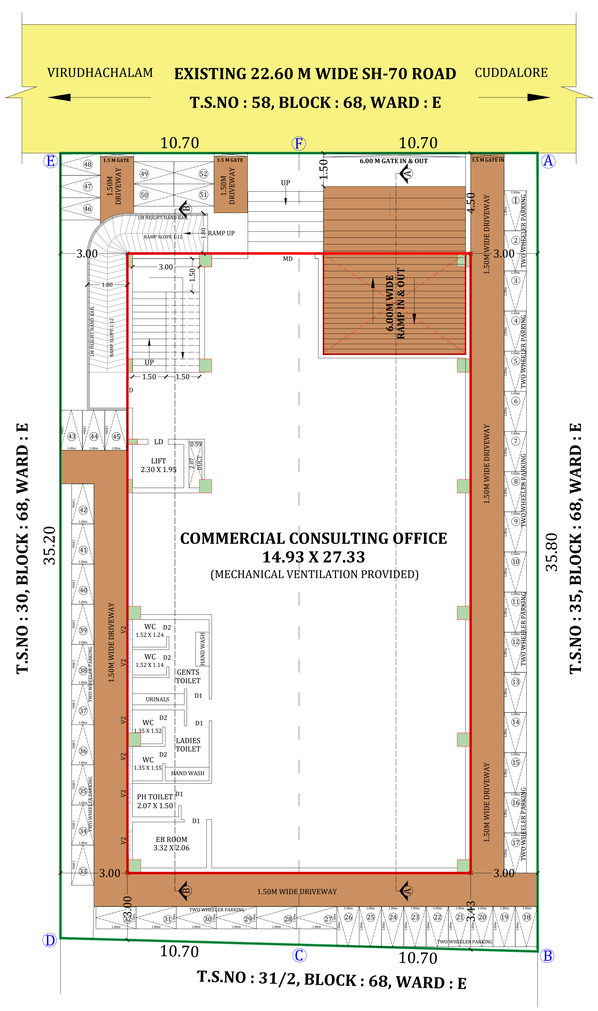

**SECTION OF A-A**
**SCALE = 1:100**




**SITE PLAN**
**SCALE = 1:100**




**SITE CUM BASEMENT FLOOR PLAN**
**SCALE = 1:100**




**SITE CUM GROUND FLOOR PLAN**
**SCALE = 1:100**

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.