Verified RealEstate™

REFERENCE
SWP/BPA/004708/2022

ISSUED
20 April 2023

PP APPROVAL RECORD

Planning Permission

Ranipet

Ranipet 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

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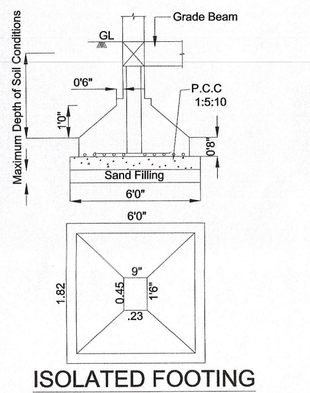
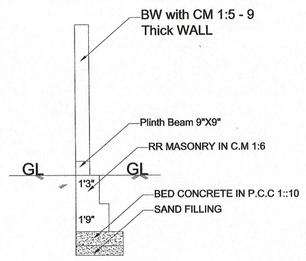
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED INDUSTRIAL (V.S MODERN RICE MILL) BUILDING IN AC SHEET ROOF

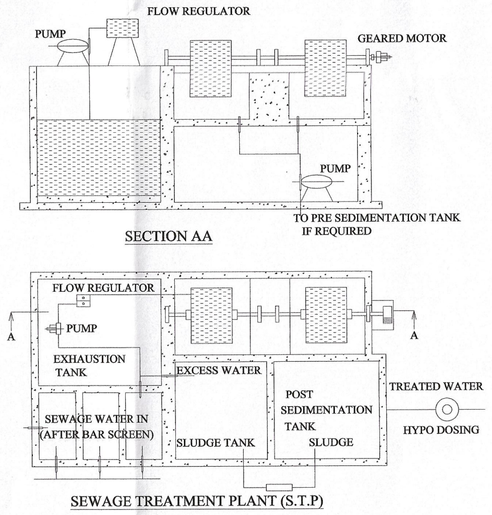
IN S.F.NO : 65/2, ATHUR VILLAGE & PANCHAYAT, ARAKKONAM TALUK, RANIPETTAI DISTRICT.



ISOLATED FOOTING
(6'0"X6'0")

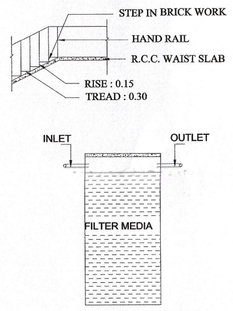


SECTION
COMPOUND WALL DETAILS

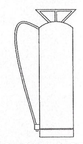


SECTION AA

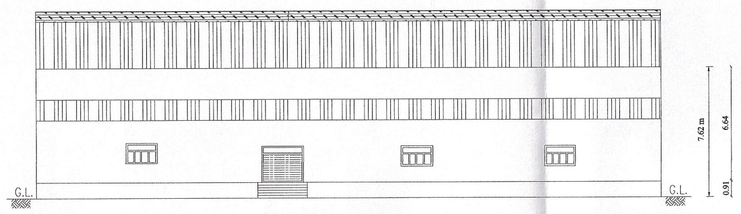
SEWAGE TREATMENT PLANT (S.T.P)



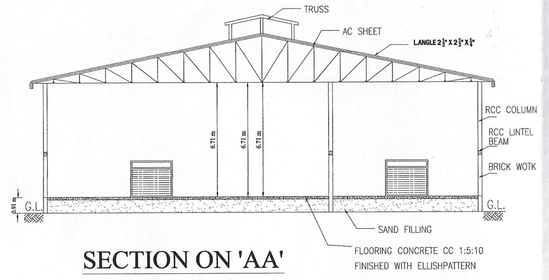
WASTE WATER
RECYCLED UNIT
SIZE :4'0" x 7'0"
(NOT TO SCALE)



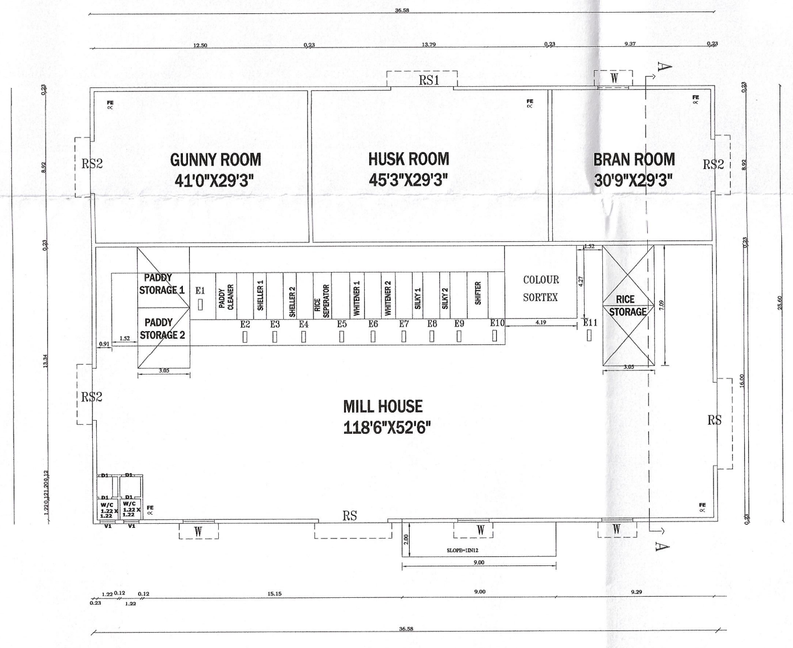
FIRE EXTINGUSHIER (N.T.S)



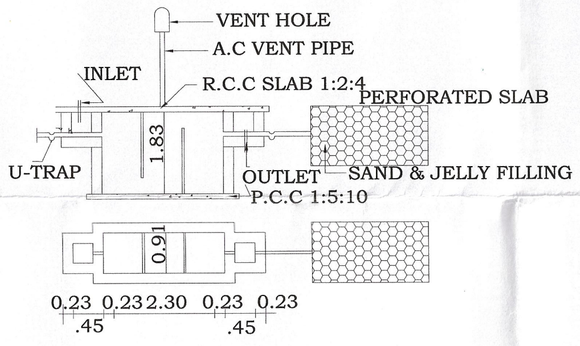
ELEVATION



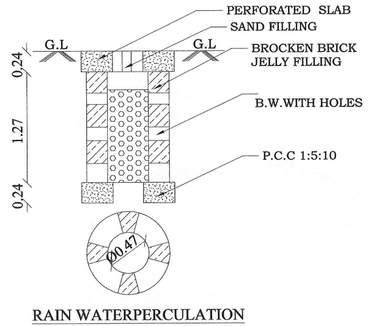
SECTION ON 'AA'



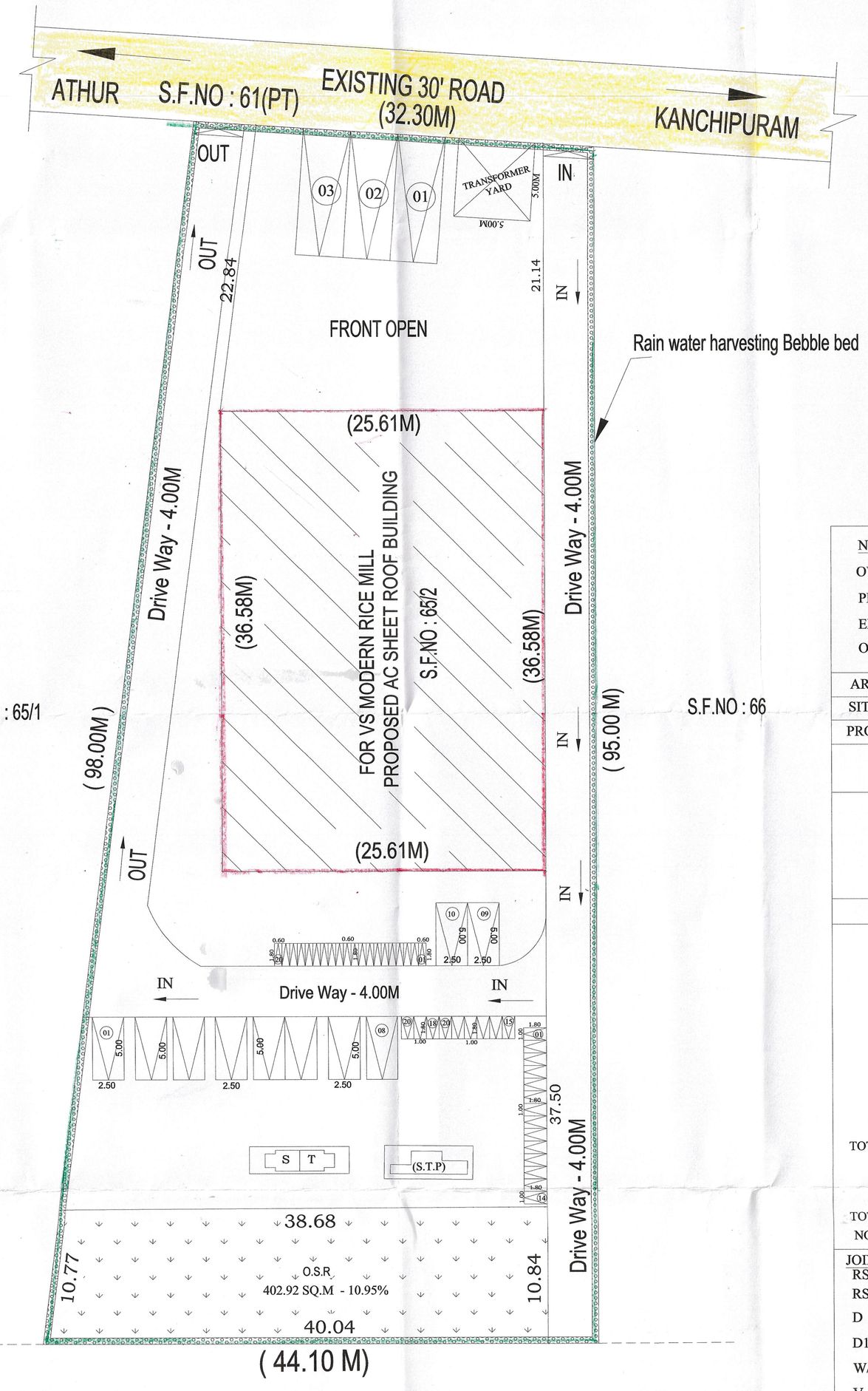
PROPOSED GROUND PLAN



SEPTIC TANK DETAILS



RAIN WATERPERCULATION



SITE PLAN

SCALE 1 : 100

NOTE

OWNERS BOUNDARY SHOWN IN ----------
PROPOSED BUILDING SHOWN IN ----------
EXISTING ROAD SHOWN IN ----------
O.S.R SHOWN IN ----------

AREA DETAILS	ACRE	SQ.MT	SQ.FT
SITE AREA	0.91	3679.00	39600.76
PRO. GROUND FLOOR AREA		936.82	10083.93

FLOOR SPACE INDEX

F.S.I = ALL FLOOR / TOTAL SITE AREA

F.S.I = 936.82 / 3679.00 = 0.25

0.25 < 2.00

O.S.R PROVIDED
402.92 SQ.M - 10.95%

PARKING DETAILS

EVERY 500.00 SQ.Mt of Floor area = 1 lorry SPACE
Floor AREA = 936.82 SQ.MT
936.82 SQ.MT/500 = 1.87 SQ.MT
= say 2 Lorry SPACE
TOTAL PROVIDED LORRY SPACE = 3 Lorry space
EVERY 100.00 SQ.Mt of Floor area = 1 CAR SPACE
936.82 SQ.MT/200 = 9.37 SQ.MT
= say 10 CAR SPACE
TOTAL PROVIDED CAR SPACE = 10 CAR space
EVERY 50.00 SQ.Mt of Floor area = 1 TWO WHEELER SPACE
936.82 SQ.MT/50 = 18.73 SQ.MT
= say 20 TWO WHEELER SPACE
TOTAL PROVIDED TWO WHEELER SPACE = 20 TWO WHEELER space
EVERY 50.00 SQ.Mt of Floor area = 1 CYCLE SPACE
936.82 SQ.MT/50 = 18.73 SQ.MT
= say 20 TWO WHEELER SPACE
TOTAL PROVIDED CYCLE SPACE = 20 CYCLE space
NO.OF WORKERS : 20

JOINERIES:-

RS	ROLLING SHETTER	5.00 X 2.44
RS1	ROLLING SHETTER	3.05 X 2.44
D	DOOR	1.00 X 2.44
D1	DOOR	0.91 X 2.44
W/V	WINDOW	3.05 X 2.44
V	VENTILATOR	0.91 X 0.61

Er. V. VINOTH KUMAR, D.C., D.C.E B.E.
Registered Engineer Grade - III (RE),
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Cell : 8883177552 / 8662141813

APPLICANT

Er. K. YOKENTHIRAKUMAR. B.E.(Civil),
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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

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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.