

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.

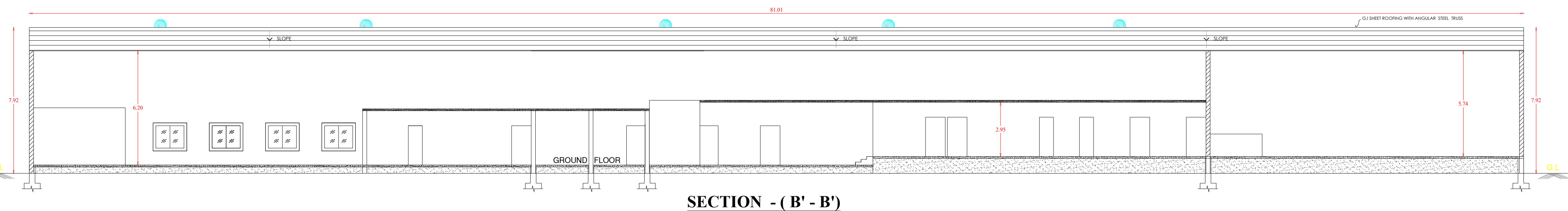
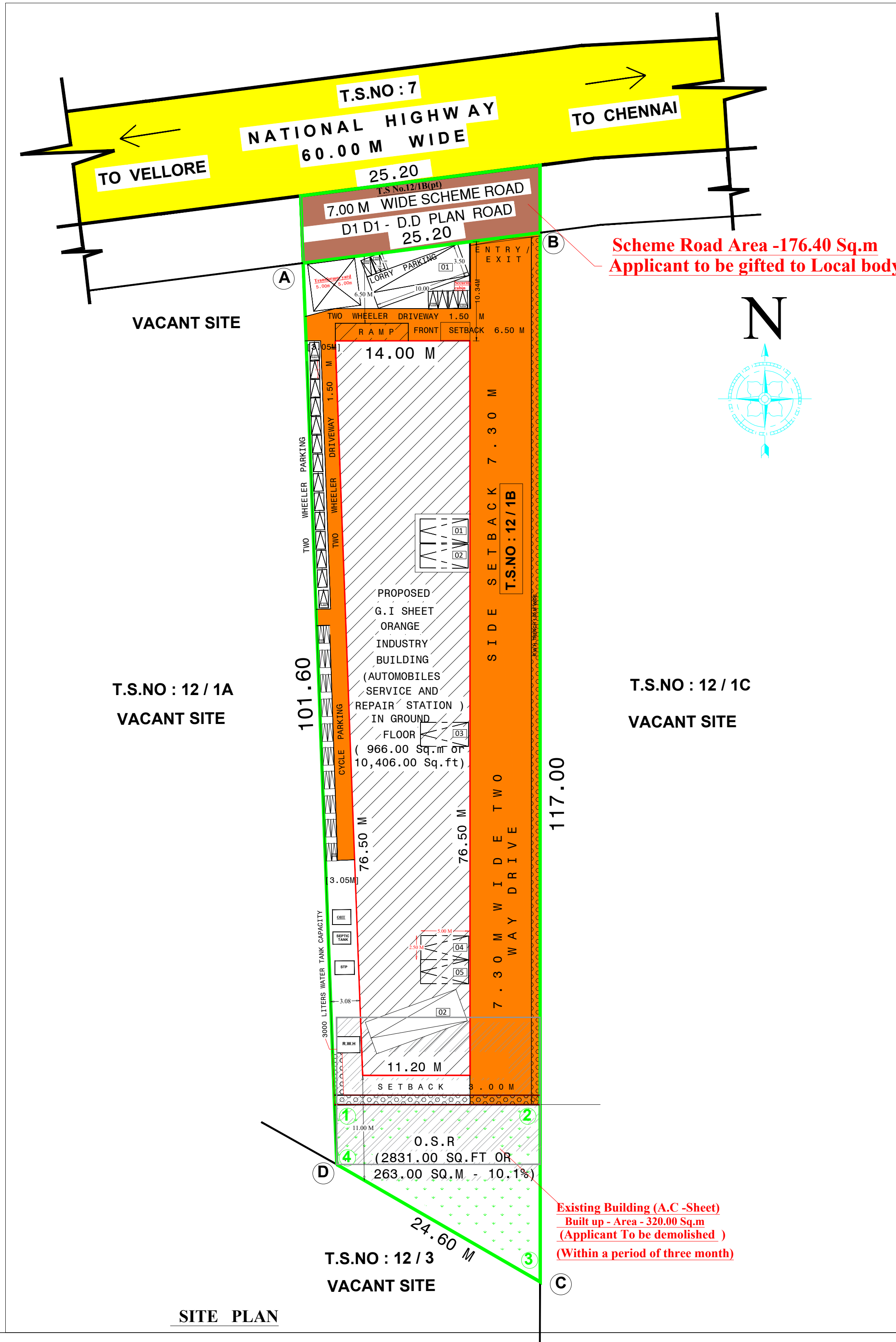
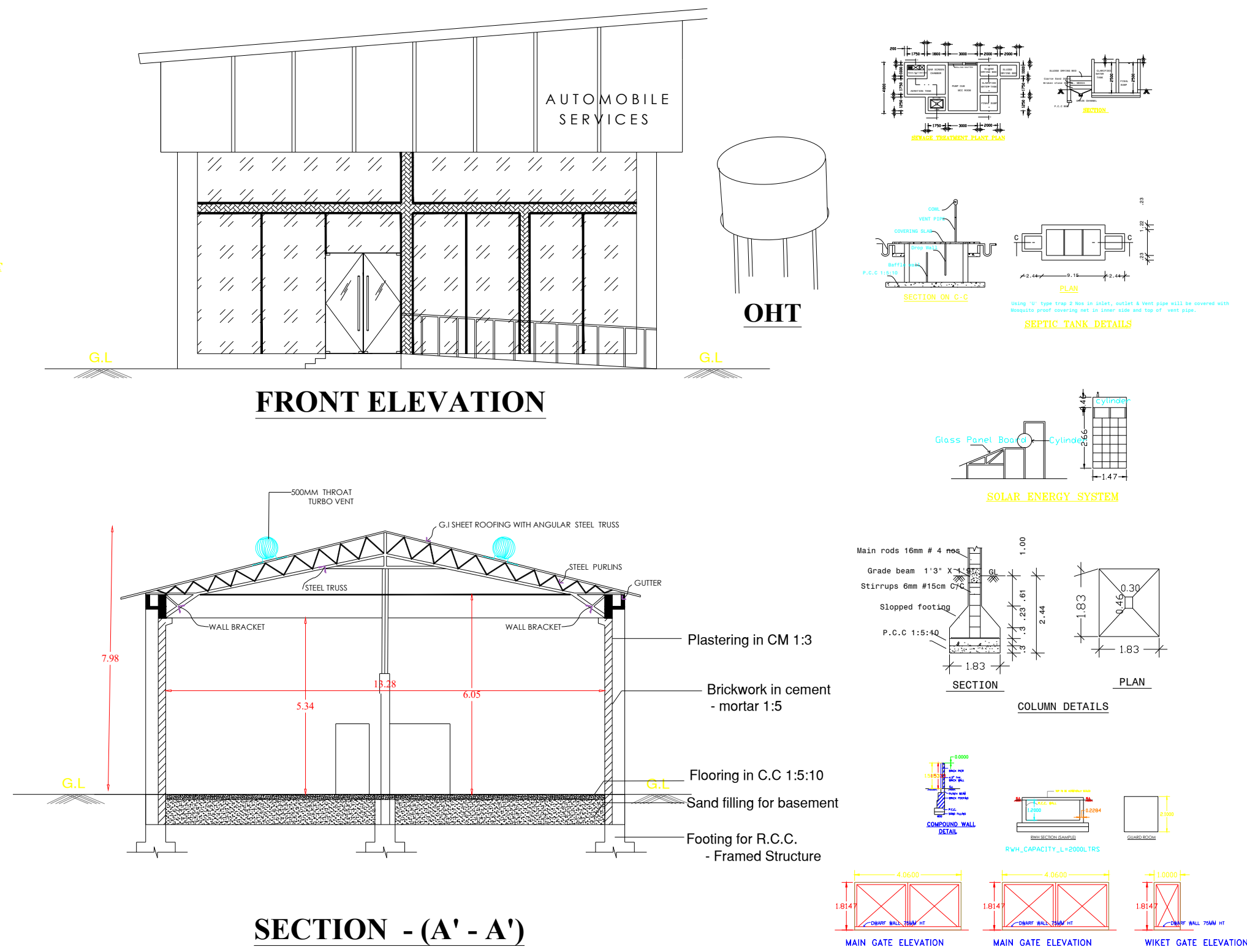
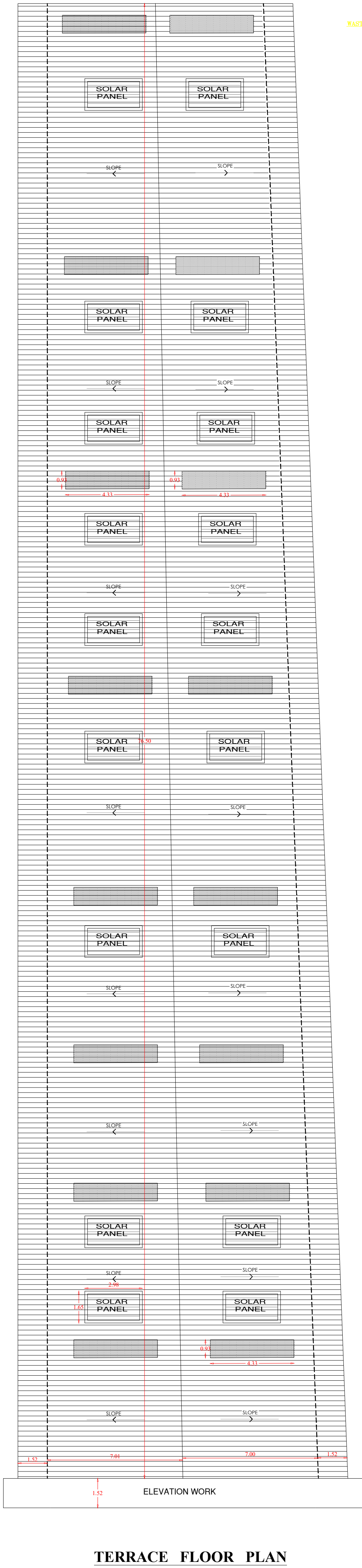
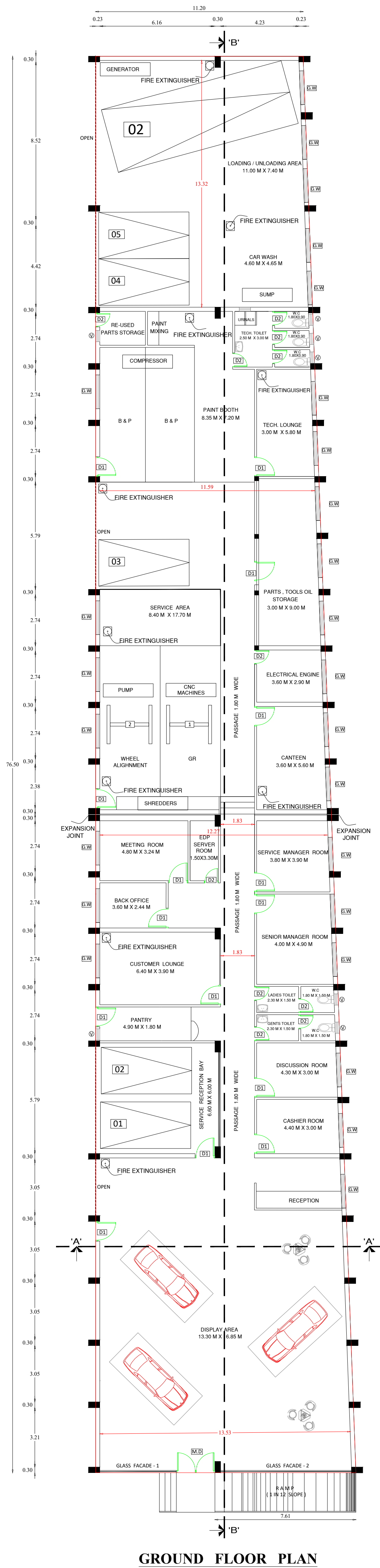
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF "AUTOMOBILE SERVICING AND REPAIR STATIONS " (INDUSTRY BUILDING)

(ORANGE TYPE - ITEM NO - 04) IN WARD : A , BLOCK NO : 03, T.S.NO : 12 / 1B,ARCOT TOWN / MUNICIPALITY IN SANCTIONED HASANPURA

PART - I D.D. PLAN,ARCOT AT ARCOT TOWN AND TALUK, RANIPET DISTRICT.

SCALE - 1 : 100 (1 CM : 1M)



SHEET NO 1

TOTAL SITE AREA= 2563.00 SQ.M

AREA DETAILS (AS PER PATT)

SL.NO.	T.S.NO.	EXTENT (IN SQ.M)
1.	12 / 1B	2563.00
TOTAL EXTENT		2563.00 SQ.M

AREA STATEMENT IN SQ.M

ORANGE INDUSTRY (AUTOMOBILES SERVICING AND REPAIR STATIONS - BUILDING)			
FLOORS	PLINTH AREA	NON - F.S.I AREA	F.S.I AREA
GROUND FLOOR	966.00	---	966.00
TOTAL	966.00	---	966.00

F.S.I	NET F.S.I AREA	966.00	0.37 < 1.50
O.S.R	REQUIRED O.S.R	256.30 SQ.M (10.00 %)	PROVIDED O.S.R = 263.00 SQ.M (10.1 %)
ORANGE INDUSTRY - SERVICE INDUSTRY			
LORRY PARKING :			
WORKSHOP AREA = 550.00 SQ.M			
1 LORRY SPACE FOR EVERY 500 SQ.M OF WORKSHOP AREA			
550.00	500	= 1.10 Nos	Say = 02 Nos
REQUIRED NUMBER OF LORRY = 02 Nos.			
CAR PARKING :			
OFFICE AREA = 453.00 SQ.M			
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE AREA			
453.00	453.00	= 4.53 Nos	Say = 05 Nos
REQUIRED NUMBER OF CARS = 05 Nos.			
PROVIDED NUMBER OF CARS = 05 Nos.			
TWO WHEELER PARKING :			
1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF WORKSHOP AREA			
550.00	50	= 11.00 Nos	Say = 11 Nos
REQUIRED NUMBER OF TWO-WHEELER = 11 Nos.			
PROVIDED NUMBER OF TWO-WHEELER = 20 Nos.			
PROVIDED NUMBER OF CYCLE SPACE = 20 Nos.			
PERMISSIBLE HEIGHT OF THE BUILDING - 18.30 M			
ACHIEVED HEIGHT OF THE BUILDING - 8.00 M			

NOTE :	
OWNERS BOUNDARY SHOWN IN	---
PRO. CONSTRUCTION BUILDING SHOWN IN	---
EXISTING ROAD SHOWN IN	---
SCHEME ROAD SHOWN IN	---

STAIRCASE DETAILS	
THREAD	1" - 0" OR 0.30 M
RISE	6" - 6" OR 0.15 M
WIDTH	5' - 0" OR 1.50 M

JOINERY DETAILS			
TYPE	PARTICULARS	SIZE (IN FT)	SIZE (IN M)
G.F-1	GLASS FACADE	13'0" X 20'0"	4.10 X 6.00
G.F-2	GLASS FACADE	20'0" X 20'0"	6.00 X 6.00
M.D	MAIN DOOR	7'0" X 7'0"	2.13 X 2.13
D1	DOOR	3'0" X 7'0"	1.06 X 2.13
D2	DOOR	2'0" X 6'0"	0.75 X 1.80
G.W	GLASS WINDOW	6'0" X 5'0"	1.80 X 1.50
V	VENTILATOR	2'0" X 3'0"	0.60 X 0.90

MACHINERY DETAILS		
ITEM NO.	MACHINERIES	H.P
1	SHERIDERS	2.00 H.P
2	PUMP	3.00 H.P
3	CNC MACHINES	10.00 H.P
4	COMPRESSOR	10.00 H.P
5	SUMP	2.00 H.P
6	GENERATOR	3.00 H.P
TOTAL		30.00 H.P

S. V. Jeyakumar

APPLICANT SIGNATURE:

REG. ENGINEER SIGNATURE:

CONSTRUCTION ENGINEER SIGNATURE:

STRUCTURAL ENGINEER SIGNATURE:

GEO-TECH EXPERT SIGNATURE:

CONDITION:-
* AS PER RULE NO.4(1)(g) OF TAMIL NADU COMBINED DEVELOPMENT AND BUILDING RULES-2019. THE OSR EARMARKED AS "1 TO 4" 263.00 SQ.MT SHOWN IN THE SITE PLAN SHOULD BE RETAINED AS OPEN SPACE RESERVATION ONLY."

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, RANIPET DISTRICT.

R.O.C.NO.- SWP/BPA/065970/2023

BUILDING APPROVAL NO.

SITE BOUNDARY SHOWN AS "A - D" & BUILDING APPROVAL NUMBERED AS B.P/D.T.C.(P.R.D). NO. - 01/2024

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.

