Verified RealEstate™

REFERENCE
SWP/BPA/083715/2023

ISSUED
10 June 2024

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

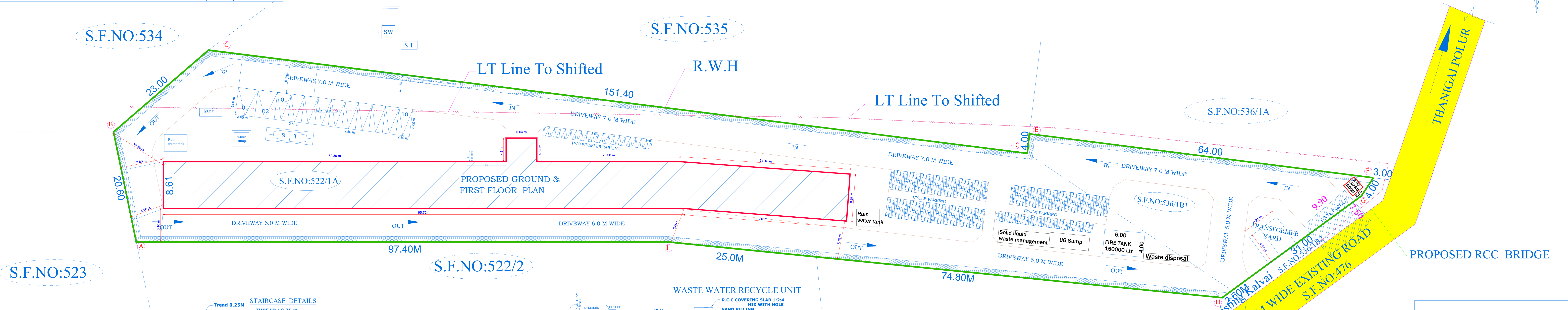
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR & FIRST FLOOR IN (GG MATRICULATION HR SECONDARY SCHOOL) SCHOOL BUILDING IN S.F.NO: 522/1A, 536/1B1,

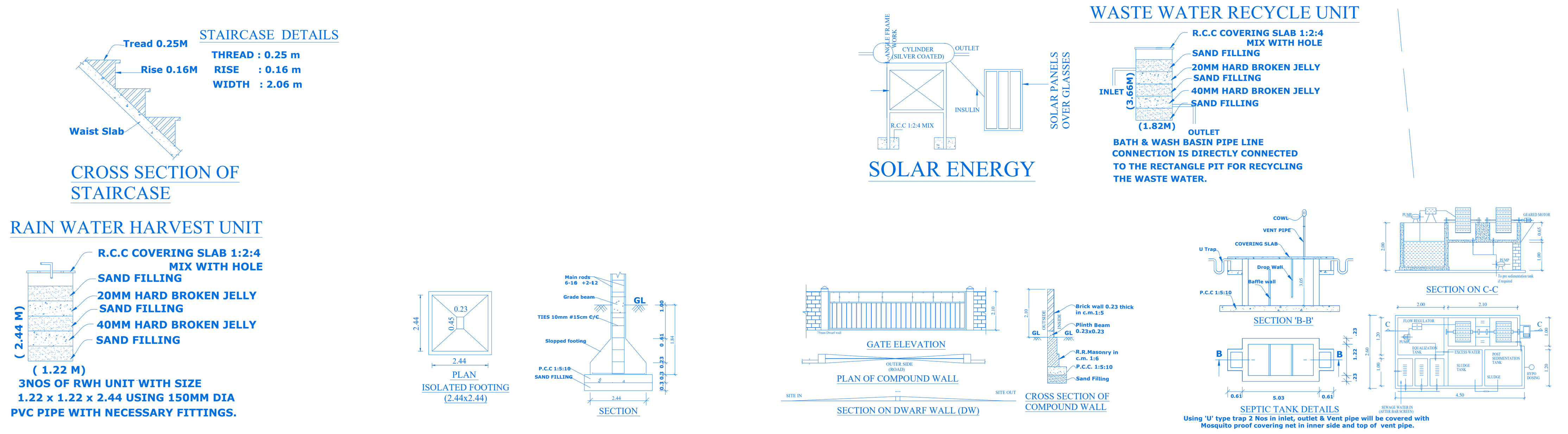
AT THANIGAIPOLUR VILLAGE & PANCHAYAT, ARAKKONAM TALUK, RANIPET DISTRICT.

Applicant FOR "Thiru. G.Suresh

SCALE : I INCH = 8 FEET (OR) 1:250

SHEET : 1/2





JOINERIES:-

D	DOOR	1.22 X 2.10
D1	DOOR	0.76 X 2.10
W	WINDOW	1.52 X 1.83
W1	WINDOW	1.22 X 1.52
V	VENTILATOR	0.91 X 0.61

AREA DETAILS

TOTAL AREA OF THE SITE	IN SQMT
PLR/FMB AREA	5829.82
DOCUMENT AREA	5764.00
SUPER IMPOSED PLOT AREA	5829.82

TOTAL SITE AREA = 1.42 Acres (OR) 5764.00 Sq.m

DESCRIPTION	F.S.I AREA (Sq.m)	NON AREA (Sq.m)	TOTAL BUILT UP AREA (Sq.m)
PRO.GROUND FLOOR AREA	1106.43	--------	1106.43
PRO.FIRST FLOOR AREA	1106.43	--------	1106.43
HEAD ROOM AREA	--------	255.00	255.00
GUARD ROOM AREA	--------	6.25	6.25
TOTAL AREA	2212.90	261.25	2474.15

PLOT COVERAGE :
PLOT COVERAGE : 1106.43 / 5829.82 X 100 = 18.97 % < 60 %

FLOOR SPACE INDEX :
FLOOR SPACE INDEX : 2212.90 / 5829.82 = 0.37 < 1.5

PARKING DETAILS :

CAR PARKING :
TOTAL FLOOR AREA - 2212.90 SQ.MT.
EVERY 100 SQ.MT. - 1 CAR SPACE
966.00 (CLASS ROOM AREA)
$\frac{967.46}{100}$ = 9.67 CAR (or) 10 CAR
TOTAL PROVIDED CAR SPACE - 10 CAR SPACE

TWO WHEELER PARKING :
EVERY 50 SQ.MT. - 1 TWO WHEELER SPACE
967.46 (CLASS ROOM AREA)
$\frac{967.46}{50}$ = 19.34 TWO WHEELER SPACE
TOTAL PROVIDED TWO WHEELER - 20 NOS

CYCLE SPACE PARKING :
EVERY 10 SQ.MT. - 1 CYCLE SPACE
967.46 (CLASS ROOM AREA)
$\frac{967.46}{5}$ = 193.49 CYCLE SPACE (OR) 194 NOS
TOTAL PROVIDED CYCLE SPACE - 210 NOS

FIRE CERTIFICATE :
Necessary Fire Extinguishers will be provided with the Permission from the Fire Service.

REFERENCE :
For Bath and Wash Separate Pipeline is to be Provided and Directly Connected to the Recharge Pit for Recycling Purpose.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, RANIPET DISTRICT.
R.O.C.NO.- SWP/BPA/083715/2023
BUILDING APPROVAL NO.
SITE BOUNDARY SHOWN AS " A - I" & BUILDING APPROVAL NUMBERED AS
B.P/D.T.C.P(R.D). NO. -19/2024 **1/2**

COLOR INDEX

SITE BOUNDARY	
PROPOSED BLDG.	
DRIVEWAY	
EXISTING ROAD	
L.T. LINE EB (TO BE REPLACE)	

Mr. J. Nova
Surveyor cum Assistant Draughtsman

E. Karthikeyan
Draughtsman Grade - III

S. Shanthi
Supervisor/Draughtsman Grade-II

APPLICANT

R.VENKATA KRISHNAIAH, GEOTECHNICAL CONSULTANT, VELTECH CONSULTING ENGINEERS, NO.10, ELUMALAI NAICKEN STREET, SELAIYUR, CHENNAI - 600073. REG. NO. CGLRGN/RGTE/2019/09/014
REG. GEO TECH ENGINEER

Er. K. YOKENTHIRAKUMAR. B.E.(Civil), Registered Structural Engineer Gr-II, DTCP Reg. No. RSE / Gr.II - 03 / 2020, No. 249/A6, 2nd Floor, 11th St., Phase-II, Sathuvachari, Vellore - 632 009. Mobile : 78457 89864, E-mail: yokenthirakumark1@gmail.com
REG.STRUCTURAL ENGINEER

Er. V. VINOTH KUMAR, D.C., D.C.E, Registered Engineer Grade - III (RE), DTCP Reg. No. : RE/G-III/OCT 2020/0115, No. 25/6, Chunnambukara Street, HSN Complex, Vellore - 632 004. Cell : 8883177552 / 86821 4F513
REG.CONSTRUCTION ENGINEER

SHEET : 2/2

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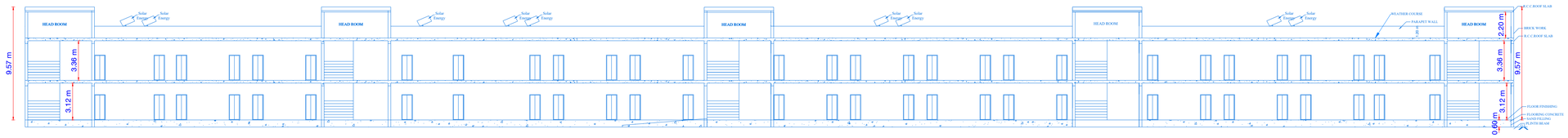
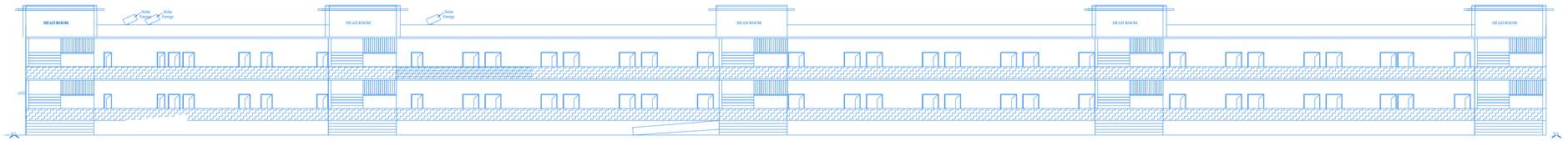
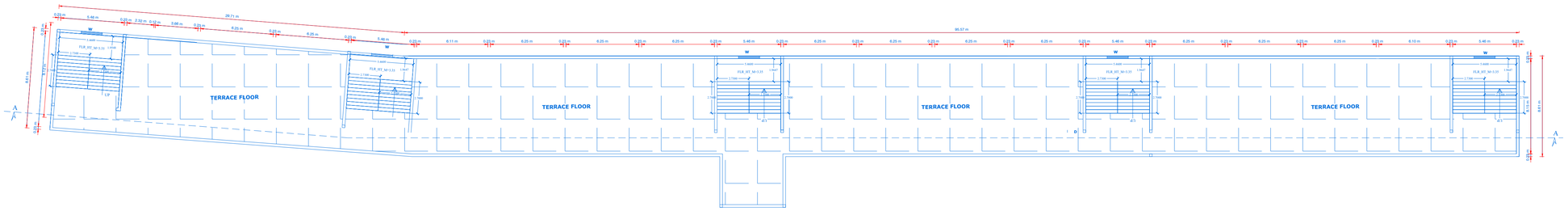


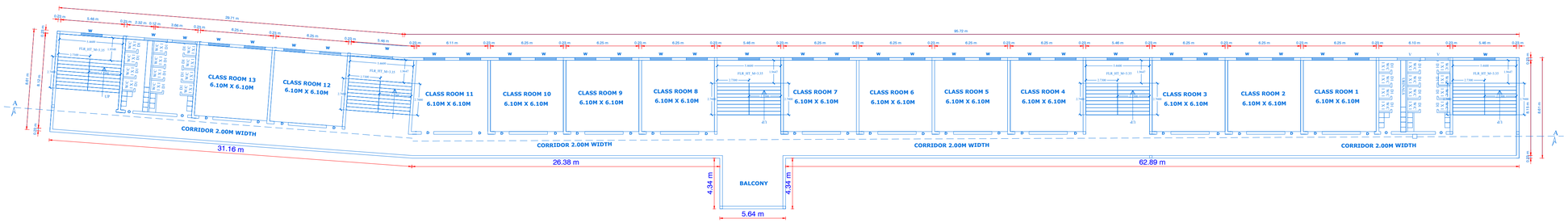
Section- A-A



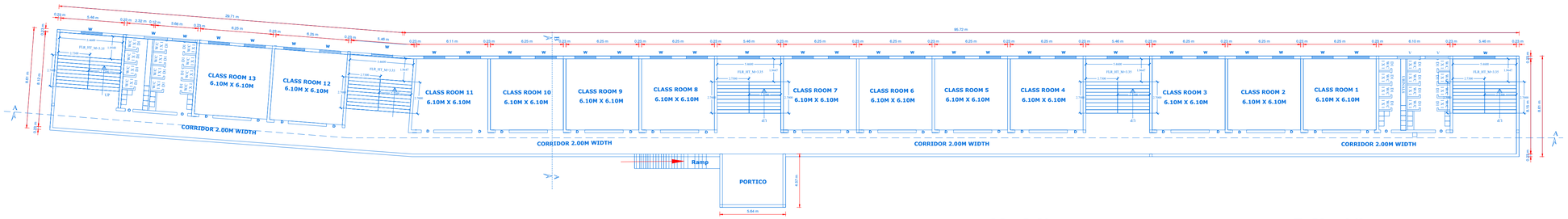
ELEVATION



TERRACE FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

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2/2

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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.