

PP

APPROVAL RECORD

Planning Permission

Ranipet district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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

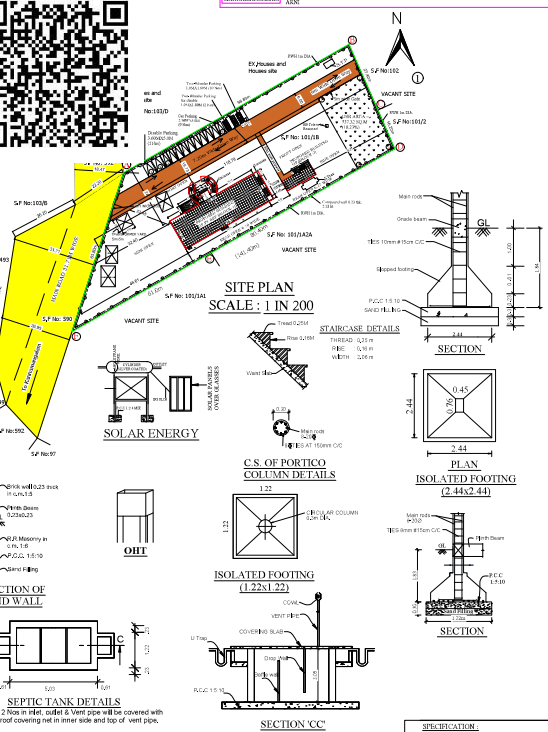
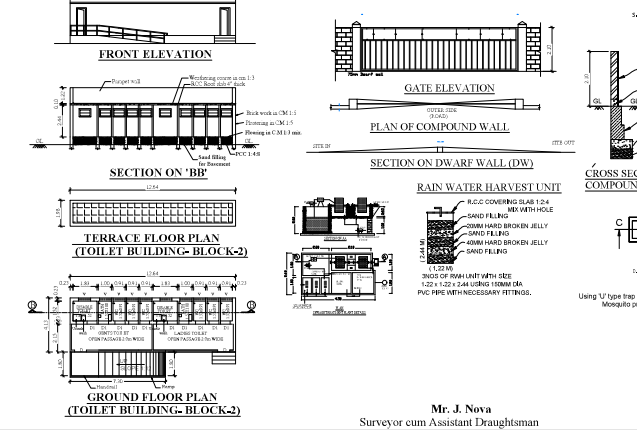
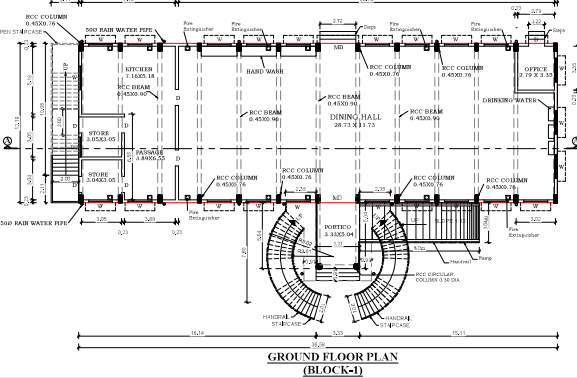
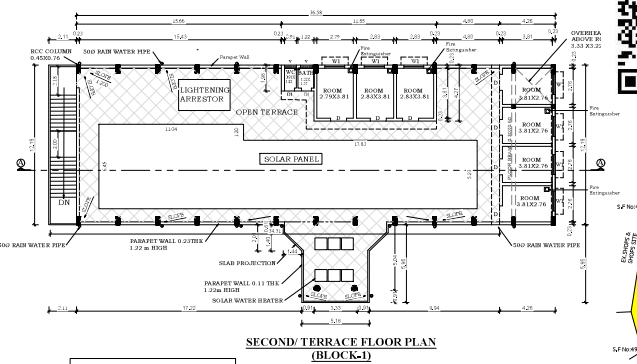
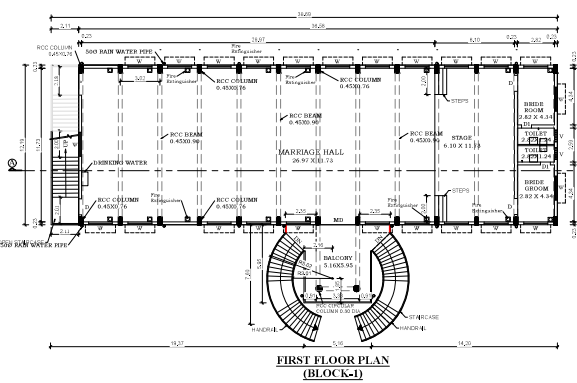
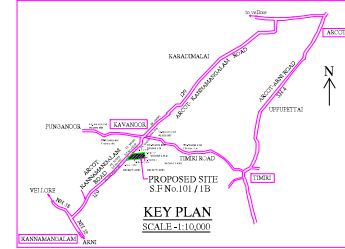
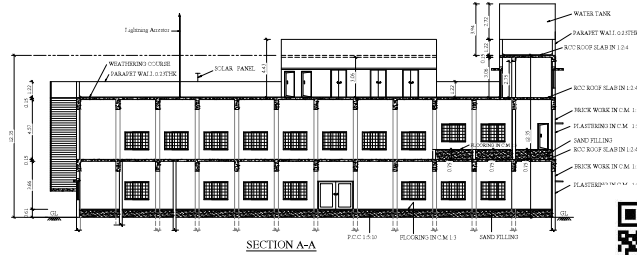
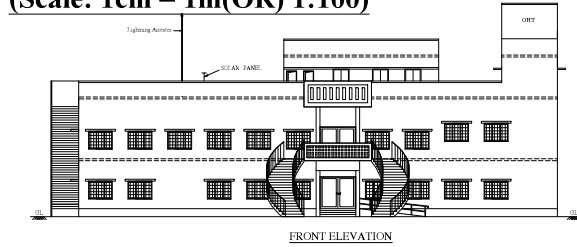
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED KALYANAMANDAPAM BUILDING FOR GROUND, FIRST FLOOR, SECOND FLOOR IN S.F.No. 101 / 1B, AT KAVANOR VILLAGE, ARCOT TALUK & RANIPET DISTRICT.

(Scale: 1cm = 1m(OR) 1:100)

SHEET 1 OF 2

SHEET NO - 1/1



TOTAL AREA OF SITE = 5250.00 SQ MT				
PROPOSED CONSTRUCTION (BLOCK-1) (RCC)				
S.NO	DESCRIPTION	FSI SQM	NON-FSI SQM	BUILT-UP SQM
01	GROUND FLOOR	534.94	-	534.94
02	FIRST FLOOR	506.58	-	506.58
03	SECOND FLOOR	96.88	-	96.88
TOTAL		1138.40	-	1138.40
PROPOSED TOILET (BLOCK-2) (RCC)				
01	GROUND FLOOR	52.22	-	52.22
TOTAL		52.22	-	52.22

PLOT COVERAGE
PLOT COVERAGE = 597.16 / 5250 X 100 = 11.48% < 60%
FLOOR SPACE INDEX:
PROPOSED FSI AREA = 1199.62 / 5250 = 0.23 < 2.0

OSR DETAILS:
REQUIRED OSR = 10% OF SITE AREA.
PROPOSED OSR = 537.32 / 5250.00 X 100 = 10.23% > 10%

PROPOSED PARKING DETAILS:
Auditorium Area = 41000 Sqm (Per 50 Sqm / 1 Car Space Reqd.)
Auditorium Area = 41000 Sqm (Per 5550 Sqm / 1 twowheeler Space Reqd.)
TWO WHEELER PARKING = 41000 / 5550 = 7.38 Provided 10 Nos.

JANITRY DETAILS:
Door: MD - 2.72m X 2.44m
Door: D - 1.22m X 2.13m
Door: D1 - 0.75m X 2.13m
Window: W - 1.83m X 1.37m
Window: W1 - 1.22m X 1.37m
Ventilator: V - 1.02m X 0.61m

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

NOTE:
** In Terrace / 1/3 Portion of the terrace area has area to be for side vehicle parking.

APPLICANT SIGNATURE
E. K. VENKATESAN
S. No. 101/1B, Kavanor Village, Arcot Taluk, Ranipet District.
Regd. Draughtsman (General Grade-II)
Regd. No. 62 / 177 Date: 2023 / 27
Whistle Blower Helpline No: 04375
Toll Free Helpline: 1800 121 1212
88, 605 Ganga, 4th Floor, New Anna Nagar,
Chennai-600 092. Email: ekr@eekr.com
Ph: 88888 00021 / 99997 43977

CONSTRUCTION ENGINEER
E. K. VENKATESAN
S. No. 101/1B, Kavanor Village, Arcot Taluk, Ranipet District.
Regd. Draughtsman (General Grade-II)
Regd. No. 62 / 177 Date: 2023 / 27
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STRUCTURAL ENGINEER
E. K. VENKATESAN
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Ph: 88888 00021 / 99997 43977

CONDITIONS:
* AS PER RULE NO 41(10) OF TAMIL NADU COMBINED DEVELOPMENT AND BUILDING RULES-2019 THE OSR MARKED AS '1' TO '4' 537.32 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/091845/2024

BUILDING APPROVAL NO.

SITE BOUNDARY SHOWN AS "A - 1" & BUILDING APPROVAL NUMBERED AS B.P/D.T.C.(P.R.D). NO. - 07/2024

Signature valid



Mr. J. Nova
Surveyor cum Assistant Draughtsman

Mr. E. Karthikeyan
Draughtsman Grade - III

Mrs. S. Shanthi
Supervisor/Draughtsman Grade-II

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.

