

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.

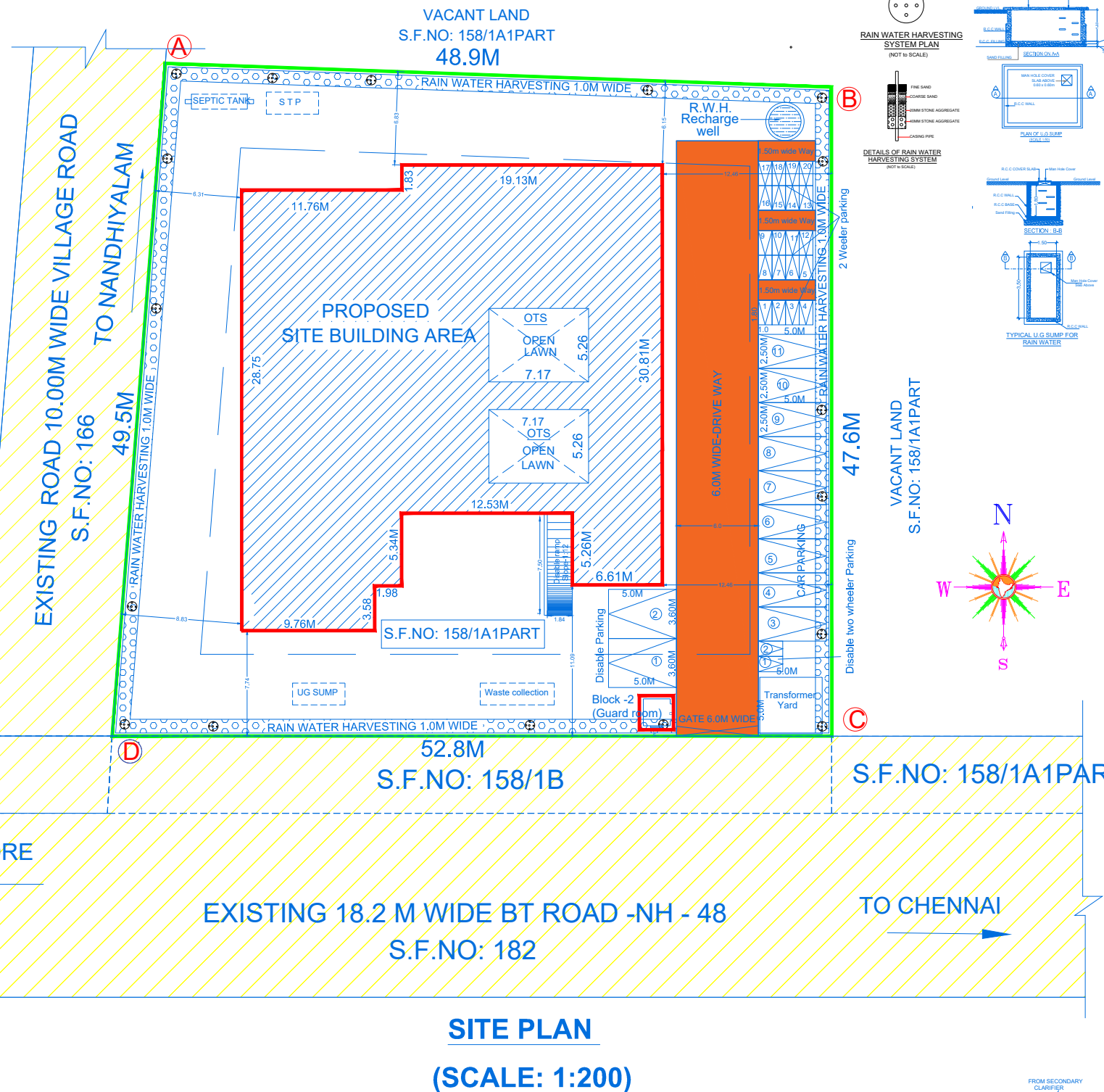
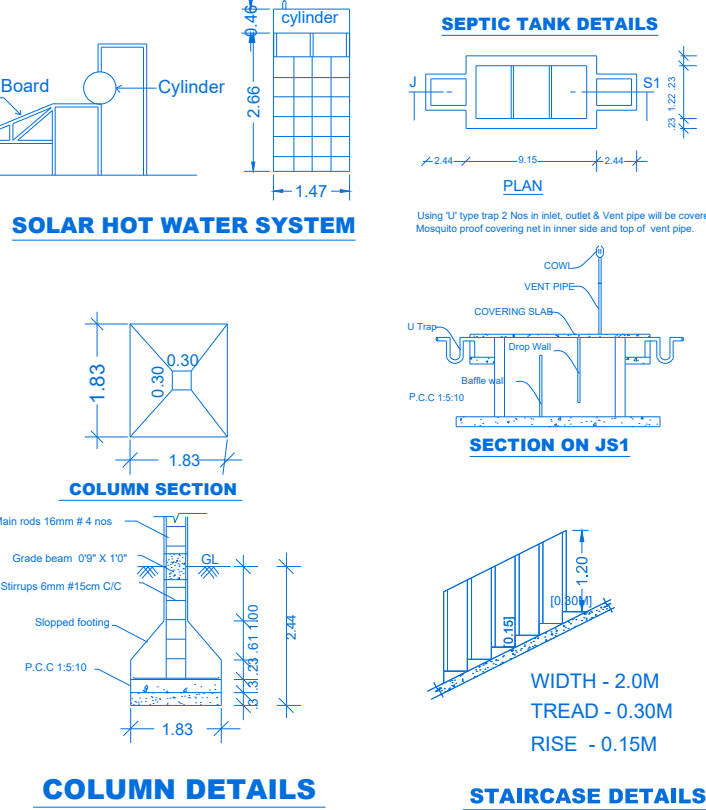
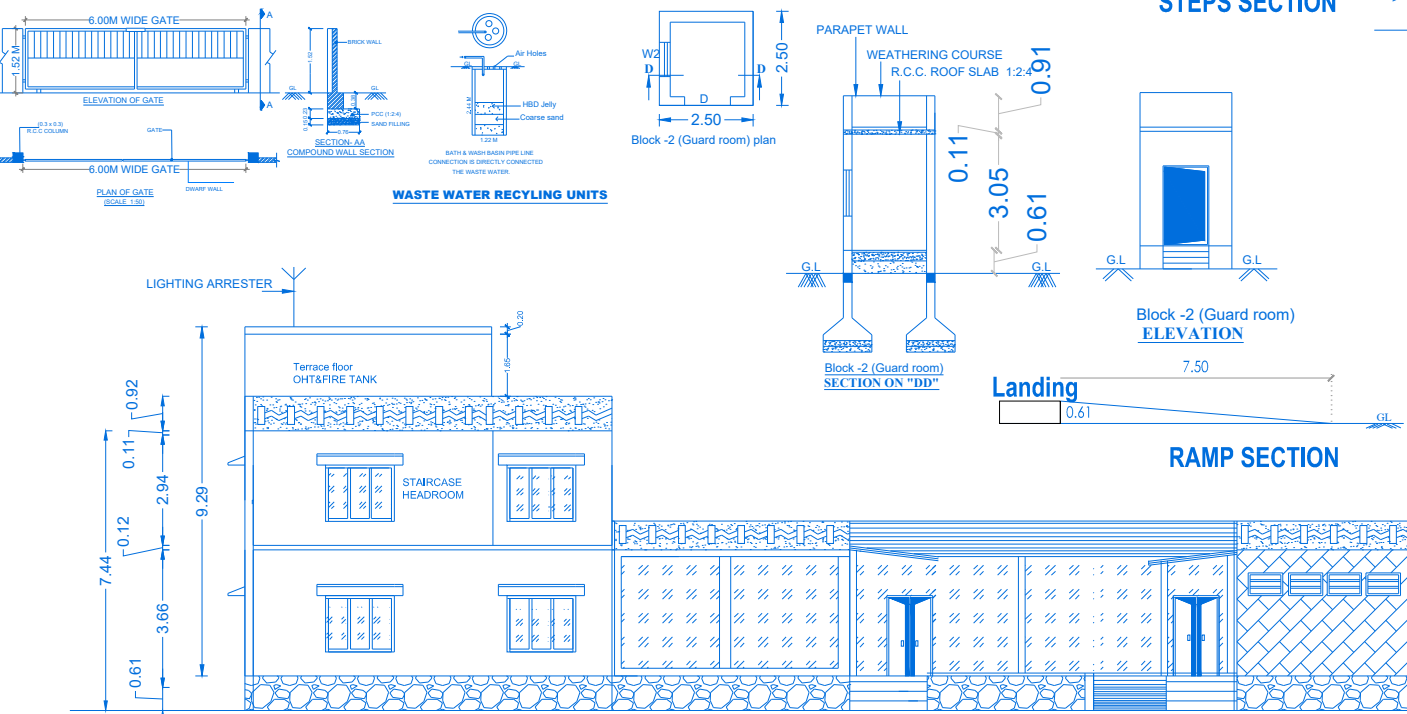
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESTAURANT WITH FOOD COURT BUILDING IN

S.F.NO: 158/1A1(PART) AT NANDHIYALAM VILLAGE & PANCHAYATH, WALAJA TALUK, RANIPET DISTRICT.

SCALE: 1INCH = 8FEET (OR) 1:100.

"FOR.M/S. SHREE BHAVAN"



SHEET:1/1

COLOUR INDEX

SITE BOUNDARY SHOWN IN

PROPOSED CONSTRUCTION SHOWN IN

EXISTING ROAD SHOWN IN

DRIVEWAY SHOWN IN

AREA DETAILS

TOTAL AREA OF THE SITE

IN SQ.MT

PLR/FMB AREA

2465.79

DOCUMENT AREA

2470.00

SUPER IMPOSED PLOT AREA

2465.79

AREA STATEMENT:-

AS PER DOCUMENT AREA --- 2470.00Sq.M

FLOOR NAME

FSI Area (SQ.M)

Non FSI Area (SQ.M)

Total Building Area SQ.M

Block -1 - (main block) - Ground floor

821.30

75.44

896.74

Block -1 - (main block) -First floor cum terrace floor

11.45

23.53

34.98

Block -2 - (guard room) - Ground floor

6.25

6.25

TOTAL - floor AREA

832.75

105.22

937.97

FLOOR SPACE INDEX

FLOOR AREA RATIO = $\frac{\text{All Floor area}}{\text{Plot area}} = \frac{832.75}{2465.79} = 0.33 < 2.00$

PLOT COVERAGE = $\frac{896.74}{2465.79} = 0.36 < 0.80$

SPECIFICATIONS

ALL THE DETAILS ARE SHOWN IN SECTION ON 'J-S'

FIRE CERTIFICATE

NO OBJECTION CERTIFICATE FROM FIRE SERVICES DEPARTMENT WAS OBTAINED.

ALL DIMENSIONS ARE SHOWN IN METER

JOINERY DETAILS

M

R.S

ROLLING SHUTTER

3.68 X 2.13

R.S

ROLLING SHUTTER

2.44 X 2.13

D

DOOR

1.22 X 2.13

D1

DOOR

0.76 X 2.13

W

WINDOW

3.50 X 2.13

V

VENTILATOR

3.50 X 0.61

GLW

WINDOW

4.50 X 2.13

GLW1

WINDOW

3.00 X 2.13

GLW2

WINDOW

1.40 X 2.13

V

VENTILATOR

1.83 X 1.50

V1

VENTILATOR

0.91 X 0.76

TV

VENTILATOR

3.40 X 0.76

F.E - Fire Extinguisher

SAND BUCKETS

MECHANICAL VENTILATION

PARKING CALCULATION

TYPE OF PARKING

REQUIRED

PROVIDED

CARS-FLOOR AREA/100
(=832.75/100)

9

9

PHY.CH.CAR

02

02

TWO WHEELERS-Floor Area/50
(=832.75/50)

17

20

PHY.CH.TWOWHEELER

02

02

Terrace floor OHT&FIRE TANK

1

1(20000 LITERS)

SANITATION CALCULATION DETAILS: RULE (Table-10)

S.NO

PARTICULARS

REQUIRED

PROVIDED

1.

Water Closet (Male)(50Seat)(15 staff)

2

2

2.

Water Closet (Female)(50Seat)(12 staff)

2

02

3.

URINALS

4

8

4.

Wash Basins

2

8

5.

Kitchen sink & Dish washer

1

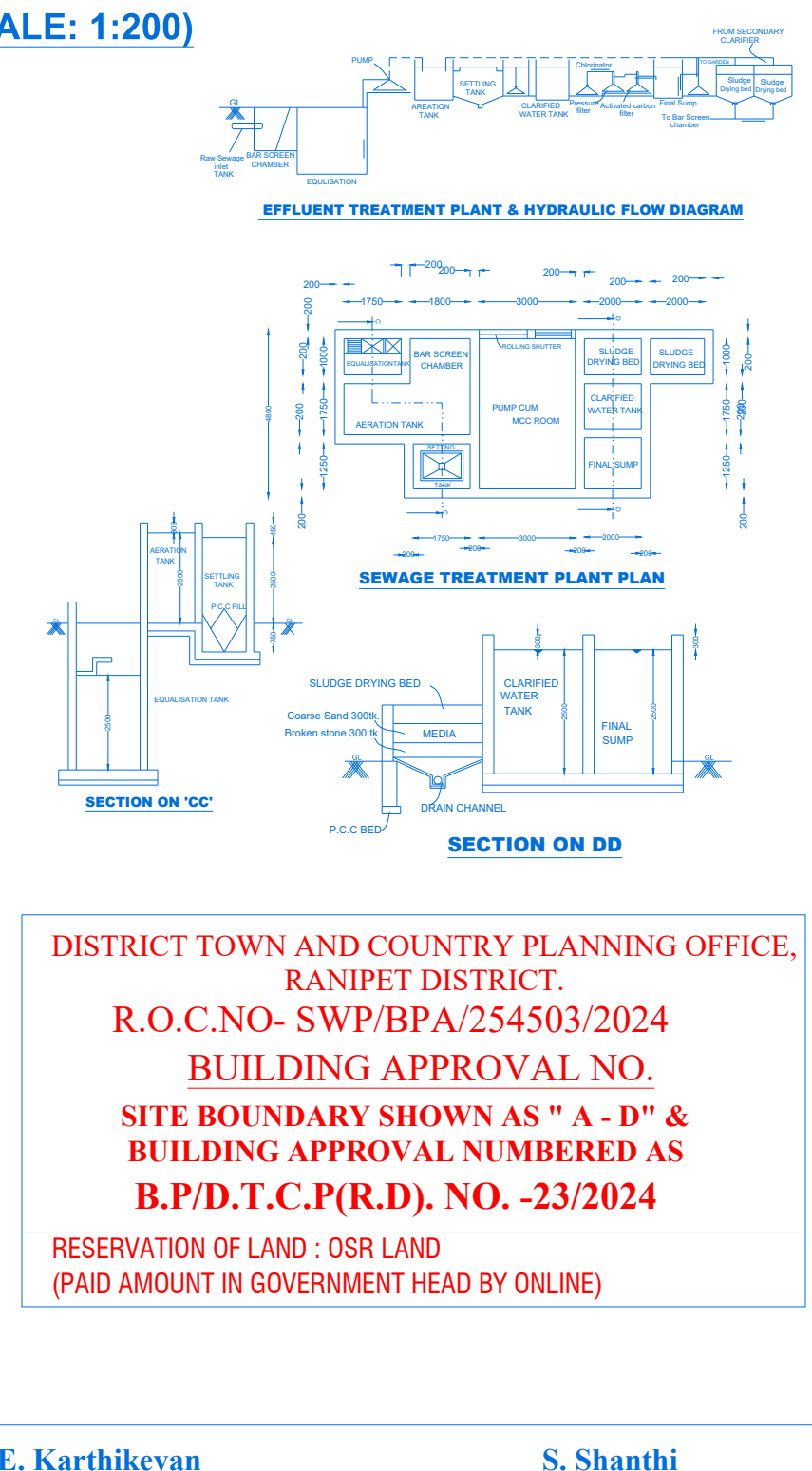
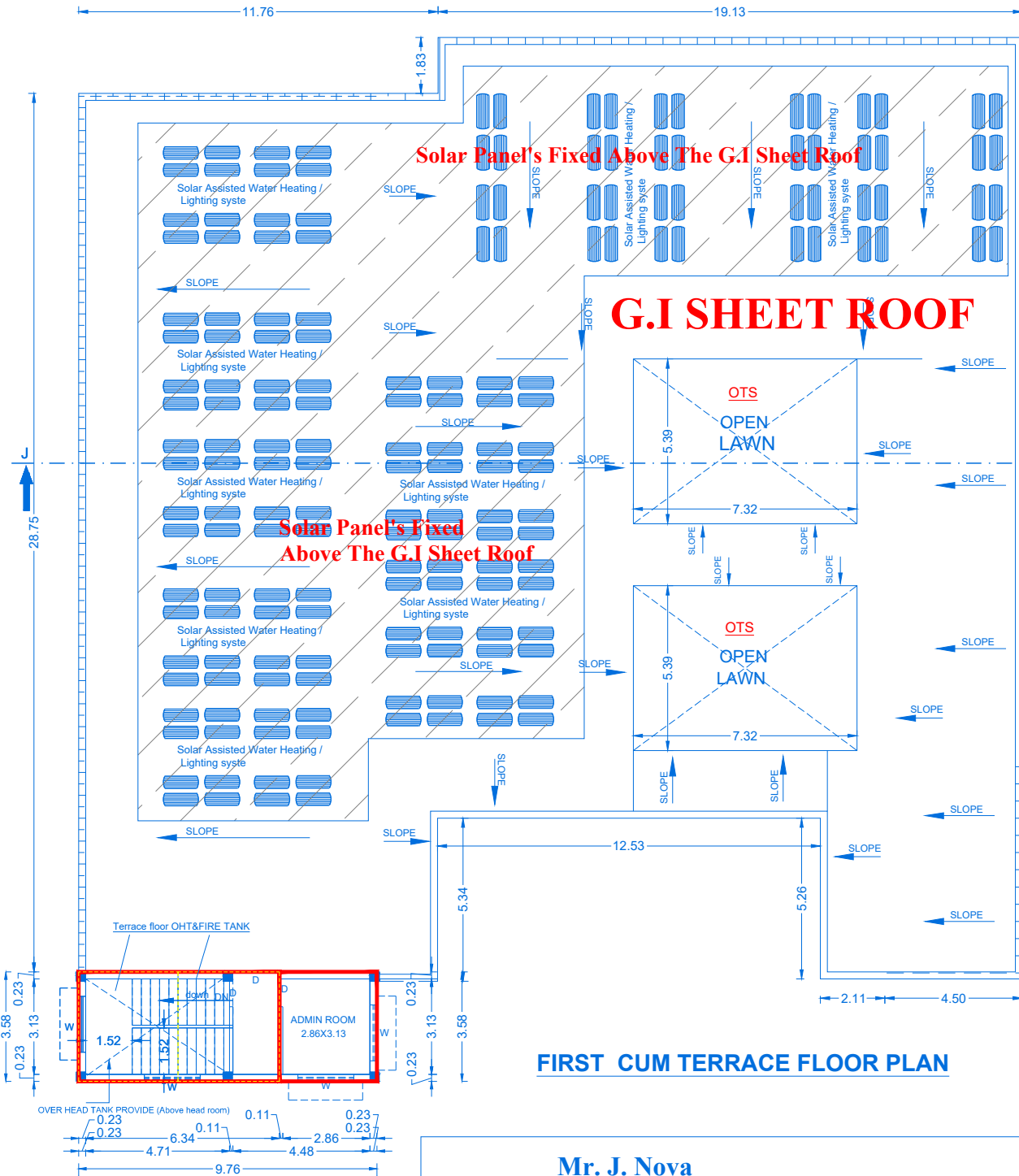
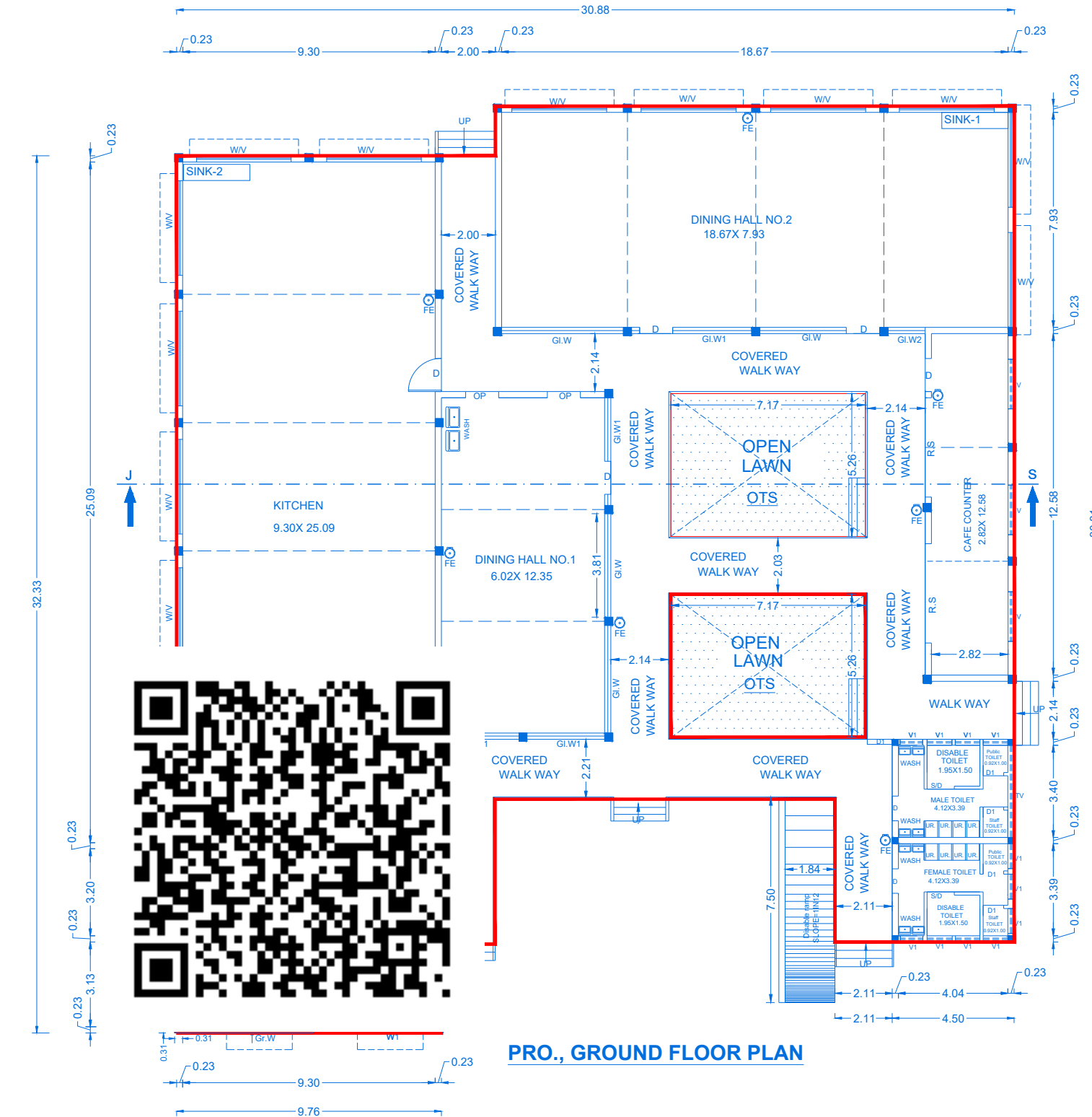
1

6.

Service sink

1

1



DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
RANIPET DISTRICT.
R.O.C.NO- SWP/BPA/254503/2024
BUILDING APPROVAL NO.
SITE BOUNDARY SHOWN AS " A - D " &
BUILDING APPROVAL NUMBERED AS
B.P/D.T.C.P(R.D). NO. -23/2024
RESERVATION OF LAND : OSR LAND
(PAID AMOUNT IN GOVERNMENT HEAD BY ONLINE)

Mr. J. Nova
Surveyor cum Assistant Draughtsman

E. Karthikeyan
Draughtsman Grade - III

S. Shanthi
Supervisor/Draughtsman Grade-II

REG. STRUCTURAL ENGINEER SIGNATURE

Er. K. YOKESHWARAKUMAR, B.E.(CIVIL),
Registered Structural Engineer Gr-II,
DTPC 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: yokenthirakumar1@gmail.com

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.

