

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 COMMERCIAL CUM RESIDENTIAL BUILDING (Stilt Floor, ,F.F, S.F, & T.F) IN T.S. NO:1607/1, (OLD TS NO:1607) WARD NO:2, BLOCK NO:23 AT KOMUTTY STREET, WALAJAPET TOWN AND TALUK, RANIPET DISTRICT.

ALL DIMENSIONS ARE IN METER.

SCALE- 1:100

DISTRICT TOWN AND COUNTRY PLANNING

OFFICE, RANIPET DISTRICT.

FILE NO: SWP/BPA/267468/2024

BUILDING APPROVAL NO.

SITE BOUNDARY SHOWN AS " 1-4" &
BUILDING APPROVAL NUMBERED AS
B.P/D.T.C.P(R.D). NO. - 26/2024

SHEET No. 1/1

AREA DETAILS

DESCRIPTION	FSI SQ.MT	NON-FSI SQ.MT	TOTAL BUILD-UP
STILT FLOOR AREA	-	155.23	155.23
STILT FLOOR DIS. TOILET	4.26	-	4.26
	4.26	155.23	159.49

FIRST FLOOR AREA

OFFICE	46.07	-	46.07
UNIT-1 (RESIDENCE)	46.10	-	46.10
STAIRCASE & PASSAGE OUTER WALL	07.55	-	07.55
STAIRCASE,LIFT & PASSAGE	-	59.77	59.77
	99.72	59.77	159.49

SECOND FLOOR AREA

UNIT-2 (RESIDENCE)	46.10	-	46.10
UNIT-3 (RESIDENCE)	46.07	-	46.07
STAIRCASE & PASSAGE OUTER WALL	07.55	-	07.55
STAIRCASE,LIFT & PASSAGE	-	59.77	59.77
	99.72	59.77	159.49

THIRD FLOOR AREA

UNIT-4 (RESIDENCE)	46.10	-	46.10
STAIRCASE & PASSAGE OUTER WALL	08.50	-	08.50
STAIRCASE,LIFT & PASSAGE	-	56.93	56.93
	54.60	56.93	111.53

TOTAL AREA	258.30	331.70	590.00
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$$F.S.I = \frac{\left(\frac{\text{Total FSI area}}{\text{Total Site area}} \right)}{\left(\frac{258.30}{250.00} \right)} = 1.03 < 2.00$$

$$PLOT COVERAGE = \frac{\left(\frac{\text{Floor Area}}{\text{Total Plot area}} \right)}{\left(\frac{159.49}{250.00} \right)} = 0.63$$

PARKING CALCULATION

CAR PARKING CALCULATION

OFFICE AREA - 46.07 Sq.m

Car Parking required $\left(\frac{46.07}{100} \right)$: 0.46

Say : 1

Provided 1 No. Disable Car

DWELLING UNITS - 46.10 SQ.M

Residence : Nil

TWO WHEELER

PARKING CALCULATION

OFFICE AREA - 46.07 Sq.m

Bike Parking required $\left(\frac{46.07}{25} \right)$: 1.84

Say : 2

DWELLING UNITS AREA

Unit1 46.10 46.10/50 = 0.92 = 1

Unit2 46.10 46.10/50 = 0.92 = 1

Unit3 46.07 46.07/50 = 0.92 = 1

Unit4 46.10 46.10/50 = 0.92 = 1

Total : 4

Provided 6 Nos. Two Wheeler

Provided 1 No. Disable Car

Provided 6 Nos. Two Wheeler

JOINERY DETAILS

D ----- DOUBLE DOOR ----- 1.20 X 2.10 M

MD ----- MAIN DOOR ----- 1.20 X 2.10 M

D1 ----- ROOM DOOR ----- 1.05 X 2.10 M

D2 ----- TOILET DOOR ----- 0.75 X 2.10 M

D3 ----- DISABLE TOILET DOOR ----- 1.20 X 2.10M

W1 ----- WINDOW ----- 1.80 X 1.35 M

W2 ----- WINDOW ----- 1.20 X 1.35 M

W3 ----- WINDOW ----- 0.90 X 1.35 M

V1 ----- VENTILATOR ----- 0.60 X 0.60 M

SANITATION REQUIREMENTS

OFFICE AREA - 46.07 Sq.m

No. of Persons - 06

* Water Closet - 2 Nos.

* Drinking Water - 1 No.

* Wash Basin - 1 No.

* Urinal - Nil

DWELLING UNITS - 46.10 Sq.m

* Water Closet - 1 No. X 4 Units = 4 Nos.

* Sink - 1 No. X 4 Units = 4 Nos.

* Water Tap - 1 No. X 4 Units = 4 Nos.

DISABLE TOILET (STILT FLOOR)

* Water Closet - 1 No.

* Sink - 1 No.

* Water Tap - 1 No.

APPLICANT

E. M. Sathesh Kumar
E. M. SATHEESH KOMAR, B.Tech. (CIVIL),
Registered & Consulting Engineer,
DD, T&CP, Reg. No : RE/Gr-1/19/09/091
No. 1, North-South Street, V.G. Rao Nagar,
Vellore - 632 007. Ph : 99411 49399

REGISTERED ENGINEER

ELEVATION

SECTION - AA

WIDTH - AS PER PLAN
TREAD - 0.30M
RISE - 0.15M

STAIRCASE DETAILS

COLUMN DETAILS

SOLAR ENERGY SYSTEM

SEPTIC TANK & SOAK PIT

WASTE WATER RECYCLE UNIT

RAIN WATER HARVESTING PERCOLATION PIT

T FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

TERRACE FLOOR PLAN

Mr. J. Nova
Surveyor cum Assistant Draughtsman

E. Karthikeyan
Draughtsman Grade - III

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.

