

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 RESIDENTIAL BUILDING IN
S.F.NO: 338/3A AT NANDHIYALAM
VILLAGE,WALAJA TALUK, RANIPET DISTRICT.

- NOTE : ALL DIMENSIONS AREA IN METER
- SPECIFICATION :
- FOUNDATION : RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
- RCC WORK : All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)
- BRICKWORK : B.W in Basement & Superstructure are in CM 1:5.
- JOINERY : Joineries are made with Steel (or) first class teak wood.
- WEATHERING : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.
- PLASTERING : Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
- PAINTING : White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE		
MD	1.06 x 2.13	MAIN DOOR
D1	0.99 x 2.13	DOOR
D2	0.91 x 2.13	DOOR
D3	0.83 x 2.13	DOOR
D4	0.76 x 2.13	DOOR
FD/W	1.22 x 2.13	FRENCH DOOR
	1.61 x 1.50	FRENCH WINDOW
FD/W1	1.06 x 2.13	FRENCH DOOR
	0.82 x 2.28	FRENCH WINDOW
FD/W2	1.06 x 2.13	FRENCH DOOR
	0.69 x 1.98	FRENCH WINDOW
W1	2.44 x 1.37	WINDOW
W2	1.83 x 1.37	WINDOW
W3	1.22 x 1.37	WINDOW
W4	0.61 x 1.37	WINDOW
W5	1.62 x 1.37	WINDOW
KW1	1.22 x 1.37	KITCHEN WINDOW
V1	0.61 x 0.91	VENTILATOR

COLOUR INDEX :	
PROPOSED	SCALE : 1:100
BOUNDARY	DATE : 25 SEP 2024
ROAD	
DRIVEWAY	

APPLICANT :

[Signature]

ARCHITECT / REGISTERED ENGINEER :

[Signature]

RANJAN DANIEL BACH, M.A.
REGISTERED ARCHITECT
CA No-86/10215, R.A.No-192,
1st FLOOR, 12/10A No-19, THIRD MAIN ROAD,
UNITED INDIA COLONY, KODAMBAKKAM,
CHENNAI-600 024 PH 42134300

REGISTERED STRUCTURAL ENGINEER :

[Signature]

S. P. S. INBARAJAN
M.E. (Structural) A.M.I.E.
Structural Consultant
Registered Structural Engineer
Grade I (SE) with vellore LPA DTCP
Reg. No. SE-GU/1908/021 dt. 04.09.2019
Door No.50, Kinnasankari Street
West Mambalam, Chennai-500 033

REGISTERED CONSTRUCTION ENGINEER :

[Signature]

K.KALAISELVAN, DCE
VCMC : RE/05/2019
DTCP : CE/1905/021
DTCP : REG/11/11/907/084
Construction Engineer & Registered Engineer
No.4, 10m Cross Street, Bharathi Nagar Extn
Kalladai, Vellore (Dt) Coll - 98431 64476

REGISTERED GEOTECHNICAL ENGINEER :

[Signature]

Er.S. RAVICHANDRAN, M.E (Soil Mech)
Registered Geotechnical Engineer
DTCP Regn.No.CGLRGN/RGTE/2019/08/007
No.9, Officers Colony, 100 Feet By-Pass Road,
Velachery, Chennai - 600 042.

B.P/ D.T.C.P NO : 472/2024



FIRST FLOOR PLAN

SANITATION REQUIREMENTS				
S.NO	SANITARY UNIT	DWELLING UNITS	REQUIRED	PROVIDED
1	TOILET-(BATH & W.C)	ONE PROVIDED WITH WATER TAP	48	144
2	SINK IN THE FLOOR	ONE	48	48
3	WATER TAP	ONE	48	48

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SECOND FLOOR PLAN

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JOINERY : Joineries are made with Steel (or) first class teak wood.

WEATHERING COURSE : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.

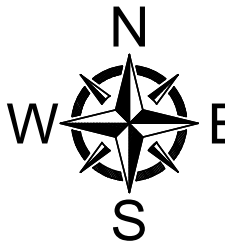
PLASTERING : Ceiling plastering with CM 1:3inside & Outside walls are plastering with CM 1:4.

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JOINERY SCHEDULE

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V1	0.61 x 0.91	VENTILATOR

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DRIVEWAY	☐	



APPLICANT :

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ARCHITECT / REGISTERED ENGINEER :

[Signature]
RANJAN DANIEL B.Arch, M.A.A.
REGISTERED ARCHITECT
CA No-86/10215, R.A.No-192,
1st FLOOR, 12 (OLD No-19) THIRD MAIN ROAD,
UNITED INDIA COLONY, KODAMBAKKAM,
CHENNAI-600 024 PH: 42134300

REGISTERED STRUCTURAL ENGINEER :

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S. P. S. INBARAJAN
M.E. (Structural) A.M.I.E.,
Structural Consultant
Registered Structural Engineer
Grade I (SE) with vellore LPA DTCP
Reg. No. SE/Gr-I/19/09/021 dt. 04.09.2019
Door No.50, Kirupasankari Street,
West Mambalam, Chennai-600 033.

REGISTERED CONSTRUCTION ENGINEER :

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K.KALAISELVAN, DCE
VCMC / RE/07/2019
DTCP : CE/19/05/021
DTCP : RE/Gr-I/19/07/084
Construction Engineer & Registered Engineer
No.4, 10th Cross Street, Bharathi Nagar Extn
Kallasa, Vellore (Dt) Cell : 98431 64476

REGISTERED GEOTECHNICAL ENGINEER :

[Signature]

Er.S. RAVICHANDRAN, M.E (Soil Mech)
Registered Geotechnical Engineer
DTCP Regn.No.CGLRGN/SGTE/2019/08/007
No.9, Officers Colony, 100 Feet By-Pass Road,
Velachery, Chennai - 600 042.

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THIRD FLOOR PLAN

BLOCK -1 SHEET NO: 03/09

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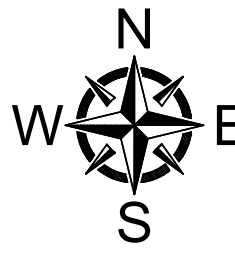
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V1	0.61 x 0.91	VENTILATOR

COLOUR INDEX :

PROPOSED	☐	SCALE : 1:100
BOUNDARY	☐	DATE : 25 SEP 2024
ROAD	☐	
DRIVEWAY	☐	



APPLICANT :

ARCHITECT / REGISTERED ENGINEER :

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RANJAN DANIEL B.Arch, M.A.
REGISTERED ARCHITECT
CA No-86/10218, R.A.No-192,
1st FLOOR, 12 (OLD No-191) THIRD MAIN ROAD,
UNITED INDIA COLONY, KIDAMBAKAM,
CHENNAI-600 024 PH 42134300

REGISTERED STRUCTURAL ENGINEER :

[Signature]
S. P. S. INBARAJAN
M.E. (Structural) A.M.I.E.,
Structural Consultant
Registered Structural Engineer
Grade/ISE with yellow LPA DTC
Reg. No. SE/Gr-1/19/09/021 dt. 04.09.2019
Door No.50, Krupasankari Street,
West Marambalam, Chennai-600 033.

REGISTERED CONSTRUCTION ENGINEER :

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VCMC : REG/05/72019
DTC : CE/19/05/021
Construction Engineer & Registered Engineer
No.4,10th Cross Street, Bharathi Nagar East
Kandam, Vellore (Dt) : 98431 64476

REGISTERED GEOTECHNICAL ENGINEER :

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Registered Geotechnical Engineer
DTC Regn.No.CGLRGN/RGTE/2019/06/007
No.9, Officers Colony, 100 Feet By-Pass Road,
Velachery, Chennai - 600 042.

B.P/ D.T.C.P NO : 472/2024



FOURTH FLOOR PLAN

BLOCK -1

SHEET NO: 04/09

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF RESIDENTIAL BUILDING IN
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NOTE : ALL DIMENSIONS AREA IN METER

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KW1	1.22 x 1.37	KITCHEN WINDOW
V1	0.61 x 0.91	VENTILATOR

COLOUR INDEX :

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DRIVEWAY	☐		

APPLICANT :

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CA No-86/10218, R.A.No-192,
1st FLOOR, 12 OLD NO-191 THIRD MAIN ROAD,
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Reg. No. SE/Gr/19/09/021 dt. 04.02.2019
Door No.50, Kirupasankari Street,
West Mambalam, Chennai-600 033.

REGISTERED CONSTRUCTION ENGINEER :

K.KALAISELVAN, DCE
VCMC : RE/05/2019
DTCP : CE/19/05/021
Construction Engineer & Registered Engineer
No 4, 10th Cross Street, Bharathi Nagar, Eim
Kalbadi, Vellore (Dt) Cell : 98431 64476

REGISTERED GEOTECHNICAL ENGINEER :

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Registered Geotechnical Engineer
DTCP Regn.No.CSLRGN/RGTE/2019/06/007
No.9, Officers Colony, 100 Feet By-Pass Road,
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PLAN SHOWING THE PROPOSED
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S.F.NO: 338/3A AT NANDHIYALAM
VILLAGE,WALAJA TALUK, RANIPET DISTRICT.

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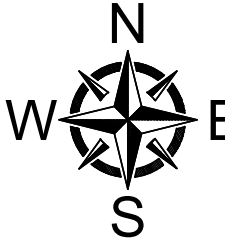
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COLOUR INDEX :		
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ARCHITECT / REGISTERED ENGINEER :

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REGISTERED ARCHITECT
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1st FLOOR, 12 (Old) No.191, NIND HALL ROAD
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Kallakudi, Vellore (Dt) Cell : 98431 64476

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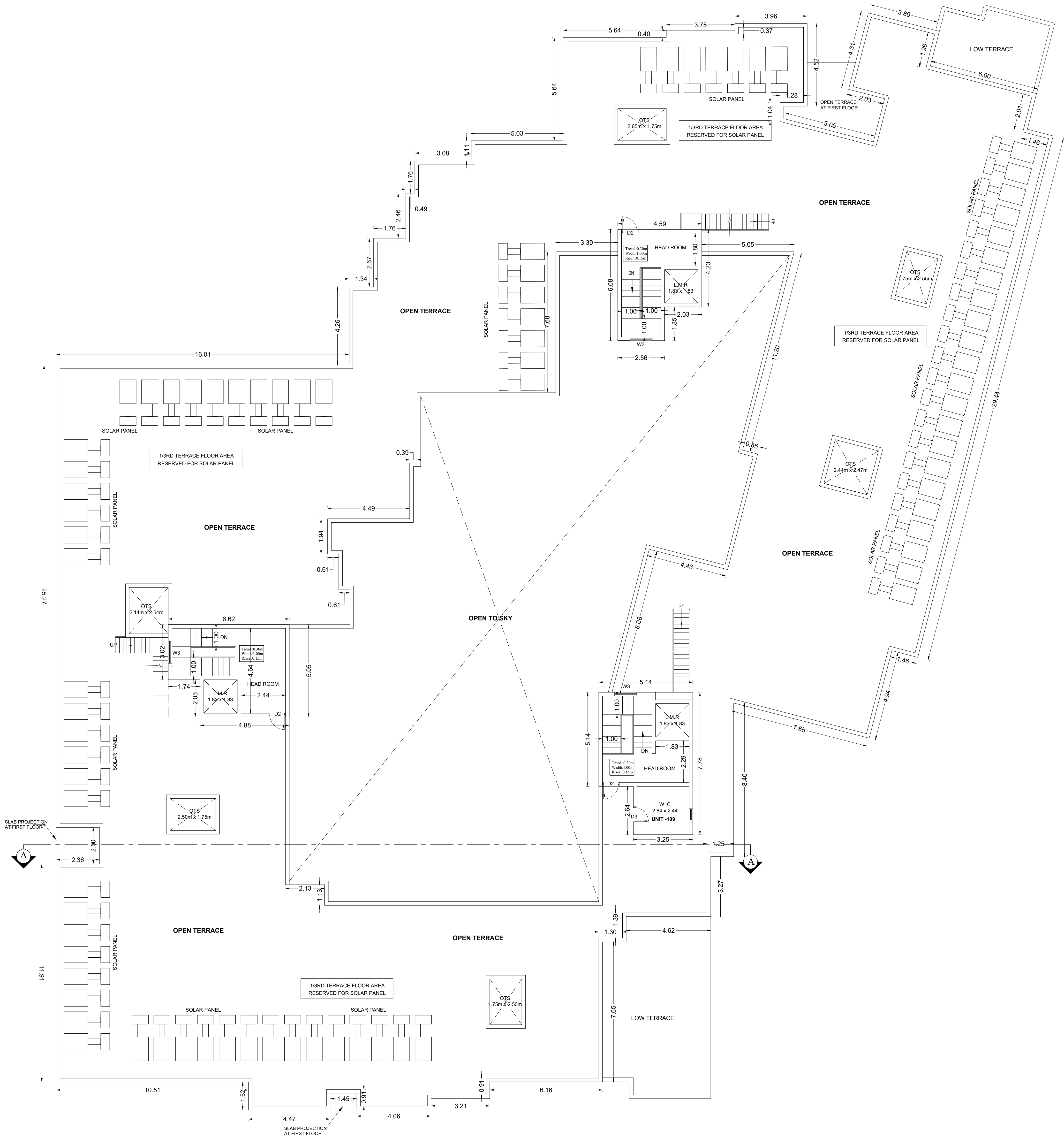
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FIFTH FLOOR PLAN

B.P/ D.T.C.P NO : 472/2024



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED
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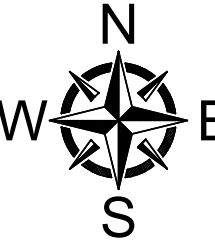
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REGISTERED ARCHITECT
CA No-86/10218, R.A.No-192,
1st FLOOR, 12 (OLD No-19) THIRD MAIN ROAD,
UNITED INDIA COLONY, KODAMBAKKAM,
CHENNAI-600 074 PH: 42134300

REGISTERED STRUCTURAL ENGINEER :

[Signature]

S. P. S. INBARAJAN
M.E., (Structural) A.M.I.E.,
Structural Consultant,
Registered Structural Engineer
Grade I (SE) with vellore LPA DTCP
Reg. No. SE/GH-I/19/09/021 dt. 04.09.2019
Door No.50, Kirupasankari Street,
West Mambalam, Chennai-500 033.

REGISTERED CONSTRUCTION ENGINEER :

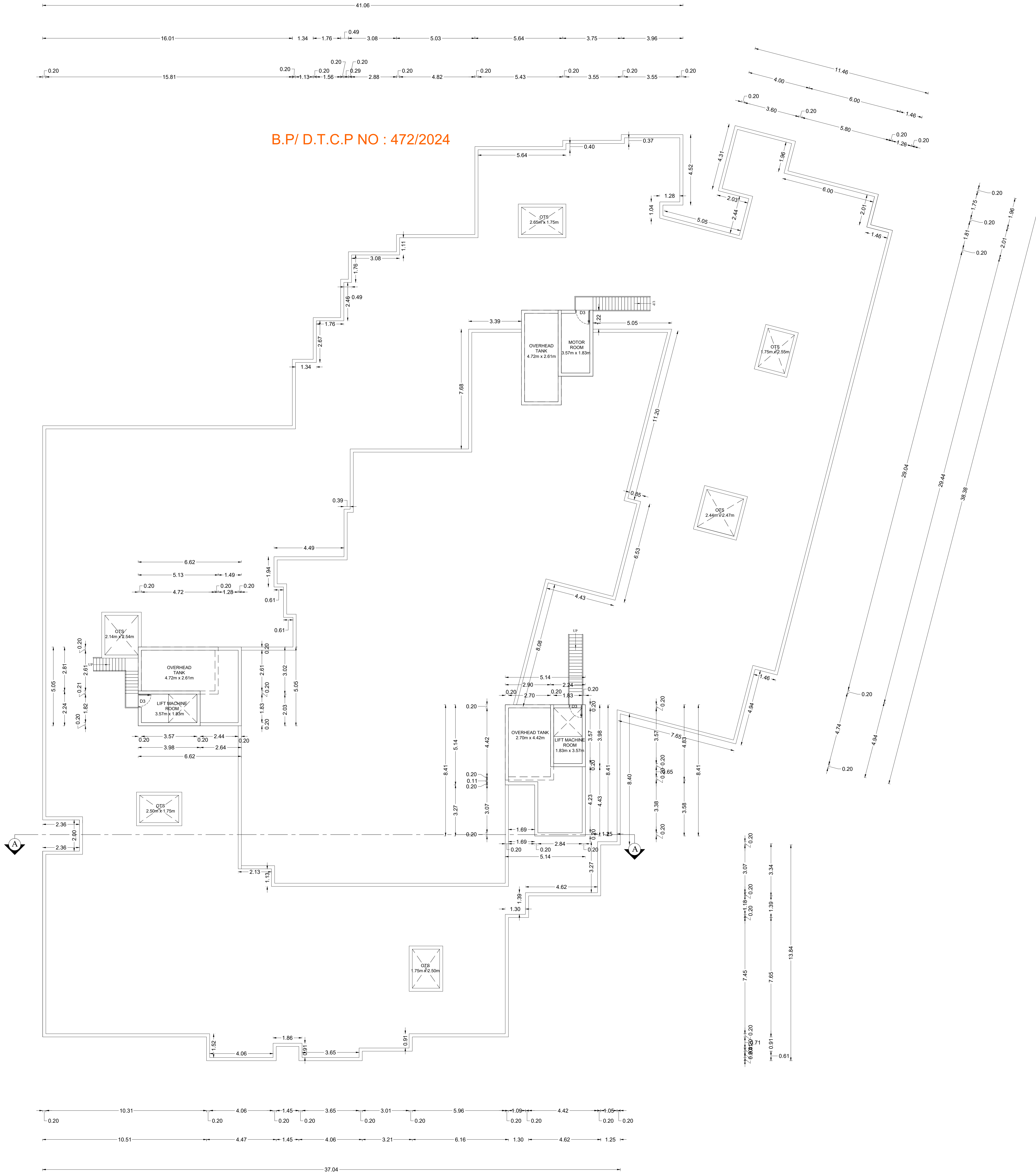
[Signature]

K.KALAISELVAN, DCE
VCMC : RE/057/2019
DTCP : CE/19/05/021
DTCP : REG-I/11/19/07/084
Construction Engineer & Registered Engineer
No.4, 10th Cross Street, Bharathi Nagar Extn
Kalladai, Vellore (DT) Cell : 98431 64476

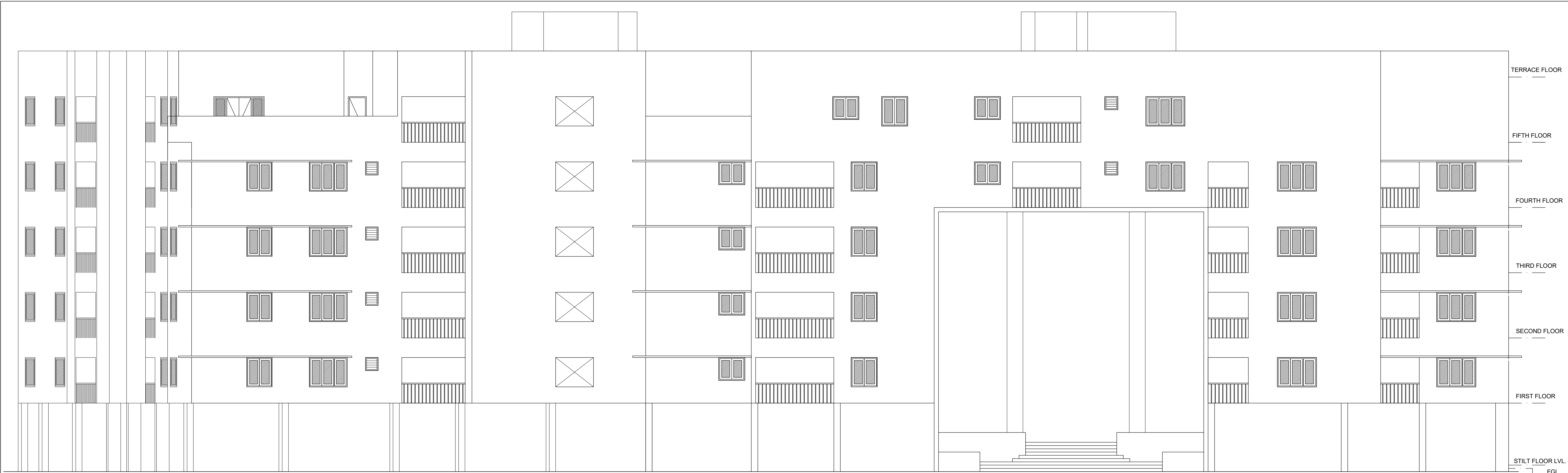
REGISTERED GEOTECHNICAL ENGINEER :

[Signature]

Er.S. RAVICHANDRAN, M.E (Soil Mech)
Registered Geotechnical Engineer
DTCP Regn.No.CGLRGN/RGTE/2019/06/007
No.9, Officers Colony, 100 Feet By-Pass Road,
Velachery, Chennai - 600 042.



TERRACE ROOF PLAN -2



ELEVATION - A

B.P/ D.T.C.P NO : 472/2024



SECTION - AA

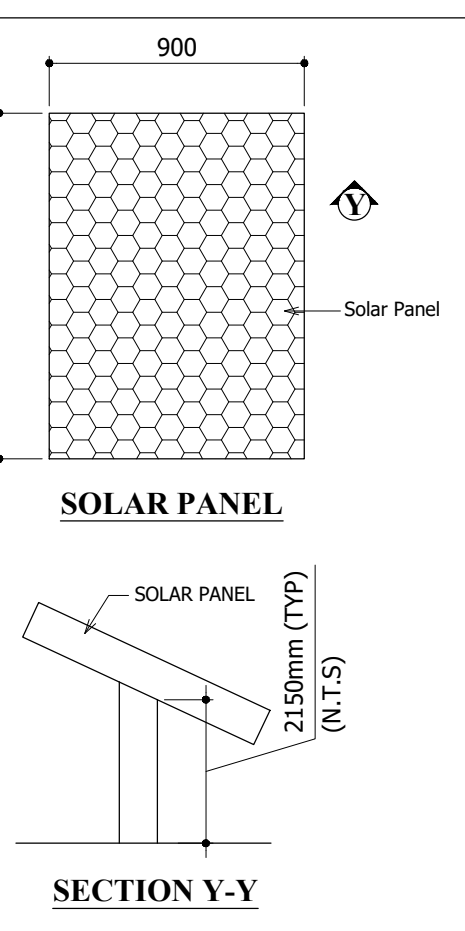
PLAN SHOWING THE PROPOSED
CONSTRUCTION OF RESIDENTIAL BUILDING IN
S.F.NO: 338/3A AT NANDHIYALAM
VILLAGE,WALAJA TALUK, RANIPET DISTRICT.

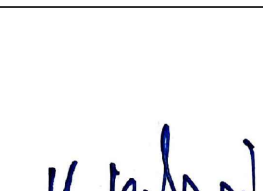
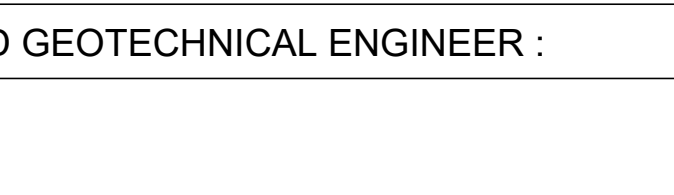
NOTE : ALL DIMENSIONS AREA IN METER	
SPECIFICATION :	
FOUNDATION	: RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	: All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)
BRICKWORK	: B.W in Basement & Superstructure are in CM 1:5.
JOINERY	: Joineries are made with Steel (or) first class teak wood.
WEATHERING COURSE	: 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	: Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
PAINTING	: White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

COLOUR INDEX :		
PROPOSED		SCALE : 1:100
BOUNDARY		DATE : 25 SEP 2024
ROAD		
DRIVEWAY		

APPLICANT :

REGISTERED CONSTRUCTION ENGINEER :	ARCHITECT / REGISTERED ENGINEER :
K.KALAISELVAN, DCE VCMC : RE/057/2019 DTCP : CE/19/05/021 DTCP : RE/Gr III/19/07/084 Construction Engineer & Registered Engineer No.4,10th Cross Street, Bharathi Nagar Extn Katpadi Vellore (Dt) Call : 98431 64476	RANJAN DANIEL BArch., M.A. REGISTERED ARCHITECT CA No-86/10219, R.A.No-192, 1st FLOOR, 12 (OLD No-19) THIRD MAIN ROAD, UNITED INDIA COLONY, KODAMBAKKAM, CHENNAI-600 024 PH 42134300
REGISTERED GEOTECHNICAL ENGINEER :	REGISTERED STRUCTURAL ENGINEER :
Er.S. RAVICHANDRAN, M.E (Soil Mech) Registered Geotechnical Engineer DTCP Regn.No.CGLRGN/RGTE/2019/06/007 No.9, Officers Colony, 100 Feet By-Pass Road, Velachery, Chennai - 600 042.	S. P. S. INBARAJAN M.E., (Structural) A.M.I.E., Structural Consultant, Registered Structural Engineer Grade I (SE) with vellore LPA DTCP Reg. No. SE/Gr-I/19/09/021 dt. 04.09.2019 Door No.50, Kirupasankari Street, West Mambalam, Chennai-600 033.



SITE PLAN		SHEET NO: 09/09	
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 338/3A AT NANDHIYALAM VILLAGE, WALAJA TALUK, RANIPET DISTRICT.			
AREA STATEMENT DETAILS			
SITE AREA AS PER DOCUMENT		: 3785.00 SQ.M	
SITE AREA AS PER PATTA		: 3785.00 SQ.M	
SUPER IMPOSED SITE AREA		: 3259.53 SQ.M	
PROPOSED BUILDING AREA DETAILS :			
S.NO	DESCRIPTION	DWELLING UNIT (NOS)	TOTAL (SQ.M)
01	BLOCK -01 (RESIDENTIAL)		
	STILT FLOOR	-	180.41
	FIRST FLOOR	10 NOS	1510.60
	SECOND FLOOR	10 NOS	1510.60
	THIRD FLOOR	09 NOS	1510.60
	FOURTH FLOOR	11 NOS	1650.15
	FIFTH FLOOR	08 NOS	1550.49
	TERRACE FLOOR	-	94.62
SUB TOTAL		48 NOS	7912.85
TOTAL FSI AREA		= 7912.85 SQ.M	
FLOOR SPACE INDEX		= $\frac{7912.85}{3259.53}$ = 2.428	
FSI PERMISSIBLE		= 2.00	
FSI ACHIEVED		= 2.428	
PARKING DETAILS :			
DESCRIPTION		REQUIRED	PROVIDED
CAR PARKING		49+(6PCP) =55 NOS	49+(6PCP) =55 NOS
TWO WHEELER		06 NOS	34 NOS
PARKING SLOT SIZE :			
49 CARS WITH DIMENSION 2.50 x 5.0M			
06 PCP CARS WITH DIMENSION 3.60 x 5.0M			
34 TWO WHEELERS WITH DIMENSION 1.00 x 1.80M			
PARKING CALCULATION DETAILS :			
PARKING CATEGORY	DWELLING UNITS	CAR REQUIRED	TWO WHEELER REQUIRED
RESIDENTIAL ABOVE 75 UPTO 100	05 NOS	03 NOS	05 NOS
RESIDENTIAL ABOVE 100	39 NOS	39 NOS	-
RESIDENTIAL ABOVE 200	04 NOS	06 NOS	-
VISITORS PARKING OF 10%	-	05 NOS	01 NOS
TOTAL	48 NOS	55 NOS	06 NOS
COLOUR INDEX :		REFERENCE :	
PROPOSED		SCALE	: 1:200
BOUNDARY		DATE	: 25 SEP 2024
ROAD			
DRIVEWAY			
APPLICANT :			
 S. Ranjan			
ARCHITECT / REGISTERED ENGINEER :			
 RANJAN DANIEL BAVOR, M.A. REGISTERED ARCHITECT CA No-86/10213, P.A.No-192, 1st FLOOR, 12 OLD NO-191, INDRAN MAAN ROAD UNITED INDIA COLONY, KODAKKATTUR, CHENNAI-600 024 PH: 42343400			
REGISTERED STRUCTURAL ENGINEER :			
 S. P. S. INBARAJAN M.E., (Structural) A.M.I.E., Structural Consultant Registered Structural Engineer Grade-I (SE) with vallore LPA DTCPC Reg. No. SE/GA-11/901021 dt: 04.02.2019 Door No.50, Kirupasankari Street, West Mambalam, Chennai-600 033.			
REGISTERED CONSTRUCTION ENGINEER :			
 K. KALAISELVAN, DCE DTCPC Reg. No. SE/GA-11/901021 dt: 04.02.2019 Construction Engineer & Registered Engineer No.4, 10m Cross Street, Bharathi Nagar East Kambod, Vellore (DT) Cell : 98431 64476			
REGISTERED GEOTECHNICAL ENGINEER :			
 Er.S. RAVICHANDRAN, M.E (Soil Mech) Registered Geotechnical Engineer DTCPC Regn.No. CGLRGV/RGTGE/2019/06/007 No.9, Officers Colony, 100 Feet By-Pass Road, Velachery, Chennai - 600 042.			

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

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

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

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.

