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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 DOCUMENT SCRUTINY REPORT

STATUS : Verified

APPLICATION DETAILS					
1	APPLICANT NAME	Sampath	2	APPLICATION DATE	10/08/2024
3	APPLICATION NUMBER	801220-2024-SL	4	APPLICATION TYPE	Permit
5	OCCUPANCY TYPE	Residential	6	DCR NUMBER	DCR82024AMSZO
7	REGISTERED ARCHITECT/ENGINEER	-	8	DEVELOPMENT TYPE	New Construction
PLOT DETAILS					
1	SURVEY NO	S.NO: 179/2A AS NEW PATTA S.NO:179/11			
2	PLOT NO	23, 24	3	PATTA NO	1888
4	TALUK	Walaja	5	DISTRICT	Ranipet
6	PLOT AREA (As per declaration) in m²	253.52	7	PLOT AREA (As per measurement) in m²	253.11
8	AVERAGE WIDTH OF PLOT in m	13.11	9	AVERAGE DEPTH OF PLOT in m	19.2
10	ROAD WIDTH in m	6.00	11	SURRENDER ROAD WIDTH AREA in m²	0.00
12	AREA TYPE (Continuous/Economically Weaker Section/Others)	OTHERS	13	DEMOLITION AREA in m²	0
14	OSR APPLICABLE	NO	15	OSR SURRENDER/ BUYBACK/ RETAIN	

Overall Summary

Total Area

Built Up

Non FSI A

Head Room

Plot Area

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Area in m²	FSI Area in m²	Non FSI Area in m²
0.00	244.32	14.37

Area in m²
14.37
14.37

Area in m²

Description	Area in m ²
As At Site	253.11
FMB or PLR	253.52
As Per Document	253.52

Block Wise Summary

Block No 1 - Proposed Details

Floor	Occupancy/Sub Occupancy	Floor Area in m ²	Deduction Area in m ²	FSI Area in m ²	Non FSI Area in m ²	Carpet Area in m ²
0	Individual residence	122.16	0	122.16	0	0
1	Individual residence	122.16	0	122.16	0	0
Total		244.32	0.00	244.32	0.00	0.00
1. Covered Area is 0.00 m ² 2. Height of building is 6.40 m 3. Head Room Area (Non FSI Area) is 14.37 m ² 4. Total Non FSI Area is 14.37 m ²						

Common - Scrutiny Details

1.No. of Blocks

Description	Provided	Status
Total Number Of Blocks	1	Verified

2.FSI

As per TNCDBR	Occupancy	Area Type	Road Width	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Residential	OTHERS	6.00	<= 2	0.964	Verified

3.Floor Units

Block	Floor	Unit Number	Unit Area
Block 1	Floor 0	1	225.52 Sq.m

4.Parking

As per TNCDBR	Description	Required	Provided	Status
Annexure iv - part I-13,17,b,part II-A,C	Parking Slots Area	5 M x 2.5 M Minimum Area of Each parking	No violation of area in 2 parking	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two wheeler parking dimension	1 M x 1.8 M	Out of 2 parking 0 parking violated dimension.	Verified
Annexure iv - part I-13,17,b,part II-A,C	Car Parking	2	2	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two Wheeler Parking	0	2	Verified

5.Septic Tank/drainage

As per TNCDBR	Description	Status
Part VII , 54-3(b)	Septic Tank/drainage Provided	Verified

6.Bathroom Water Closets

As per TNCDBR	Description	Required	Provided	Status
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As per TNCDBR	Description	Required	Provided	Status
Part vii-pt52-7	Bathroom Water Closets	Height >= 2.1, Area >= 2.4, Width >= 1.2	Height >= 2.86, Area >= 6.34, Width >= 1.60	Verified
Part vii-pt52-7	Bathroom Water Closets	Height >= 2.1, Area >= 2.4, Width >= 1.2	Height >= 2.86, Area >= 6.34, Width >= 1.60	Verified

7.Solar

As per TNCDBR	Description	Required	Provided	Status
Part VI 44(2)	Solar Assisted Water Heating / Lighting system		Defined in the plan.	Verified

8.No. of Dwelling units

Description	Provided	Status
Total Dwelling units	2	Verified

9.Height of Building

As per TNCDBR	Description	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Height of Building for Block 1	14m / G+2 or Stilt +3 / up to 16 Dwelling Units	6.40m / 2 Floors / 2 Dwelling units	Verified

10.Collection and disposal of Solid and Liquid Waste

As per TNCDBR	Description	Field Verified	Status
part vi-pt 35-17	Collection and disposal of solid and liquid Waste	Defined in the Plan.	Verified

11.Rain Water Harvesting

As per TNCDBR	Description	Provided	Status
Annexure XXII-A	Rain Water Harvesting	Defined in the plan	Verified

12.North Direction

As per TNCDBR	Description	Provided	Status
part ii - 8 -iii-(I)	North Direction	North directions provided	Verified

13.Location Plan

As per TNCDBR	Description	Provided	Status
part ii - 8 -i	Location Plan	Location plans provided	Verified

14.Toilet Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Toilet Ventilation	Min 0.5 Sq.m	0.58 Sq.m	Verified

15.Road Width

As per TNCDBR	Description	Occupancy	Required	Provided	Status
Part VI	Road Width	Individual residence	>=3m	6.00m	Verified

16.Gate

As per TNCDBR	Description	Required	Provided	Status
Annexure iv-part II-D	MAIN_GATE Length x Width x Height	Width of main gate should be minimum 3m	1.22 x 3.05 x 1.22	Verified
Annexure iv-part II-D	WICKET_GATE Length x Width x Height		0.94 x 0.97 x 0.94	Verified

Block 1 - Scrutiny Details

1.Setback

As per TNCDBR	Setback	Occupancy	Level	Field Verified	Required	Provided	Status
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Front	Individual residence	0	Minimum distance	1.5	2.43	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Rear	Individual residence	0	Minimum distance	0	3.06	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 1	Individual residence	0	Minimum distance	1	2.83	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 2	Individual residence	0	Minimum distance	1	1.39	Verified

2.General Stair - Mid landing

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum width for general stair 1 mid landing	0.75	0.92	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 mid landing	0.75	0.92	Verified

3.General Stair - Number of risers

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Maximum no of risers required per flight for general stair 1 flight 1	15	11	Verified
Part VII , 52(17)	floor 0	Maximum no of risers required per flight for general stair 1 flight 2	15	11	Verified
Part VII , 52(17)	floor 1	Maximum no of risers required per flight for general stair 1 flight 1	15	11	Verified
Part VII , 52(17)	floor 1	Maximum no of risers required per flight for general stair 1 flight 2	15	12	Verified

4.General Stair - Tread width

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum tread for general stair 1 flight 1	0.25	0.30	Verified
Part VII , 52(17)	floor 0	Minimum tread for general stair 1 flight 2	0.25	0.30	Verified
Part VII , 52(17)	floor 1	Minimum tread for general stair 1 flight 1	0.25	0.30	Verified
Part VII , 52(17)	floor 1	Minimum tread for general stair 1 flight 2	0.25	0.27	Verified

5.General Stair - Width

As per TNCDBR	Floor	Description	Required	Provided	Status
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As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum width for general stair 1 flight 1	0.75	1.07	Verified
Part VII , 52(17)	floor 0	Minimum width for general stair 1 flight 2	0.75	1.06	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 flight 1	0.75	1.07	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 flight 2	0.75	1.07	Verified

6.Kitchen

As per TNCDBR	Description	Floor	Required	Provided	Status
part vii-pt52-6	Minimum height of kitchen	floor 0	2.75m	2.86m	Verified
part vii-pt52-6	Total area of kitchen	floor 0	5.00Sq.m	10.12Sq.m	Verified
part vii-pt52-6	Minimum Width of kitchen	floor 0	1.80m	2.55m	Verified
part vii-pt52-6	Minimum height of kitchen	floor 1	2.75m	2.86m	Verified
part vii-pt52-6	Total area of kitchen	floor 1	5.00Sq.m	10.12Sq.m	Verified
part vii-pt52-6	Minimum Width of kitchen	floor 1	1.80m	2.55m	Verified

7.Kitchen Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 2.53 of Kitchen Area 10.12 at floor 0	Verified
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 2.53 of Kitchen Area 10.12 at floor 1	Verified

8.Plinth

As per TNCDBR	Description	Required	Provided	Status
part vii-pt52-1	Minimum plinth height	>= 0.45m	0.46m	Verified

9.Room

As per TNCDBR	Description	Floor	Required	Provided	Status
part vii-pt52-5,6,9,10	Minimum height of room	floor 0	2.75m	2.86m	Verified
	Minimum Width of room	floor 0	2.1m	3.65m	Verified
part vii-pt52-5,6,9,10	Minimum height of room	floor 1	2.75m	2.86m	Verified

11.Stair Headroom

As per TNCDBR	Description	Required	Provided	Status
part vii-pt52-17(d)	Minimum clear of stair head-room	2.2	2.43	Verified
part vii-pt52-17(d)	Minimum Area of head-room	>0 Sq.m	14.37 Sq.m	Verified

12.Ventilation

As per TNCDBR	Description	Required	Provided	Status
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As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 15.76 of Room Area 53.05 at floor 0	Verified
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 9.46 of Room Area 63.90 at floor 1	Verified

This report is generated based on the Applicant Declaration and a provided drawing. The drawing has been verified with TNCDBR rules and final decision on approval will be taken by Department officials. Completion Certificate will not be issued if any deviation from the submitted drawing more than tolerance Limits.

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
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OMR Thoraipakkam,
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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.

