

PP

APPROVAL RECORD

Planning Permission

Ranipet

Ranipet district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

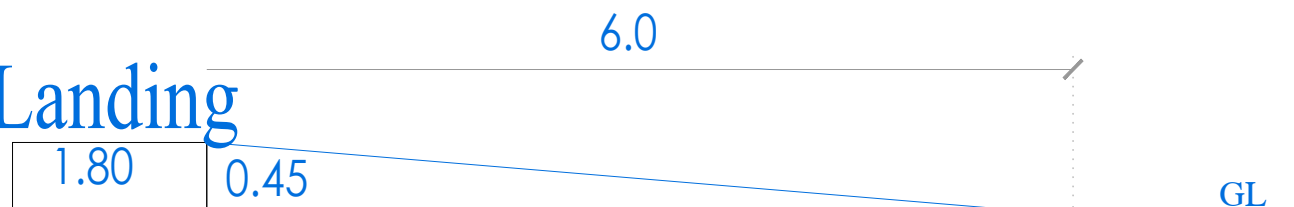
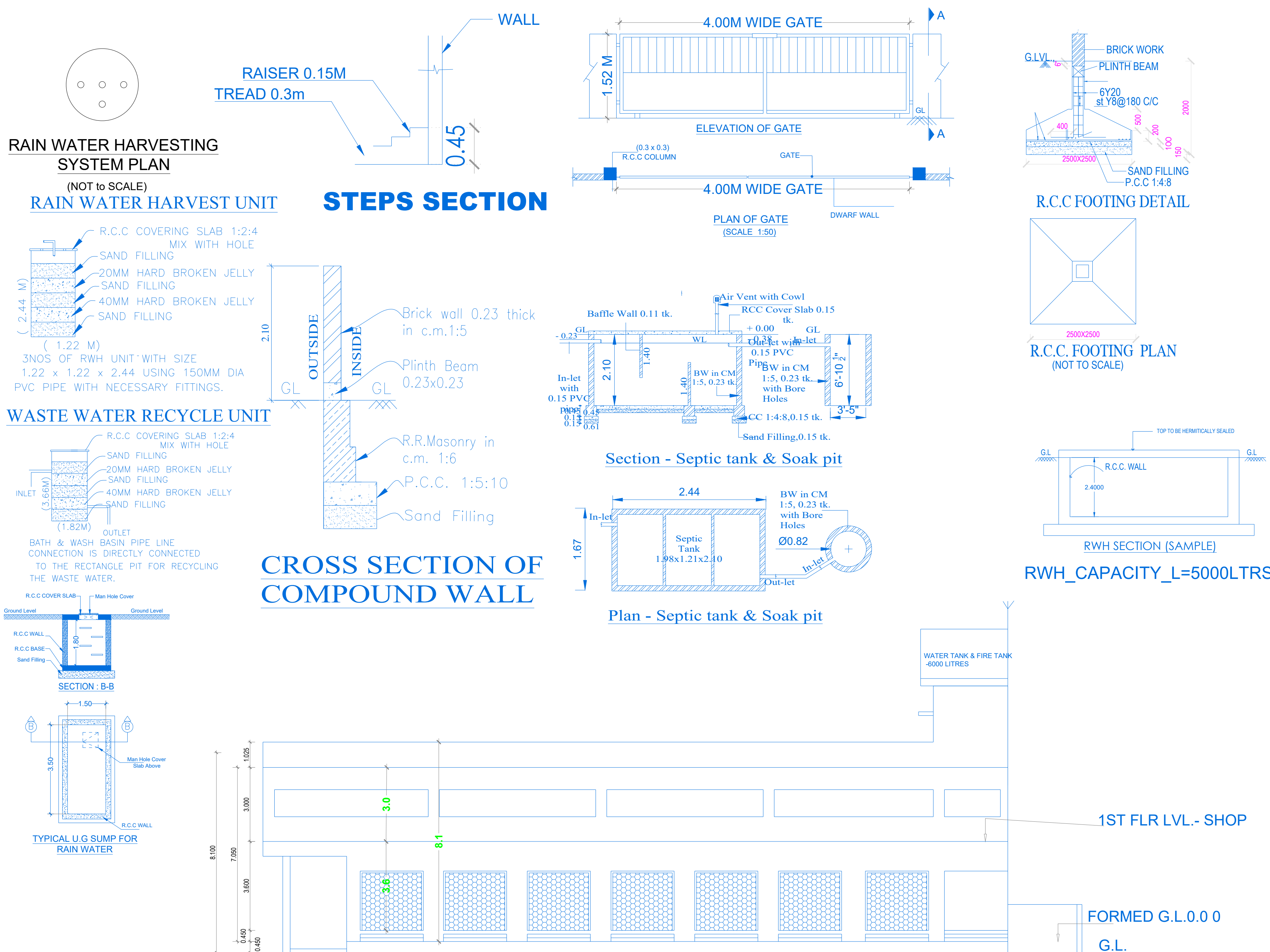
The approval as the planning authority issued it, reproduced in full behind this page.

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

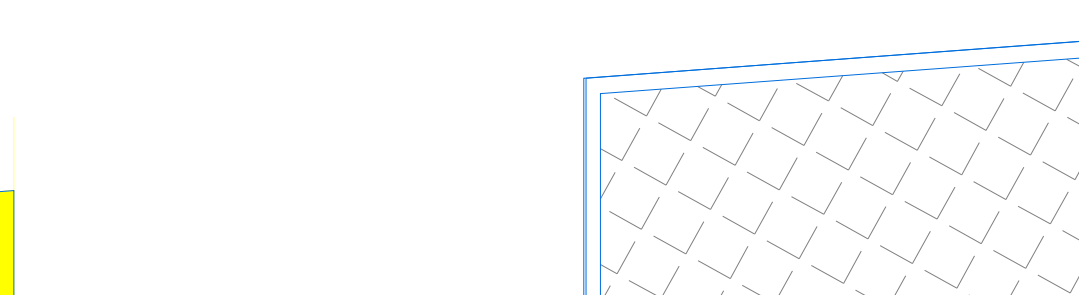
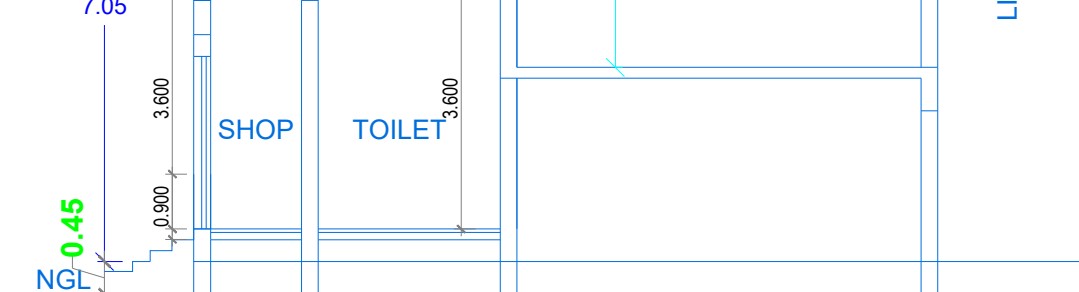
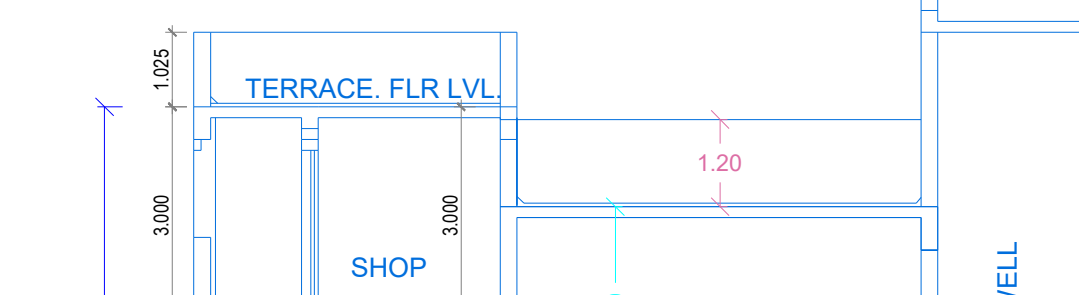
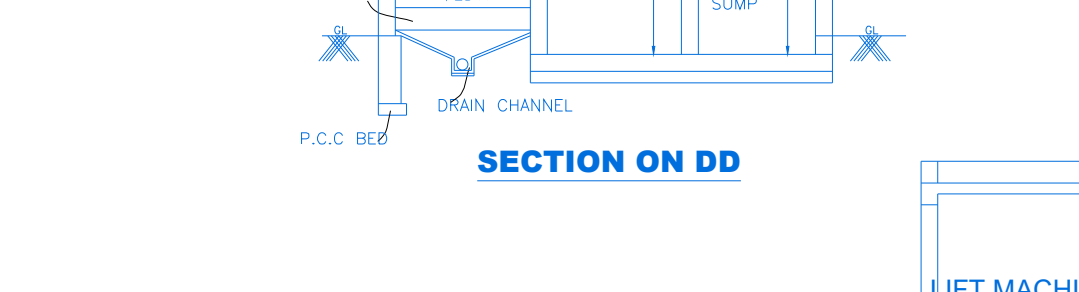
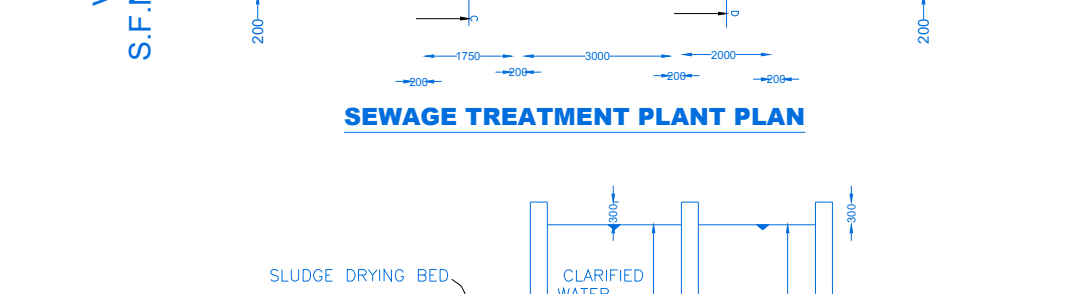
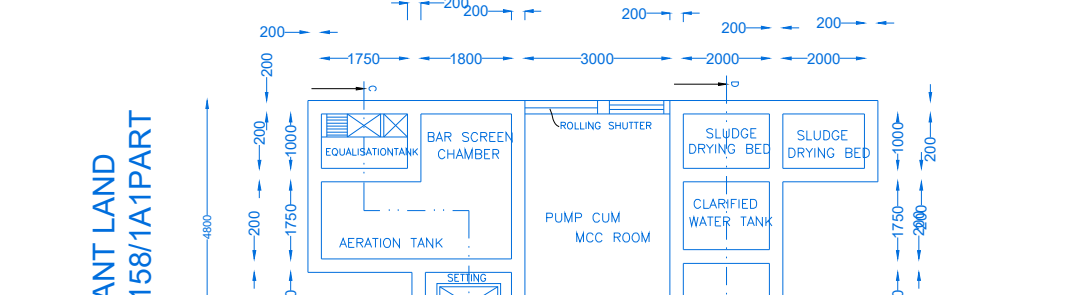
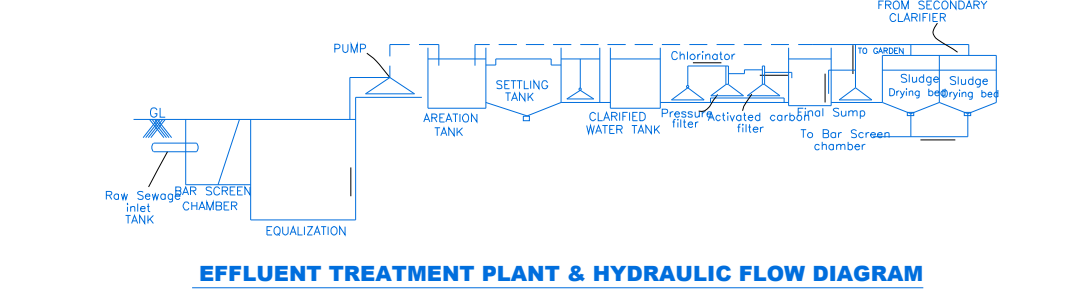
THE PLAN SHOWING PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING WITH SHOP'S GROUND FLOOR AND FIRST FLOOR IN PLOT NO :- CMP1 , SURVEY NO: 290/1, AT MULLUVADI VILLAGE, KALAVAI TALUK, RANIPET DIST.

(Proposed construction plot CMP1 in SIDCO Layout approved PP No.137/2019.)

All dimation in Meter (1:100)



DRIVE RAMP SECTION



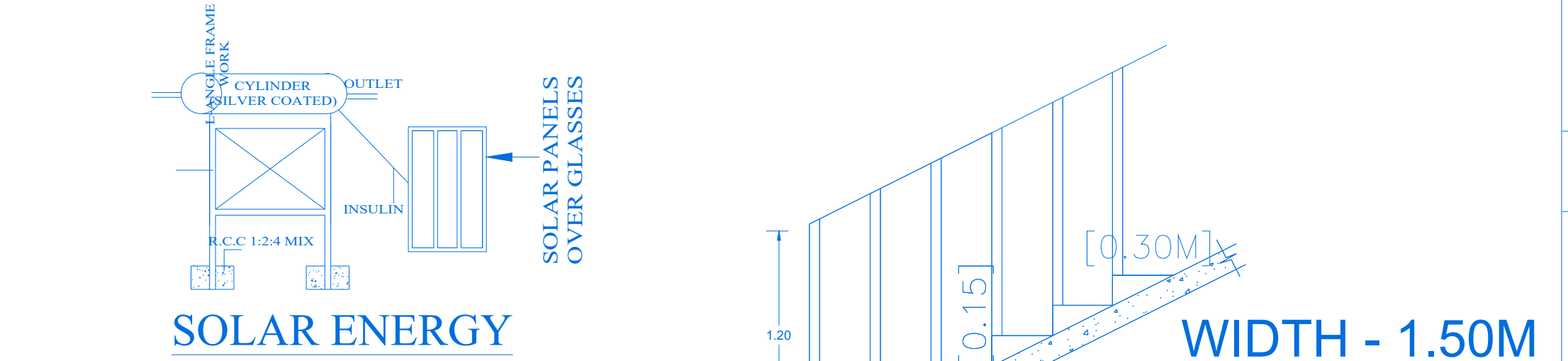
SECTION @ A-B

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, RANIPET DISTRICT.
FILE NO: SWP/BPA/364554/2024
BUILDING APPROVAL NO.
BUILDING APPROVAL NUMBERED AS B.P/D.T.C.P(R.D). NO. - 07/2025

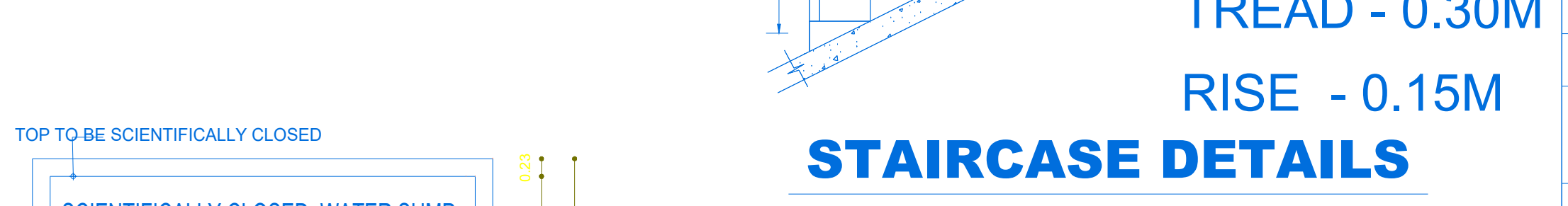
RESERVATION OF LAND:
OSR-1,2, Area - 2.001 Acres TO ALLOTTED IN THE APPROVED SIDCO LAYOUT P.P NO.137/2019

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

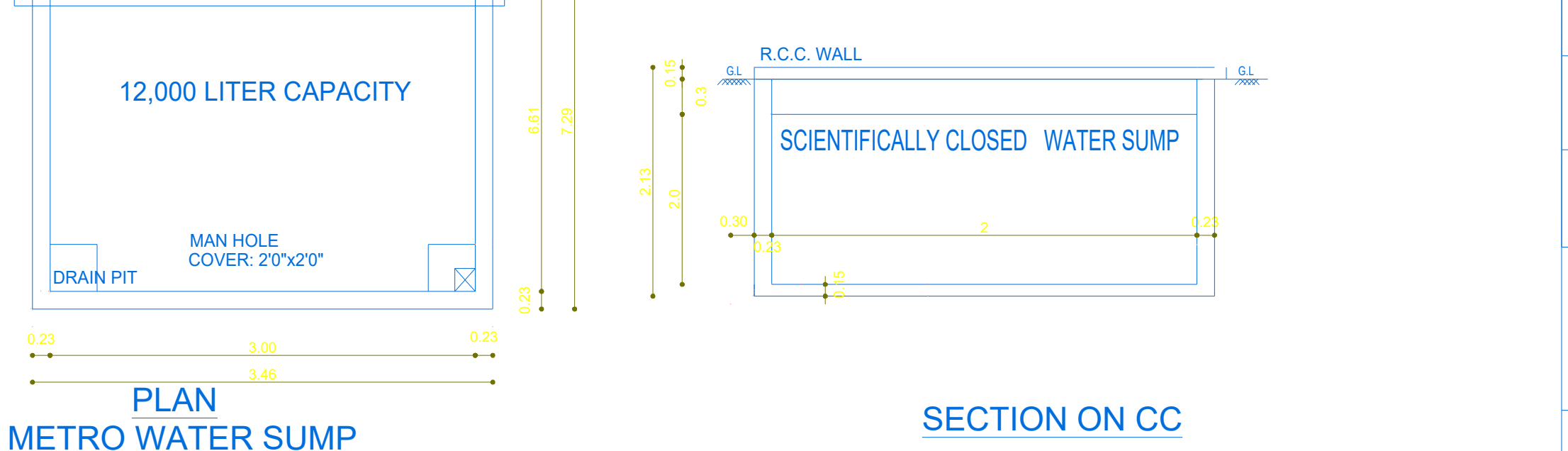
REFERENCE :
For Bath and wash separate pipeline is to be provided and directly connected to the Recharge pit for recycling purpose.



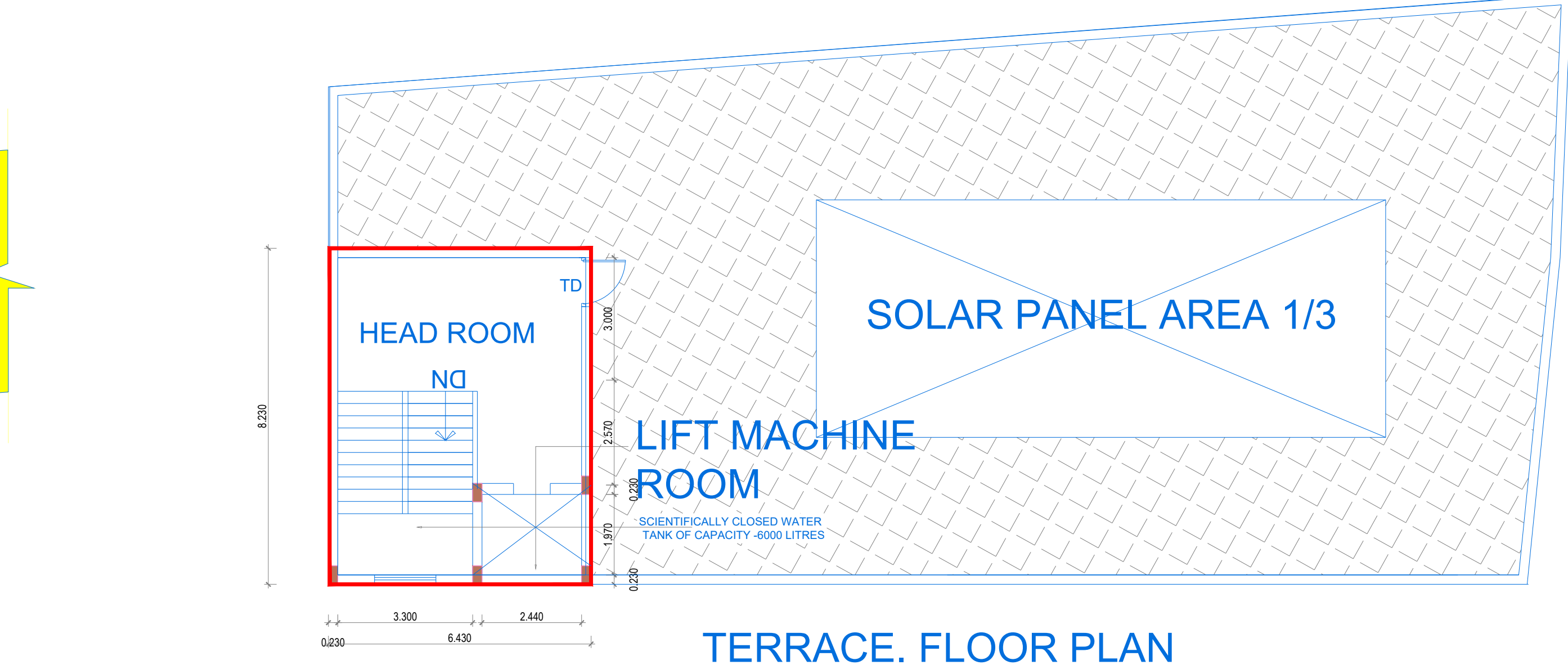
SOLAR ENERGY



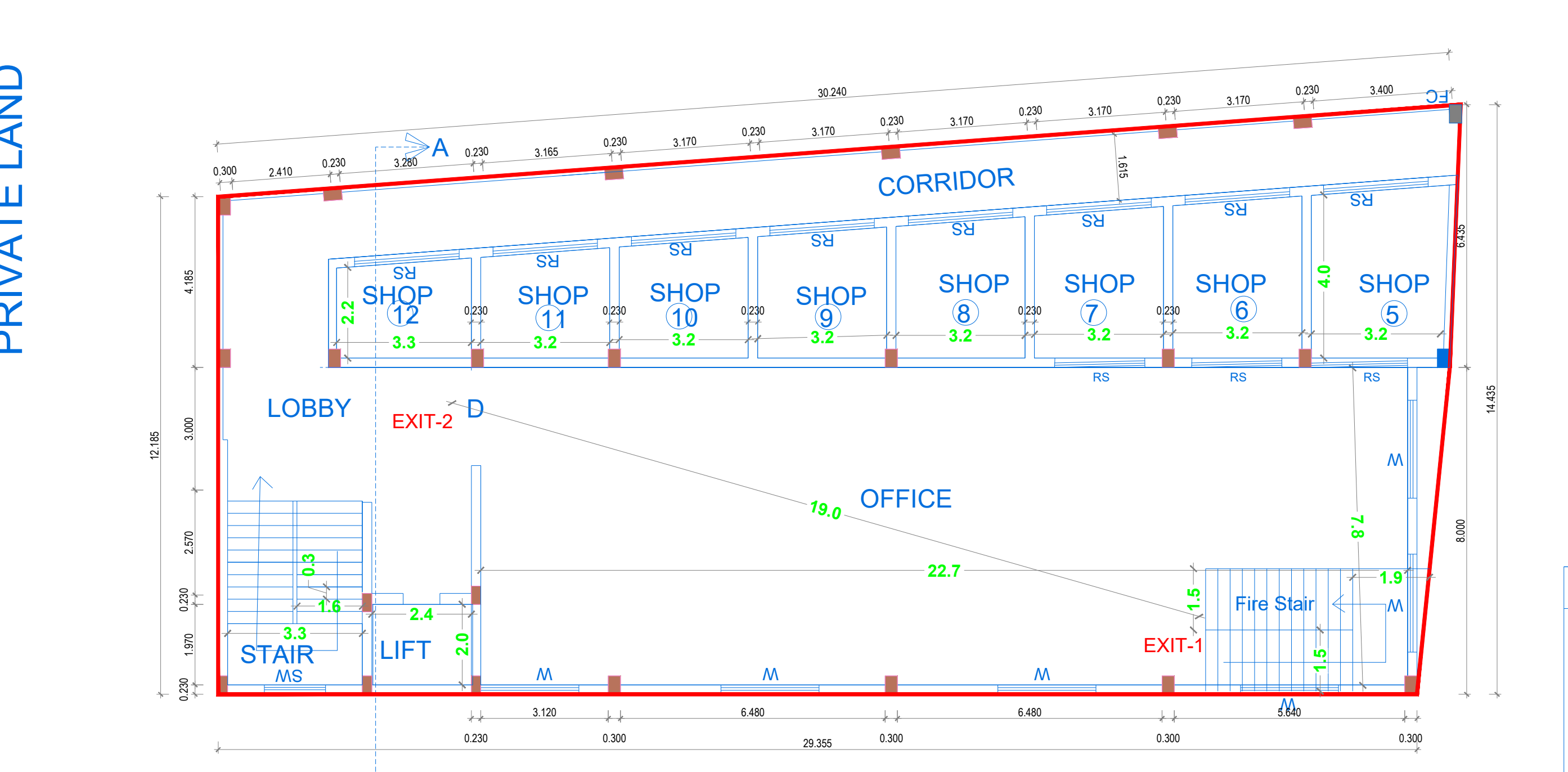
STAIRCASE DETAILS



UNDER GROUND SUMPS DETAILS (NOT TO SCALE)



TERRACE. FLOOR PLAN



PRO. FIRST FLOOR PLAN

SPECIFICATIONS
ISOLATED FOOTING
BRICK WALLS IN SUPERSTRUCTURE IN C.M. 1:5
R.C.C. COLUMNS, PLINTH BEAMS,
ROOF SLAB, ETC. IN C.C. 1:2:4
PLASTERING WORK IN C.M. 1:4
VETRIFIED TILES /ANTI SKID CERAMIC FLOORING IN C.M. 1:3
PAINTED WITH OIL BOUND DISTEMPER
ALL DOORS OF PADAM AND POWDER COATED ALUMINIUM
GLAZINGS SS FLY MESH M.S. GRILLS WITH FRICTION HINGES
TWO COATS OF ENAMEL PAINT OVER ONE COAT
OF PRIMER ON WOOD WORK
WITH TWO COURSES OF FLAT TILES LAID TO DETAIL
WEATHERING COURSE IN BRICK JELLY CONCRETE IN C.M.

COLOR INDEX :

SITE BOUNDARY	
PROPOSED / REVISED BUILDING	
EXISTING ROAD	
PROPOSED DRIVEWAY	

SITE LAND AREA DETAILS

TOTAL AREA OF THE SITE	AREA IN SQ.MT	SURVEY NUMBER
FMB / SITE AREA	721.01	S.F No .290/1
DOCUMENT AREA	724.38	(PLOT NO.CMP-1)

S.no	Description	F.S.I Area Sq.m	Non-F.S.I Area Sq.m	Built Up Area Sq.m
1.	Ground Floor Single block (SHOP)	---	272.00	399.00
2.	First Floor Single block (Office&SHOP)	---	---	399.00
3.	Terrace Floor Single block (Stair room)	---	---	---
	Parking	---	---	---
	SHOPS	127.00	---	---
	Office AREA	297.70	---	---
	SHOPS	101.30	---	---
	Stair head room	---	52.67	52.67
	Total Area	526.00	324.67	850.67

F.S.I DETAILS:
F.S.I = $\frac{526.00}{721.01} = 0.72 < 1.5$

PARKING CALCULATION

TYPE OF PARKING	REQUIRED	PROVIDED
Car parking = floor Area/100 =(526/100) Included DA parking	6	6
TWO WHEELER =Floor Area/50 =(526.00/50) include DA Parking	11	12
Cycle parking =Factory floor Area/50 =(526.00/50)	11	12
Terrace floor OHT&FIRE TANK	1	1(6000 LITERS)

CONSUME OF TOTAL HP :- 30.00 HP

WORKER DETAILS:-
NO.OF. MALE Staff - 15 No'S
NO.OF. FEMALE Staff - 15 No'S
TOTAL NO.OF. WORKERS - 30 No'S

SCHEDULE OF JOINERY

RS	ROLLING SHUTTER	2.5X2.10
D1	DOOR	0.75X2.10
W	WINDOW	2.4X1.20
SW	STAIRCASE WINDOW	1.20X1.20
V	VENTILATOR	0.60X0.60
D	ENTRANCE DOOR	2.4X 2.100
TD	TERRACE DOOR	1.2X 2.100
SD	SLIDE DOOR	1.5X 2.100
D1	TOILET DOOR	0.9X 2.100

SANITATION CALCULATION DETAILS:

S.NO	PARTICULARS	REQUIRED	PROVIDED
1.	Water Closet For Staff (Boys-15)(Girls-15) (include employee and customers)	2	3
2.	Ablution Taps (Each one W/C)	2	3

For SPTECH CONTROLS AND AUTOMATIONS PVT.LTD.

SIGNATURE OF OWNER

Er. J. HARI PRASAD, B.E.,
Registered Engineer
DTCP Reg. No.RE/Gr-II/July-2024/28
No-97/1, First Floor, Nethaji Stadium Road,
Vellore - 632 001. Mobile: 8667605853.

SIGN OF REGISTERED ENGINEER

Mr.V.VINODH KUMAR, B.E.,
Registered Engineer CEIRD/SEP-2023/004
Construction Engineer
No. 8/31 MB, Bharathi Vidyan Salai,
Bharathi Nagar, (Collocher) Office @ppdate)
Ranipet - 682 404.
Mob I 88331 77552, 86881 48313

SIGN OF CONSTRUCTION ENGINEER



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.

