

PP

APPROVAL RECORD

Planning Permission

Tirupathur

Tirupathur 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.

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED " PROFFESIONAL CONSULTING OFFICE " BUILDING IN BASEMENT FLOOR GROUND FLOOR , FIRST FLOOR AND SECOND FLOOR AT WARD-02,BLOCK-11,T.S.NO-849 / 1,2,3,4,5, 853, 854 / 1,2,3,4,5,855 / 1, 872 / 1A,1B, 873 / 1,2, 874 / 1,2,875 / 1,2, 884 / 2,3,885 / 1A1,3, JINNA ROAD,TIRUPATHUR MUNICIPALITY,TIRUPATHUR TALUK AND TIRUPATHUR DISTRICT.
(SCALE - 1:100)

DISTRICT TOWN AND COUNTRY
PLANNING OFFICE
TIRUPATHUR DISTRICT.

ROC NO. SWP/BPA/0541441/2023.

SITE APPROVAL

SITE BOUNDARY SHOWN AS "A - S" & NUMBERED AS
B.P./TIRUPATHUR / SITE APPROVAL NO.02 / 2023

BUILDING PLANNING PERMISSION NO.
SWP / DTCP / TIRUPATHUR / P.P.No . 02 / 2023

AREA DETAILS :

TOTAL AREA OF SITE 1820.50 SQ.MT

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
BASEMENT FLOOR	---	1412.00	1412.00	PARKING
GROUND FLOOR	1326.16	52.00	1378.16	OFFICE
FIRST FLOOR	1331.16	47.00	1378.16	OFFICE
SECOND FLOOR	913.70	23.20	936.90	OFFICE
HEAD ROOM	---	25.00	25.00	---
TOTAL AREA	3571.02	1559.20	5130.22	

PLOT COVERAGE :

Plot Coverage : 1378.16 / 1820.50 x 100 = 76 %

FLOOR SPACE INDEX (FSI) :

Floor space index :

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{3571.00}{1820.50} = 1.96 < 2.00$$

HEIGHT OF THE BUILDING - 11.40 M

PARKING DETAILS:

FOR OFFICE DEVELOPMENT

1 CAR SPACE FOR EVERY 100 SQM. OF FLOOR AREA OR PART THEREOF AND 1 TWO WHEELER SPACE FOR EVERY 25 SQM.OF FLOOR AREA OR PART THEREOF
CAR PARKING :

$$\frac{\text{FSI AREA}}{100.00} = \frac{3571.00}{100.00} = 35.71 \text{ SAY } 36 \text{ Nos.}$$

75 % of Car Parking to Total F.S.I area (36 / 100 x 75 = 27)

Required Car Parking - 27 Nos.

Provided Car Parking - 29 Nos. (INCLUDING PH PARKING)

TWO WHEELER PARKING :

$$\frac{\text{OFFICE AREA}}{25.00} = \frac{1975.00}{25.00} = 79.00 \text{ Nos.}$$

Required Two Wheeler Parking - 79 Nos.

Provided Two Wheeler Parking - 79 Nos.

COLOR INDEX :

PLOT BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PROPOSED DRIVEWAY

JOINERY DETAILS:

D1	- DOOR	- 1.06 x 2.13 M
D2	- DOOR	- 0.76 x 1.80 M
LD	- LIFT DOOR	- 0.90 x 2.13 M
G.W	- GLAZED WINDOW	- 1.80 x 1.50 M
G.W-1	- GLAZED WINDOW	- 1.80 x 10.60 M
MD	- MESH DOOR	- 6.00 x 2.44 M
V	- VENTILATOR	- 0.90 x 0.61 M

NOTE :

 FIRE EXTINGUISHER

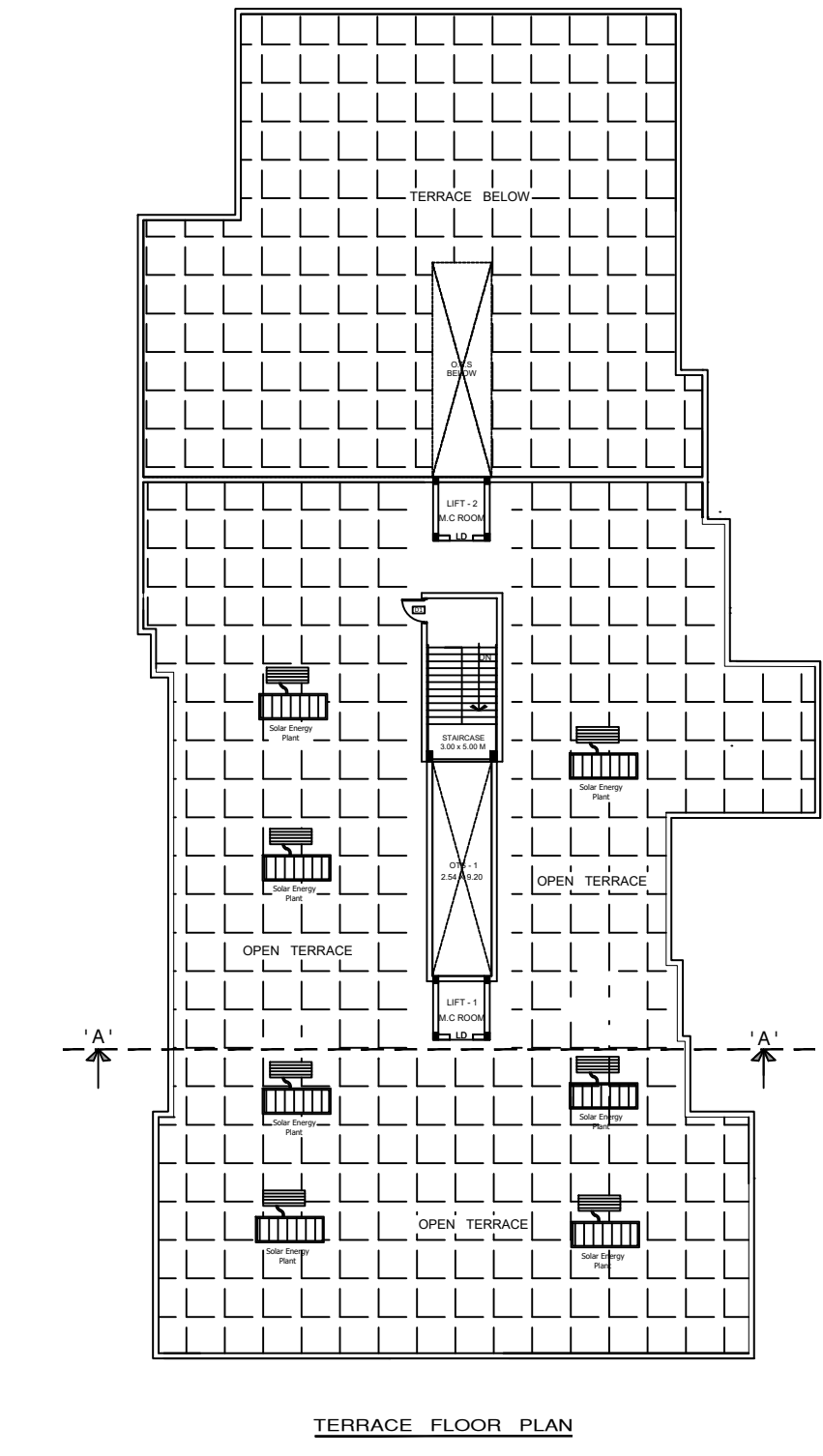
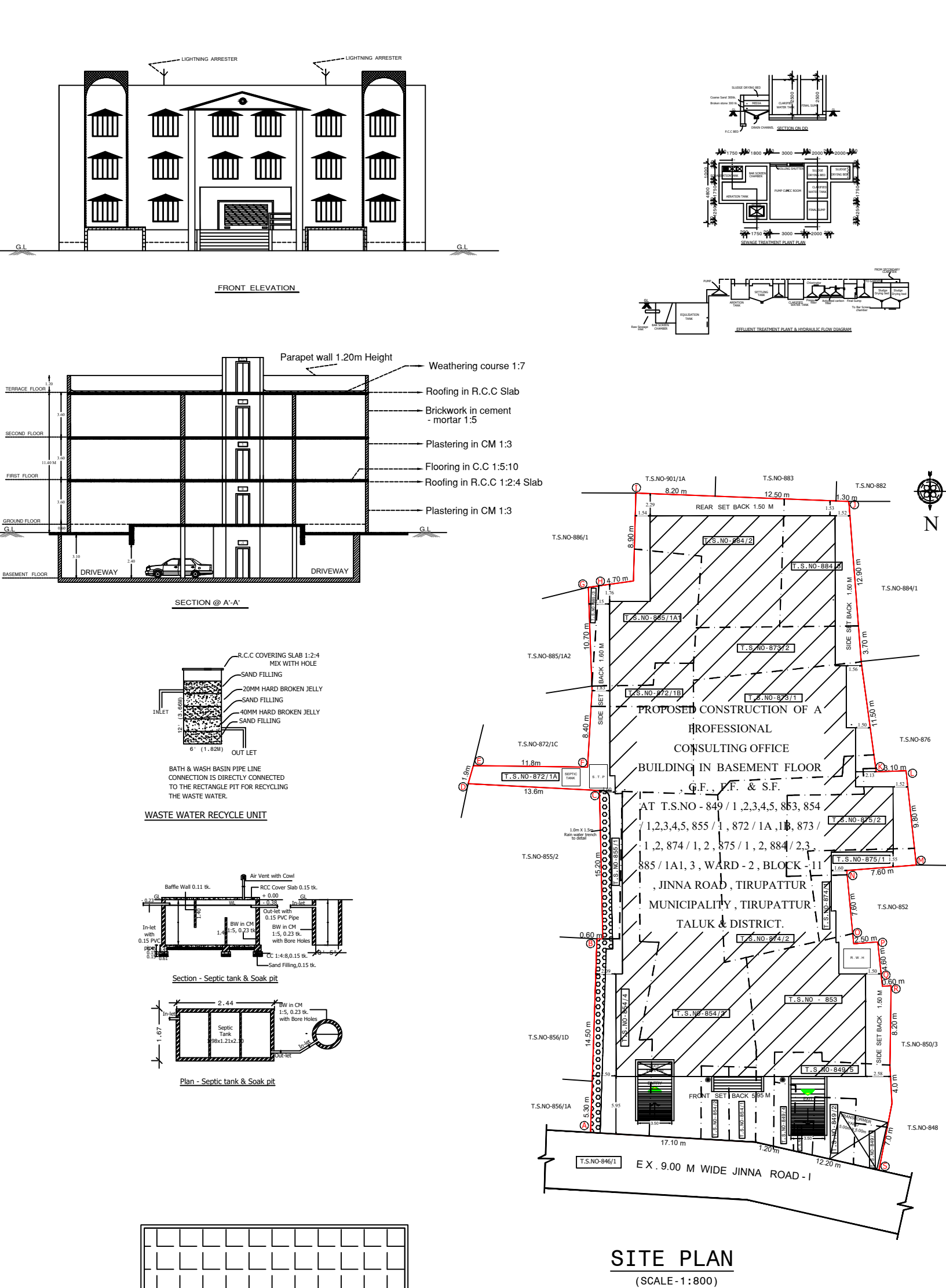
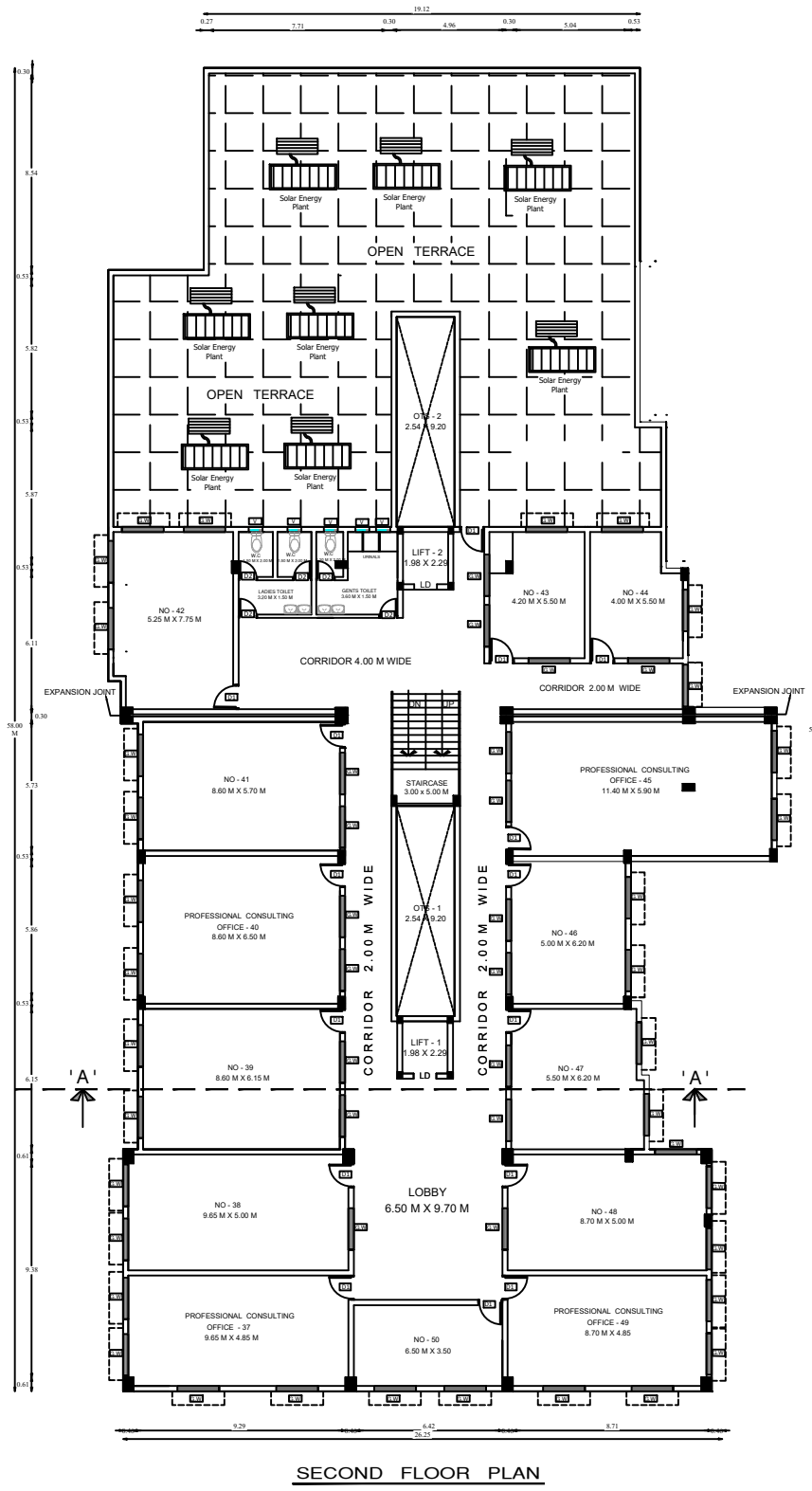
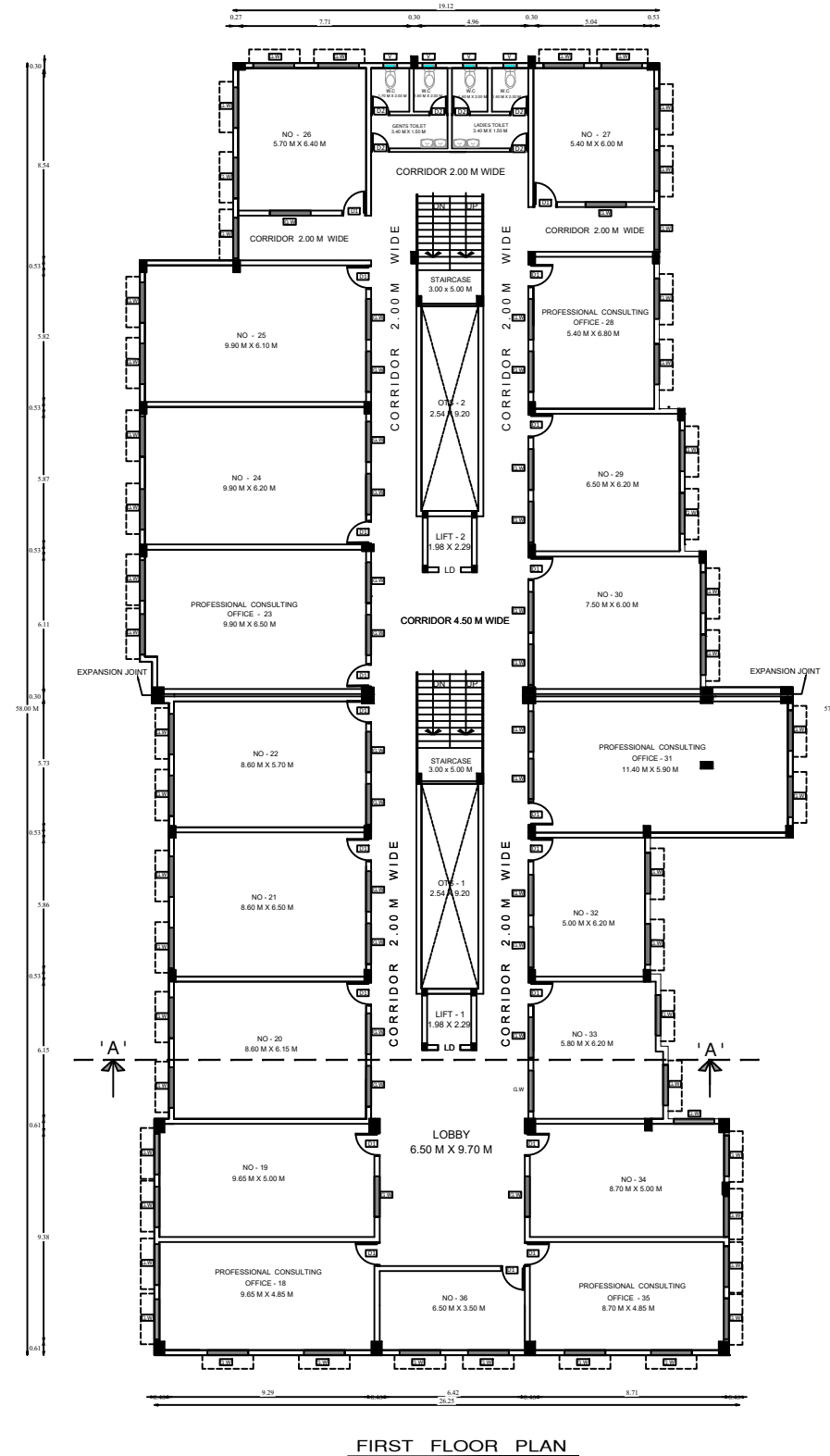
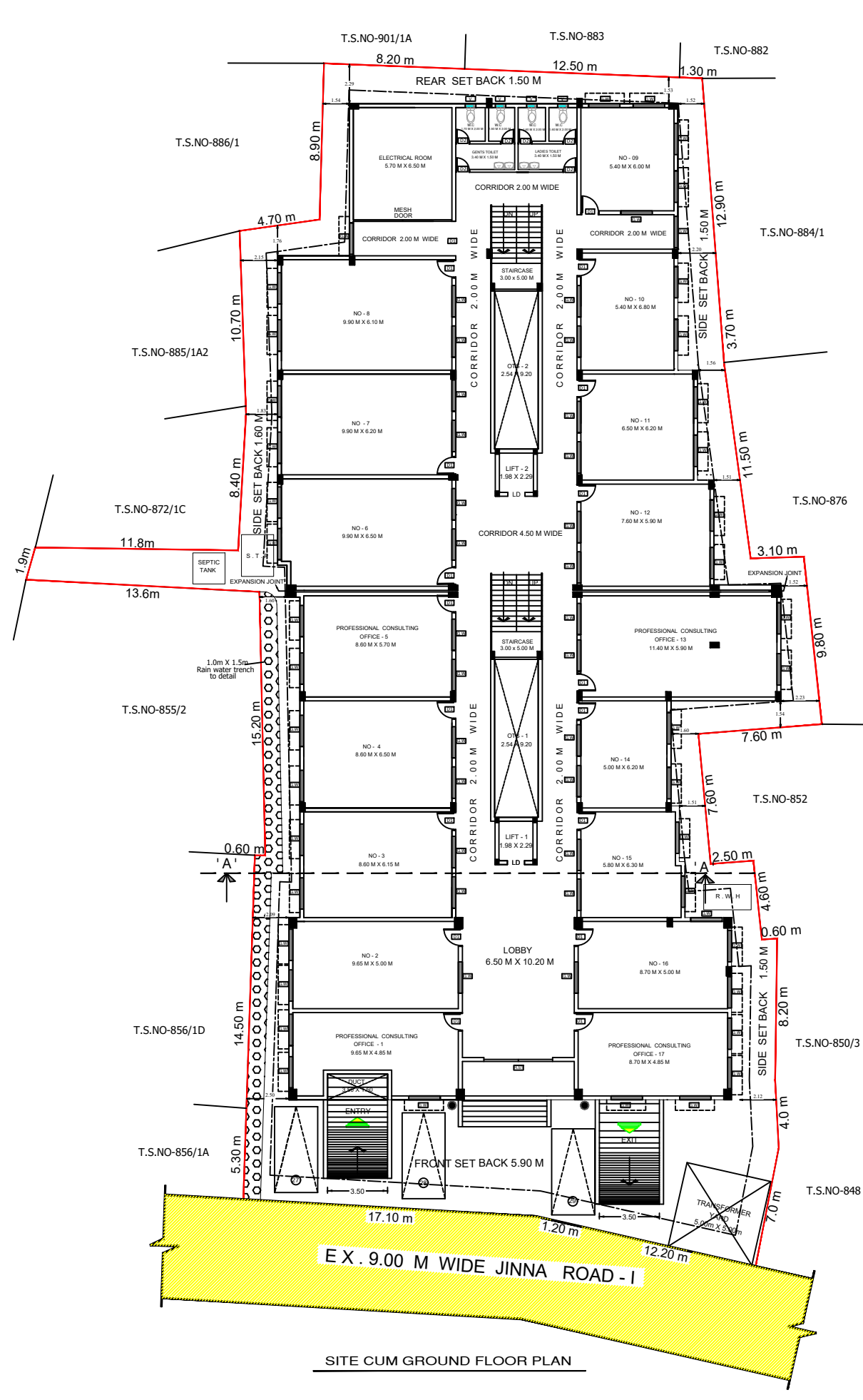
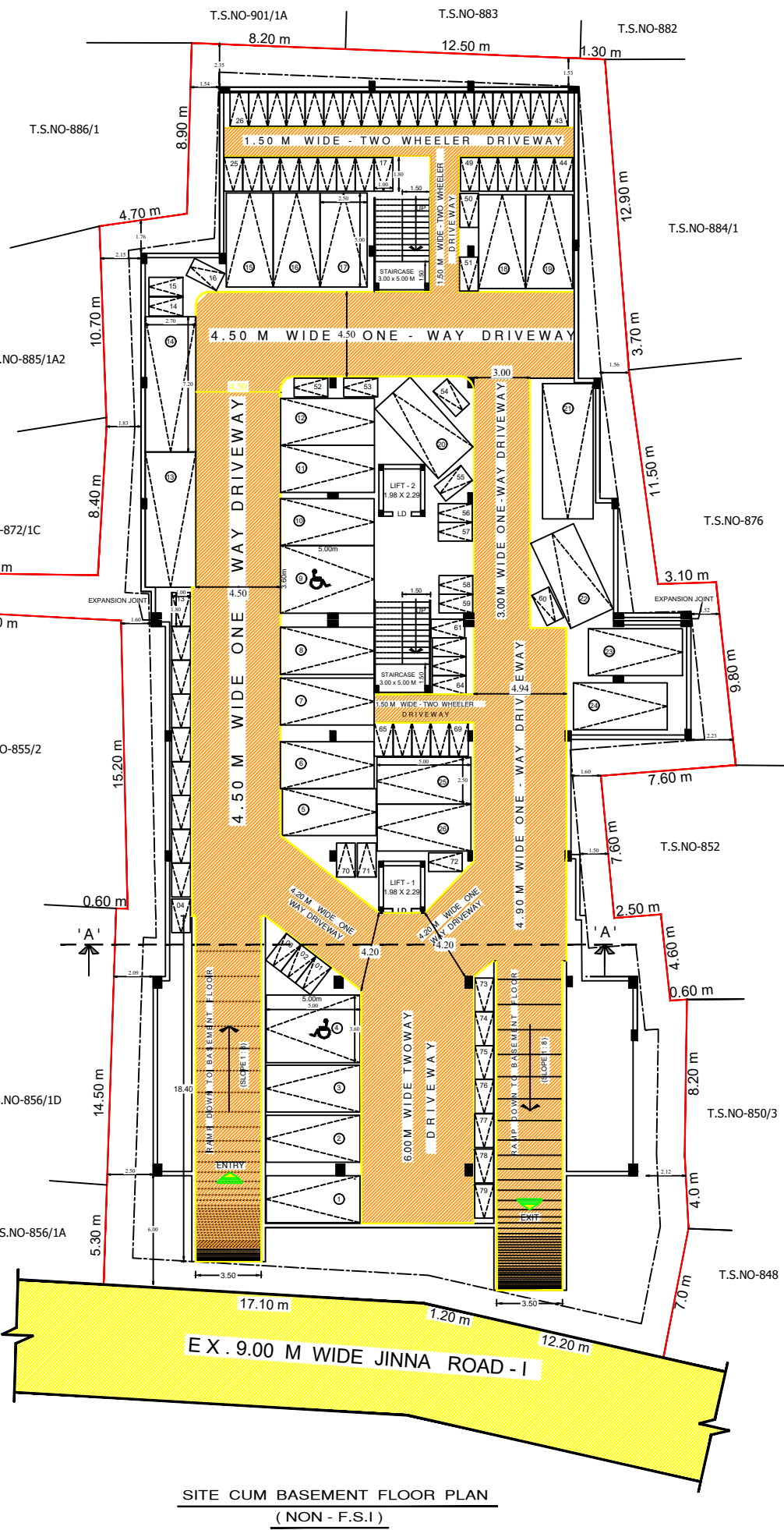
FIRE CERTIFICATE :

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.

ALL DIMENSIONS ARE IN METER



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.

