

PP

APPROVAL RECORD

# Planning Permission

Tirupathur

Tirupathur district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

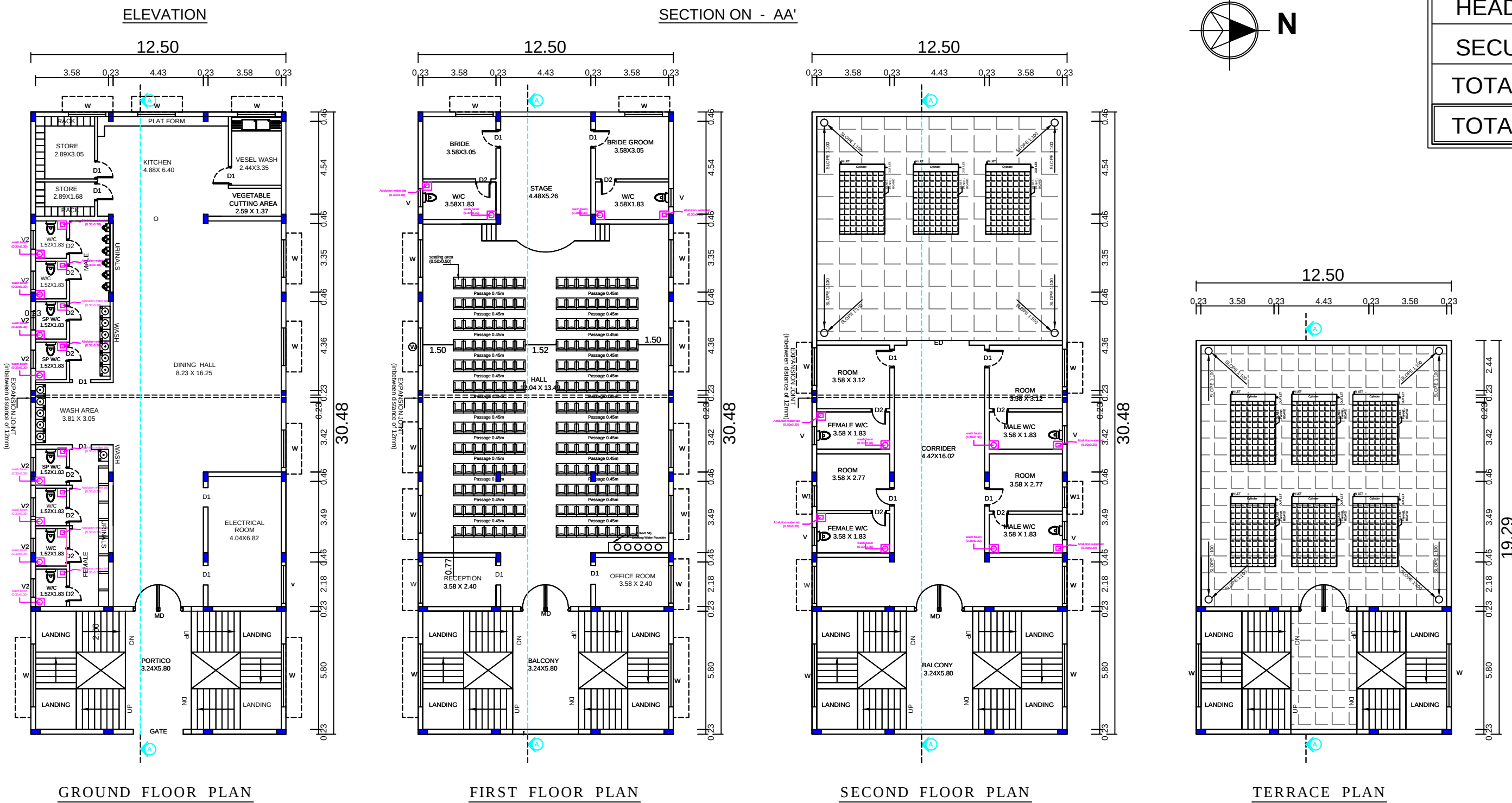
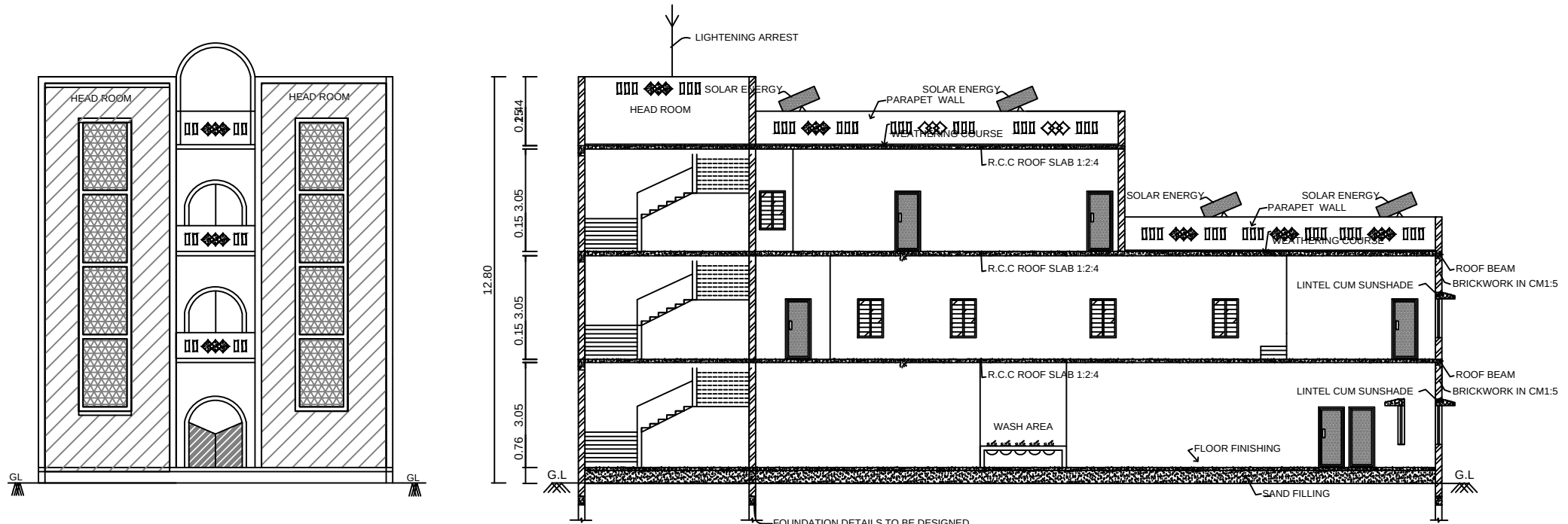
**DTCP**

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (KALYANA MANDAPAM) AT TIRUPATTUR TO ALANGAYAM MAIN ROAD, IN NEW S.F.NO - 418/4, 418/6, (OLD S.F.NO - 418/1A1A, 418/1A1A1A), NACHARKUPPAM VILLAGE, MITTOOR PANCHAYAT, TIRUPATTUR TALUK & DISTRICT.

APPLICANT: Mr. S. MAGENDIRAN S/o. K. SUNDARA MOORTHY



SCALE : 1 : 100  
ALL DIMENSION ARE IN METER

SHEET NO: 1/1

AREA STATEMENTS

| AREA DETAILS       |          | Sq.mt        |
|--------------------|----------|--------------|
| AS PER DOCUMENT    |          | 1740.12      |
| AS PER PATTA       |          | 1751.00      |
| AS PER SITE / FMB  |          | 1740.12      |
| AREA DETAILS       | FSI AREA | Non FSI AREA |
| GROUND FLOOR AREA  | 380.90   | - -          |
| FIRST FLOOR AREA   | 380.90   | - -          |
| SECOND FLOOR AREA  | 241.10   | - -          |
| HEAD ROOM          | - -      | 22.18        |
| SECURITY BOOTH     |          | 6.25         |
| TOTAL AREA         |          |              |
| TOTAL BUILDUP AREA |          |              |



PARKING REQUIREMENTS :

1 car space and 1 two wheeler space for the every 50 sq.m of Auditorium/kalyana Mandapam area or part thereof  
Car Calculation =  $380.90 / 50 = 7.62 = 8$  nos  
Two wheeler Calculation =  $380.90 / 50 = 7.62 = 8$  nos

PARKING DETAILS

| DESCRIPTION    | REQUIRED | PROVIDED |
|----------------|----------|----------|
| CAR            | 8 NOS    | 11 NOS   |
| TWO WHEELER    | 8 NOS    | 22 NOS   |
| DA CAR         | 2 NOS    | 2 NOS    |
| DA TWO WHEELER | 2 NOS    | 2 NOS    |

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 APPARATUS TO BE PROVIDED.
- RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

OFFICE USE ONLY:

SITE APPROVAL:

Online Application No - SWP / BPA / 057262 / 2023  
Site Boundary shown as 'A' to 'D'  
Site Approval Issued

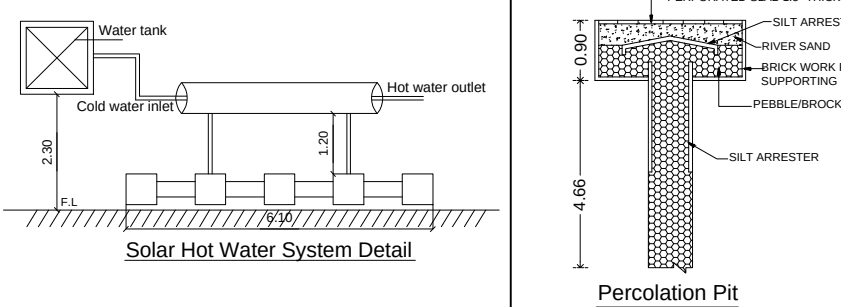
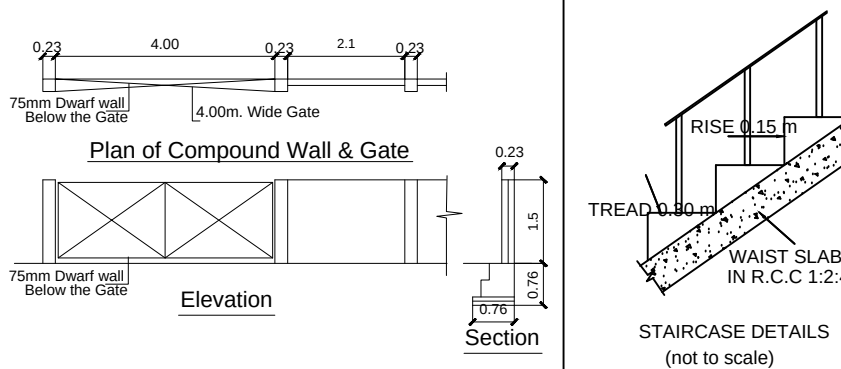
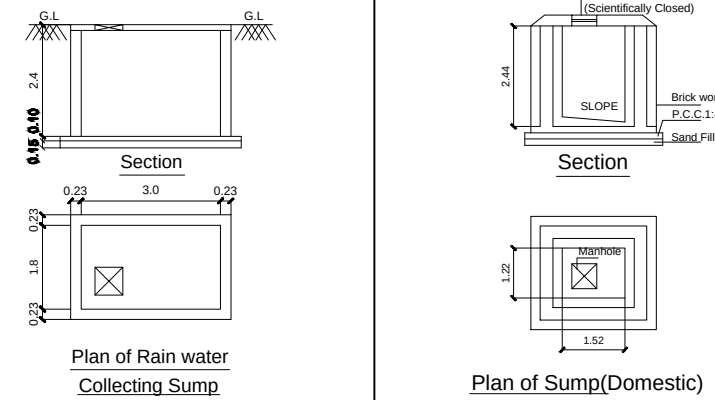
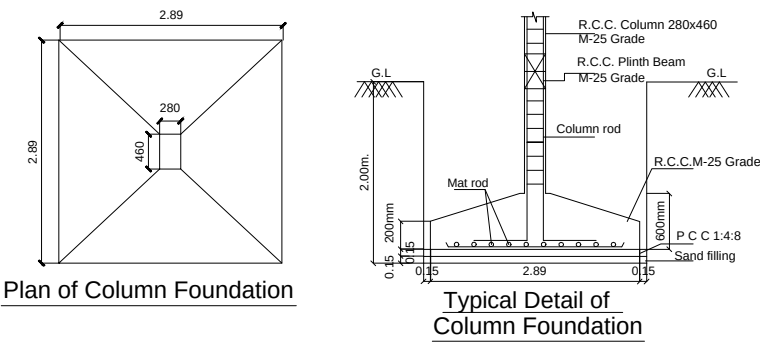
TECHNICAL APPROVAL:

SWP / DTCP / Tirupattur / BP No - 04 / 2024  
Online Application No - SWP / BPA / 057262 / 2023  
Technical Approval Issued  
Reference : 4RDVGXMU

COLOUR INDEX :

|                         |  |
|-------------------------|--|
| SITE BOUNDARY .....     |  |
| PROPOSED BUILDING ..... |  |
| DRIVEWAY .....          |  |
| EXISTING ROAD .....     |  |

AMENITIES:



JOINERY DETAILS

|    |            |           |
|----|------------|-----------|
| G  | GATE       | 3.00X2.13 |
| MD | MAIN DOOR  | 2.44X2.13 |
| D1 | DOOR       | 0.91X2.13 |
| D2 | DOOR       | 0.76X2.13 |
| W  | WINDOW     | 1.52X1.82 |
| V  | VENTILATOR | 0.76X0.76 |

F.S.I AREA =  $\frac{380.90+380.90+241.10}{1740.12} = \frac{1002.90}{1740.12} = 0.57 < 2$   
PLOT COVERAGE =  $\frac{380.90}{1740.12} \times 100 = \frac{380.90}{1740.12} \times 100 = 21.78\%$

APPLICANT :

MR. MAGENDIRAN

STRUCTURAL ENGINEER:

Dr. K. VIJAYABANU  
M.E./Struct./M.B.A./M.Sc./Valuation/FIV./MIE./C.Eng/I  
Chartered Engineer-M/54786-5  
Bovt.Approved Valuer F28767  
Collector Panel Engineer  
Registered Engineer(Br-I) 19/04/041  
Registered Valuer 1042/C-I/2019-20  
Structural Engineer (Br-II) 10/04/009  
No. 13, V.C.M.Street, K.V.S. Complex, (Opp.) Bus Stand.  
V8 ASSOCIATES  
TIRUPATTUR-635601.TYT.DL  
Mob-9448281875,04178-221875  
Email: veejay2777@gmail.com

REGISTERED ENGINEER:

Dr. K. VIJAYABANU  
M.E./Struct./M.B.A./M.Sc./Valuation/FIV./MIE./C.Eng/I  
Chartered Engineer-M/54786-5  
Bovt.Approved Valuer F28767  
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Mob-9448281875,04178-221875  
Email: veejay2777@gmail.com

CONSTRUCTION ENGINEER:

Er. K. BABU, B.E., M.Sc.(Valuation),AMIE.C.Eng(I),  
[VASANTH PLANNERS & DESIGNERS]  
Licensed Building Surveyor - F1 / 3072 / 2017  
Registered Engineer - Gr - III / 19 / 09 / 090  
Chartered Engineer - AM187073 - 7

GEO-TECH ENGINEER:

Dr. R. Venkata Krishnaiah M.E., Ph.D.,  
Geotechnical Engineer  
Regd No. CGLR6N /RGTE/2019/09/014  
No. 173, Selaiyur, Tambaram -73  
Cell No. 09840261276  
venkatapec@gmail.com

SITE PLAN

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

