Verified RealEstate™

REFERENCE
SWP/BPA/251214/2024

ISSUED
16 October 2024

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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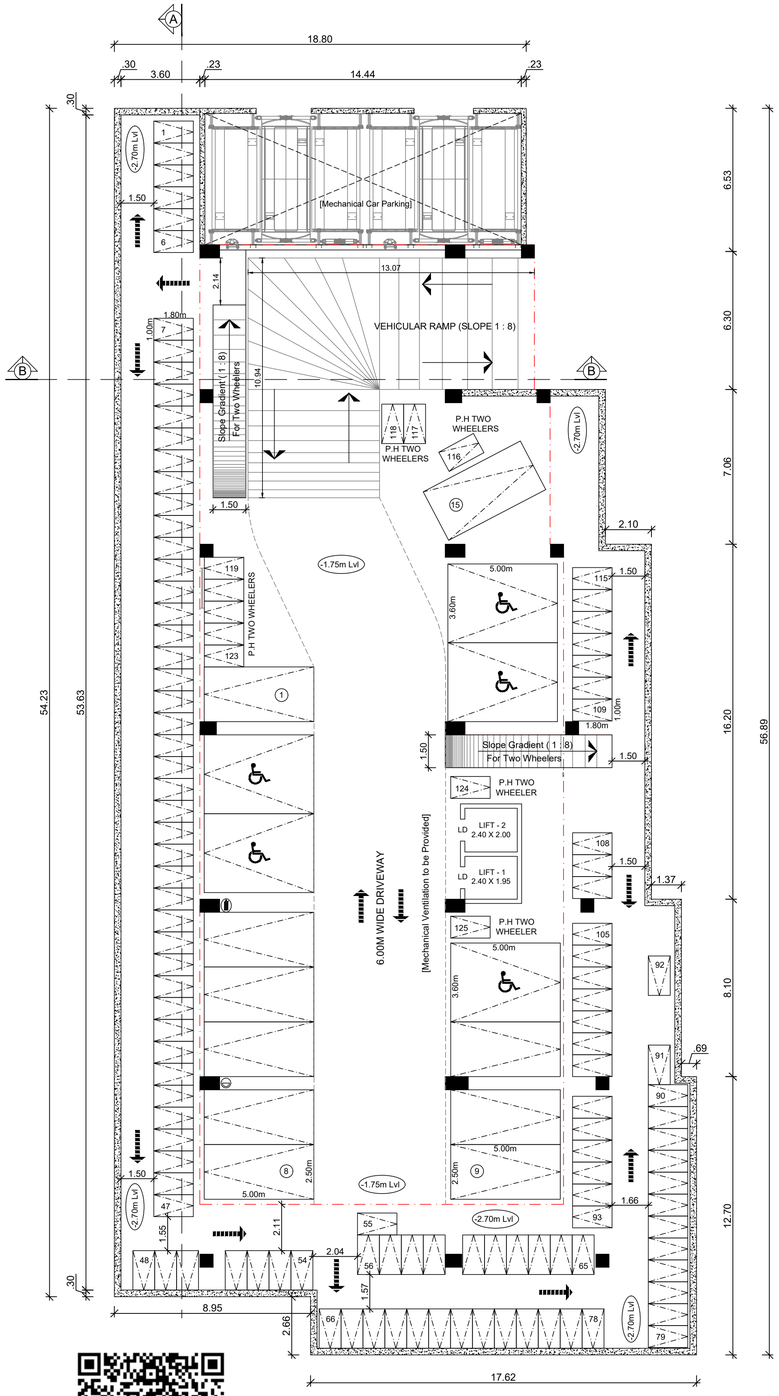
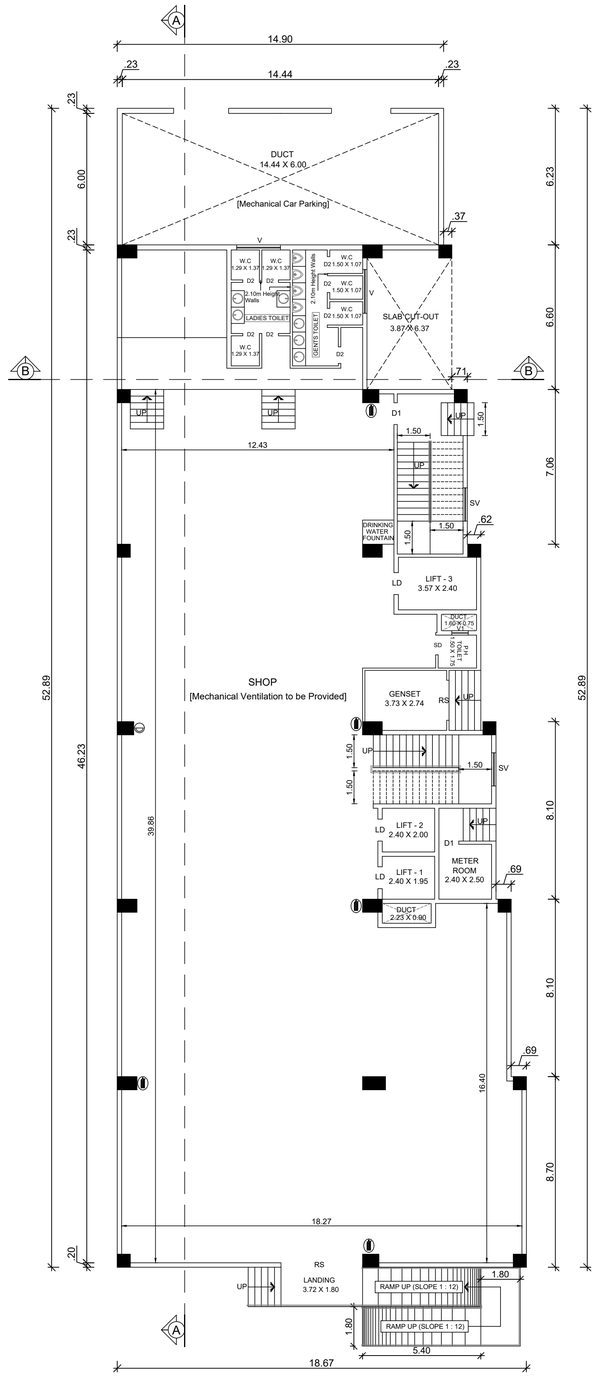
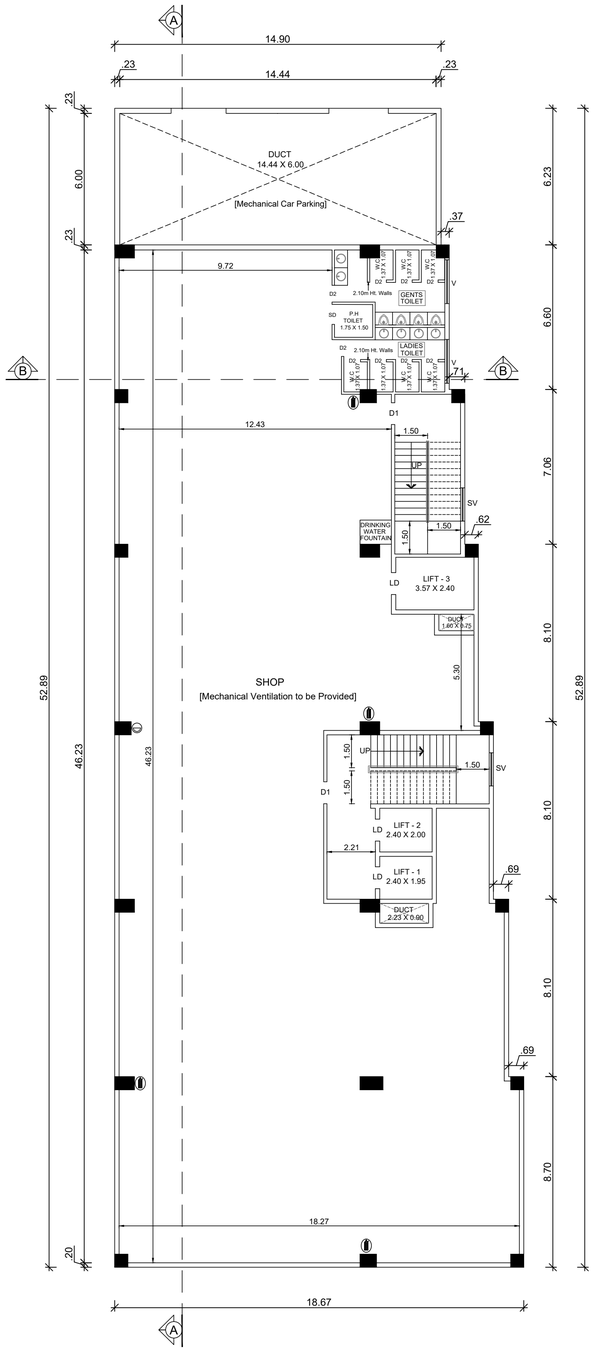
DIGITALLY VERIFIED RECORD



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST AND SECOND FLOOR - TYPICAL PLAN

SHEET No. : 1 / 4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACED ROOF COMMERCIAL SHOPS, BUSINESS OFFICES, AND LODGES BUILDING (BASEMENT + GROUND + 7 FLOORS), IN NEW WARD - 2, BLOCK - 6, T.S.Nos. - 292/53, 292/58, 293/12 AND NEW WARD - 1 Pt, BLOCK - 14, T.S.Nos. - 349/18, 349/19B, 349/23, AT THIRUPATHUR TOWN AND MUNICIPALITY, THIRUPATHUR TALUK, THIRUPATHUR DISTRICT.

APPLICANT : Mr. S.VENKATESH,
S/o. Mr.SUBRAMANIYA.

Online Application No. : SWP / BPA / 251214 / 2024

SCALE 1 : 100 — ALL DIMENSIONS ARE IN "METRE"

AREA STATEMENT :

BUILDING AREA DETAILS (In Sq.m) :

FLOOR NAME	Usage	Built-Up Area	Non-FSI Area (Deductions)	FSI Area
BASEMENT FLOOR	Parking	1336.17	1336.17	-----
GROUND FLOOR	Shop	888.94	114.48	774.46
FIRST FLOOR		888.94	89.84	799.10
SECOND FLOOR		888.94	89.84	799.10
THIRD FLOOR	Office	888.94	89.84	799.10
FOURTH FLOOR		888.94	89.84	799.10
FIFTH FLOOR	Lodges	888.94	94.32	794.62
SIXTH FLOOR		888.94	94.32	794.62
SEVENTH FLOOR		888.94	94.32	794.62
TERRACE FLOOR	Head Room	175.40	175.40	------
TOTAL AREA		8623.09	2268.37	6354.72

JOINERY DETAILS (In Metre)

RS	ROLLING SHUTTER	2.00 X 2.44
D	DOOR	1.83 X 2.44
D1	DOOR	1.00 X 2.13
D2	DOOR	0.76 X 2.13
SD	SWING DOOR	0.91 X 2.13
LD	LIFT DOOR	1.00 X 2.44
W	WINDOW	2.44 X 1.52
W1	WINDOW	1.83 X 1.52
SV	STAIR VENTILATION	1.83 X 1.22
V	VENTILATION	2.00 X 0.60
V1	VENTILATION	0.75 X 0.75

SPECIFICATIONS

1. R.C.C COLUMN FOOTING USING M40 GRADE CONCRETE.
2. R.C.C WALLS USING M30 GRADE AND SOLID BLOCK MASONRY.
3. R.C.C FLAT ROOF SLAB USING M30 GRADE.
4. WALLS ARE PLASTERED BY CEMENT PLASTER.
5. JOINERY WORKS IN ALUMINUM AND UPVC.
6. FLOORING USING VITRIFIED TILES
7. JOINERY WORKS IN ALUMINUM AND UPVC.
8. WEATHERING COURSE LAID WITH PROPER SLOPE.

APPLICANT :

GEO - TECHNICAL ENGINEER:

R.VENKATA KRISHNAIAH
GEOTECHNICAL CONSULTANT
VELTECH CONSULTING ENGINEERS
NO.10, ELUMALAI NAICKEN STREET,
SELAIYUR, CHENNAI - 600073.
REG. NO. COLRGNRGTE/2019/09/014

STRUCTURAL ENGINEER :

Er. K.R. KESAVAN, M.E., (Structural)
Registered Structural Engineer Grade – I,
Salem DTCP Regn. No.: 16/RSE-I/2024,
Opp. Saradha College, Velu Complex,
Salem – 636 016

CONSTRUCTION ENGINEER :

Er.A.SEENIVASAN, B.E.,
Registered Construction Engineer,
Salem DTCP Regn.No. : 03/2022/CE
5/318-B, State Bank Colony-II
Junction Main Road, SALEM -4.
Contact No. 98427-12227

REGISTERED ENGINEER :

Er.A.SEENIVASAN, B.E.,
Registered Engineer Grade-I
Salem DTCP Regn.No. : 014/RE-I/2024
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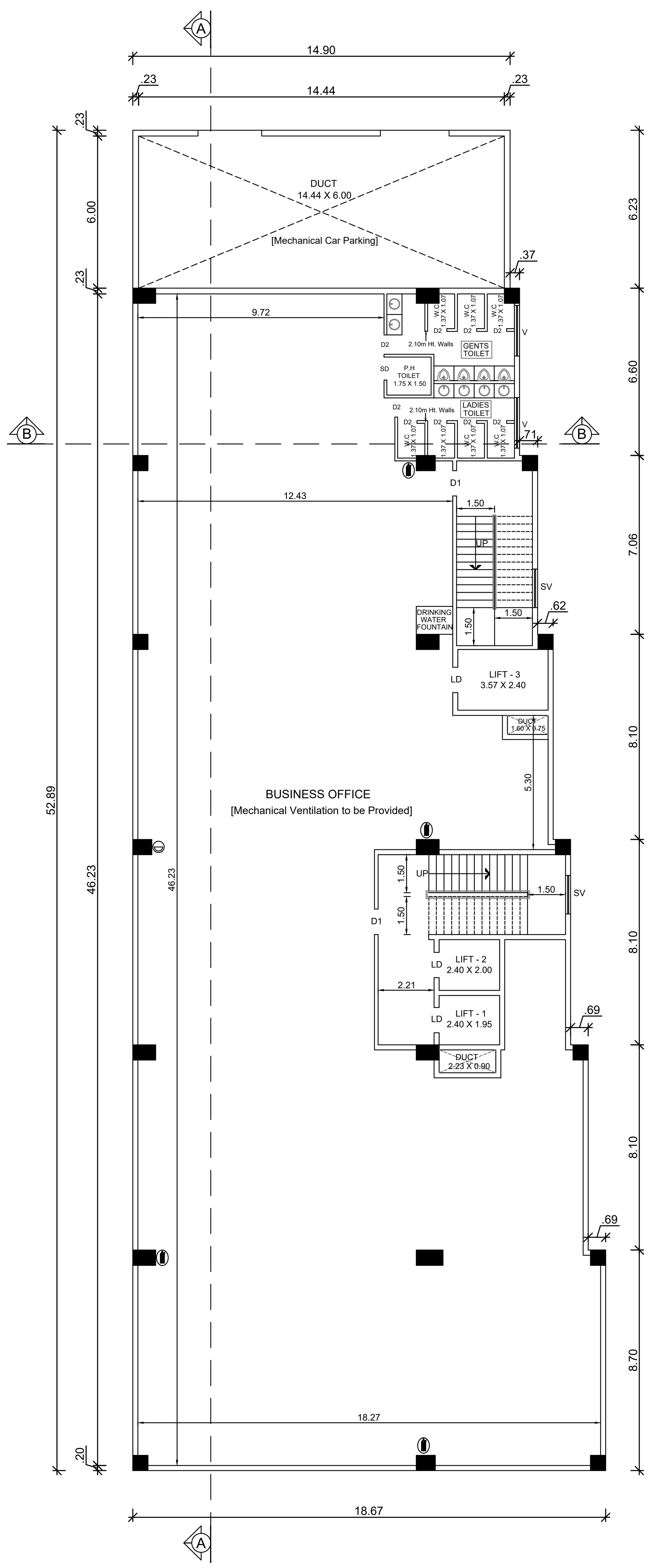
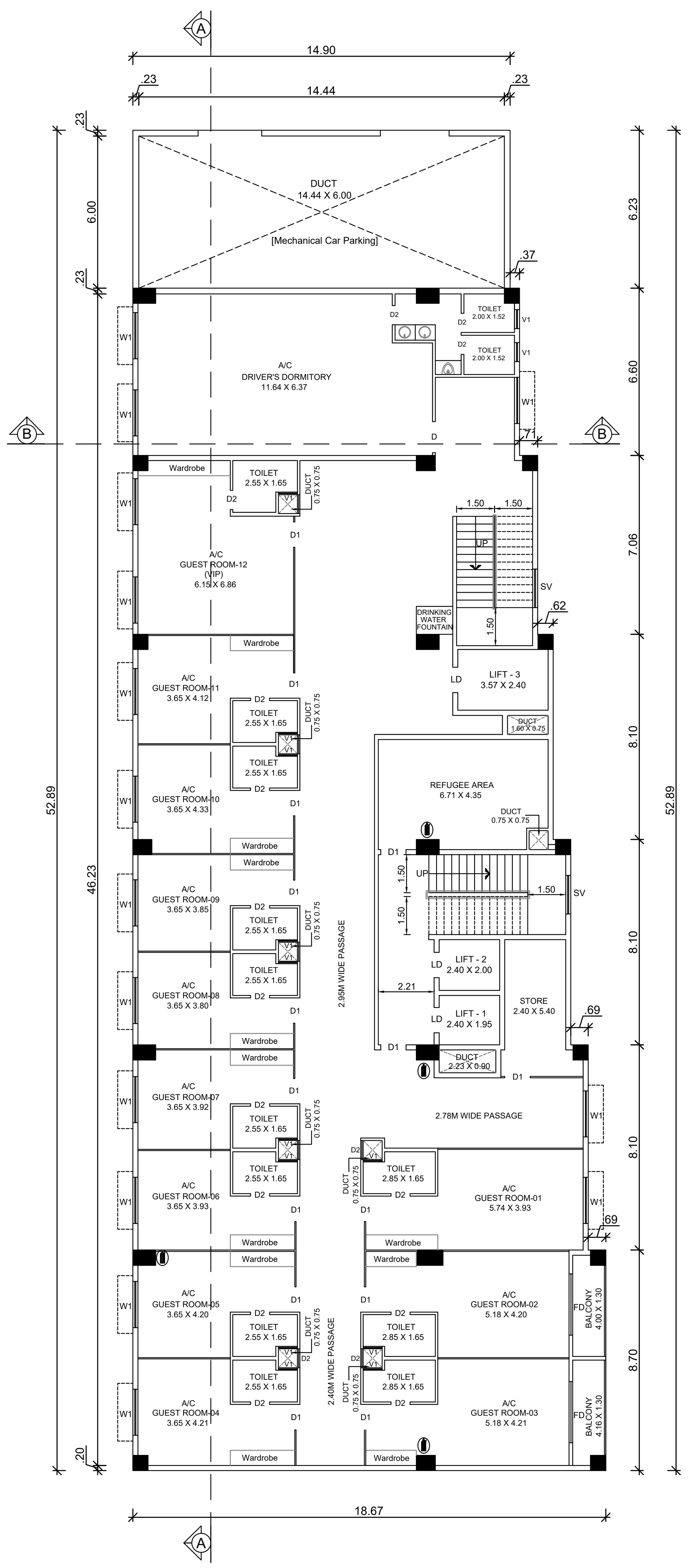
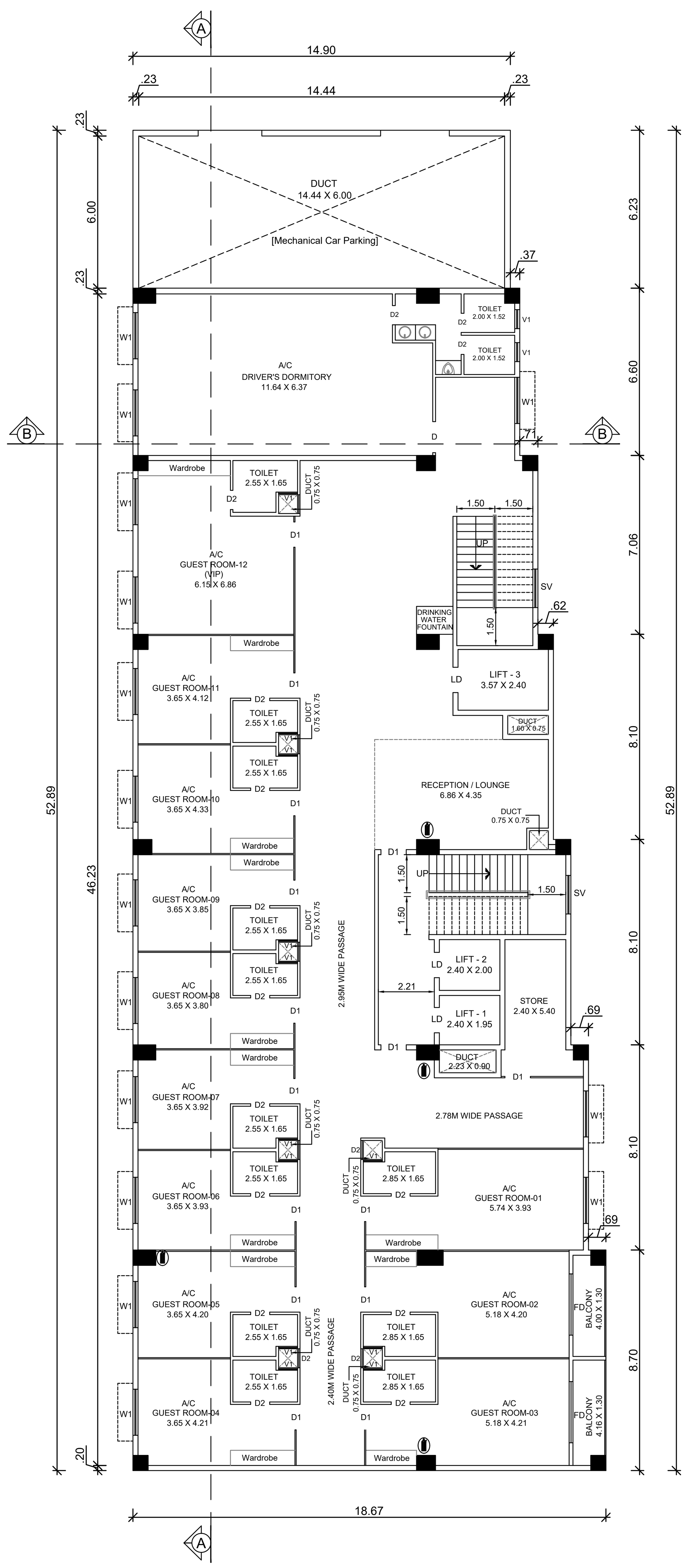
SHEET No. : 2 / 4



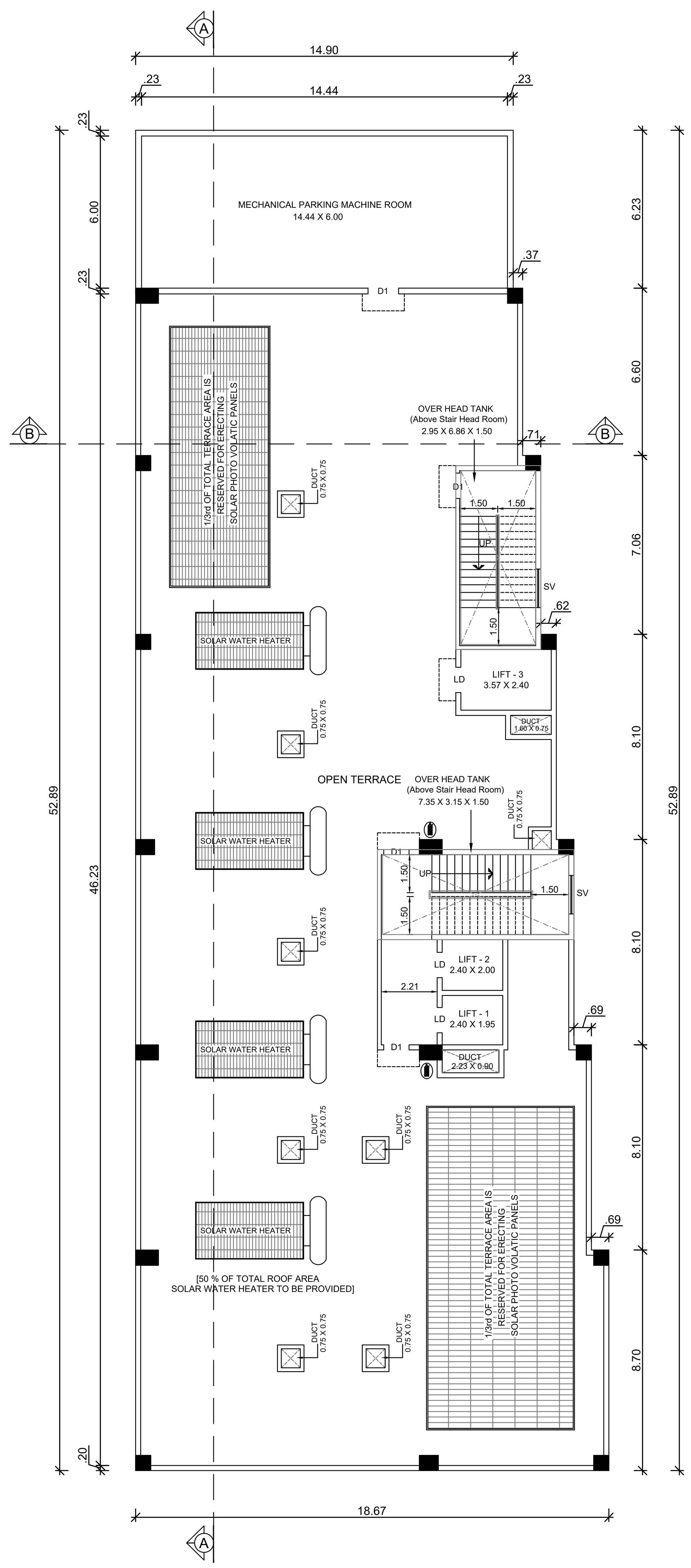
THIRD AND FOURTH FLOOR - TYPICAL PLAN



FIFTH FLOOR PLAN



SIXTH AND SEVENTH FLOOR - TYPICAL PLAN



TERRACE FLOOR PLAN

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Junction Main Road, SALEM - 4.
Contact No. 98247-12227

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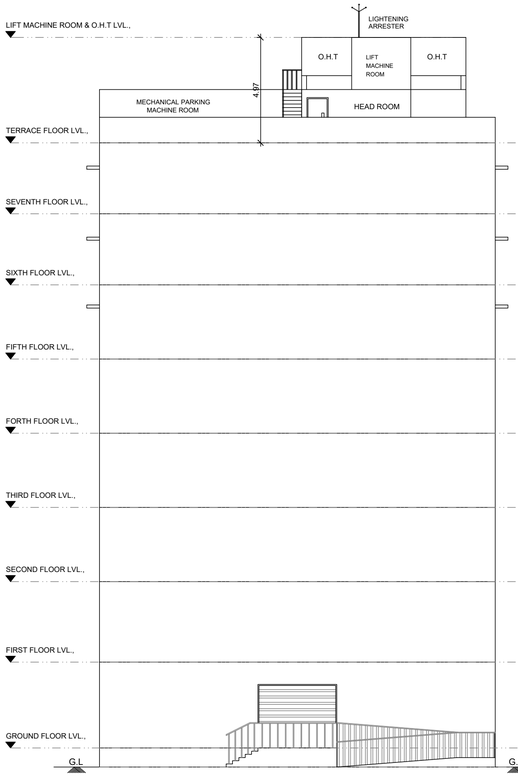
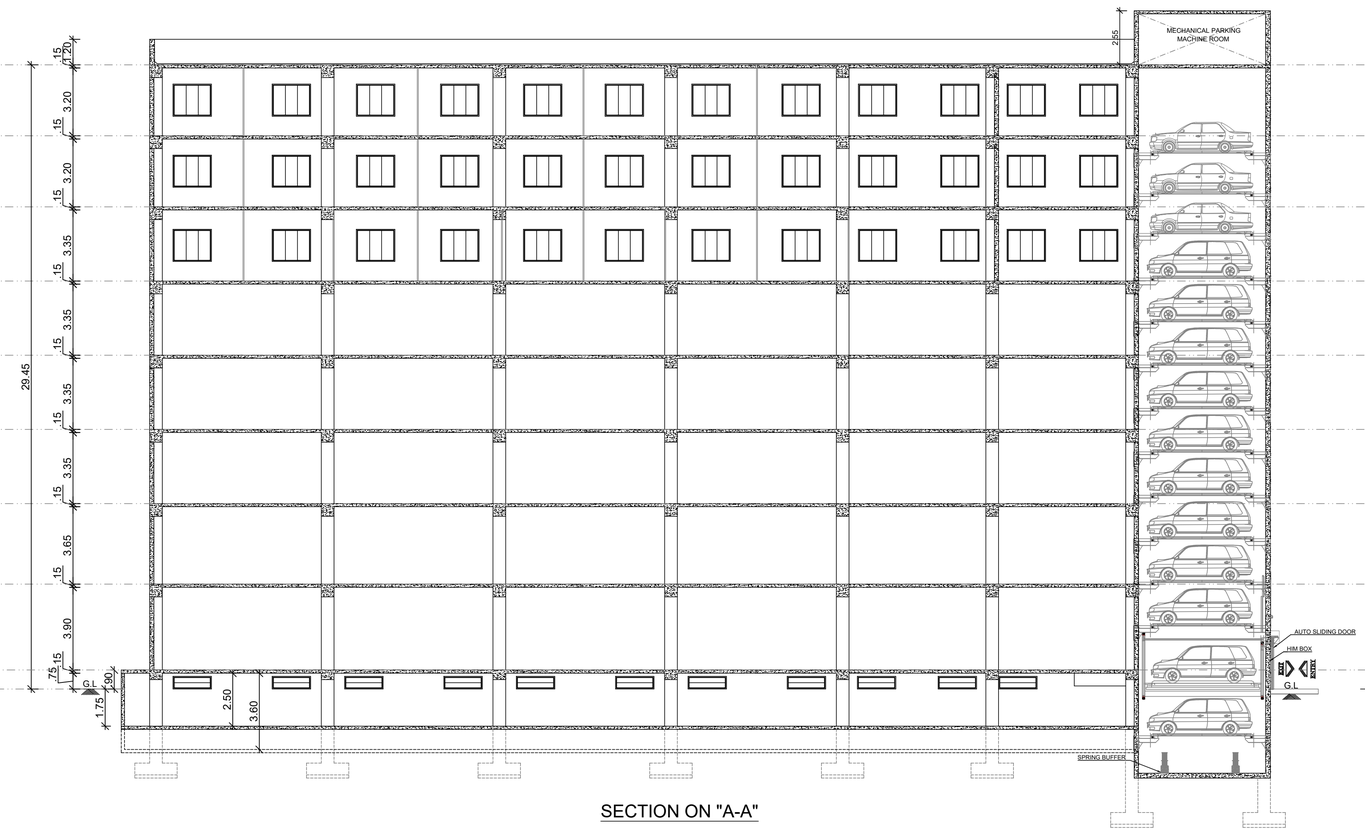
5/318-B, State Bank Colony-II
Junction Main Road, SALEM - 4.
Contact No. 98427-12227

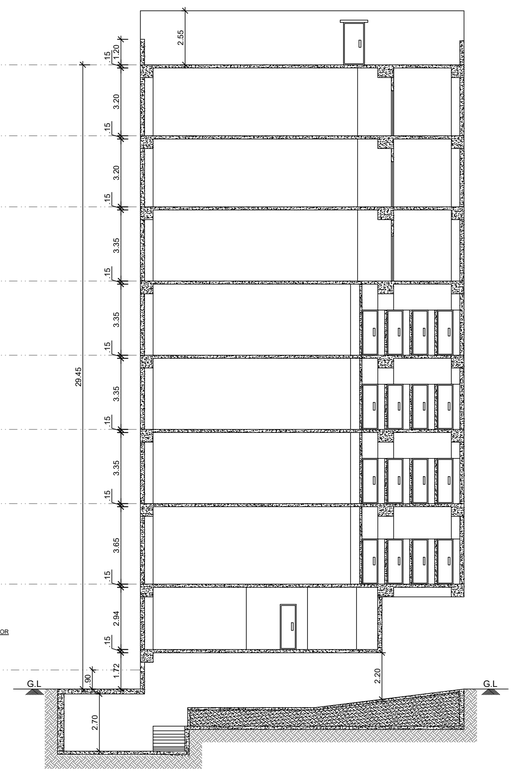
SHEET No. : 3 / 4



FRONT ELEVATION



SECTION ON "A-A"



SECTION ON "B-B"

Online Application No. : SWP / BPA / 251214 / 2024

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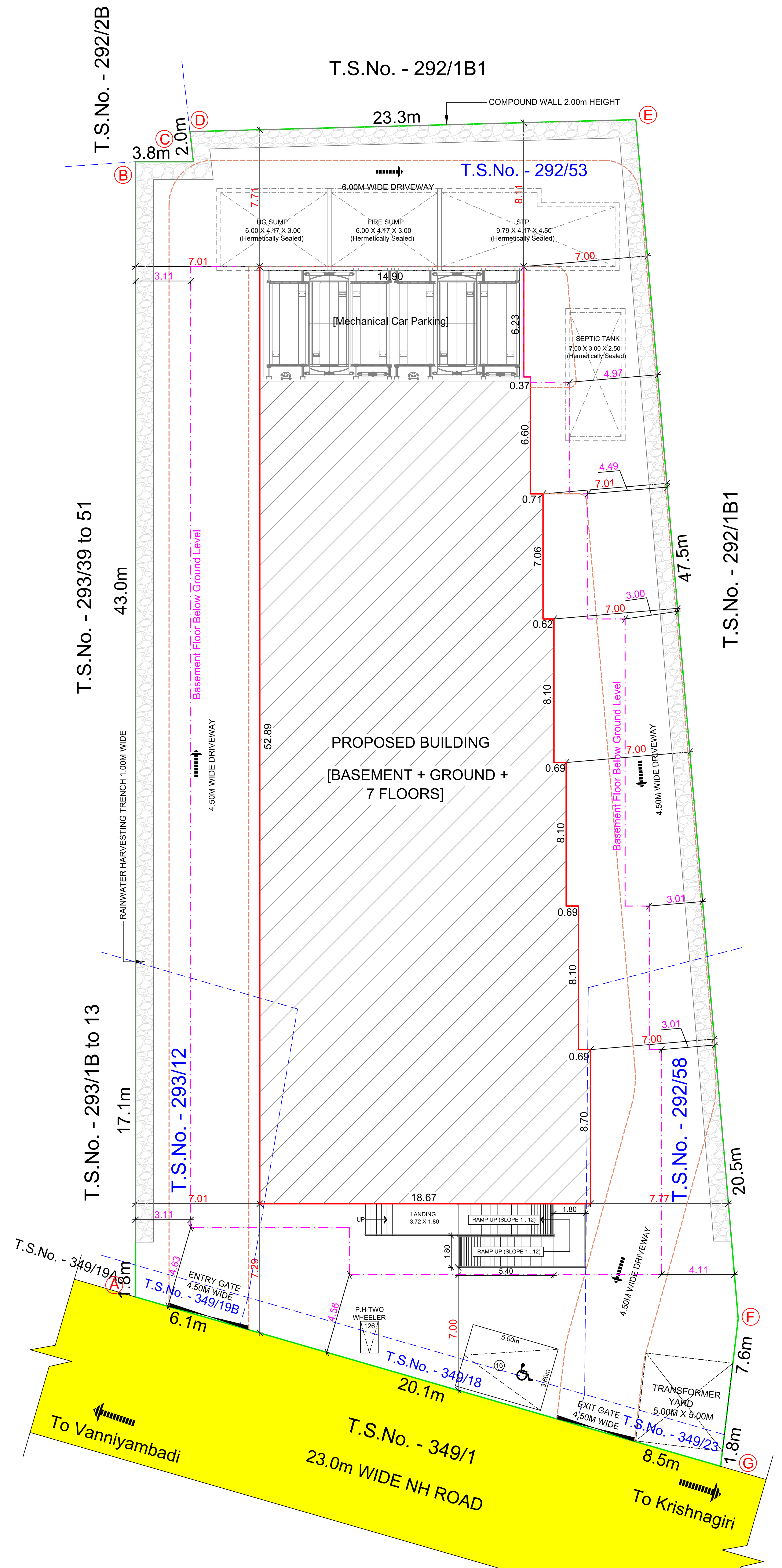
APPLICANT :	GEO - TECHNICAL ENGINEER:	CONSTRUCTION ENGINEER :	STRUCTURAL ENGINEER :	REGISTERED ENGINEER :
	R.VENKATA KRISHNAIAH GEOTECHNICAL CONSULTANT VELTECH CONSULTING ENGINEERS NO.10, ELUMALAI NAICKEN STREET, SELAIYUR, CHENNAI - 600073. REG. NO. CGL/RGN/RGTE/2019/GG/G14	Er.A.SEENIVASAN, B.E., Registered Construction Engineer, Salem DTCP Regn.No. : 03/2022/CE # 5/318-B, State Bank Colony-II Junction Main Road, SALEM - 4. Contact No. 98247-12227	Er. K.R. KESAVAN, M.E., (Structural) Registered Structural Engineer Grade – I, Salem DTCP Regn. No.: 16/RSE-I/2024, # Opp. Saradha College, Velu Complex, Salem – 636 016	Er.A.SEENIVASAN, B.E., Registered Engineer Grade-I Salem DTCP Regn.No. : 014/RE-I/2024 # 5/318-B, State Bank Colony-II Junction Main Road, SALEM -4. Contact No. 98427-12227



SITE PLAN
(SCALE 1 : 100)

PARKING CALCULATIONS (As per TNCDBR 2019)

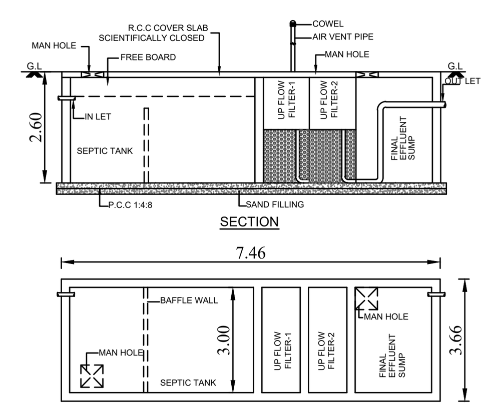
FLOOR DETAILS	PARKING AREA	REQUIRED Cars	REQUIRED Two Wheelers
GROUND, FIRST & SECOND - TYPICAL FLOOR PLAN SHOP (Municipal Areas) : 1 car space and 1 two wheeler space for every 50 Sq.m or part thereof excluding the first 50 Sq.m	Car Required : 2372.66 x 0.75 / 50 = 35.58 Two Wheeler Required : 2372.66 x 0.75 / 50 = 35.58	36 Nos.	36 Nos.
THIRD & FOURTH - TYPICAL FLOOR PLAN OFFICES (Municipal Areas) : 1 car space for every 100 Sq.m of floor area or part thereof and 1 two wheeler space for every 25 Sq.m of floor area or part thereof And 10% Visitors Parking	Car Required : 1598.20 x 0.75 / 100 = 11.98 11.98 + 1.19 = 13.17 Two Wheeler Required : 1598.20 x 0.75 / 25 = 47.97 47.97 + 4.79 = 52.76	14 Nos.	53 Nos.
FIFTH, SIXTH & SEVENTH - TYPICAL FLOOR PLAN UNSTARRED HOTELS, OTHER HOTELS & LODGES : 1 car space for every 10 - guest rooms and for the non-room area, 1 car space for every 100 Sq.m of floor area or part thereof and 1 two wheeler space for every 50 Sq.m of floor area or part thereof	Car Required : Total number of Rooms = 12 Nos. x 3 Floors = 36 Nos. / 10 = 3.60 Non-Room Area = 193.70 Sq.m x 3 Floors = 581.10 / 100 = 5.81 Two Wheeler Required : Non-Room Area = 193.70 Sq.m x 3 Floors = 581.10 / 50 = 11.62	10 Nos.	12 Nos.
SUB TOTAL (A)		60 Nos.	101 Nos.
10 % Reservation for Physically Disabled Persons (B)		06 Nos.	11 Nos.
GRAND TOTAL (A + B)		66 Nos.	112 Nos.

NOTE :

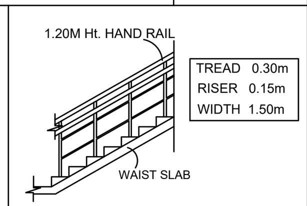
MECHANICAL CAR PARKING	:	54 Nos.
GENERAL CAR PARKING	:	16 Nos.
TOTAL	:	71 Nos.

PARKING PROVIDED :

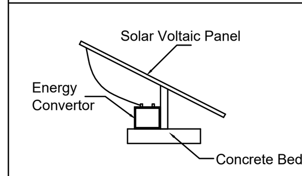
CAR PARKING	64 Nos.
P.H CAR PARKING	06 Nos.
TWO WHEELERS	115 Nos.
P.H TWO WHEELERS	11 Nos.



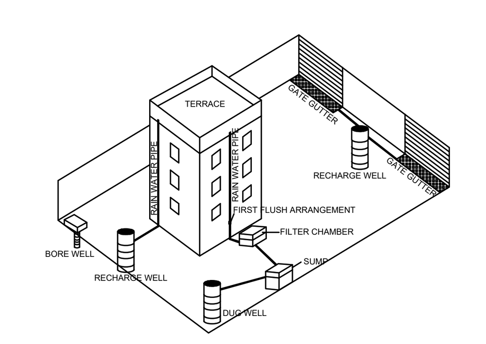
PLAN OF SEPTIC TANK WITH UP FLOW FILTER



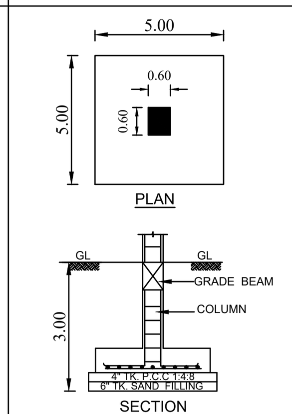
STAIRCASE DETAILS



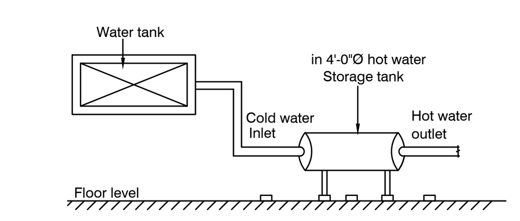
SOLAR PANEL DETAILS



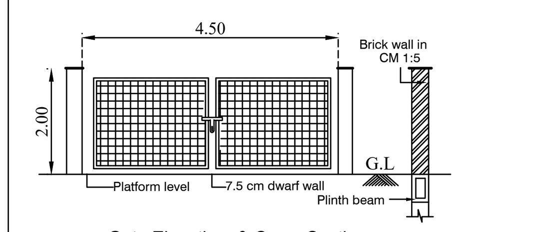
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:2B
Not To Scale



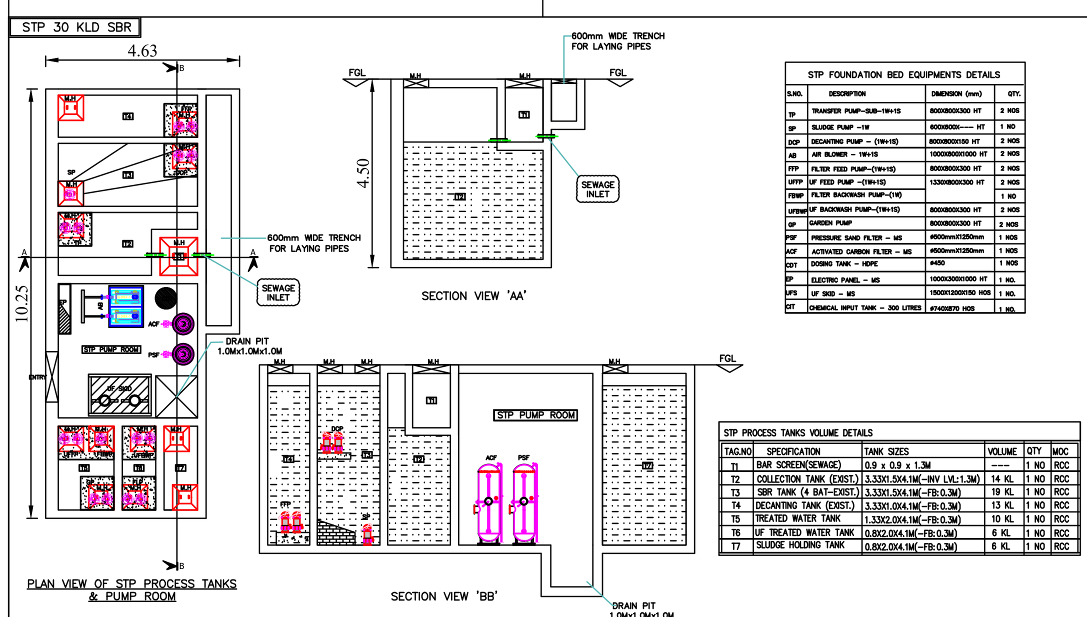
FOUNDATION DETAIL



SOLAR HOT WATER SYSTEM



Gate Elevation & Cross Section
Detail of compound wall



PLAN VIEW OF STP PROCESS TANKS & PUMP ROOM

STP FOUNDATION BED EQUIPMENTS DETAILS

S.NO.	DESCRIPTION	DIMENSION (mm)	QTY.
TP	TRANSFER PUMP–SUB–1W+1S	800X800X300 HT	2 NOS
SP	SLUDGE PUMP –1W	600X600X---- HT	1 NO
DCP	DECANTING PUMP – (1W+1S)	800X800X150 HT	2 NOS
AB	AIR BLOWER – 1W+1S	1000X800X1000 HT	2 NOS
FFP	FILTER FEED PUMP–(1W+1S)	800X800X300 HT	2 NOS
UFFP	UF FEED PUMP –(1W+1S)	1330X800X300 HT	2 NOS
FBWP	FILTER BACKWASH PUMP–(1W)		1 NO
UFBWP	UF BACKWASH PUMP–(1W+1S)	800X800X300 HT	2 NOS
GP	GARDEN PUMP	800X800X300 HT	2 NOS
PSF	PRESSURE SAND FILTER – MS	Ø600mmX1250mm	1 NOS
ACF	ACTIVATED CARBON FILTER – MS	Ø600mmX1250mm	1 NOS
DDT	DOSING TANK – HDPE	Ø450	1 NOS
EP	ELECTRIC PANEL – MS	1000X300X1000 HT	1 NO.
UFS	UF SKID – MS	1500X1200X150 HOS	1 NO.
CIT	CHEMICAL INPUT TANK – 300 LITRES	Ø740X870 HOS	1 NO.

STP PROCESS TANKS VOLUME DETAILS

TAG.NO	SPECIFICATION	TANK SIZES	VOLUME	QTY	MOC
T1	BAR SCREEN(SEWAGE)	0.9 x 0.9 x 1.3M	----	1 NO	RCC
T2	COLLECTION TANK (EXIST.)	3.33X1.5X4.1M(–INV LVL:1.3M)	14 KL	1 NO	RCC
T3	SBR TANK (4 BAT–EXIST.)	3.33X1.5X4.1M(–FB:0.3M)	19 KL	1 NO	RCC
T4	DECANTING TANK (EXIST.)	3.33X1.0X4.1M(–FB:0.3M)	13 KL	1 NO	RCC
T5	TREATED WATER TANK	1.33X2.0X4.1M(–FB:0.3M)	10 KL	1 NO	RCC
T6	UF TREATED WATER TANK	0.8X2.0X4.1M(–FB:0.3M)	6 KL	1 NO	RCC
T7	SLUDGE HOLDING TANK	0.8X2.0X4.1M(–FB:0.3M)	6 KL	1 NO	RCC

SHEET No. : 4 / 4

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AREA STATEMENT

SITE EXTENT AS PER DOCUMENT (23789.00 Sq.Ft)	2210.05 Sq.M
SITE EXTENT AS PER TSLR	2210.00 Sq.M
SUPERIMPOSED PLOT AREA	2210.30 Sq.M

BUILDING AREA DETAILS (In Sq.m) :

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SEVENTH FLOOR		888.94	94.32	794.62
TERRACE FLOOR	Head Room	175.40	175.40	------
GRAND TOTAL		8623.09	2268.37	6354.72

FLOOR SPACE INDEX (FSI) = 6354.72 / 2210.00 = 2.87 < 3.25

PLOT COVERAGE (PC) = 888.94 / 2210.00 x 100 = 40.22 % < 50 %

NOTE :

* ALL DIMENSIONS ARE IN "METRE"
* FIRE FIGHTING EQUIPMENTS PROVIDE FOR ENTIRE BUILDING.
* MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDING.

COLOR REFERENCES

SITE BOUNDARY SHOWN
PROPOSED BUILDING SHOWN
DRIVEWAY SHOWN
EXISTING ROAD SHOWN

SCALE 1 : 100

- FIRE ALARM
- FIRE EXTINGUISHER

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Registered Structural Engineer Grade – I,
Salem DTCP Regn. No. : 16 / RSE-I / 2024,
Opp. Saradha College, Velu Complex,
Salem – 636 016

REGISTERED ENGINEER :

Er.A.SEENIVASAN, B.E.,
Registered Engineer Grade-I
Salem DTCP Regn.No. : 014/RE-I/2024
5/318-B, State Bank Colony-II
Junction Main Road, SALEM - 4.
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THE LANDLENS SUITE

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

hello@verified.realestate · +91 9996 12 9996

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.