PP APPROVAL RECORD

Planning Permission

Tirupathur 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.

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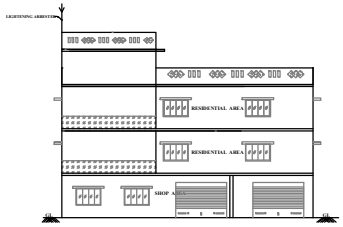
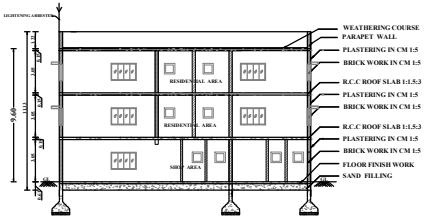
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF GROUND FLOOR COMMERCIAL (SHOP) BUILDING, FIRST & SECOND FLOOR (RESIDENTIAL) BUILDING (G + 2 FLOORS) IN OLD S.F.NO - 32/2B1, 32/2B2, NEW S.F.NO - 32/2B1 (AS PER PATTA) KAKKANGARAI VILLAGE & PANCHAYAT, TIRUPATTUR TALUK & DISTRICT.

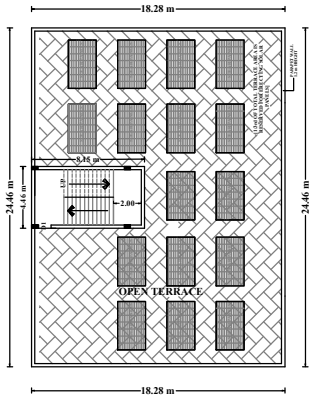
APPLICANT : Mr. T. SENTHIL KUMAR, S/o. THANGAVEL.



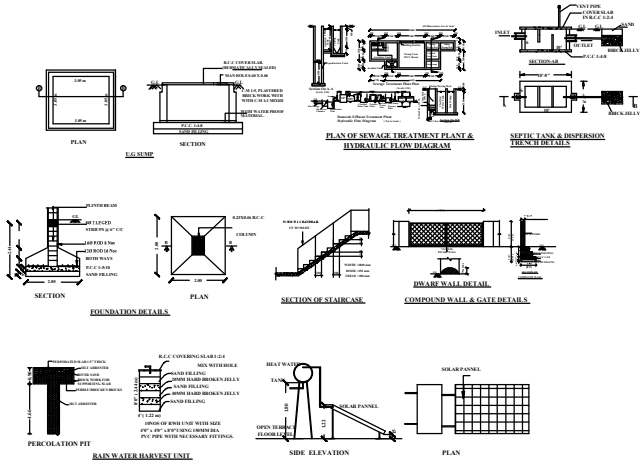
ELEVATION

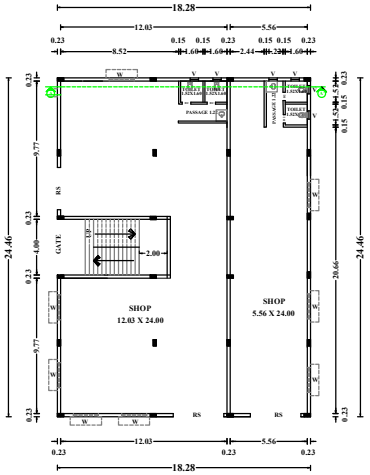


SECTION ON AA'

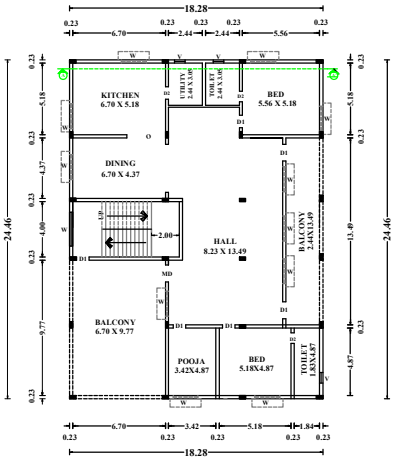


TERRACE FLOOR PLAN

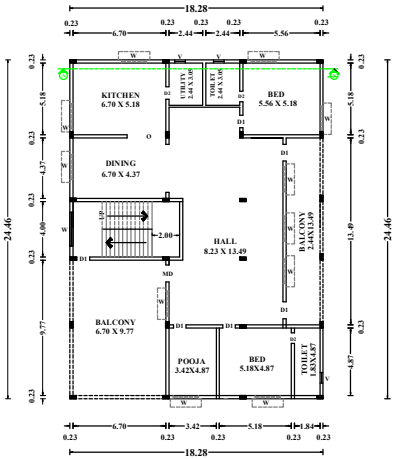




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Er. K. VIJAYABANU
M.E.(Struc),M.B.A.,M.Sc.(Weather),F.I.V.,M.E.,C.Engg(I)
Chartered Engineer- M 18-4-P-SC-5
Govt. Approved Valuer F-28767
Collector Panel Engineer
Registered Engineer (Gr-I) 15/04/041
Registered Valuer 104/2/C-II/2019-20
Structural Engineer (Gr-II) 13/04/UUD
13, V.C.N. Street, K.V.G. Complex, (Opp.) Bus Stand,
VB ASSOCIATES
TIRUPATTUR-635 601, TPT.DI.
Mob: 9486281975, 04179-221975
Email: veejay2777@gmail.com

STRUCTURAL ENGINEER:

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
(TIRUPATTUR DISTRICT)

OFFICE USE ONLY

SITE APPROVAL:

ONLINE APPLICATION NO - SWP / BPA / 609545 / 2025
SITE BOUNDARY SHOWN AS 'A' TO 'H'
SITE APPROVAL ISSUED

TECHNICAL APPROVAL:

SWP / DTCP / TIRUPATTUR / BP NO - 11/ 2025
ONLINE APPLICATION NO - SWP / BPA / 609545 / 2025
TECHNICAL APPROVAL ISSUED
REFERENCE : K85W2904

ALL DIMENSIONS ARE IN METER	SCALE 1 : 100

SITE AREA STATEMENTS

AS PER DOCUMENT AREA	2306.71 sq.mt
AS PER PATTA / FMB AREA	2300.00 sq.mt
AS PER SITE AREA	2300.00 sq.mt

FLOORS	BUILTUP AREA	NON - FSI AREA	FSI AREA	USAGE
GROUND FLOOR	447.13	---	447.13	SHOP
FIRST FLOOR	447.13	---	447.13	RESIDENTIAL
SECOND FLOOR	447.13	---	447.13	RESIDENTIAL
TERRACE FLOOR	31.89	31.89	---	HEAD ROOM
TOTAL AREA	1373.28	31.89	1341.39	

F.S.I AREA = $\frac{1341.39}{2300.00}$ = 0.58 < 2

PLOT COVERAGE AREA = $\frac{447.13}{2300.00}$ x 100 = 19.44 %

PARKING REQUIREMENTS :

The number of car/two wheeler parking spaces required fo ever 75 sq.mt shall be calculated for 75% of the area in the buildings. (Nil upto first 75 sq.mt)

Car Calculation = 15 nos
Two wheeler Calculation = 15 nos

DESCRIPTION	STALL SIZE	REQUIRED	PROVIDED
CAR	2.50 X 5.00	15 NOS	22 NOS
TWO WHEELER	1.00 X 1.80	15 NOS	51 NOS
DA CAR	3.60 X 5.00	02 NOS	02 NOS
DA TWO WHEELER	1.00 X 1.80	02 NOS	05 NOS

JOINERY DETAILS

SD	---	SLIDING DOOR	1.22 x 2.13
G/GD	---	GRILL/GLASS DOOR	3.35 x 2.13
D1	---	DOOR	0.91 x 2.13
D2	---	DOOR	0.76 x 2.13
W	---	WINDOW	1.82 x 1.82
V	---	VENTILATOR	0.76 x 0.76

FIRE CERTIFICATE :

1) NECESSARY FIRE EXTINGUISHERS WILL BE PROVIDED WITH THE PERMISSION FROM THE FIRE SERVICE.

REFERENCE :

1) FOR BATH AND WASH SEPERATE PIPELINE IS TO BE PROVIDED AND DIRECTLY CONNECTED TO THE RECHARGE PIT FOR RECYCLING PURPOSE.
2) SOLAR APPARATUS TO BE PROVIDED.
3) RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

APPLICANT:

Mr. T. SENTHIL KUMAR, S/o. THANGAVEL.

REGISTERED ENGINEER:

Er. K. VIJAYABANU
M.E.(Struc),M.B.A.,M.Sc.(Weather),F.I.V.,M.E.,C.Engg(I)
Chartered Engineer- M 18-4-P-SC-5
Govt. Approved Valuer F-28767
Collector Panel Engineer
Registered Engineer (Gr-I) 15/04/041
Registered Valuer 104/2/C-II/2019-20
Structural Engineer (Gr-II) 13/04/UUD
13, V.C.N. Street, K.V.G. Complex, (Opp.) Bus Stand,
VB ASSOCIATES
TIRUPATTUR-635 601, TPT.DI.
Mob: 9486281975, 04179-221975
Email: veejay2777@gmail.com

COLOUR INDEX :

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

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

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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.