Verified RealEstate™

REFERENCE
02/2024-25

ISSUED
10 February 2025

PP APPROVAL RECORD

Planning Permission

Tiruvallur 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.

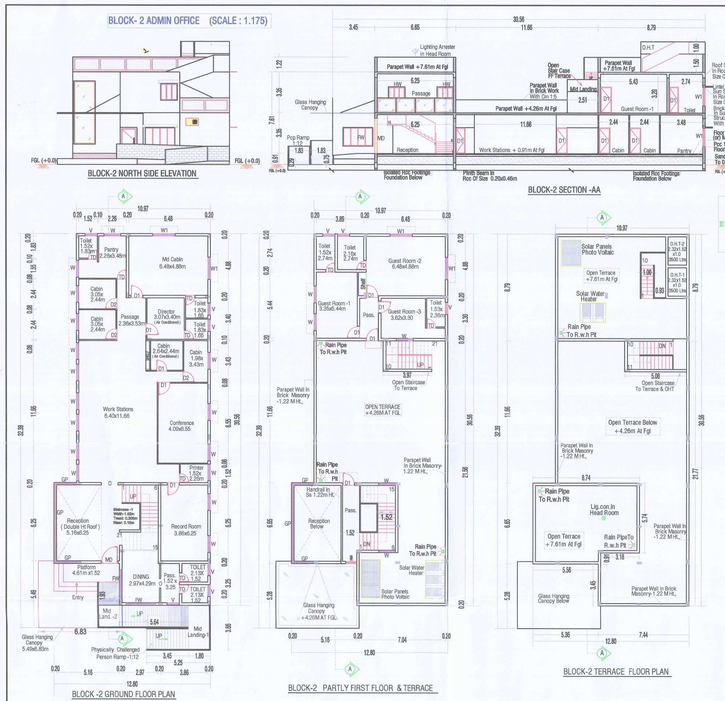
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

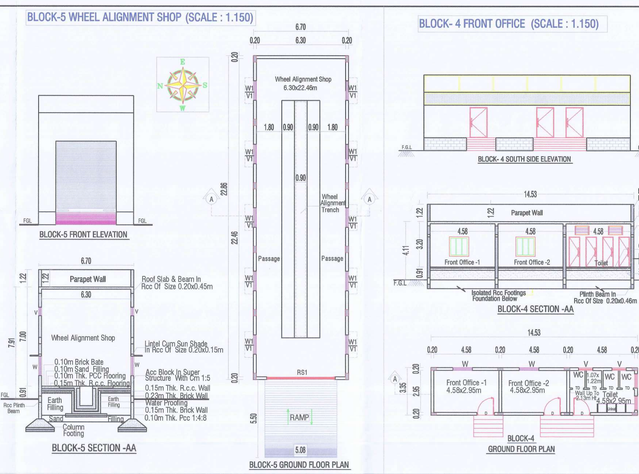
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

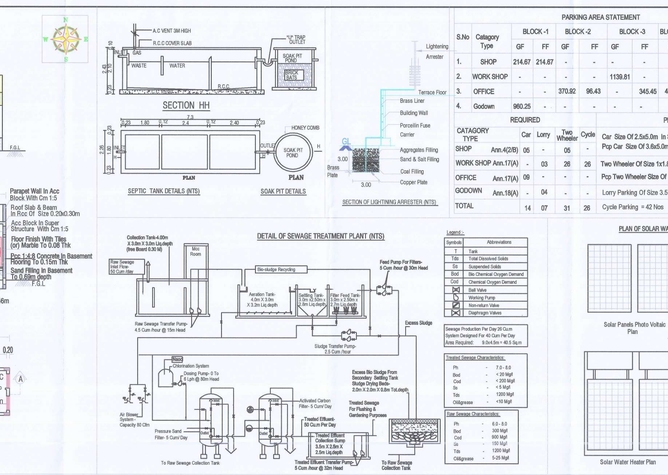
BLOCK- 2 ADMIN OFFICE (SCALE : 1.175)



BLOCK-5 WHEEL ALIGNMENT SHOP (SCALE : 1.150)



BLOCK- 4 FRONT OFFICE (SCALE : 1.150)



PARKING AREA STATEMENT

S.No	Category Type	BLOCK -1 GF	BLOCK -1 FF	BLOCK -2 GF	BLOCK -2 FF	BLOCK -3 GF	BLOCK -3 FF	BLOCK -4 GF	BLOCK -5 GF	TOTAL (SQM)
1.	SHOP	214.67	214.67	-	-	-	-	-	-	429.34
2.	WORK SHOP	-	-	-	-	1139.81	-	-	141.50	1281.31
3.	OFFICE	-	-	370.92	96.43	-	345.45	48.66	-	861.46
4.	Godown	960.25	-	-	-	-	-	-	-	960.25

	REQUIRED				PROVIDED	TOTAL
CATAGORY TYPE	Car	Lorry	Two Wheeler	Cycle		
SHOP Ann.42(B)	06	-	06	-	Car Size Of 2.5x5.0m In Slot -1 & 2 = 14 Nos Pcp Car Size Of 3.8x5.0m -1 & 2 = 02 Nos	16Nos
WORK SHOP Ann.17(A)	-	03	26	26	Two Wheeler Of Size 1x1.8m In Slot - 1 & 2 -36	
OFFICE Ann.17(A)	09	-	-	-	Pcp Two Wheeler Size Of 2x1.8m -1 & 2 = 02 Nos	38 Nos
GODOWN Ann.18(A)	-	04	-	-	Lorry Parking Of Size 3.5 X 10.0 M = 08 Nos	08 Nos
TOTAL	14	07	31	26	Cycle Parking = 42 Nos	42 Nos

● ONLINE APPLICATION NUMBER :

● APPROVAL NUMBER :

SHEET No : 01 of 01

PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING BLOCKS OF ADMIN OFFICE, SHOP CUM GODOWN,WORK SHOP SHED,WHEEL ALIGNMENT SHOP WITH PUMPING STATION FOR SKLS LORRY SERVICE AT S.F.No: 4/2, IN No: 70,CHINNAMBEDU VILLAGE(Kolkatta Highway) PONNERI TALUK, SHOLAVARAM BLOCK, TIRUVALLUR DISTRICT.

NAME OF THE OWNER : D.MUTHUKUMAR - S/O - K.DAMODHARAN

SHEET TITLE	SITE, BUILDING & GENERAL PLAN
SCALE:-	SHEET 1: 100 -(A0) / SITE PLAN 1: 500 / BUILDING PLANS 1:150 & 1: 175
UNIT :- METER	DATE : REVISION:

LAND AREA DETAIL

1. AS PER DOCUMENT DOCUMENT NO	DATE	S.F.NO	EXTENT
6353/2022	10.11.2022	4/2	2 Acres Or 80966sqm

2. AS PER PATTA PATTA No	S.F.NO	EXTENT
3560	4/2	0.81.00 HEC or 8100 sqm

3. AS PER FMB S.F.NO	EXTENT
4/2	0.80.24 HEC or 8024 sqm

LAND AREA STATEMENT

Description	Hectares	Acres	Sqm
As Per Patta	0.81.00	2.00	8100
As Per Document	0.80.96	2.00	8096
As Per FMB	0.80.24	1.98	8024
As Per Site	0.80.11	1.97	8011
0.ɪ Provided(10 % for 8100 (TO PAY)	0.08.10	0.20	810

BUILDING AREA STATEMENT

DESCRIPTION	FLOOR	AREA FSI Sqm.	AREA FSI Sqft.	AREA NON - FSI Sqm.	AREA NON - FSI Sqft.
BLOCK -1 (SHOP CUM GODOWN)	GROUND	1174.91	12646.73	-	-
	FIRST	214.61	2310.06	-	-
	TERRACE	-	-	18.60	200.21
	TOTAL	1389.52	14956.79	18.60	200.21
BLOCK -2 (ADMIN OFFICE)	GROUND	370.92	3992.58	-	-
	FIRST	96.43	1037.97	-	-
	TERRACE	-	-	28.20	303.54
	TOTAL	467.35	5030.55	28.20	303.54
BLOCK -3 (WORK SHOP)	GROUND	1174.16	12638.65	-	-
	FIRST	345.45	3718.42	-	-
	TERRACE	-	-	19.32	207.96
	TOTAL	1519.61	16357.07	19.32	207.96
BLOCK -4 (FRONT OFFICE)	GROUND	48.70	524.20	-	-
BLOCK -5 (WHEEL ALIGN.)	GROUND	153.19	1648.93	-	-
	TOTAL	3578.37	38517.54	66.12	711.71

TOTAL FSI AREA = 3578.37 Sqm (or) 38517.545sft

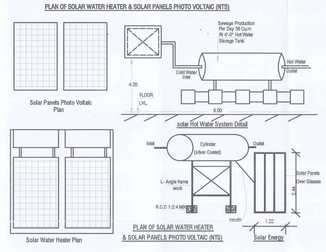
TOTAL BUILDUP AREA = 3644.49 Sqm (or) 39229.25 Sqft

FLOOR SPACE INDEX :- (FSI)

3578.37 Sq.M / 8011.00 Sq.M = 0.446 < 2.00

DETAIL OF SEWAGE TREATMENT PLANT (NTS)

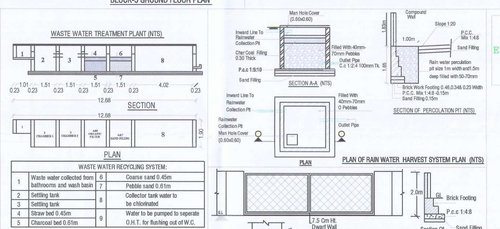
PLAN OF SOLAR WATER HEATER & SOLAR PANELS PHOTO VOLTAIC (NTS)



JOINERY DETAILS & REFERENCES

Type Mark	Width Meter	Height Meter	Description	Area (in sqm)
MD	1.37	2.13	Main Door	2.91
D	1.22	2.13	Door	2.59
D1	1.00	2.13	Door	2.13
D2	0.91	2.13	Door	1.93
RS	2.44	2.74	Rolling Shutter	6.68
RS1	4.84	5.00	Rolling Shutter	24.20
RS2	1.83	2.74	Rolling Shutter	5.01
RS3	2.44	3.05	Rolling Shutter	7.44
TD	0.75	2.13	Door	1.61
W	1.37	1.37	Window	1.87
W1	1.83	1.37	Window	2.52
GP	9.91	5.18	Openable Glass Panel Window	51.33
HW	0.91	1.37	Window	1.24
FW	2.44	1.52	Window	3.70
V	1.00	0.61	Lou. Ventilator	0.61
V1	0.61	0.91	Lou. Ventilator	0.55
V2	2.44	0.61	Lou. Ventilator	1.48

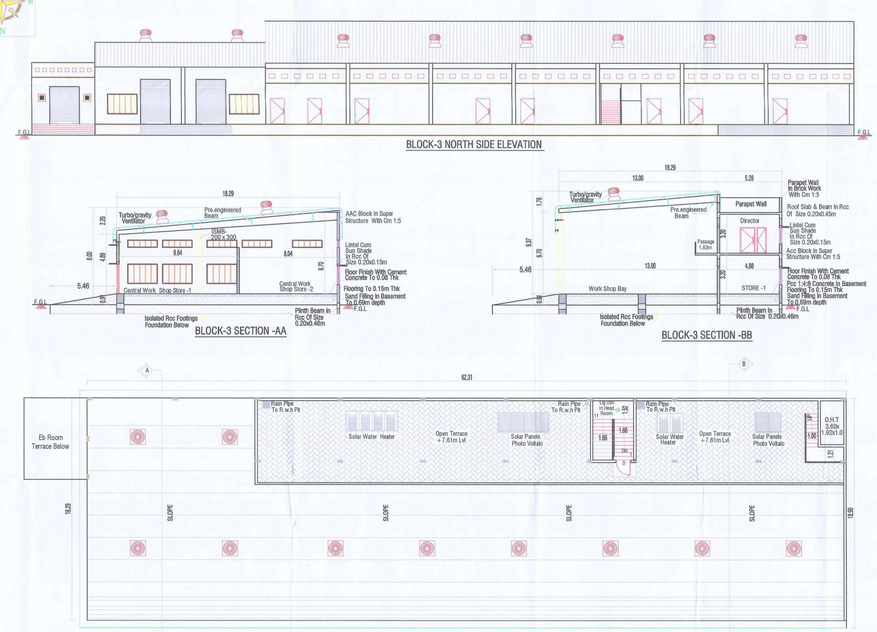
WASTE WATER TREATMENT PLANT (NTS)



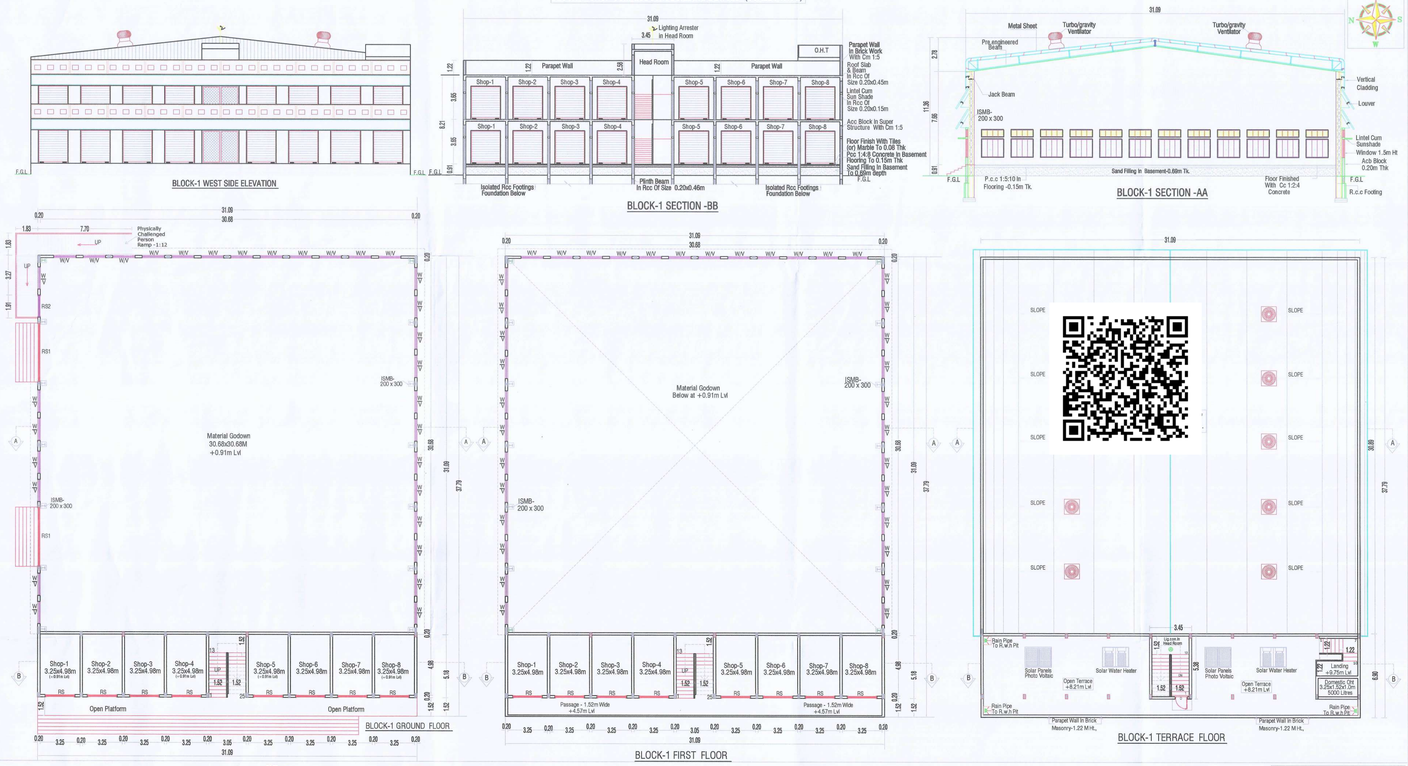
WASTE WATER RECYCLING SYSTEM:

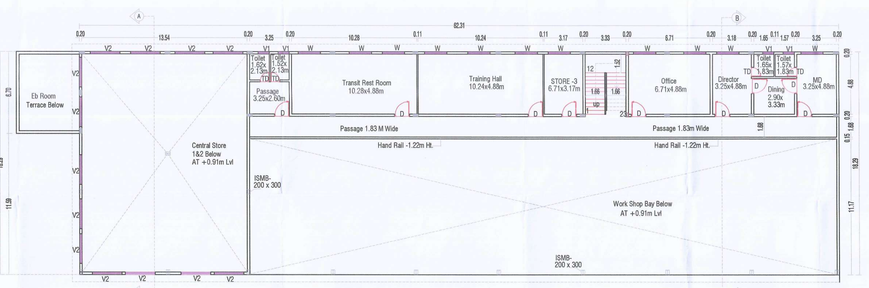
1	Waste water collected from bathrooms and wash basin	6	Coarse sand 0.45m
2	Settling tank	7	Pebble sand 0.61m
3	Settling tank	8	Collector tank water to be chlorinated
4	Straw bed 0.45m	9	Water to be pumped to seperate O.H.T. for flushing out of W.C.
5	Charcoal bed 0.61m		

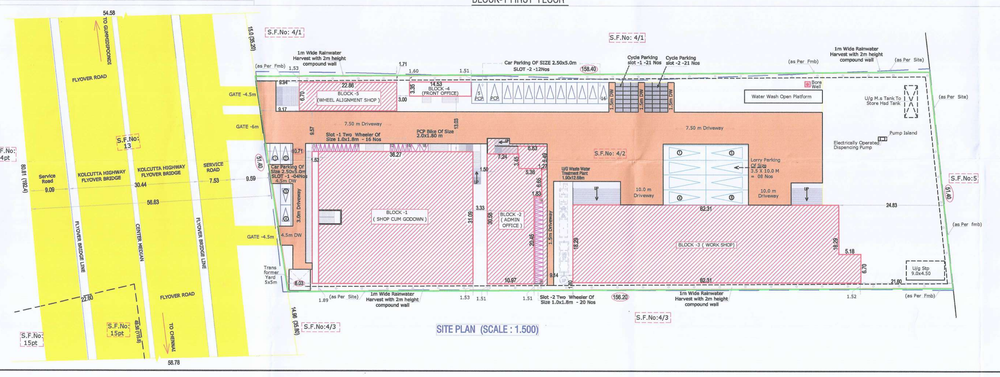
BLOCK-3 WORK SHOP DETAILS (SCALE : 1.175)



BLOCK-1 SHOP CUM GODOWN BUILDING DETAILS (SCALE : 1.175)

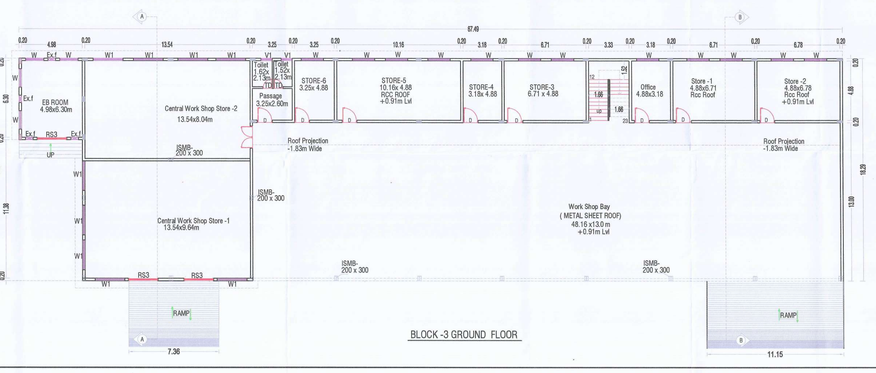






COLOUR INDEX:-

1. AS PER FMB BOUNDARY
2. AS PER SITE BOUNDARY
3. PRO.BUILDING SHOWN
4. DRIVEWAY
5. EXISTING PUBLIC ROAD
6. CAR PARKING
7. LORRY PARKING
8. TWO WHEELER PARKING
9. Cycle PARKING



APPROVAL OFFICE USE (COMPETENT AUTHORITY)

For SKLS LORRY SERVICE

Proprietor

SIGNATURE OF OWNER

Er. G. KUMARESAN, B.E., M.Tech.,
Registered Geo Technical Engineer (GETS), GTCE
Registration No. RGTE / VO / December-2015/003,
Office Address
Abide Landmark Surveyors
No. 11/6A, Govindasamy St, Kottaboomen Block,
Jafferkanpet, Chennai - 600 083.
Mob : 99400 26305 E. Mail : kumaresan_g@yahoo.co.in

REGISTERED GEO -TECH. ENGINEER

S T Mohan, B.E., (Civil), M.E (Struct)
Regd Structural Engineer Grade – I
Regd No. : SE / GR-9/TP/10/013 (MLPA)
E/2 ,Sai Medha Complex , 16 , Anna Salai ,
Little Mount , Saidapet , Chennai – 600 015
Mobile: 99419 12483

REGISTERED STRUCTURAL ENGINEER

Er. T. PRABU, B.TECH., (CIVIL)
Registered Engineer Grade – II
No.28, Mazhajiyur
Vandavasi – 604 502, T.V.Malai Dt.

REGISTERED ENGINEER / ARCHITECT

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

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.