Verified RealEstate™

REFERENCE
05/2024-2025

ISSUED
14 December 2024

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

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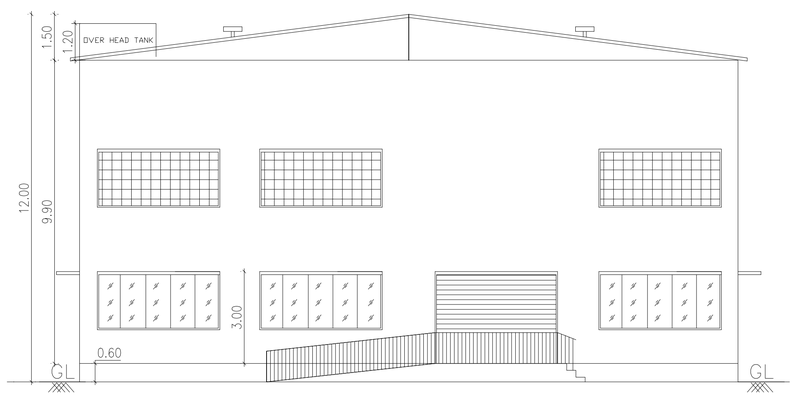
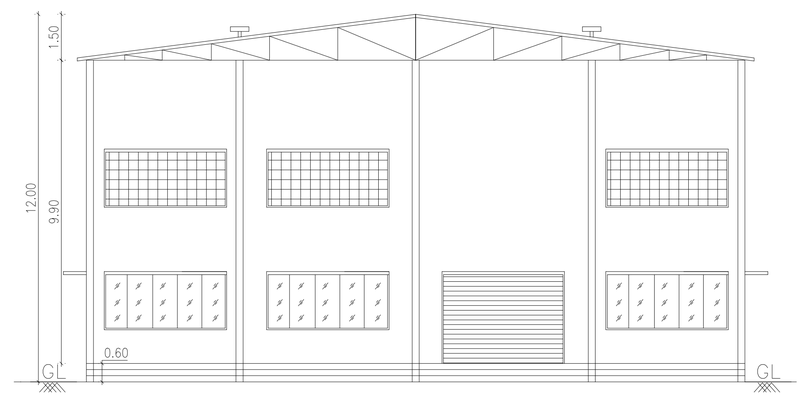
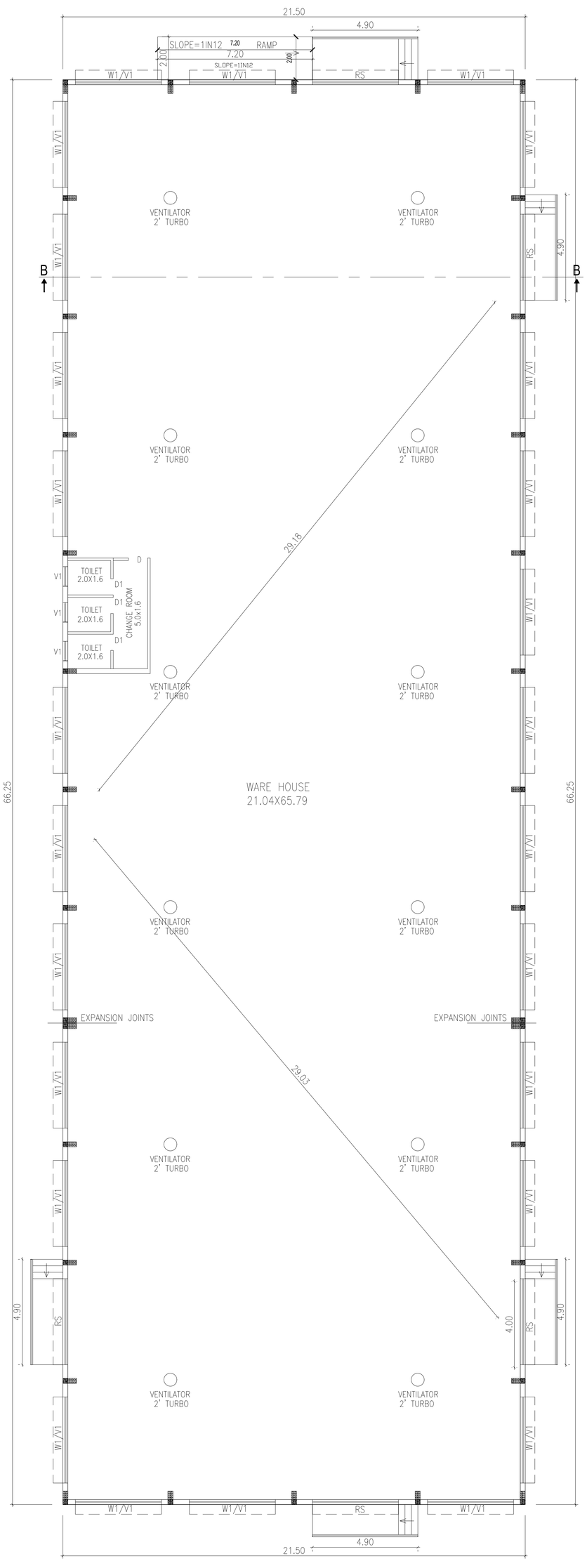
DIGITALLY VERIFIED RECORD



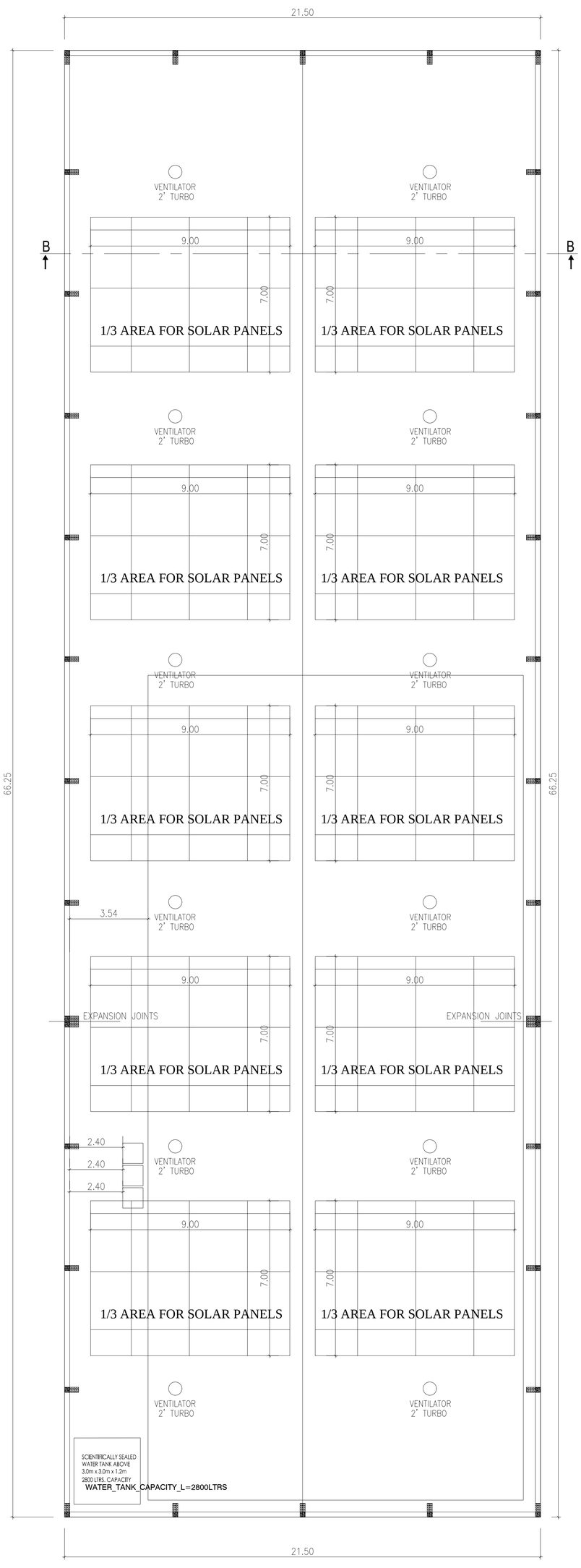
FRONT ELEVATION (NORTH FACING)



SECTION ON AA



GROUND FLOOR PLAN



ROOF PLAN

SHEET NO : 2/2

PLAN SHOWING THE PROPOSED WAREHOUSE BUILDING IN S.NOS : 556/11B2,11B3,12B, 557/11B2,11C2A OF OF V.No: 99, PAPPARAMBAKKAM VILLAGE & PANCHAYAT, KADAMBATHUR PANCHAYAT UNION, THIRUVALLUR TALUK AND DISTRICT.

SCHEDULE OF JOINERY

RS	ROLLING SHUTTER	4.00 X 3.00
D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.50 X 1.82
W	WINDOW	4.00 X 1.82
V	VENTILATOR	4.00 X 1.82
V1	VENTILATOR	0.91 X 0.60

DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL (SQM)
WARE HOUSE BUILDING			
GROUND FLOOR AREA	1424.38	----	1424.38
SECURITY ROOM (NON FSI)	-----	6.25	6.25
TOTAL BUILTUP AREA	1424.38	6.25	1430.63

WORKER'S DETAILS

NO OF WORKERS - MALE : 20 Nos
NO OF WORKERS - FEMALE : 10 Nos

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	3	2	3	
URINAL	3	--	3	
WASH BASIN	2	2	2	
DRINKER WATER FOUNTAINS	1	1	1	
EMERGENCY FOUNTAINS	1	1	1	

SOLAR HOT WATER SYSTEM DETAIL

NO OF WORKERS - MALE : 20 Nos
NO OF WORKERS - FEMALE : 10 Nos
TOTAL NO OF WORKERS (20+10 = 30) : 30 Nos
WATER CONSUMPTION @ 80 Lit /Person/day
TOTAL CONSUMPTION (30 X 80) : 2400 Lits
NO OF SWHS (3000 lit capacity) : 1 No

TURBO VENTILATOR SIZE : 2' DIA.
TURBO VENTILATOR WORKED BY ELECTRICAL .

SPECIFICATION:

SUPER STRUCTURE : 9"TK B.W IN C.M 1:5
FOUNDATION : RCC COLUMN FOUNDATION
SLAB : RCC 1:2:4 4.5"TK
BEAM LINTEL SUNSHADE : RCC 1:2:4
WEATHERING COURSE WITH PRESSED TILES
ELECTRIFICATION WORK CONCELLED WIRING

WWT - WASTE WATER TANK
OHT - OVER HEAD TANK
RWH - RAIN WATER HARVESTING
SWHS - SOLAR WATER HEATING SYSTEM
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

SCALE : 1"=8'
[1:100]

N

COLOR INDEX

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
EXISTING BUILDING

P. MARIAPPAN, B.E., M.E.,
Consulting Civil & Structural Engineer,
Registered Structural
Engineer Grade-I/COA,REN (SE/SR/I) 2019 / 07 / R13
OTAP
Ph : 26745655, Cell : 9841296750

STRUCTURAL ENGINEER

SIGNATURE OF THE APPLICANT

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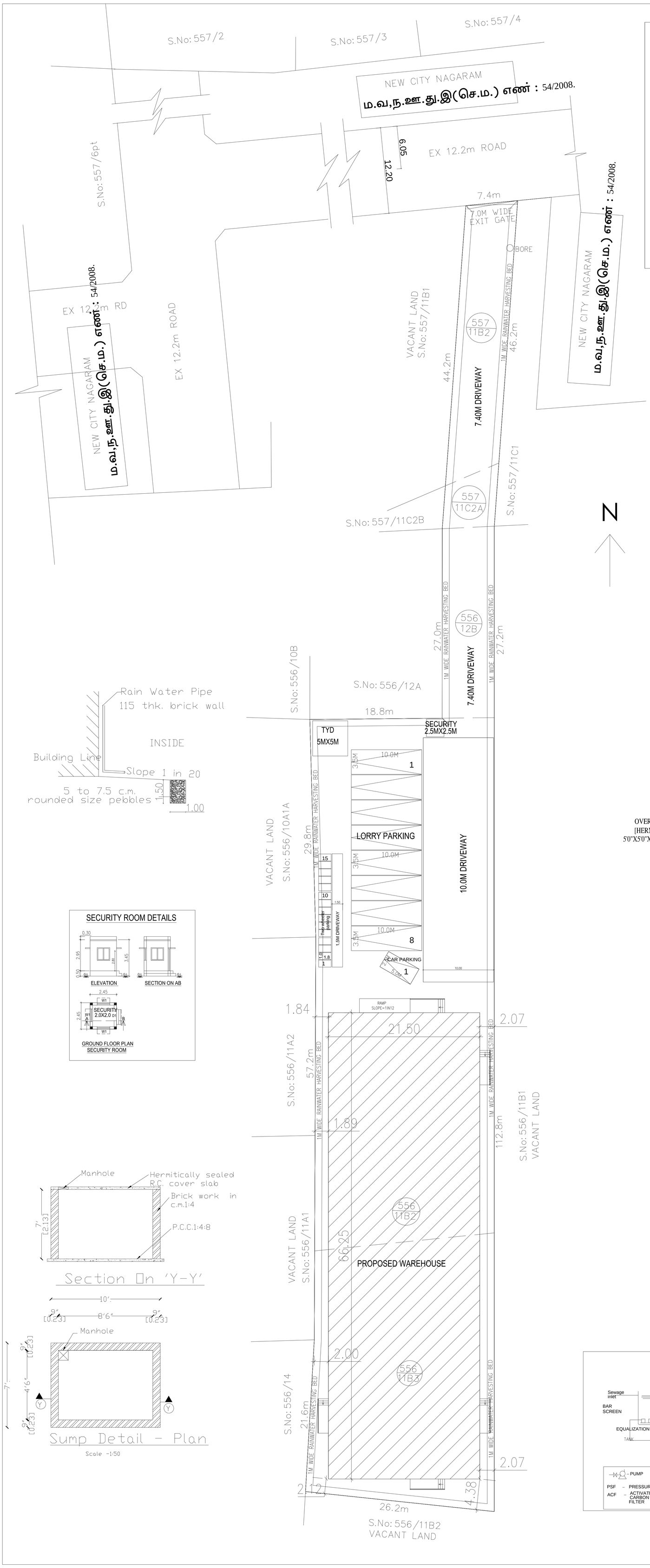
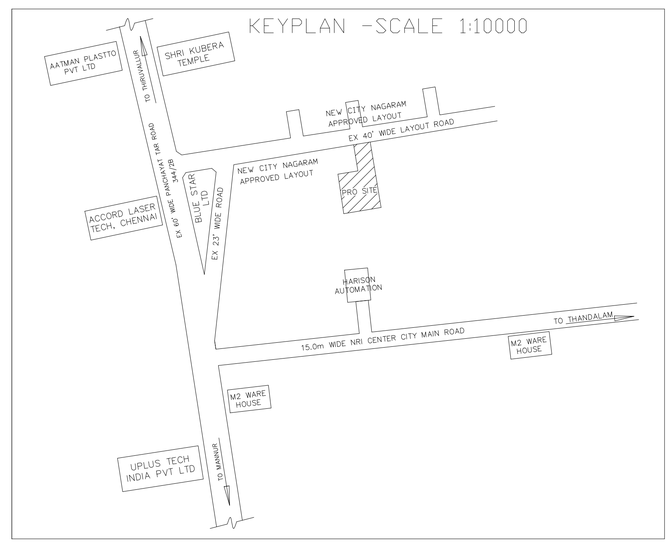
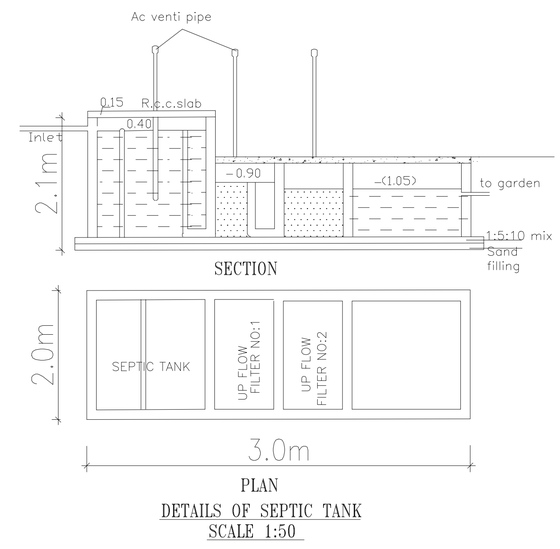
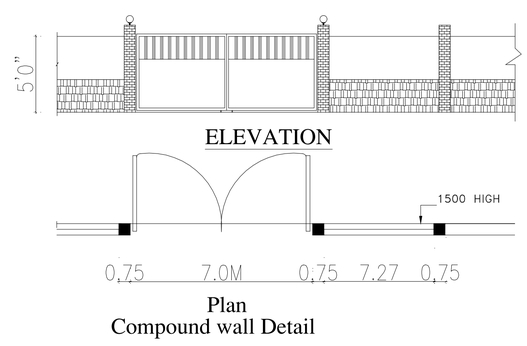
Avadi, Chennai-600 054.
dh.nesh.architect@gmail.com
+91 73730 83060 / 89003 66666

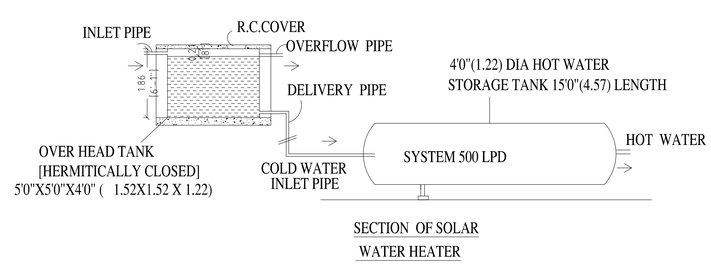
ARCHITECT/ENGINEER

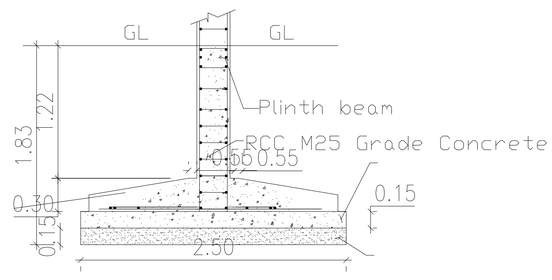


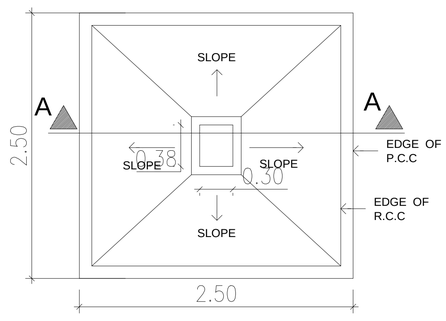






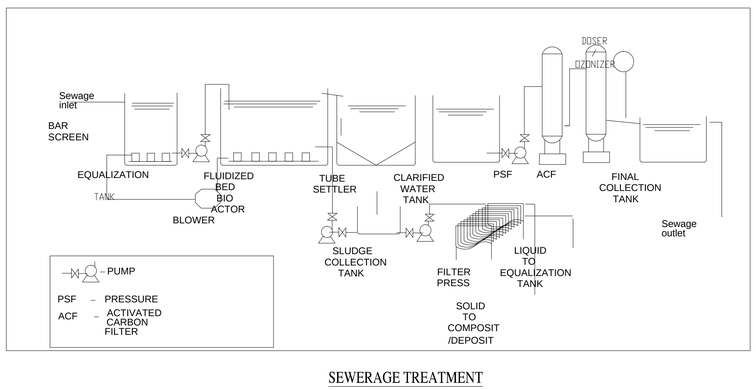






Typical Column Foundation Detail

As per design



SEWERAGE TREATMENT PLANT(STP)

SHEET NO : 1/2

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DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL (SQM)
TOTAL SITE AREA (AS PER FMB)	3398.16		
TOTAL SITE AREA (AS PER SITE)	3398.16		
TOTAL SITE AREA (AS PER PATTA)	3487.00		
WARE HOUSE BUILDING			
GROUND FLOOR AREA	1424.38	---	1424.38
SECURITY ROOM (NON FSI)	-----	6.25	6.25
TOTAL BUILTUP AREA	1424.38	6.25	1430.63

REFERENCE

DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	1424.38 / 3398.16 X 100	41.92%
FLOOR AREA RATIO	1424.38 / 3398.16	0.419
OSR AREA	348.7 sqm (10.00%)	PAY TO DTCP

DESCRIPTION	REQUIRED	PROPOSED
PARKING AREA	LORRYS : 4 nos CARS : 1 no Two wheelers : 15 nos	8 nos 1 no 15 nos

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OHT - OVER HEAD TANK
RWH - RAIN WATER HARVESTING
SWHS - SOLAR WATER HEATING SYSTEM
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

SCALE : 1"=16' [1:200]

N

COLOR INDEX

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
EXISTING BUILDING

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Consulting Civil & Structural Engineer,
Registered Structural
Engineer Grade-II/GO, FGPA 1B/ SM-II/ 2019 / II / 913
DTCP
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STRUCTURAL ENGINEER

SIGNATURE OF THE APPLICANT

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ARCHITECT/ENGINEER

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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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.