Verified RealEstate™

REFERENCE
05/2026-27

ISSUED
12 September 2026

PP APPROVAL RECORD

Planning Permission

Survey 263

Koduveli

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.

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVANISED SHOT AND KCC ROOF INDUSTRIAL BUILDING (OLD NO. 166 (SEA.) NO. 19, HAMLEAD) - 10 (SE NO.2 & 3) NOTE: NOISE SERVICING , REPAIRING AND PAINTING (OCCURING ONLY FUEL DISPENSING) HAVING WASTE WATER GENERATION LESS THAN 100 KLD - ORANGE CATEGORY) WITH 10.00 M² IN S.F.NO.240/1 , 241/1 , 242/2 , 252/1A , 252/1B , 242/1A/1B OF KODUVELI VILLAGE, THIRUVALLUR DISTRICT WITH IN THE LIMIT OF KODUVELI PANCHAYAT UNION.

ONLINE APPLICATION NO: SIMP/IA/TN/IND/2026

SPECIFICATION

FOUNDATION AND LEVELING COURSE ARE IN P.C.C. 1:4:8 MIX.

BRICK WORK IN C.M. 1:6 MIX F.C.C. WORKS ARE IN 1:2:4 MIX.

PLASTERING THE WALLS IN C.M. 1:4 MIX.

CEILING AND FLOOR FINISHING IN C.M. 1:3 MIX (MOSAIC).

SHED FILLING RIVER SAND.

ALL R.C.C. CONCRETE IN R.C.C. 1:2:4.

WALLS BY CEMENT PAINT & JOINERIES BY SYNTHETIC ENAMEL.

COLORE COATING SHEET ROOF.

ALL DIMENSIONS ARE IN METRES

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
ROLLING SHUTTER		
DOOR	D1	3.00 X 3.05
DOOR	D1	0.90 X 2.14
SLIDING DOOR	D2	3.74 X 3.14
WINDOW	D3	1.80 X 2.14
WINDOW	W	4.24 X 2.74
WINDOW	W1	3.40 X 2.74
WINDOW	W2	2.44 X 2.74
WINDOW	W3	1.80 X 2.74
VENTILATOR	V	4.24 X 0.90
VENTILATOR	V1	3.74 X 0.90

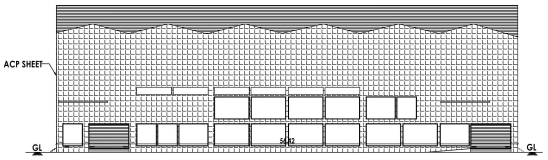
SCALE:-1:400

AREA DETAILS

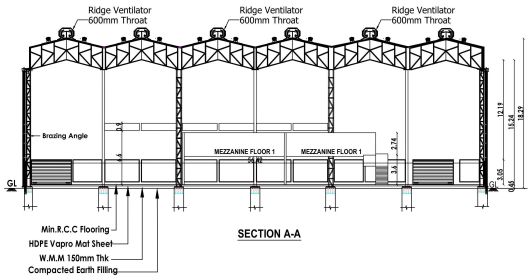
DESCRIPTIONS	FSI AREA IN SQ.M.	NON FSI AREA IN SQ.M.	TOTAL BUILT UP AREA IN SQ.M.
MAIN SHED	8,747.68	------	8,747.68
WORKSHOP AREA 1	6,400.18	------	6,400.18
WORKSHOP AREA 2	1,434.36	------	1,434.36
OFFICE	176.00	------	176.00
TOILET AREA	85.12	------	85.12
MEZZANINE FLOOR 1	100.89	------	100.89
MEZZANINE FLOOR 2	134.01	------	134.01
MEZZANINE FLOOR 3	116.00	------	116.00

COLOUR INDEX

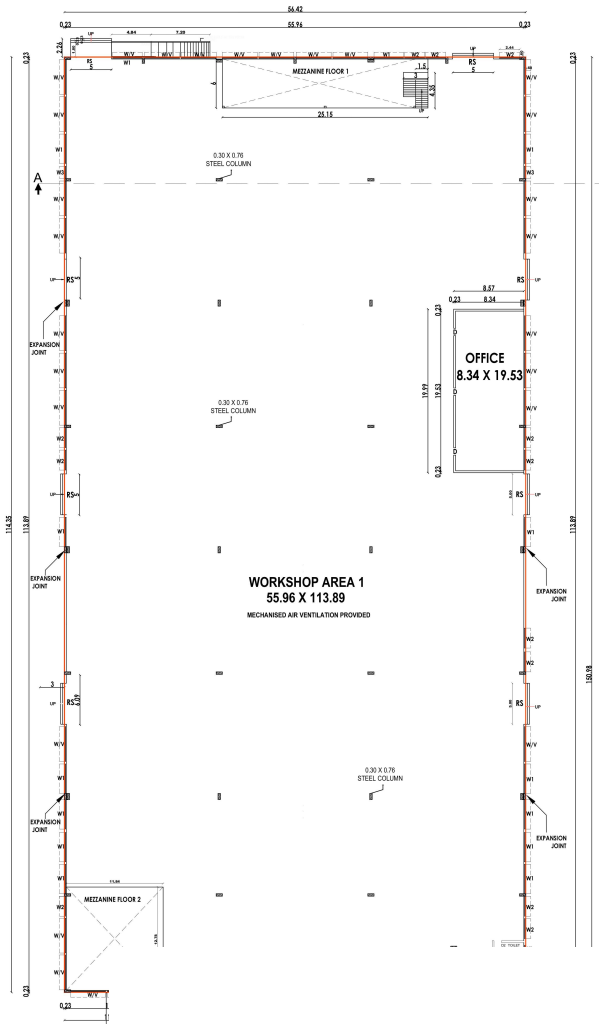
PROPOSED BUILDING

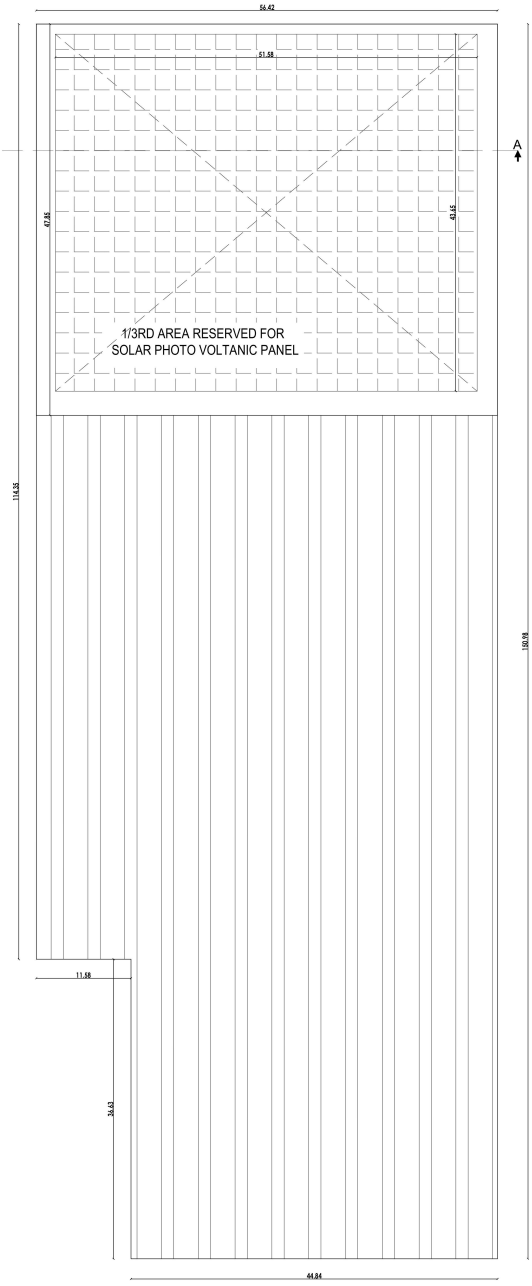


NORTH ELEVATION



SECTION A-A





ROOF PLAN

Mr.ARNAV KETAN CHANDAN
APPLICANT

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STRUCTURAL ENGINEER

SHEET NO : 1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVANIZED SHEET AND RCC ROOF INDUSTRIAL BUILDING (GO NO .154 SERIAL -18, ANNEXURE - VII (SEE RULE 36) AUTO MOBILE SERVICING, REPAIRING AND PAINTING (EXCLUDING ONLY FUEL DISPENSING) HAVING WASTE WATER GENERATION LESS THAN 100 KLD- ORANGE CATEGORY) WITH 15.00 HP IN S.F.NO.260/1, 261/1, 262/1, 262/2, 262/4A, 263/1A1B OF KODUVELI VILLAGE, THIRUVALLUR TALUK, THIRUVALLUR DISTRICT WITH IN THE LIMIT OF KODUVELI PANCHAYAT UNION.

TOTAL NO. OF EMPLOYEES : 50
MALE : 30
FEMALE : 20

TOTAL HP : 15 HP

ONLINE APPLICATION NO: SWP/BPA/830990/2026

COLOUR INDEX
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
OSR
CHANNEL

KEY PLAN

SPECIFICATION

FOUNDATION AND LEVELLING COURSE ARE IN P.C.C. 1:4:8 MIX.
BRICK WORK IN C.M. 1:6 MIX R.C.C. WORKS ARE IN 1:2:4 MIX.
PLASTERING THE WALLS IN C.M. 1:4 MIX.
CEILING AND FLOOR FINISHING IN C.M. 1:3 MIX (MOSAIC).
SAND FILLING RIVER SAND
ALL R.C.C. CONCRETE IN R.C.C. 1:2:4.
WALLS BY CEMENT PAINT & JOINERIES BY SYNTHETIC ENAMEL.
COLORS COATING SHEET ROOF

ALL DIMENSIONS ARE IN METRES

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
ROLLING SHUTTER	RS	5.00 X 3.05
DOOR	D1	0.90 X 2.14
DOOR	D2	0.76 X 2.14
SLIDING DOOR	SD	1.00 X 2.14
WINDOW	W	4.26 X 2.74
WINDOW	W1	3.60 X 2.74
WINDOW	W2	2.44 X 2.74
WINDOW	W3	1.50 X 2.74
VENTILATOR	V	4.26 X 0.90
VENTILATOR	V1	0.76 X 0.90

SCALE -1 : 200

AREA STATEMENT

AREA DETAILS	SQ.M.
SITE AREA AS PER PATTA	13,604.00
SITE AREA AS PER DOCUMENT	13,698.60

AREA DETAILS

	DESCRIPTIONS	FSI AREA IN SQ.M.	NON FSI AREA IN SQ.M.	TOTAL BUILT UP AREA IN SQ.M.
1	MAIN SHED	8,767.48	—	8,767.48
	WORKSHOP AREA 1	6,450.10	—	6,450.10
	WORKSHOP AREA 2	1,634.36	—	1,634.36
	OFFICE	176.00	—	176.00
	TOILET AREA	85.12	—	85.12
	MEZZANINE FLOOR 1	150.89	—	150.89
	MEZZANINE FLOOR 2	154.51	—	154.51
	MEZZANINE FLOOR 3	116.50	—	116.50
2	SECURITY ROOM1&2	—	12.5	12.5
3	U.G SUMP (FIRE)	—	9.0	9.0
4	SEPTIC TANK	—	12.0	12.0
5	STP	—	31.20	31.20
6	U.G SUMP	—	33.51	33.51
	TOTAL FSI AREA IN SQ.M.	8,767.48	98.21	8,865.69

FSI = 8767.48/ 13604.00 = 0.64 < 2.00

OSR REQUIRED (10%)	1,360.40 SQ.M.
OSR PROVIDED (10.1 %)	1,377.40 SQ.M.

PARKING DETAILS AS PER TNCDBR 2019, ANNEXURE - IV
TOTAL WORKSHOP AREA - 8,506.36 SQ.M /
TOTAL OFFICE AREA - 176.00 SQ.M

ONE LORRY SPACE FOR EVERY 750 SQ.M OF WORK SHOP FLOOR AREA
ONE TWO WHEELER SPACE FOR EVERY 75 SQ.M OF WORKSHOP FLOOR AREA
ONE CYCLE SPACE FOR EVERY 75 SQ.M OF WORKSHOP FLOOR AREA
ONE CAR SPACE FOR EVERY 150 SQ.M OF OFFICE FLOOR AREA

DETAILED PARKING REQUIREMENT CALCULATIONS

BLOCK	BLOCK NAME	TOTAL BUILT UP AREA	CAR REQUIRED	CAR PROVIDED	TRUCK REQUIRED	TRUCK PROVIDED	T/W REQUIRED	T/W PROVIDED	CYCLE REQUIRED	CYCLE PROVIDED
1	AUTO MOBILE SERVICING	8506.36	0	0	11	12	114	10 2W 10 TW	114	116
2	OFFICE	176.00	1	1 10A	0	0	4	4	4	4
TOTAL		8682.36	2	2	11	12	118	119	118	119

SANITATION DETAILS AS PER TNCDBR 2019, ANNEXURE - X

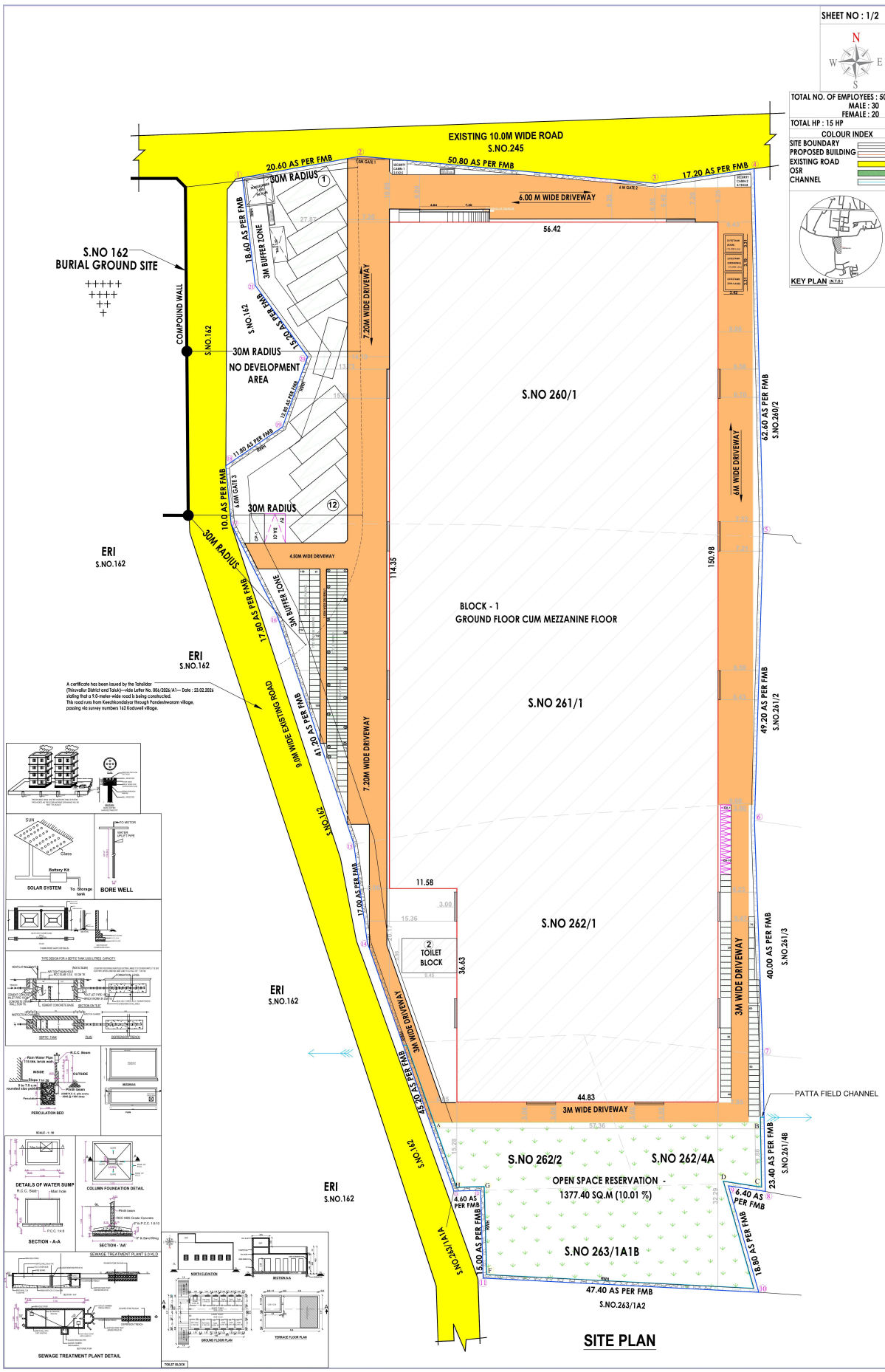
SI.NO.	AS PER TNCDBR	REQUIRED	PROVIDED
1	MALE WATER CLOSET 2 FOR 16-35 PERSON	2 Nos.	2 Nos.
2	FEMALE WATER CLOSET 2 FOR 13-25 PERSON	1 Nos.	2 Nos.
3	DRINKING WATER FOUNDATION MINIMUM EACH FLOOR	0 Nos.	0 Nos.
4	ABLUTION TAPS ONE IN EACH W.C	5 Nos.	11 Nos.
5	URINALA 3 FOR 46-70 PERSONS	3 Nos.	3 Nos.

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STRUCTURAL 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

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.