PP APPROVAL RECORD

Planning Permission

Tiruvallur 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,
Chennai 600 097, India

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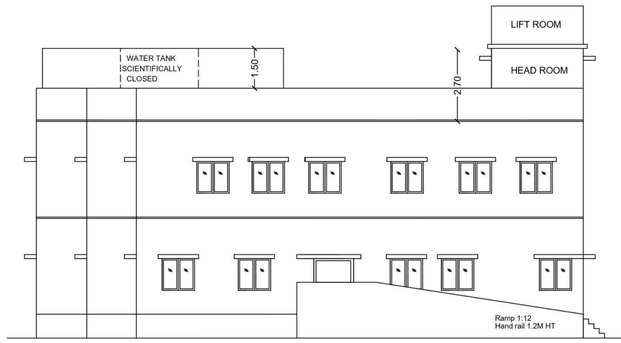
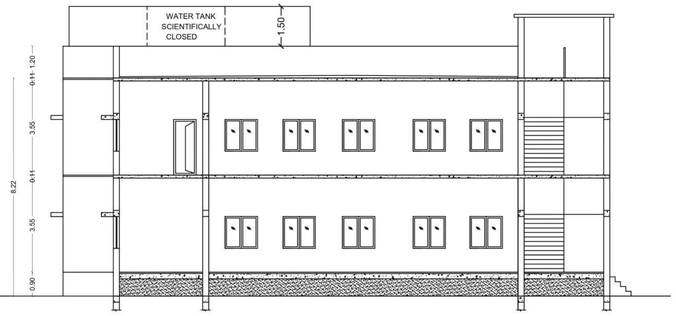
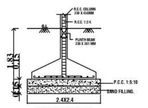
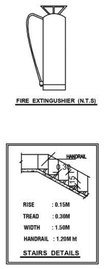


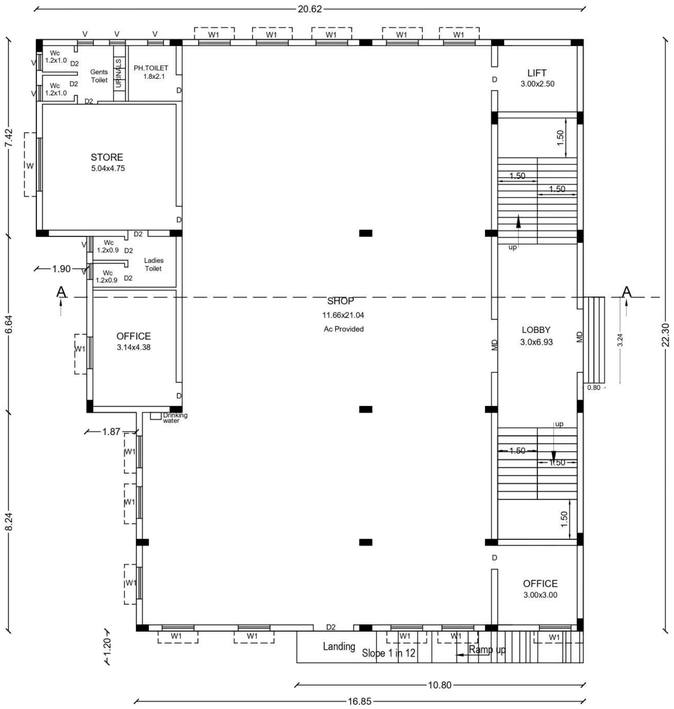
ELEVATION
BLOCK No. 1



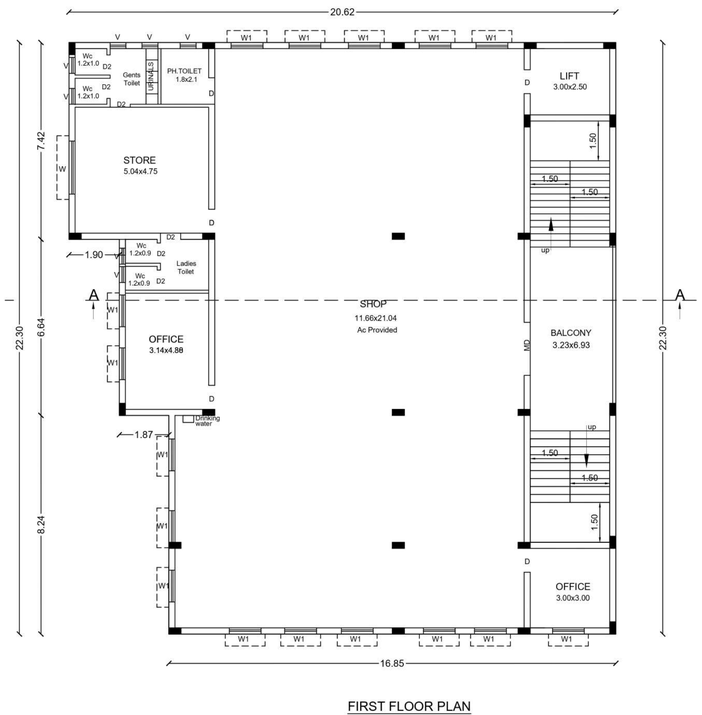
SECTION -'AA'
BLOCK No. 1



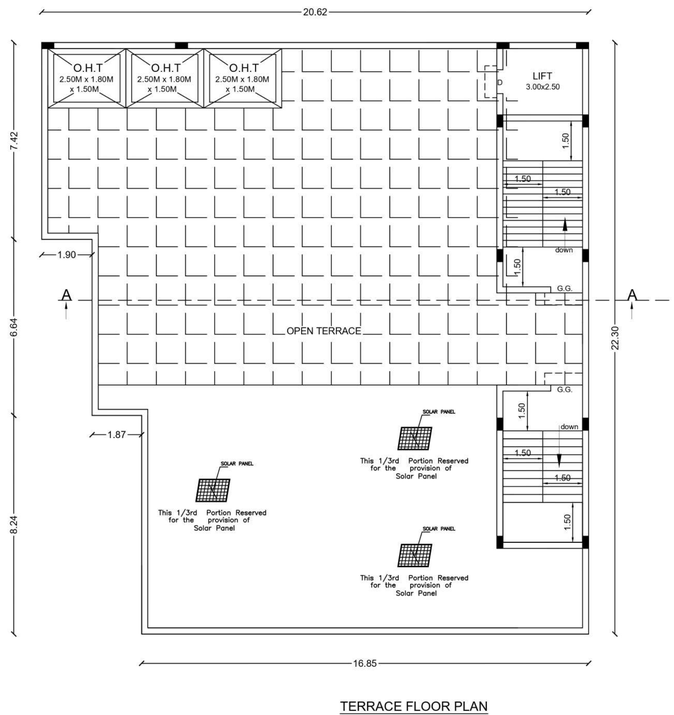




GROUND FLOOR PLAN
BLOCK No. 1



FIRST FLOOR PLAN
BLOCK No. 1



TERRACE FLOOR PLAN
BLOCK No. 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING [SHOPS] IN S.No. 1057/1, PATTA NO : 695, CHINNAMBEDU-3 VILLAGE & PANCHAYAT, SHOLAVARAM PANCHAYAT UNION, PONNERI TALUK, THIRUVALLUR DISTRICT.

Online Application No : SWP/BPA/0856566/2026
Scrutiny Reference : JC90BWD2

ALL DIMENISIONS ARE IN METRES | *SCALE 1:100*

SCHEDULE OF JOINERY :

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	6.90 x 2.10
W	WINDOW	2.10 x 1.50
W1	WINDOW	1.50 x 1.50
D	DOOR	0.90 x 2.10
D1	DOOR	0.76 x 2.10
D2	DOOR	1.52 x 2.10
M.D	MAIN DOOR	2.10 x 2.10
V	VENTILATOR	0.90 x 0.60
G.G	GRILL GATE	0.90 x 2.10

COLOUR INDEX :-

PROPOSED
BOUNDARY
ROAD

WORKERS DETAILS

MALE - 10NOS
FEMALE - 10NOS
TOTAL - 20NOS

NOTE

MECHANICAL VENTILATION & FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

OSR DETAILS

WE ARE PAYING CASH INSTEAD OF THE OSR LAND

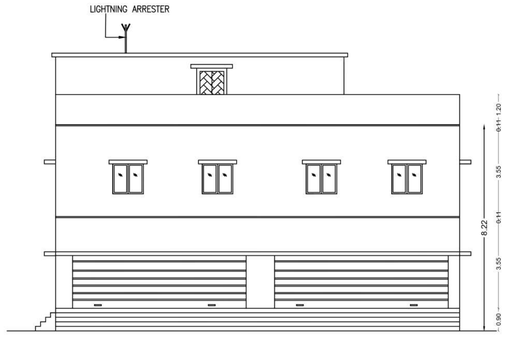
OWNER SIGNATURE

N. VAIDEESWARAN, M.Tech (Struct)
Structural Engineer
CGLDIST/SE/Gr-I/2024/09/007
No:189, 1st Floor, 4th Street,
Nehru Nagar, 13th Main Road, Anna Nagar,
Chennai-600 040, Mobile: 9940168156

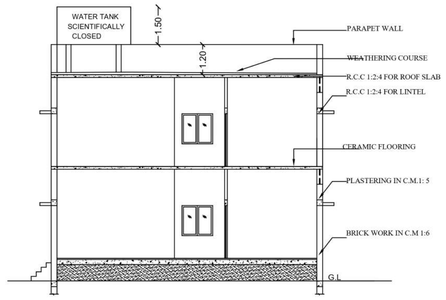
SIGNATURE OF STRUCTURAL ENGINEER

Ar.R.SHALINIKA.B.Arch
RAAJE PLANNERS
Council of Architecture Reg.No: CA/2022/151943
GCC Reg.No : RA004022024
No.380, Bazzar St, Madhavaram, Chennai-60
9940595050, 9444011411, 9840065467

SIGNATURE OF REGISTERED ENGINEER



ELEVATION



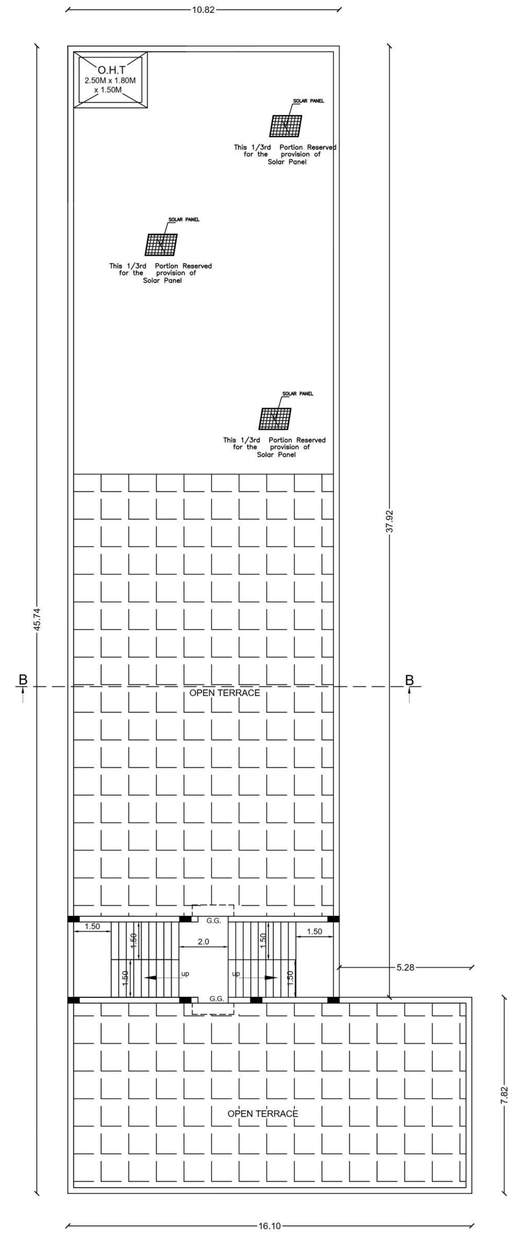
SECTION -'AA'



GROUND FLOOR PLAN
BLOCK No. 2



FIRST FLOOR PLAN
BLOCK No. 2



TERRACE FLOOR PLAN
BLOCK No. 2



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V	VENTILATOR	0.90 x 0.60
G.G	GRILL GATE	0.90 x 2.10

COLOUR INDEX :-

PROPOSED
BOUNDARY
ROAD

WORKERS DETAILS

MALE - 20NOS
FEMALE - 10NOS
TOTAL - 30NOS

NOTE

MECHANICAL VENTILATION & FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

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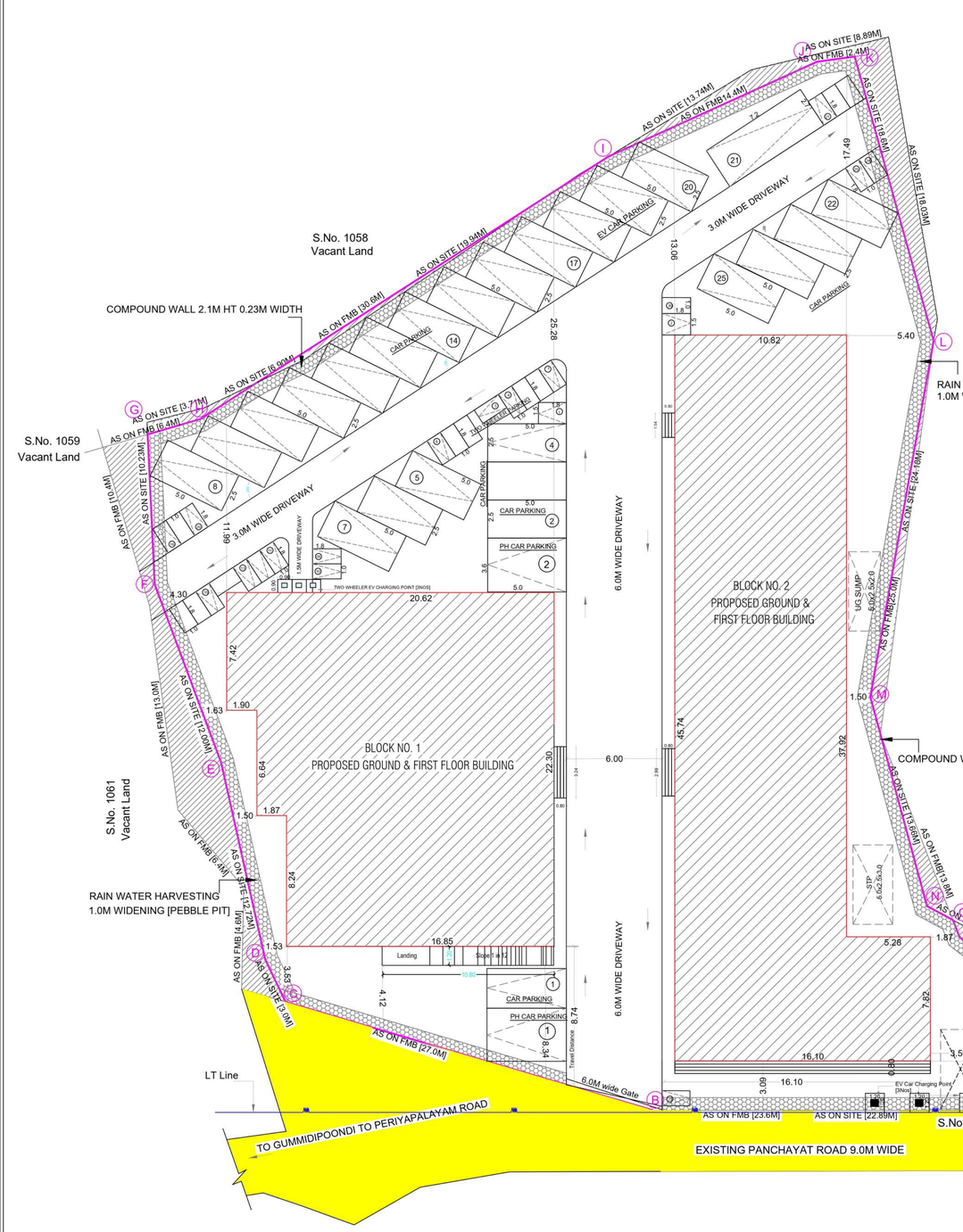
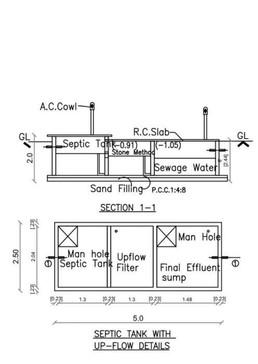
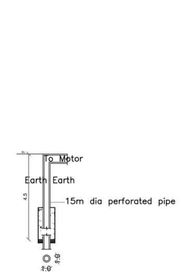
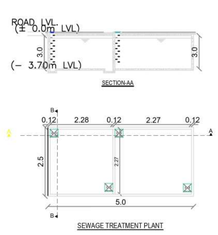
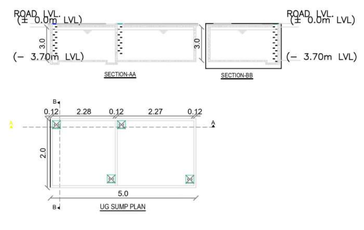


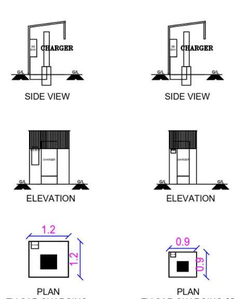
SITE PLAN

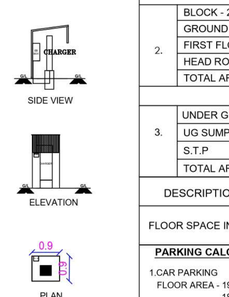


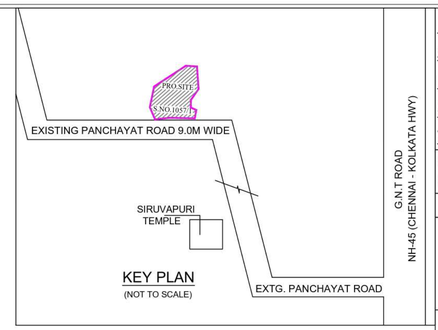


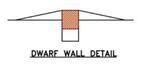


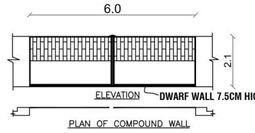


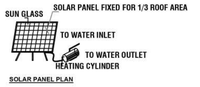


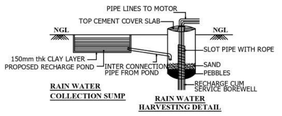












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ALL DIMENISIONS ARE IN METRES — *SCALE 1:100*

AREA DETAILS — SQ.MT.

PLOT AREA (As per Patta)	: 2450.00
PLOT AREA (As per Document)	: 2450.00
PLOT AREA (As per Site)	: 2620.78

SL.NO	DESCRIPTION	NON FSI AREA IN Sq.m	FSI AREA IN Sq.m	TOTAL BUILTUP AREA IN Sq.m
1.	**COMMERCIAL BUILDING**			
	BLOCK - 1			
	GROUND FLOOR	-	416.14	416.14
	FIRST FLOOR	-	416.14	416.14
	HEAD ROOM	53.97	-	53.97
	TOTAL AREA	53.97	832.28	886.25
2.	BLOCK - 2			
	GROUND FLOOR	-	536.22	536.22
	FIRST FLOOR	-	536.22	536.22
	HEAD ROOM	39.82	-	39.82
	TOTAL AREA	39.82	1072.44	1112.26
3.	UNDER GROUND			
	UG SUMP	12.50	-	12.50
	S.T.P	12.50	-	12.50
	TOTAL AREA	118.79	1904.72	2023.51

DESCRIPTION	CALCULATION	PERMISSIBLE MAX FSI	PROPOSED
FLOOR SPACE INDEX	1904.72 / 2450.00	2.0	0.77

PARKING CALCULATION

1.CAR PARKING
FLOOR AREA - 1904.72- 75.00 = 1829.72
1829.72/75 = 24.39

2.TWO WHEELER PARKING
FLOOR AREA - 1904.72- 75.00 = 1829.72
1829.72/75 = 24.39

PARKING DETAILS

	REQUIRED	PROVIDED
CAR PARKING	25 No's	PH - 2No's CAR- 25No's Total- 27No's
TWO WHEELER PARKING	25 No's	PH - 2No's CAR- 25No's Total- 27No's

EV CHARGING POINTS

1.CAR PARKING = 27 NOS PROVIDED
10% CHARGING POINT - 3NOS PROVIDED

2.TWO WHEELER PARKING = 27 NOS PROVIDED
10% CHARGING POINT - 3NOS PROVIDED

WORKERS DETAILS

BLOCK No. 1			BLOCK No. 2		
MALE	-	10 Nos	MALE	-	20 Nos
FEMALE	-	10 Nos	FEMALE	-	10 Nos
TOTAL	-	20 Nos	TOTAL	-	30 Nos

SANITATION CALCULATION - BLOCK NO.1

Water Closet for Gents - 1 for every 25 persons
No of workers for Gents - 10Nos => 1 No

Urinal for Gents - 1 for 7-20 persons
No of workers for Gents - 10Nos => 1 No

Water Closet for Ladies - 1 for every 15 persons
No of workers for Ladies - 10Nos => 1 No

SANITATION DETAILS - BLOCK NO.1

SANITARY UNITS	REQUIRED	PROVIDED
WC for Gents	1 No	4 Nos
WC for Ladies	1 No	4 Nos
Urinals for Gents	1 No	10 Nos
PH Toilet	2 Nos	2 Nos
Drinking Water	1 No	2 Nos

SANITATION CALCULATION - BLOCK NO.2

Water Closet for Gents - 1 for every 25 persons
No of workers for Gents - 20Nos => 1 No

Urinal for Gents - 1 for 7-20 persons
No of workers for Gents - 20Nos => 1 No

Water Closet for Ladies - 1 for every 15 persons
No of workers for Ladies - 10Nos => No

SANITATION DETAILS - BLOCK NO.2

SANITARY UNITS	REQUIRED	PROVIDED
WC for Gents	1 No	4 Nos
WC for Ladies	1 No	8 Nos
Urinals for Gents	1 No	8 Nos
PH Toilet	2 Nos	2 Nos
Drinking Water	1 No	2 Nos

NOTE

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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

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
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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.