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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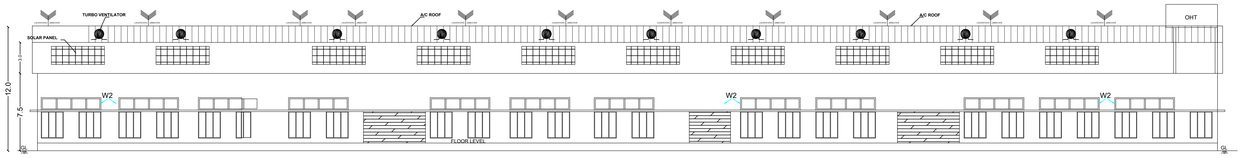
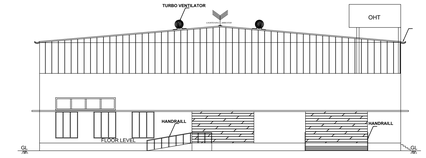
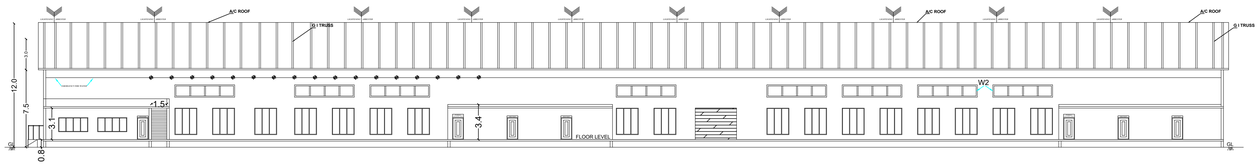


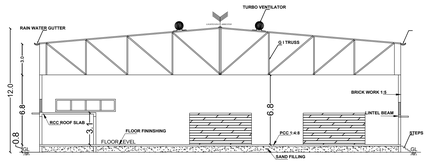

WEST FACE ELEVATION



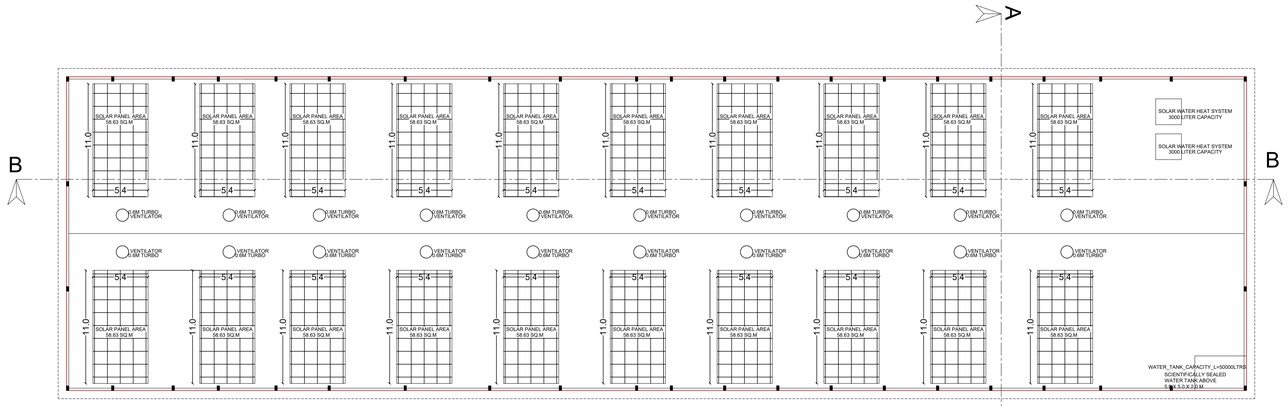

NORTH FACE ELEVATION



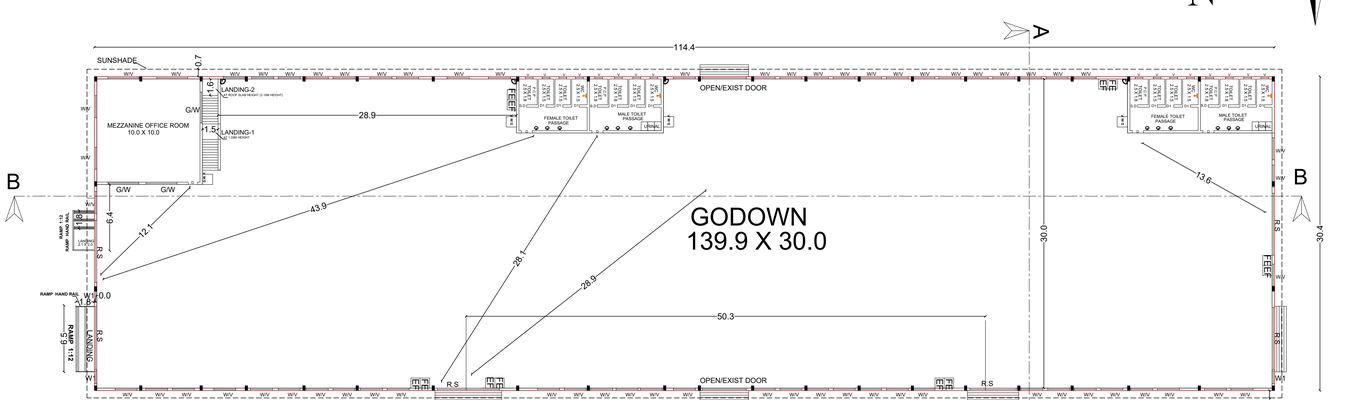

WEST FACE SECTION -"BB"




NORTH FACE SECTION -"AA"

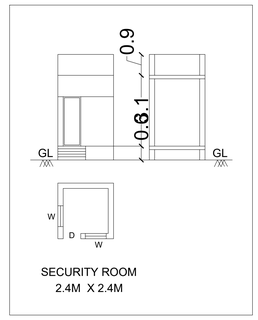



ROOF PLAN




GROUND FLOOR PLAN

BLOCK - A




SECURITY ROOM
2.4M X 2.4M

SHEET NO:1 OF 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GODOWN BUILDING (SCRAP STORAGE) IN NEW SURVEY NO: 321/5C2, 322/3A1C2, 351/1A1A1A, & 351/4A1A1 AS PER PATTA NO: 1834 OF BANDIKAVANUR VILLAGE & PANCHYAT, SHOLAVARAM PANCHAYAT UNION, PONNERI TALUK, TIRUVALLUR DISTRICT.

JOINERY DETAILS:

| S.NO | DESCRIPTION | SIZE IN M | Nos |
|---|---|---|---|
| RS | ROLLING SHUTTER | 4.0 x 3.05 | 07 |
| D | DOOR | 0.90 x 2.10 | 7 |
| D1 | DOOR | 0.75 x 2.10 | 12 |
| OPEN / EXISTING DOOR | | 3.5 x 2.10 | 02 |
| SW | SWING DOOR | 0.75 x 2.10 | 02 |
| W | WINDOW | 2.20 x 2.60 | 66 |
| W1 | WINDOW | 1.50 x 2.60 | 03 |
| W2 | WINDOW | 5.80 x 1.20 | 22 |
| V | VENTILATOR | 0.75 x 0.60 | 16 |

LAND EXTENT

| DESCRIPTION | AREA (Sq.m) |
|---|---|
| AS PER PATTA | |
| S.NO: 321/5C2 | 122.00 SQ.M |
| S.NO: 322/3A1C2 | 6762.00 SQ.M |
| S.NO: 351/1A1A1A | 1620.00 SQ.M |
| S.NO: 351/4A1A1 | 100.00 SQ.M |
| TOTAL | 8604.00 SQ.M |
| AS PER FMB | 8350.45 SQ.M |
| AS PER SITE | 8350.45 SQ.M |

SCALE :- 1: 100

AREA STATEMENT

| S.NO | DESCRIPTION | FSI (Sq.Mt) | NON FSI ( Sq.Mt.) | TOTAL (Sq.Mt) |
|---|---|---|---|---|
| 1 | BLOCK-A | | | |
| | MEZZANINE OFFICE ROOM | 100.00 | - | 100.00 |
| | GROUND FLOOR (GODOWN) | 3231.74 | - | 3231.74 |
| | TOILET BLOCK (2 No's) | 147.38 | - | 147.38 |
| | TOTAL AREA BLOCK-A | 3479.12 | - | |
| 2 | SECURITY BLOCK - (2 No's) | 12.50 | - | 12.50 |
| | TOTAL BUILD UP AREA | 3491.62 | - | 3491.62 |

F.S.I = TOTAL COVERED AREA IN ALL FLOOR / SITE EXTENT = 3491.62 SQ.M / 8350.45 SQ.M = 0.42 < 2

SHORTING AREA - 3231.74 SQ.M

SOLAR PANEL - 1,172.60 SQ.M

NO. OF WORKERS DETAILS

NO. OF WORKERS - MALE : 35 No's
NO. OF WORKERS - FEMALE : 15 No's

SOLAR HOT WATER SYSTEM DETAIL

NO. OF WORKERS - MALE : 35 No's
NO. OF WORKERS - FEMALE : 15 No's
TOTAL NO. OF WORKERS : 50 No's
WATER CONSUMPTION @ 80 Lit /Person /day
TOTAL CONSUMPTION (50 x 80) : 4000 Lits
NO OF SWHS (3000 Lits CAPACITY ) : 2 No's

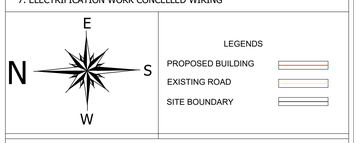
SANITATION REQUIREMENTS

| DESCRIPTION | REQUIRED | | PROVIDED | |
|---|---|---|---|---|
| | MALE | FEMALE | MALE | FEMALE |
| TOILET(INCLUDING P.C.P) | 3 | 3 | 4 | 4 |
| URINAL | 3 | 0 | 6 | 0 |
| WASHED BASIN | 3 | 3 | 6 | 6 |
| DRINKER WATER FOUNTAINS (D.W.F) | 3 | 3 | 5 | 5 |
| EMERGENCY FOUNTAINS (E.F) | 3 | 3 | 3 | 3 |

ALL DIMENSION AREA IN METER

SPECIFICATIONS:

1. SAND FILLING IN FOUNDATION 150 MM THICK
2. P.C.C 1:4:8 USING 40MM HBG METAL FOR FOUNDATION& BASEMENT
3. R.C.C 1:2:4 USING 20MM HBG METAL FOR FOLLOWING WORKS
   A)COLUMNS C)LINTELS,LOFT,SUNSHADE
   B)BEAMS D)ROOF SLAB
4. PLASTERING IN C.M 1:4 12MM THICK
5. BRICK WORK IN C.M 1:5 USING I CLASS CHAMBER BURNT BRICKS
6. WEATHERING COURSE WITH B.J.C TOP FINISHED WITH SQARE TILES
7. ELECTRIFICATION WORK CONCELLED WIRING

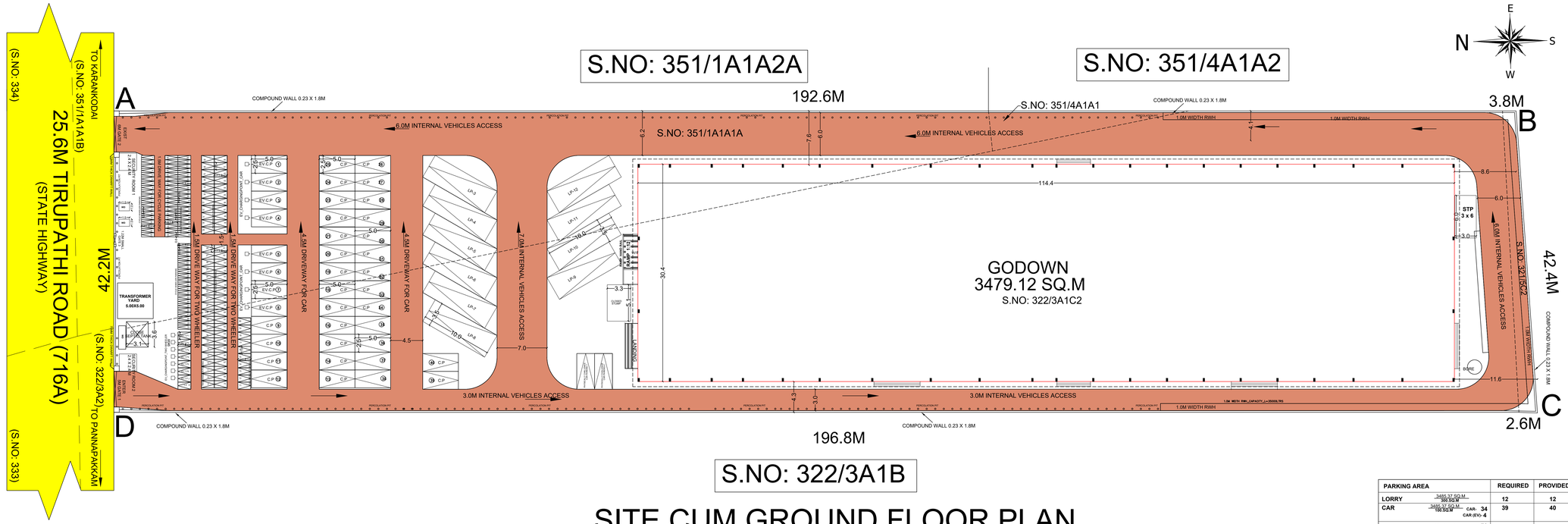



Department PLAN
Drawn R.ARAVINDAN
Checked V.MONISHA

Mr. V. P. RAGHU
SIGNATURE OF THE APPLICANT

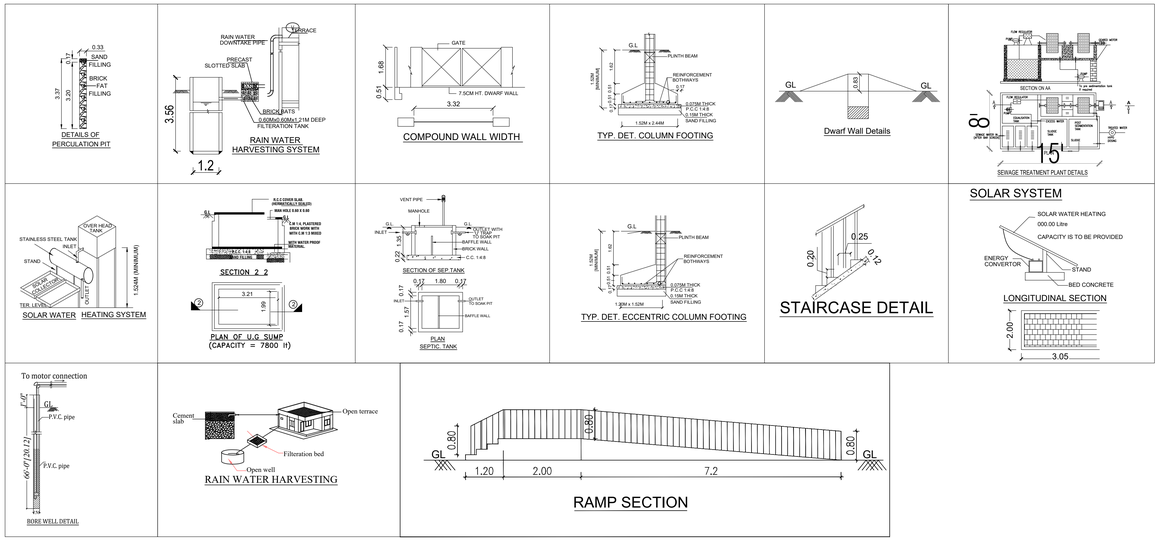
B. MALLIKA, ME.,(Ph.D)
Registered Structural Engineer
RBE-1/KKDTC/PWS/S/2022
84, Kattavinnan Kovil Street,
Pesumpon Nagar, Madurai-625003.
STRUCTURAL ENGINEER

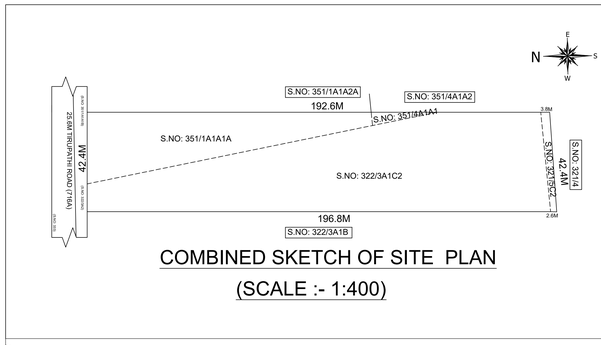
Er. V. MONISHA, B.E., M.B.A.,
Registered Engineer Grade-I
Registration No. TN/LIE/EG-I/2024/09/031
# Flat P2, Jains Ashtesh Praises
No.11/6, Rangavadian Avenue
Kilpauk, Chennai - 600 010
Mobile : 99406 89690
ENGINEER / ARCHITECT



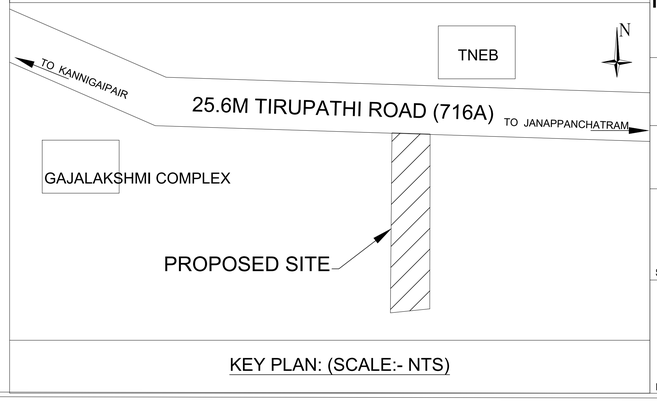

# SITE CUM GROUND FLOOR PLAN

| PARKING AREA | | REQUIRED | PROVIDED |
|---|---|---|---|
| LORRY | 3485.37 SQ.M / 300 SQ.M | 12 | 12 |
| CAR | 3485.37 SQ.M / 100 SQ.M — CAR- 34, CAR (EV)- 4 | 39 | 40 |
| TWO WHEELER | 3485.37 SQ.M / 8892 M — T.W- 70, T.W (EV)- 7 | 77 | 80 |
| CYCLE | 3485.37 SQ.M / 8892 M | 70 | 73 |




## COMBINED SKETCH OF SITE PLAN
(SCALE :- 1:400)




KEY PLAN: (SCALE:- NTS)

SHEET NO:2 OF 2

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7. ELECTRIFICATION WORK CONCELLED WIRING

LEGENDS

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

| | |
|---|---|
| Department | PLAN |
| Drawn | R.ARAVINDAN |
| Checked | V.MONISHA |

Mr. V. P. RAGHU
SIGNATURE OF THE APPLICANT

B. MALLIKA, ME.(Str.D)
Registered Structural Engineer
RSE-DNO(TC)/01/3/2022
84, Kalkeswaran Kovil Street,
Pasumpon Nagar, Madurai-625003.
STRUCTURAL ENGINEER

Er. V. MONISHA, B.E. M.B.A.
Registered Engineer Grade-I
Engineer No. TN.E/IE/G-I/2024/95281
F Flat P01, Jains Arbuem Praism
No.11/6, Rangnathan Avenue
Ullagaul, Chennai - 600 010
Mobile : 99402 99909
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**

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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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.