PP APPROVAL RECORD

Planning Permission

Survey 96/2A1 and 7 more

Karanai, Tiruvallur taluk

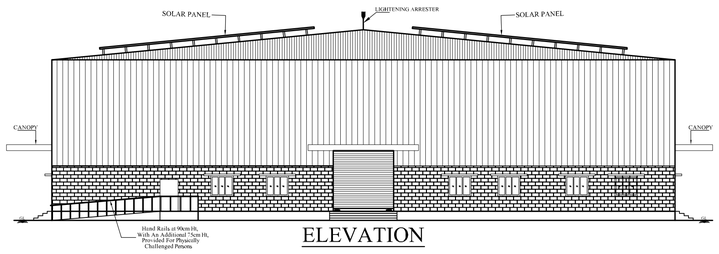
Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

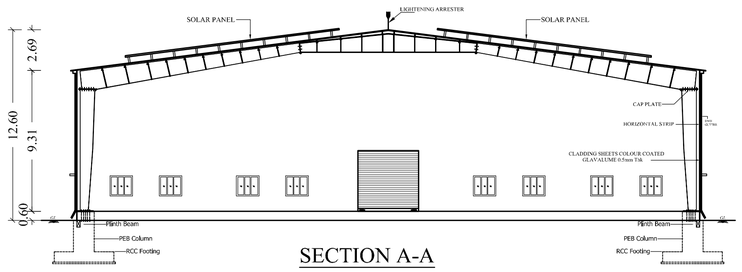
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

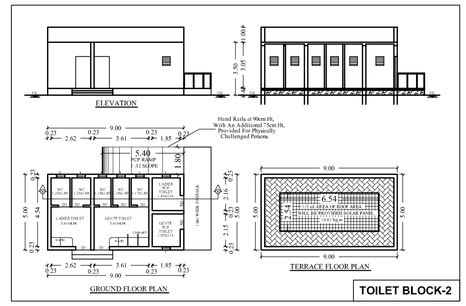
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



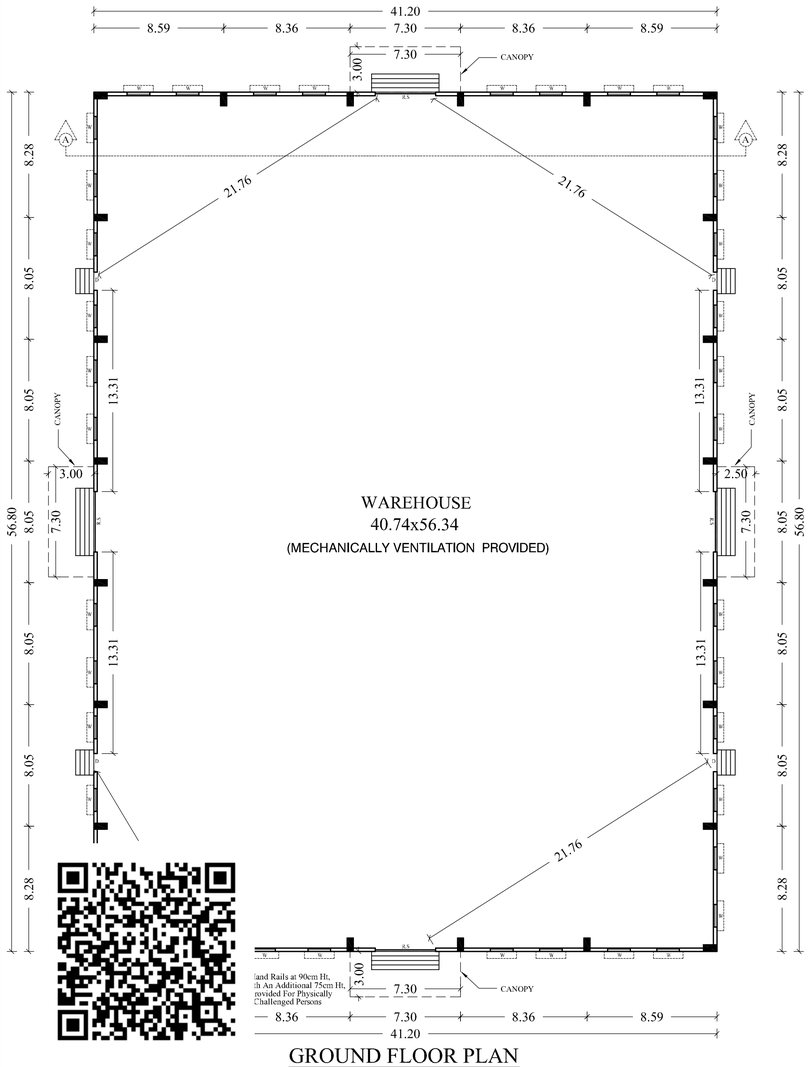
ELEVATION



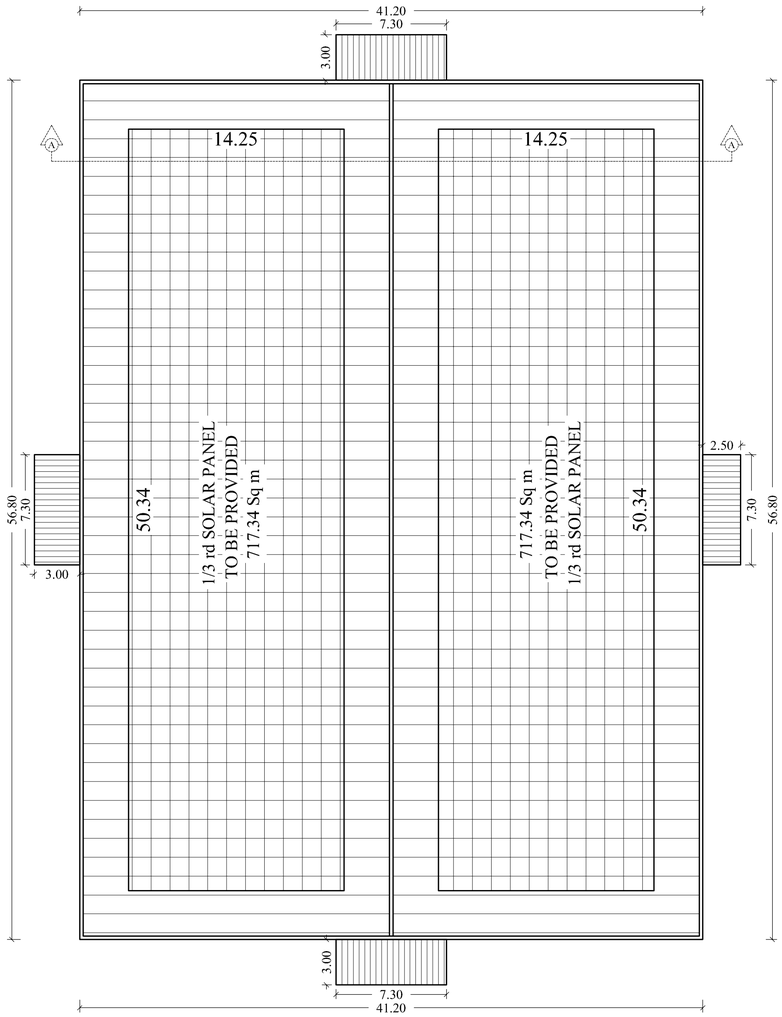
SECTION A-A



TOILET BLOCK-2



GROUND FLOOR PLAN



ROOF FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF WAREHOUSE BUILDING IN S.Nos: 96/2A1, 96/2B1, KARANAI VILLAGE, 760/1, 760/2A2, 760/2A3, 760/3A1B, 761/1A1, 761/1A2, KOTTAIYUR VILLAGE, THIRUVALLUR TALUK, THIRUVALLUR DISTRICT. KADAMBATHUR PANCHAYAT UNION.

ONLINE APPLICATION No: SWP/BPA/895011/ 2026

SPECIFICATION

FOUNDATION

FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-

SUPER STRUCTURE IN23 TH. ,11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTOR 1:5

RCC MEMBERS

FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

PLASTERING

WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH.
CEILING IN CM 1:3 9mm TH.

PAINTING

FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT

FLOORING

FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS &WINDOWS

DOORS WITH COUNTRY WOODEN FRAMES , 32 TH, FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH

WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

SCHEDULE OF JOINERIES:

	DESCRIPTION	SIZE
R.S	ROLLING SHUTTER	5.00 x 4.00
D1	DOOR	1.00 x 2.20
D2	DOOR	0.75 x 2.20
SD	SLIDING DOOR	1.00 x 2.20
W	WINDOW	1.50 x 1.45
V	VENTILATOR	0.60 x 0.90

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	2	1	4	3
URINAL	1	--	2	--
WASH BASIN	1	1	2	2
DRINKER WATER FOUNTAINS	1		1	

NOTES :-

1. MECHANICALLY VENTILATION PROVIDED

	COLOUR INDEX
	PROPOSED
SCALE 1: 100	ALL DIMENISIONS ARE IN METRES

OWNERS SIGNATURE

Er. K.RATHINASAMY, M.E, M.I.E, FIV,
Structural Engineer Gr-I
DTCP Reg.No : CGLRGN/SE/GR-I/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLRGN/RE/Gr-I/2019/06/005
Res : No.W-391/A1 New No.14, Anna Nagar West,
Chennai-600101, Mob : 9444100510

STRUCTURAL ENGINEER

V.P.KRISHNAPRIYAN B.Arch.,
CA/2014/65850
Register Architect Gr-I
DTCP Reg. No:CGLRGN/RA/GR-I/2019/06/006
CMDA RA/Gr-I/19/04/140
222, Arihant Majestic Towers, Jawaharlal Nehru Road,
Koyambedu, Chennai - 107. Mobile : 9566333942

ARCHITECT/ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF WAREHOUSE BUILDING IN S.Nos: 96/2A1, 96/2B1, KARANAI VILLAGE, 760/1, 760/2A2, 760/2A3, 760/3A1B, 761/1A1, 761/1A2, KOTTAIYUR VILLAGE, THIRUVALLUR TALUK, THIRUVALLUR DISTRICT. KADAMBATHUR PANCHAYAT UNION.

ONLINE APPLICATION No: SWP/BPA/895011/ 2026

AREA DETAIL:

				Sq.m
PLOT AREA AS PER PATTA				5653.00
PLOT AREA AS AT SITE				5592.96
SL.NO	BUILDING NAME	FSI IN Sq m	NON FSI IN Sq m DEDUCTION	TOTAL AREA IN Sq m
1.	**WAREHOUSE BLOCK- 1**			
	GROUND FLOOR	2424.11	-	2424.11
2.	**TOILET BLOCK- 2**			
	GROUND FLOOR	45.00	-	45.00
	TOTAL	2469.11		2469.11
FLOOR SPACE INDEX	2469.11 / 5592.96	2.0		0.44

PARKING CALCULATION

DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking-Covered area/300 =2469.11/300= 14	09 Nos	09 Nos
Car Parking-Office area/150 = 104/150= 1	01 Nos	02 Nos (Including 2 Nos PCP Parking)

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	2	1	4	3
URINAL	1	--	2	--
WASH BASIN	1	1	2	2
DRINKER WATER FOUNTAINS	1		1	

COLOUR INDEX

BOUNDARY	
PROPOSED	
DRIVE WAY	
EXISTING ROAD	

WORKERS DETAILS

MALE	10 Nos
FEMALE	05 Nos
NUMBER OF WORKERS	15 Nos

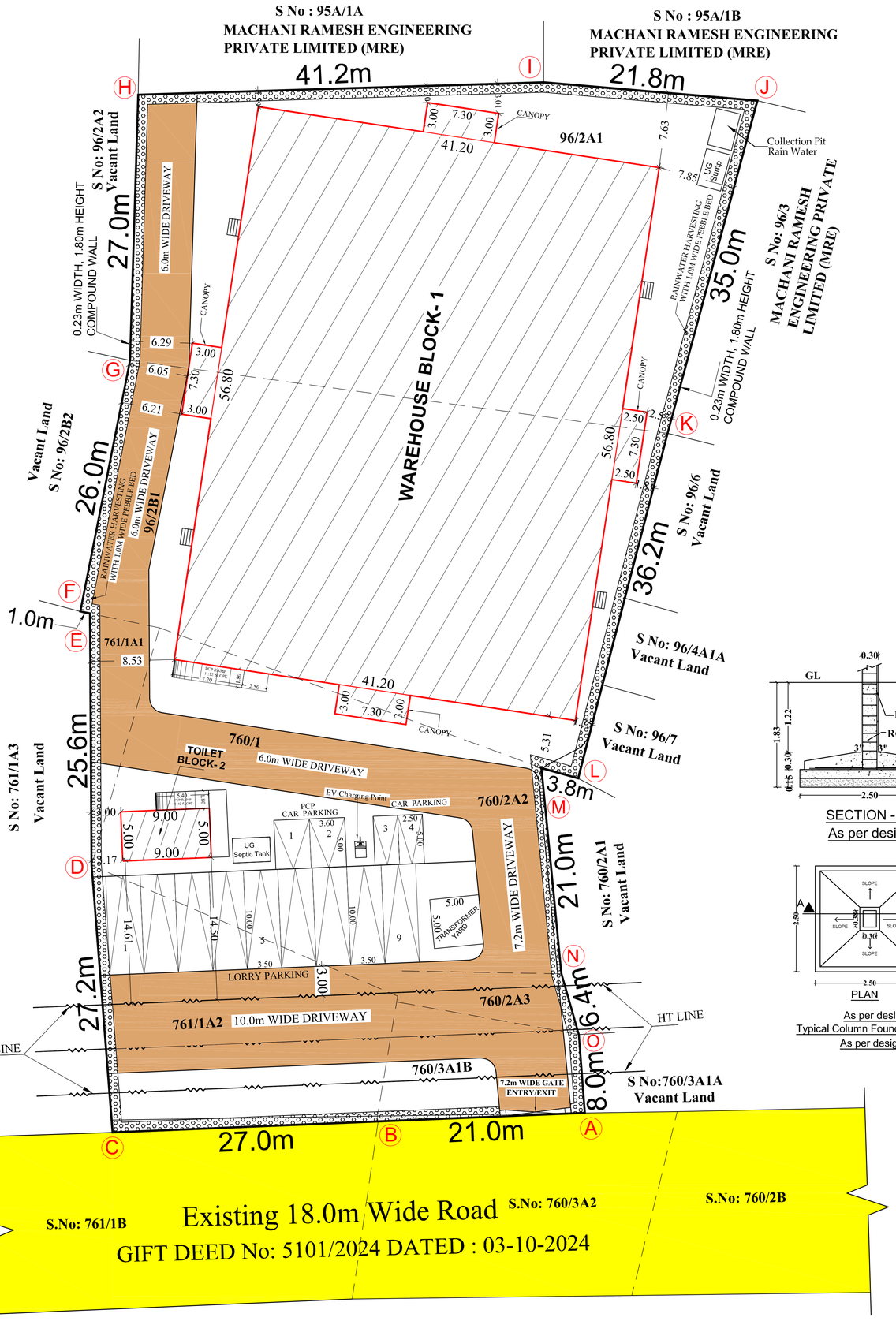
OWNERS SIGNATURE

Er. K.RATHINAVARMY, M.E, M.I.E, FIV,
Structural Engineer Gr-I
DTCP Reg.No : CGLRGN/SE/GR-I/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLRGN/EE/Gr-I/2019/06/005
Res : No.W-391/A1 New No.14, Anna Nagar West,
Chennai-600101, Mob : 9444100510

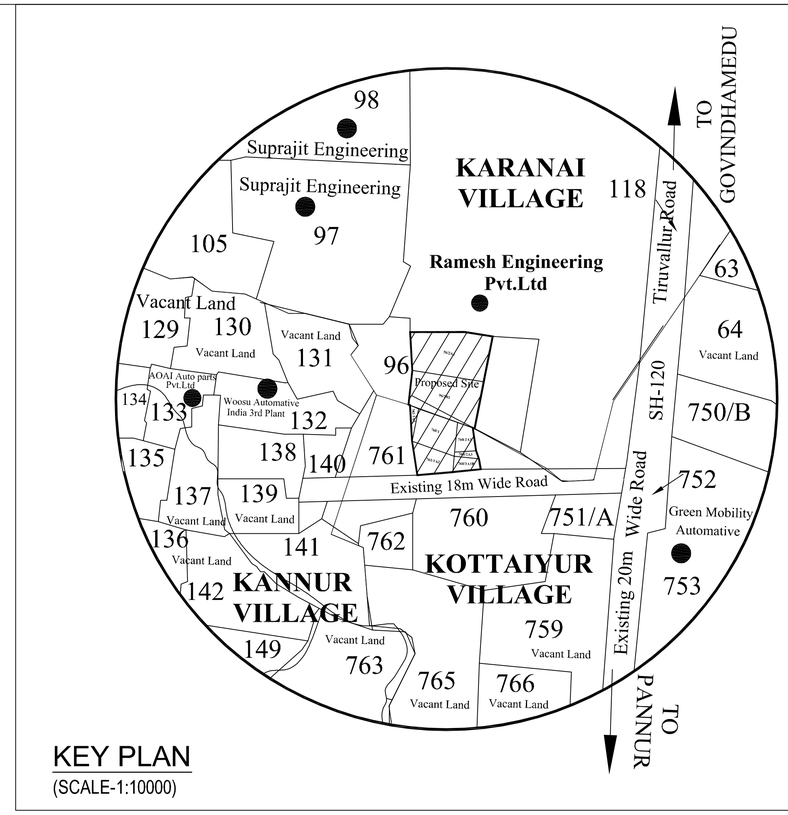
STRUCTURAL ENGINEER

V.P. KRISHNAPRIYAN B.Arch.,
CA/2014/58858
Register Architect Gr-I
DTCP Reg. No:CGLRGN/RA/GR-I/2019/06/006
CMDA RA/Gr-I/19/04/140
222, Ashant Majestic Towers, Jawaharlal Nehru Road,
Koyambedu, Chennai - 107. Mobile : 9566233840

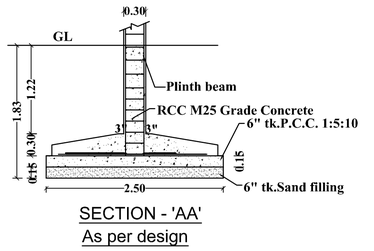
ARCHITECT/ENGINEER



SITE PLAN

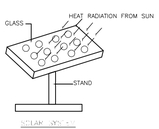


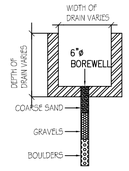
KEY PLAN
(SCALE-1:10000)



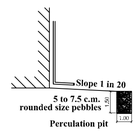
SECTION - 'AA'
As per design

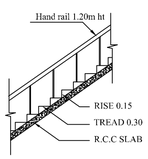
PLAN
As per design
Typical Column Foundation Detail
As per design



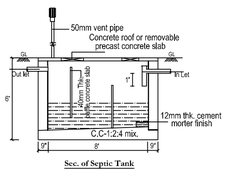


BOREWELL DETAIL
(SCALE= 1:50)

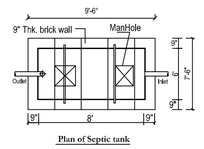




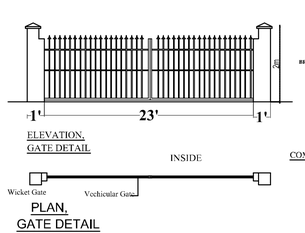
STAIRCASE DETAIL

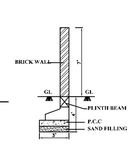


Sec. of Septic Tank

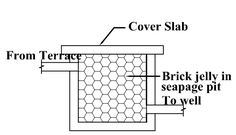


Plan of Septic tank

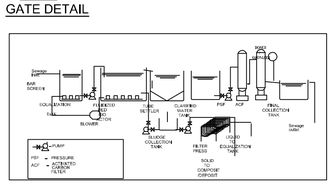




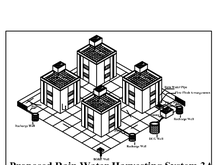
COMPOUND WALL DETAIL



Rain Water Filter Tank



SEWERAGE TREATMENT PLANT(STP)



Proposed Rain Water Harvesting System 3A
Not To Scale

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
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.