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,
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EXISTING BUILDING DTCP - APPROVED DETAILS

B.A NO : 13485/96 Dated : 8-5-1996. L.P/DTCP NO : 561/96

TIRUVALLUR MUNICIPALITY APPROVAL NO:
B.A NO : 103/94 Dated : 4-3-1996.

SHEET NO : 2/2

PLAN SHOWING THE REVISED APPROVAL FOR CONSTRUCTION OF RETAIL SHOP BUILDING IN OLD S.NO:89/1Cpt,1D 90/1Cpt,1D, WARD -C, T. S.NO:2/2 , BLOCK-12 , PERIYAKUPPAM VILLAGE, THIRUVALLUR MUNICIPALITY, THIRUVALLUR TALUK AND DISTRICT.

SCHEDULE OF JOINERY

MD	MAIN DOOR	2.00 X 2.40
D	DOOR	1.20 X 2.13
D1	DOOR	1.00 X 2.13
D2	DOOR	0.75 X 2.13
SD	SWING DOOR	1.00 X 2.13
W	WINDOW	3.00 X 1.82
W1	WINDOW	1.00 X 1.82
W2	WINDOW	1.22 X 1.22
V1	VENTILATOR	0.60 X 0.90

EXISTING BUILDING TO BE DEMOLITION	AREA (SQ.M)
DG SET ROOM	59.53
TOTAL AREA	59.53

DESCRIPTION	EXISTING BUILDING DTCP APPROVED		PROPOSED BUILDING REVISED / ADDITIONAL		TOTAL BUILT-UP AREA (SQM)
	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	
RETAIL SHOP BUILDING					
GROUND FLOOR	533.45	---	576.14	---	576.14
FIRST FLOOR	559.65	---	549.26	---	549.26
TOILET BLOCK	58.99	-----	-----	---	---
HEAD ROOM (NON FSI)	----	---	-----	30.94	30.94
SECURITY (NON FSI)	----	-----	----	6.00	6.00
TOTAL AREA	1152.09	-----	1125.40	36.94	1162.34

ONLINE APPLICATION No : SWP/BPA/908446/2026

SOLAR PANEL AREA = 290.70 SQM

WORKER'S DETAILS

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

SOLAR HOT WATER SYSTEM DETAIL

NO OF WORKERS - MALE : 10 Nos
NO OF WORKERS - FEMALE : 10 Nos
TOTAL NO OF WORKERS (10+10 = 20) : 20 Nos
WATER CONSUMPTION @ 80 Lit /Person/day
TOTAL CONSUMPTION (20 X 80) : 1600 Lits
NO OF SWHS (2000 lit capacity) : 1 No

SANITATION REQUIREMENTS

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

SPECIFICATION:

SUPER STRUCTURE : 0.23M TK B.W IN C.M 1:5
FOUNDATION : RCC COLUMN FOUNDATION
SLAB : RCC 1:2:4 0.15M TK
BEAM LINTEL SUNSHADE : RCC 1:2:4
WEATHERING COURSIVE WITH PRESSED TILES
ELECTRIFICATION WORK CONCELLED WIRING

ALL DIMENSIONS ARE IN METERS ONLY

SCALE = 1:100

COLOR INDEX

SITE BOUNDARY
PROPOSED BUILDING
EXISTING BUILDING TO BE DEMOLISHED
EXISTING ROAD

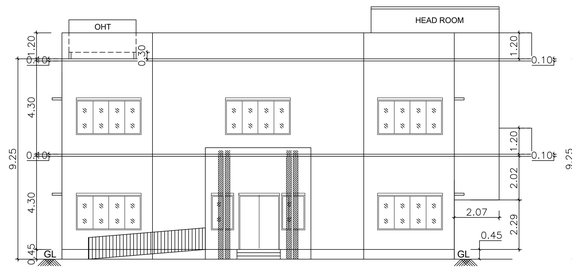
Dr. R.S. MURALITHARAN, M.A.,M.E.,(STRUCTURAL)
Registered Structural Engineer, Grade-I (SE)
Chartered Engineer (I) (Membership No. 1)
STUCON Reg. No. TUU/SUCO/2/2020/00006
Chartered Engineer (I) (Membership No. 1)
Structural Engineer Consultant,
No. 11/20, Mahaveer Street,
Thiruvallur - 602 001, Cell : 9444 0 44 0 44
E-mail:muralitharan.rs@gmail.com

STRUCTURAL ENGINEER

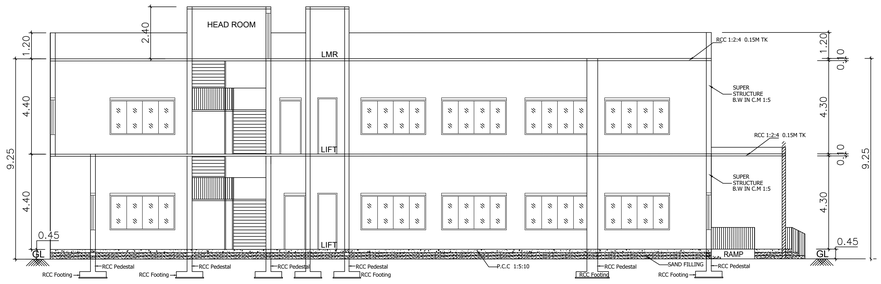
SIGNATURE OF THE APPLICANT

P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Professional Engineer
Grade-I TNAU / AE / 2015 / 07 / 005
ADCP-I

ARCHITECT / ENGINEER



FRONT ELEVATION(East Facing)



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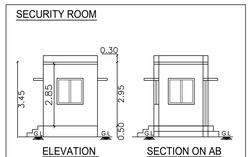
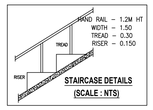
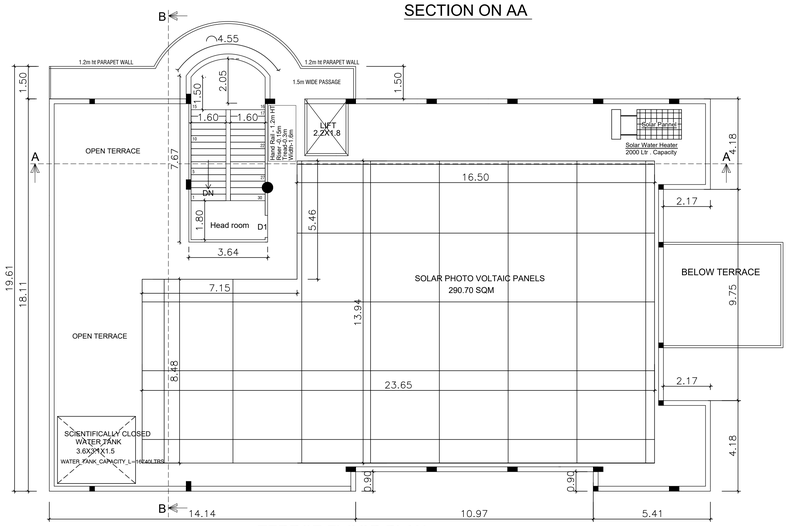
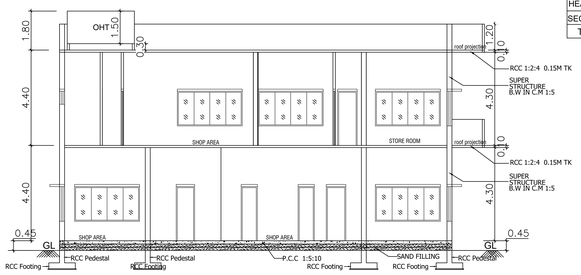






TERRCE FLOOR PLAN



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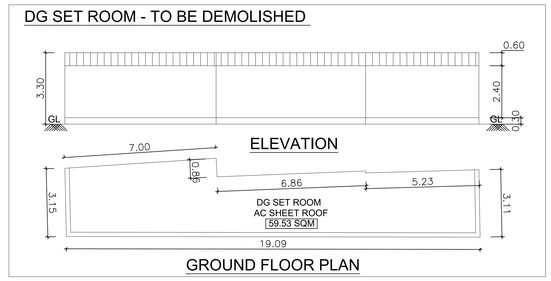
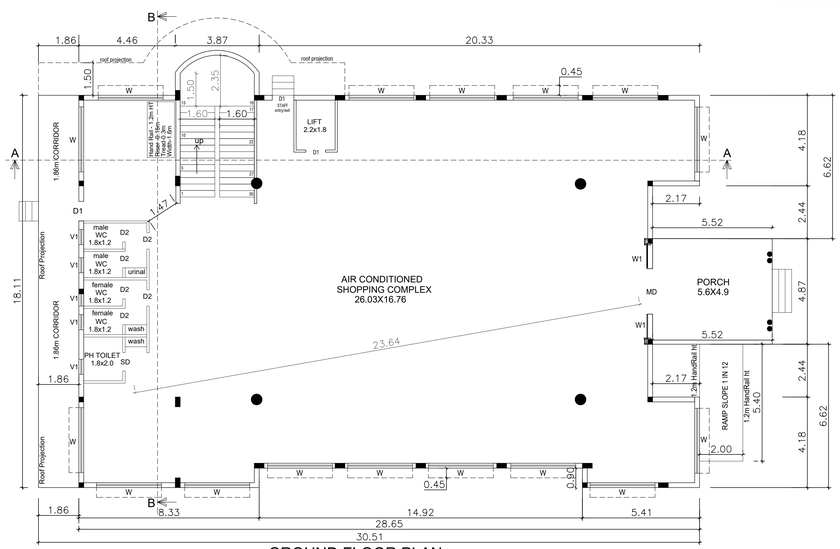
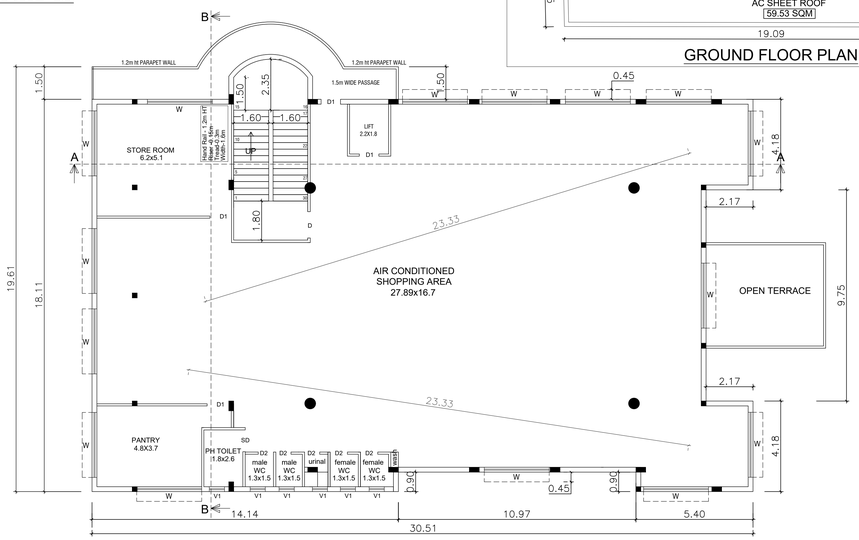
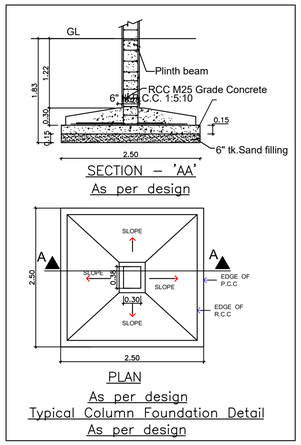


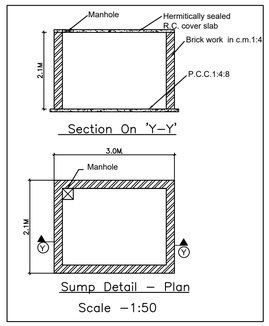


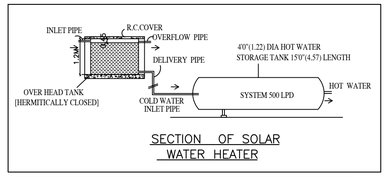
GROUND FLOOR PLAN
Air Conditioned Floor

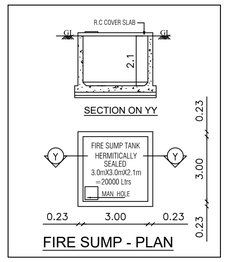


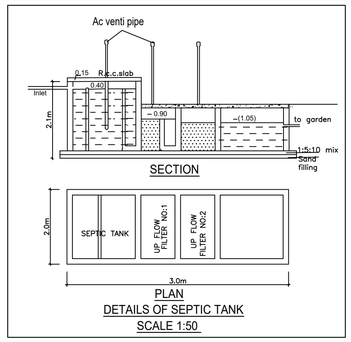
FIRST FLOOR PLAN
Air Conditioned Floor

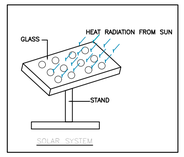


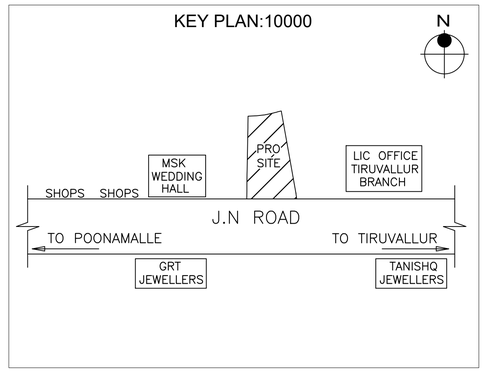


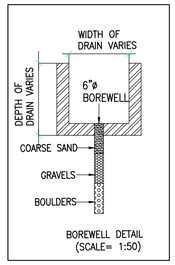


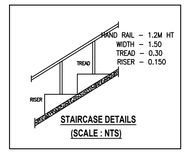


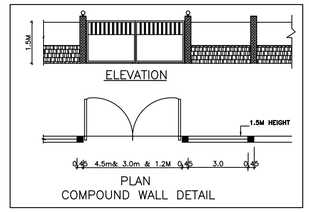


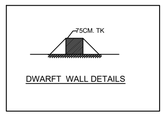


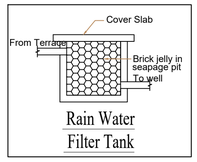


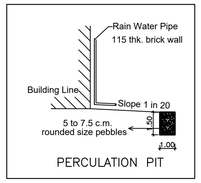


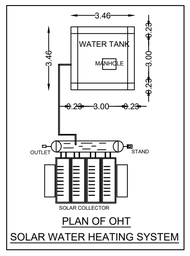


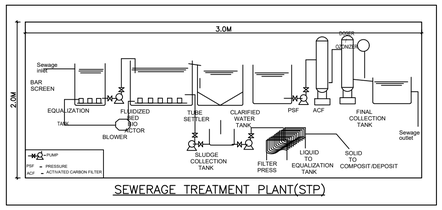












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EXISTING BUILDING DTCP - APPROVED DETAILS

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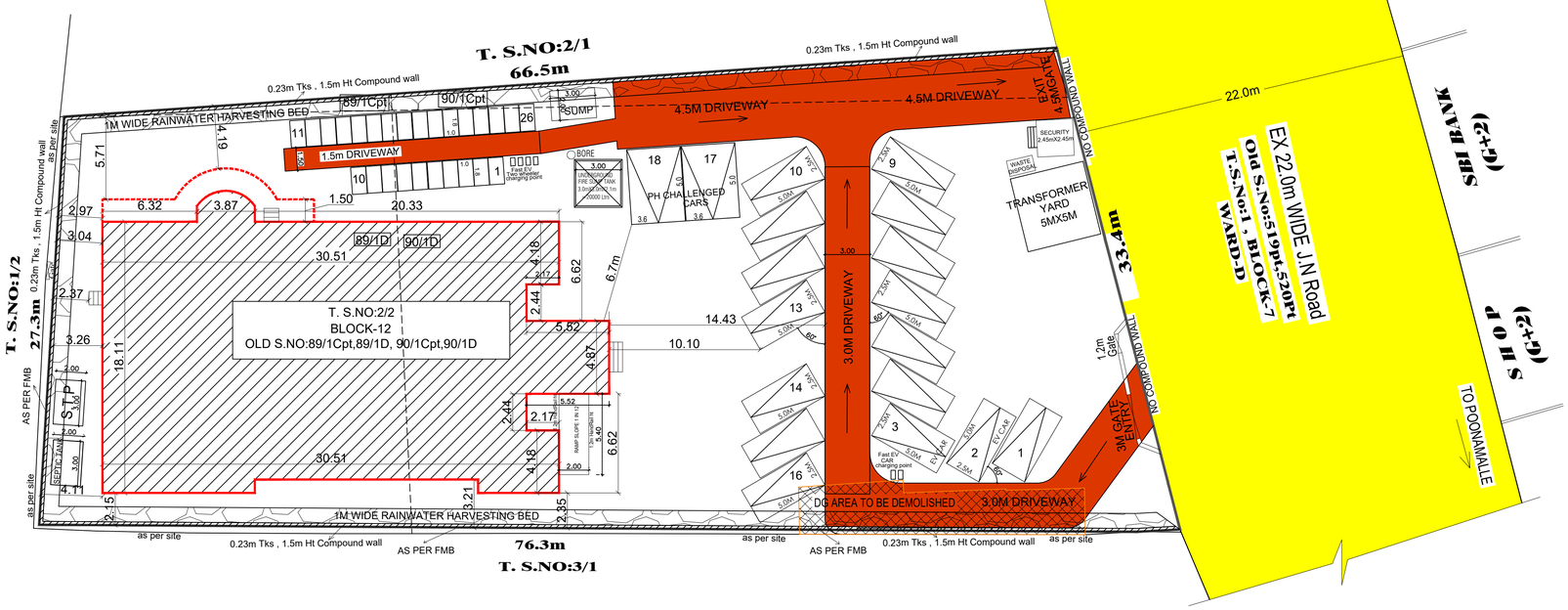

	EXISTING BUILDING DTCP APPROVED		PROPOSED BUILDING REVISED / ADDITIONAL		TOTAL BUILT-UP AREA (SQM)
DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	
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GROUND FLOOR	533.45	---	576.14	---	576.14
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TOILET BLOCK	58.99	----	----	---	---
HEAD ROOM (NON FSI)	----	---	----	30.94	30.94
SECURITY (NON FSI)	----	----	----	6.00	6.00
TOTAL AREA	1152.09	----	1125.40	36.94	1162.34

DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	576.14 / 2087.00 X 100	27.61%
FLOOR AREA RATIO	1125.40 / 2087.00	0.539

DESCRIPTION	REQUIRED	PROPOSED
PARKING AREA	CARS : 16 nos TWO WHEELERS : 16 nos	18 nos 26 nos
OSR AREA	217.0 sqm (10.00%)	PAY TO DTCP

SOLAR PANEL AREA = 290.70 SQM

ONLINE APPLICATION No : SWP/BPA/908446/2026

AREA STATEMENT	AREA (SQ.M)
TOTAL SITE AREA (AS PER FMB)	2132.29
TOTAL SITE AREA (AS PER SITE)	2170.11
TOTAL SITE AREA (AS PER PATTA)	2087.00
TOTAL SITE AREA (SUPER IMPOSED AREA)	2131.48

SHEET NO : 1/2

PLAN SHOWING THE REVISED APPROVAL FOR CONSTRUCTION OF RETAIL SHOP BUILDING IN OLD S.NO:89/1Cpt,1D 90/1Cpt,1D, WARD -C, T. S.NO:2/2 , BLOCK-12 , PERIYAKUPPAM VILLAGE, THIRUVALLUR MUNICIPALITY, THIRUVALLUR TALUK AND DISTRICT.

ALL DIMENSIONS ARE IN METERS ONLY

SCALE = 1:200

N
E

COLOR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING ROAD
- INTERNAL DRIVEWAY
- EXISTING BUILDING TO BE DEMOLISHED

Dr.R.S. MURALITHARAN, B.E.,M.E.,(STRUCT)Ph.D.
Registered Structural Engineer Grade-1(SE)
CMDA: Reg. No. SE/GR-1/19/12/22
DTCP,Reg. No. COL/ROV/SE/G-1/2022/2004
District Panel Engineer Class-1A
Structural Engineer Consultant
No. 7A/20, Mr.Chinnaraj Street,
Perumbakkam, Chennai - 600062.
@ 9499358300 Email:rmmurali06@gmail.com

STRUCTURAL ENGINEER

SIGNATURE OF THE APPLICANT

P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
Grade-1 TVLR / RE / GR-1 / 2019 / 07 / 003
DTCP
Cell : 9841235750

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

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.