Verified RealEstate™

REFERENCE
SWP/BPA/069191/2023

ISSUED
06 February 2024

PP APPROVAL RECORD

Planning Permission

Theni

Tiruvannamalai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

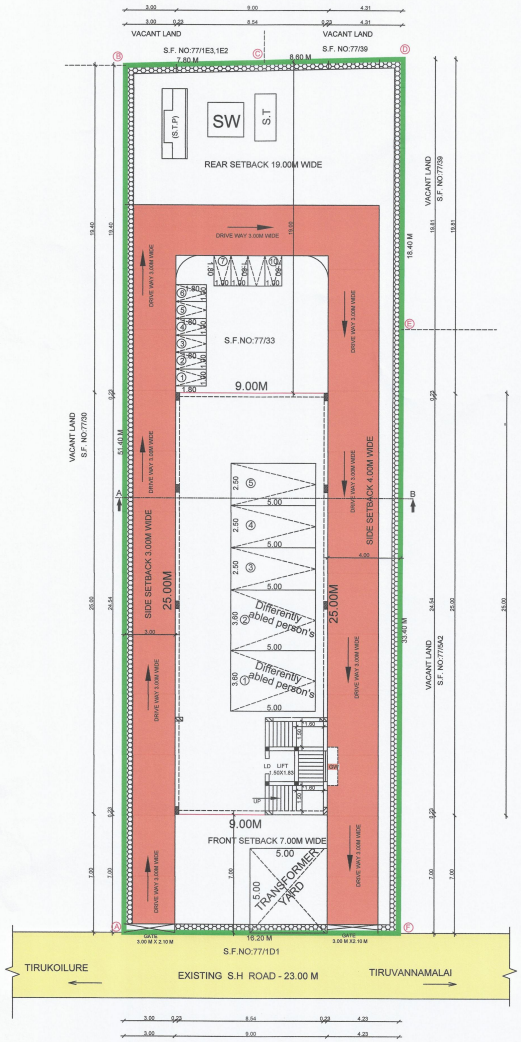
The approval as the planning authority issued it, reproduced in full behind this page.

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

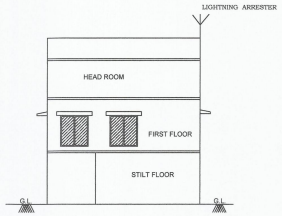
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

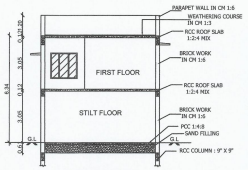
DIGITALLY VERIFIED RECORD



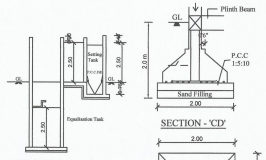
SITE PLAN CUM PRO. STILT FLOOR PLAN



ELEVATION

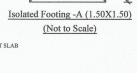


SECTION ON A-B

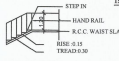


SECTION ON AA

SECTION - 'CD'



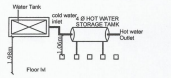
(Not to Scale)



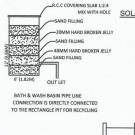
STAIR DETAILS

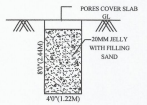
SOLAR ENERGY PLANT

(NOT TO SCALE)

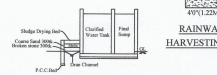


SOLAR HOT WATER SYSTEM (SWHS) DETAIL

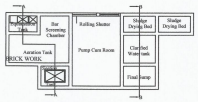




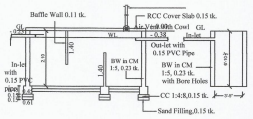
RAINWATER HARVESTINGUNIT



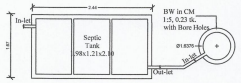
SECTION ON BB



SEWAGE TREATMENT PLAN



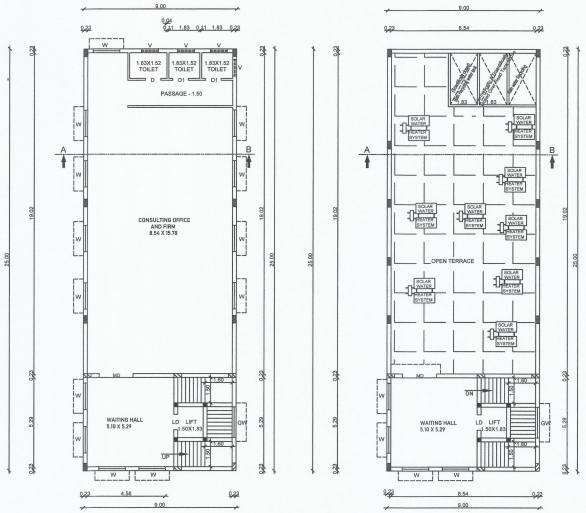
SECTION - SEPTIC TANK & SOAK PIT



PLAN - SEPTIC TANK & SOAK PIT

SAND BUCKETS

(NOT TO SCALE)



PROPOSED. FIRST FLOOR

PRO. TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF " CONSULTING OFFICE AND FIRM BUILDING " IN STILT FLOOR,FIRST FLOOR PLAN, AT S.F.NO: 77/33, (SITE APPROVAL D.T.C.P.NO:138/2023) MELATHIKKAN VILLAGE & PANCHYAT, TIRUVANNAMALI TALUK & DIS.

ALL DIMENSIONS ARE IN FEET (OR) METER. SCALE 1 : 100

AREA DETAILS:-

TOTAL AREA OF THE SITE ---- 852.00 SQ.MT

BUILDING AREA STATEMENT

DESCRIPTION	FSI	Non - FSI	TOTAL AREA
	sq.m	sq.m	sq.m
STILT FLOOR	-----	225.00	225.00
FIRST FLOOR	225.00	-	225.00
HEAD ROOM	-	52.00	52.00
TOTAL FLOOR	225.00	277.00	502.00

JOINERY DETAILS & REFERENCES

TYPE	DESCRIPTION	IN METER	IN FEET
MD	MAIN DOOR	2.0 x 2.28	4'0" X 7'-6"
D	DOOR	0.91 x 2.28	3'0" X 7'-6"
D1	DOOR	0.76 x 2.28	2'6" X 7'-6"
LD	LIFT DOOR	1.22 x 2.28	4'0" X 7'-6"
W	WINDOW	1.52 x 1.83	5'-0" x 6'-0"
V	VENTILATOR	0.99 x 0.61	3'-0" x 2'-0"
GW	GRILL WINDOW	1.52 x 1.83	5'-0" x 6'-0"
FA	FIRE ALARM		STEPS REF.
FE	FIRE EXTINGUISHER		WIDTH - 1.52 & 1.52
FB	FIRE BUCKET		TREAD - 0.30m
			RISER- 0.142 m

COLOUR INDEX:-

1. PROPOSED BOUNDARY SHOWN =
2. PROPOSED BUILDING SHOWN =
3. DRIVEWAY =
4. EXISTING ROAD =

PLOT COVERAGE	SITE AREA - 852.00 SQ.MT BUILDING AREA - 225.00 SQ.MT = 225.00 / 852.00 X100 = 26.41 % 26.41 % < 65%
FLOOR SPACE INDEX:-	(F.F.) / TOTAL SITE AREA = 225.00 / 852.00 = 0.27 0.27 < 2.00

PARKING DETAILS

CAR PARKING CALCULATION

FOR COMMERCIAL,

EVERY 100 SQ.Mt of = 1 CAR SPACE

225 /100= 2.25 = say 3. Nos CAR SPACE

REQUIRED PARKING SPACE = 3 CAR SPACE

TOTAL PROVIDED CAR PARKING

5 CAR SPACE

PROVIDED PARKING AREA :

REQUIRED TWO WHEELER = 6 NOS

TOTAL PROVIDED TWO WHEELER = 10 NOS

ONLINE APPLICATION NO:SWP/BPA/069191/2023

BUILDING APPROVAL NO: 04 /2024

I Lavarasan

SIGNATURE OF OWNER

Er. D. THIRUGNANASAMBANDAM.
B.E.(Civil), M.Tech.(Structural Engg.),M.B.A.,
Registered Structural Engineer Grade - I,
Reg. No. SE/Gr-II/95/05/010
Deputy Director of Town and Country Planning (D.T.C.P.),
Vellore - 632 001.

SIGNATURE OF STRUCTURAL ENGINEER

Er. S. DHANESH, D.C.D.C.E.,
Registered Engineer-Grade-III,
Reg. No. RE/Gr-III/01/2020
Deputy Director Town and Country Planning (D.T.C.P.), Vellore - 632 001.
Cell No : 99945 27047

Er. P. VELMURUGAN, M.Tech(Civil), M.Sc.(REV),
CONSTRUCTION ENGINEER,
Registration No. CE/18/04/09 (GD, T.L.),
No. 1, Kamaraj Nagar, IInd Cross Street,
Thottapalli, Vellore - 2. Ph: 98423 99759

SIGNATURE OF LBS / 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

hello@verified.realestate · +91 9996 12 9996

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.