PP APPROVAL RECORD

Planning Permission

Survey 308/3 and 1 more

Thiruvamathur, Vikravandi taluk

Vilupuram 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

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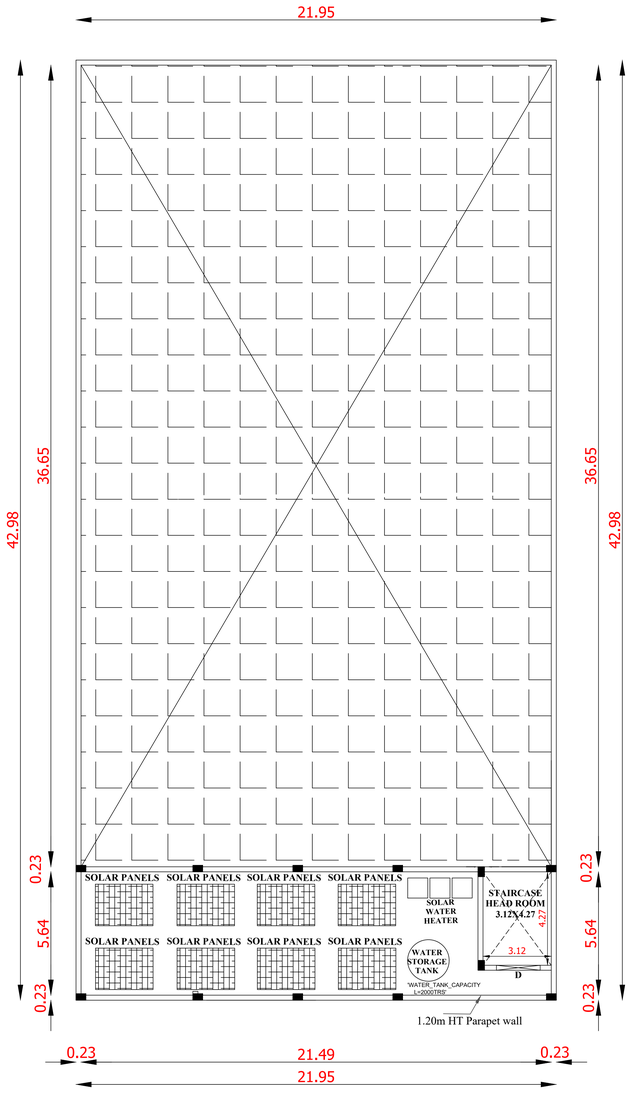
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING FOR "AGRICULTURAL MACHINERY SHOWROOM" BLOCK -1 (GROUND & FIRST FLOOR) IN R.S.NO:308/3, 308/4A, THIRUVAMATHUR VILLAGE,THIRUVAMATHUR PANCHAYT, VIKRAVANDI TALUK, VILLUPURAM DISTRICT.

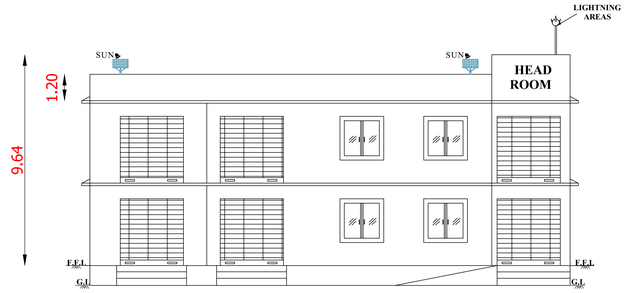
APPLICANT NAME: M/s. SRIRAM TRACTORS

Represented by partners: Mr.R.APPASAMY

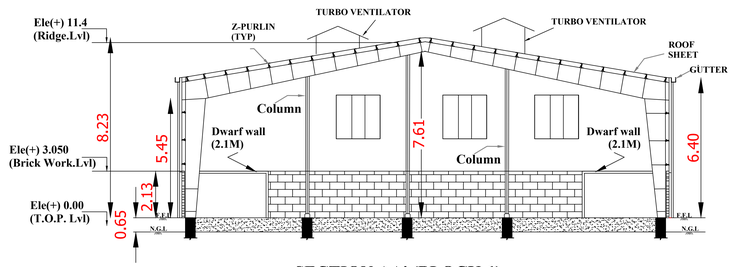
Mr.R.SENTHILKUMAR



TERRACE FLOOR PLAN (BLOCK-1)



ELEVATION (BLOCK-1)



SECTION AA' (BLOCK-1)

SHEET:3/3
Scale : 1:100

ALL DIMENSIONS ARE IN "METER"

JOINERY DETAILS

RS	-	GRILL GATE	:	(2.89 X 2.44)
D	-	DOOR	:	1.20 X 2.13
D1	-	DOOR	:	(0.75 X 2.13)
D2	-	DOOR	:	(0.65 X 2.13)
W	-	WINDOW	:	2.00 X 2.00
V	-	VENTILATIOR	:	0.60 X 0.90
FE	-	FIRE EXTINGUSHER		△
FA	-	FIRE ALARAM		▽
SB	-	SAND BUCKET		

AREA DETAILS (SITE EXTENT)

AREA OF DOCUMENT - 0.66 ACRES 2670.92 Sq.m 28749.548Sq.ft

AREA OF FMB - 0.68 ACRES 2771.25 Sq.m 29829.48 Sq.ft

PROPOSED BUILDING AREA DETAILS

(BLOCK-1) (COMMERCIAL BUILDING)

DESCRIPTION	FSI Area in Sq.m	Non-FSI Area in Sq.m	Built Up Area in Sq.m
AREA OF GROUND FLOOR	943.41	-	943.41
AREA OF FIRST FLOOR	133.90	-	133.90
AREA OF HEAD ROOM	-	16.93	16.93
TOTAL AREA	1077.31	16.93	1094.24

TOTAL BUILDUP AREA = 1094.24 Sq.m , 11778.39 Sq.ft

TOTAL FSI AREA = 1077.31 Sq.m , 11596.16 Sq.ft

FSI = 1077.31 / 2670.92 = 0.40 < 2.0

PC = (943.41/ 2670.92) X 100 = 35.32 %

SPECIFICATION:

FOUNDATION: R.C.C COLUMN FOOTING, BRICK WORK - C.M 1:6 FOR SUPER STRUCTURE. PLASTERING - C.M 1:5 FOR WALLS & 1:3 FOR CEILING, FLOORING -MOSAIC FLOORING. CEMENT PAINT - 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING. R.C.C - M25 GRADE FOR ALL CONCRETE WORKS. WOOD WORK - USING BEST QUALITY TIMBER. WEATHERING COARSE AS PER NATIONAL BUILDING CODE.

PARKING DETAILS:

PARKING :	REQUIRED	PROVIDED
CAR PARKING	- 10 NOS	10 NOS
TWO WHEELER	- 13 NOS	13 NOS
DA CAR PARKING	- 01 NOS	01 NOS
DA TWO WHEELER	- 02 NOS	02 NOS
EV CAR PARKING	- 01 NOS	01 NOS
EV TWO WHEELER	- 01 NOS	01 NOS

OSR 10.00 % - 267.09 Sq.m Retain

For SRIRAM TRACTORS
Partner

APPLICANT

Er.S.MURUGAVEL
RE / GR - III / VD / NOV - 2024 / 086
No.47, Trichy Main Road,
Near Thanthai Periyar Nagar,
Salamedu, Villupuram - 605 401.
Cell: 99944 71361

REGISTERED ENGINEER

Dr.MATHAN KANNAN.K, M.Arch., Ph.D.,
REGISTERED ARCHITECT
Reg. No: RA/VD/SEPTEMBER-2024/019
Mobile: 91505 00689

ARCHITECT

Er.M.FAGURUDEEN MOHAMED
B.E., M.Tech.(Struct) PG. D.QSV., MIE.FIV.
Chartered Engineer.
Structural Engineer Grade-1 (RSE)
Reg. No: RSE/GR-1/VD/AUGUST-2024/020
DTCP Villupuram Regional Office(VLO)
Cell: 7010771257, 9150370364

STRUCTURAL ENGINEER

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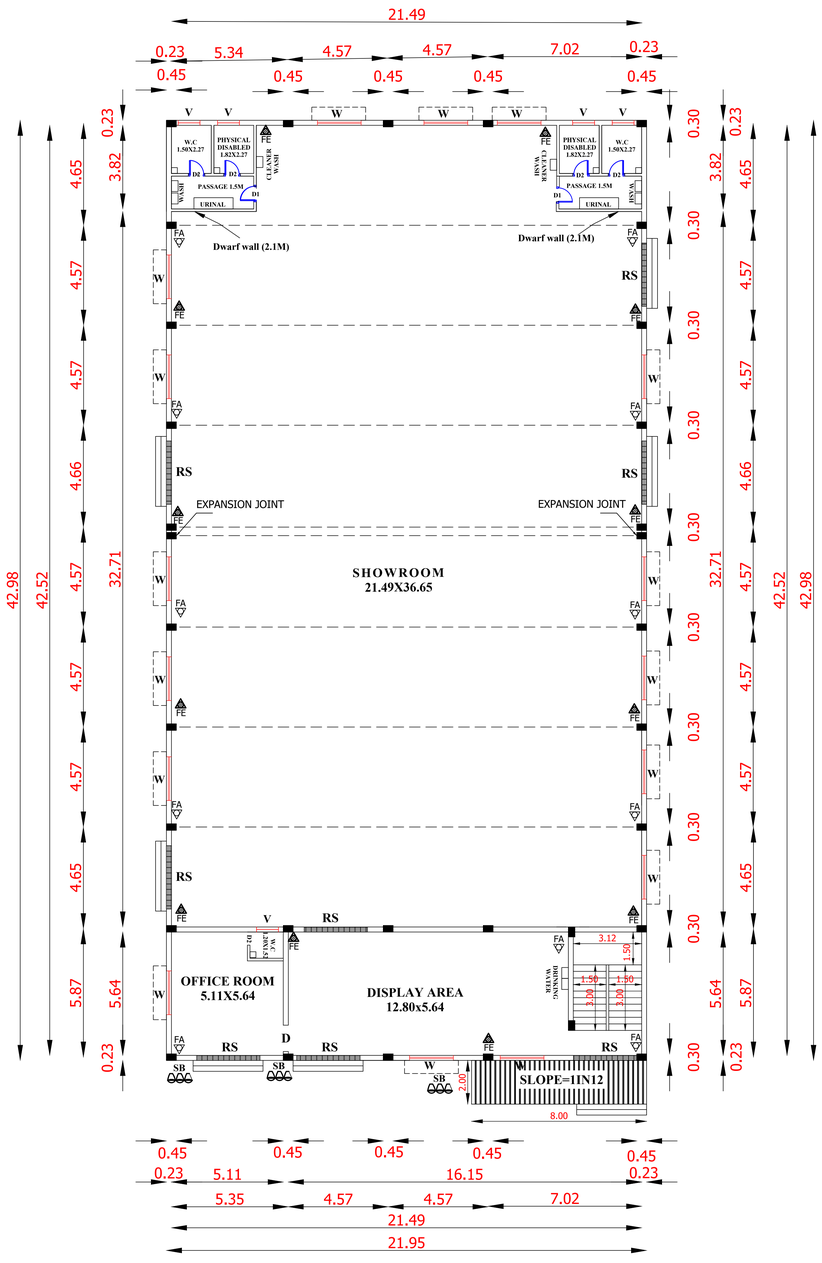
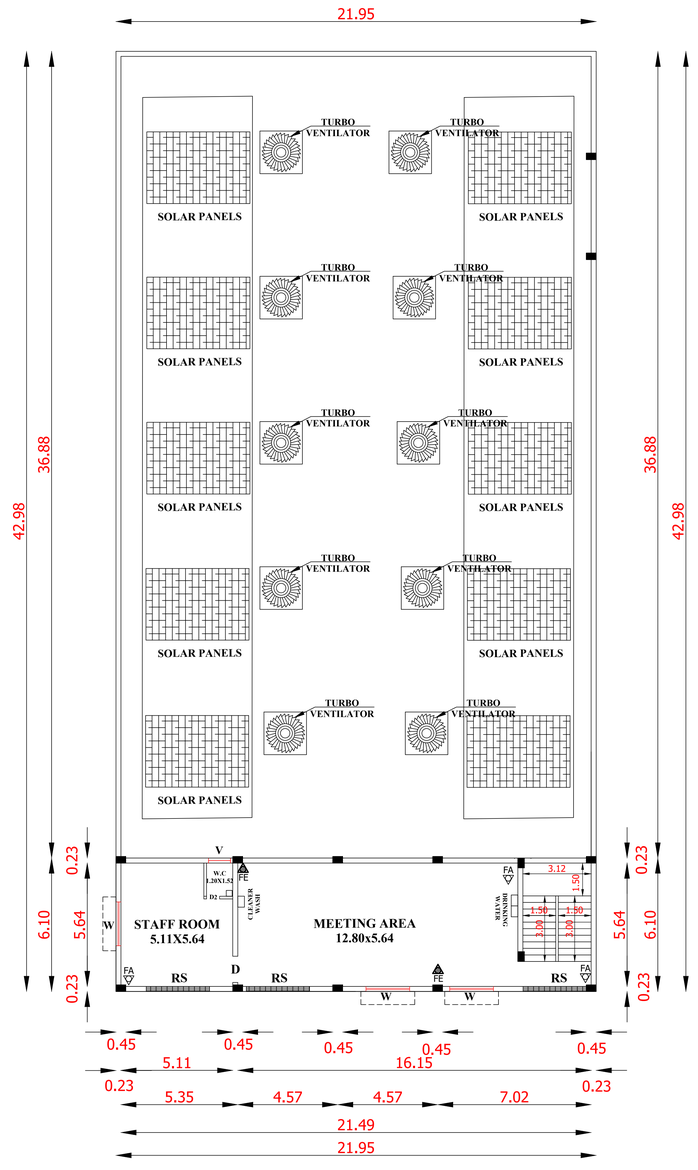
Mr.R.SENTHILKUMAR

SANITATION REQUIREMENT DETAILS:

SANITATION UNIT :	REQUIRED	PROVIDED
DA WATER CLOSET	- 01 NOS	02 NOS
MALE WATER CLOSET	- 01 NOS	02 NOS
FEMALE WATER CLOSET	- 01 NOS	02 NOS
DRINKING WATER	- 02 NOS	04 NOS
WASH BASIN	- 01 NOS	04 NOS
URINALS	- 01 NOS	02 NOS
CLEANER'S SINK	- 02 NOS	03 NOS



GROUND FLOOR PLAN
(BLOCK-1)



FIRST FLOOR PLAN
(BLOCK-1)

SHEET:2/3
Scale : 1:100

ALL DIMENSIONS ARE IN "METER"

JOINERY DETAILS

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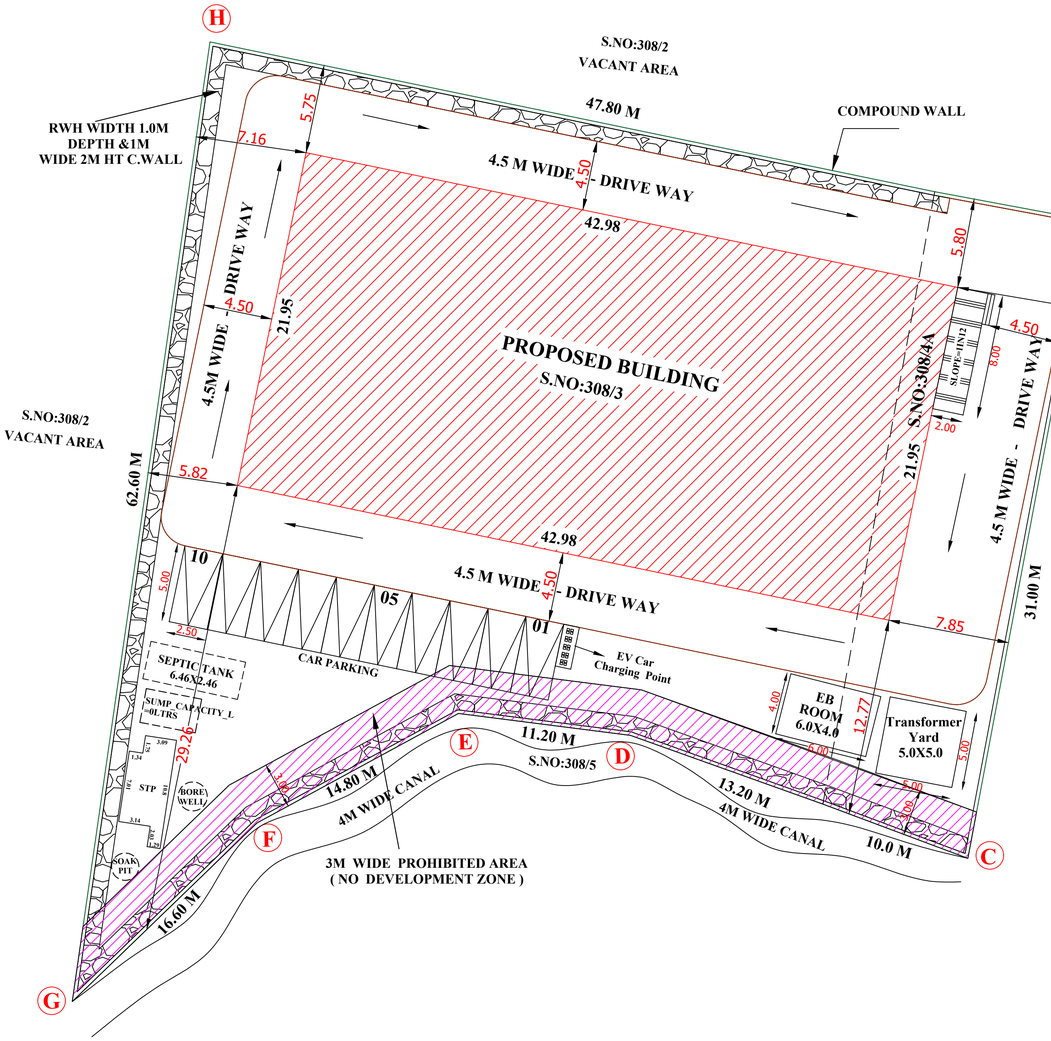
H
S.NO:308/2
VACANT AREA
47.80 M
COMPOUND WALL
RWH WIDTH 1.0M
DEPTH &1M
WIDE 2M HT C.WALL
7.16
5.75
4.5 M WIDE - DRIVE WAY
4.50
42.98
5.80
36.20 M
S.NO:308/4A
6M WIDE - DRIVE WAY
6.00
35.34
I
GINGEE
S.NO:307
24.12M WIDE (SH) ROAD
VILLUPURAM
GATE
WAY IN/OUT
11.0
4.5M WIDE - DRIVE WAY
21.95
PROPOSED BUILDING
S.NO:308/3
S.NO:308/2
VACANT AREA
62.60 M
5.82
S.NO:308/4A
SLOPE-IN/OUT
2.00
8.00
4.5 M WIDE - DRIVE WAY
21.95
3.60
01
1.80
1.00
DA TWO WHEELER PARKING
07
1.80
1.00
TWO WHEELER PARKING
B
DA CAR PARKING
5.00
EV Two Wheeler Charging Point
29.60 M
A
42.98
10
05
01
4.5 M WIDE - DRIVE WAY
4.50
5.00
2.50
CAR PARKING
EV Car Charging Point
7.85
31.00 M
SEPTIC TANK
6.46X2.46
SUMP CAPACITY_L
=0LTRS
STP
BORE WELL
SOAK PIT
29.26
3.09
1.34
3.14
1.20
1.20
1.20

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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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.