PP APPROVAL RECORD

Planning Permission

Ramanathapuram

Kallakurichi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Commercial

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

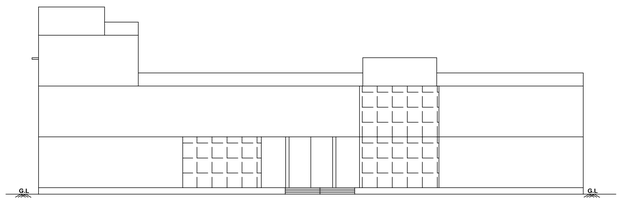
+91 9996 12 9996

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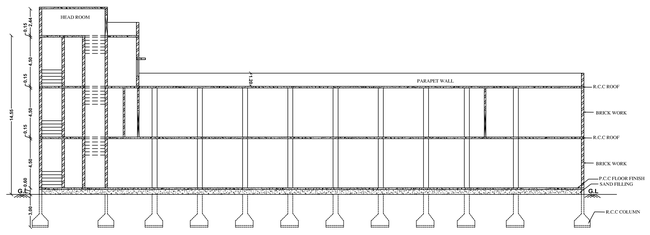
PLAN SHOWING THE CONSTRUCTION OF COMMERCIAL BUILDING EXISTING GROUND FLOOR , FIRST FLOOR & PROPOSED SECOND FLOOR TEXTILE SHOP IN S.F.NO.178/1B2A & 178/6 AT NEELAMANGALAM VILLAGE, KALLAKURICHI TALUK, KALLAKURICHI DISTRICT.

APPLICANT : 1.A.K.T. MAHENDRAN, 2.T.M. RAJENDRAN.

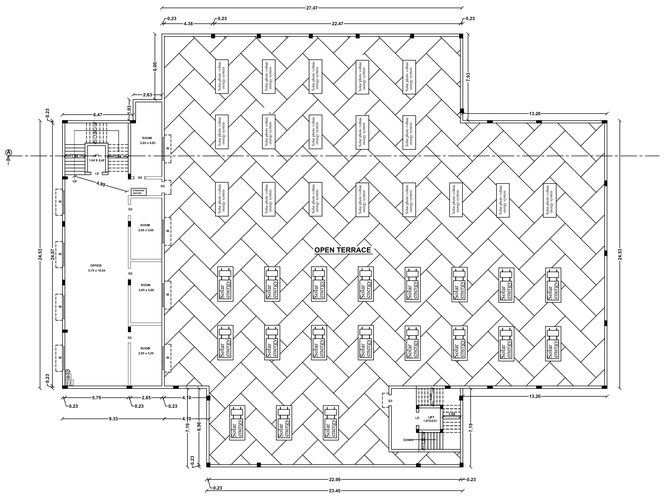
N
W E
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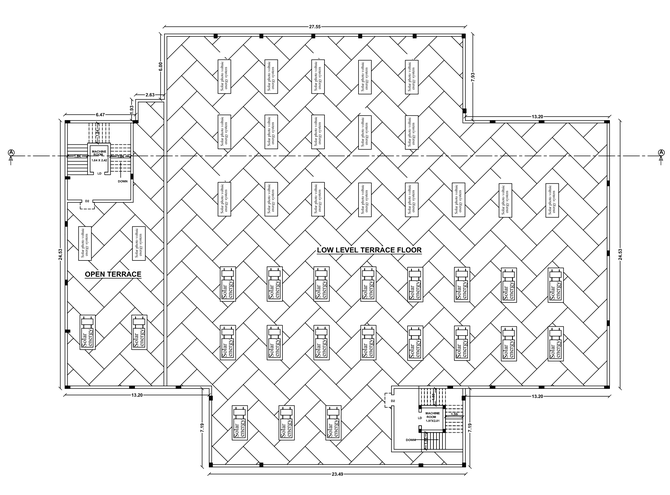
FRONT ELEVATION



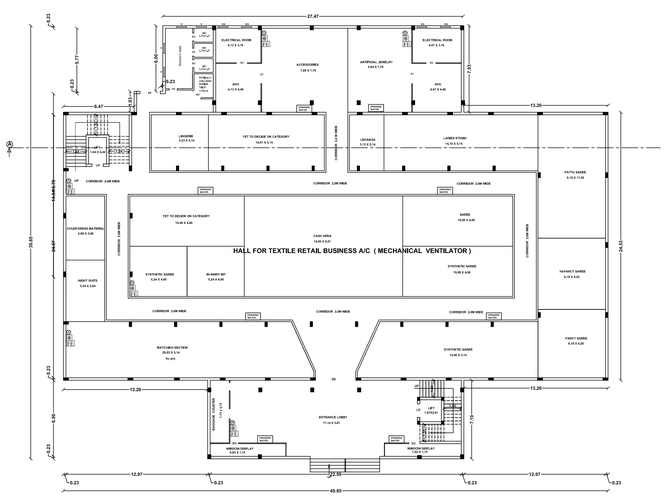
SECTION ON AA



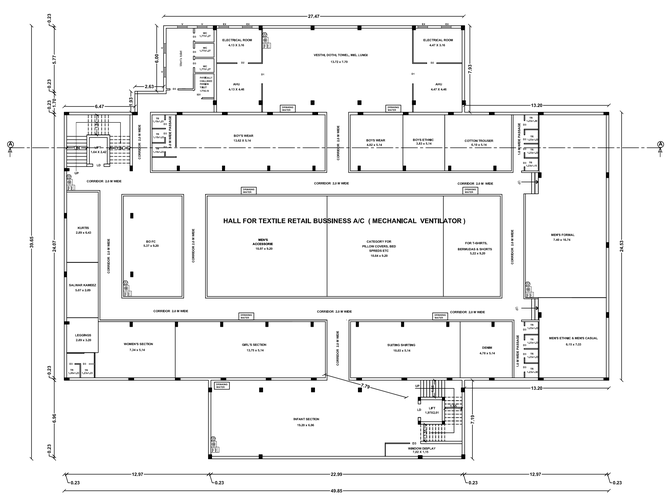
SECOND FLOOR PLAN



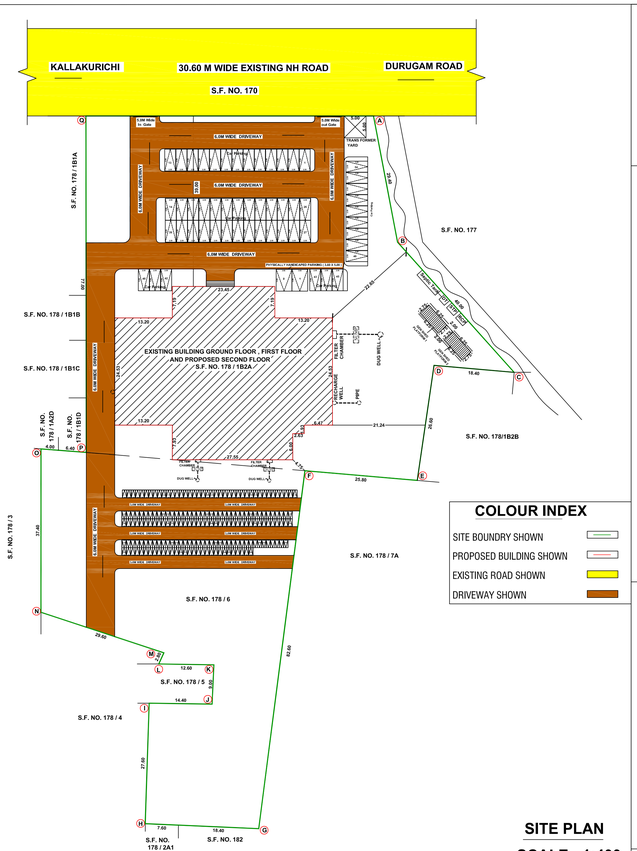
TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



COLOUR INDEX

- SITE BOUNDRY SHOWN
- PROPOSED BUILDING SHOWN
- EXISTING ROAD SHOWN
- DRIVEWAY SHOWN

SITE PLAN

SCALE - 1:400

AREA AS PER DOCUMENT	- 2.40 Acres
AREA AS PER PATTA	- 9714.00 Sq.m
AREA AS PER SUPERIMPOSED	- 9560.17 Sq.m

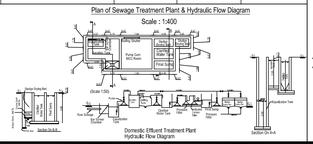
REFERENCE
- FA — FIRE ALARM SYSTEM
- HR — HOSE REEL
- FE — FIRE FIGHTING EQUIPMENTS
- DW — DRINKING WATER

S.NO	DESCRIPTION	FSI	NON FSI	TOTAL BUILD UP AREA
GROUND FLOOR		1615.10	-	1615.10
FIRST FLOOR		1615.10	-	1615.10
SECOND FLOOR (PROPOSED)		234.41	40.07	274.91
HEAD ROOM		-	46.86	-
GENSHED PLATFORM		-	28.125	-
TOTAL :		3464.61	115.855	3580.465
FLOOR SPACE INDEX		FSI= 3464.61 / 9560.17 = 0.36 < 2.0		

S.No	DESCRIPTION	
1	S.D - SLIDE DOOR	3.68 X 2.40
2	S.D.1 - SLIDE DOOR	1.00 X 2.10
3	L.D - LIFT DOOR	1.00 X 2.10
4	D1 - DOOR	1.80 X 2.10
5	D2- DOOR	1.00 X 2.10
6	D3 - DOOR	0.76 X 2.10
7	W- WINDOW	2.40 X 1.52
8	EX - EXHAUST FAN	0.90 X 1.00
9	V- VENTILATOR	0.90 X 0.75

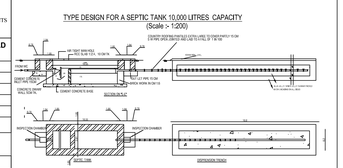
S.No	Parking Area Description	AREA (Sq.m)	REQUIRED	PROVIDED
1	One Car Space for every 75 Sq.m of Floor Area	3464.61	47	54
2	One Two wheeler for every 75 Sq.m of Floor Area	3464.61	47	186

Plan of Sewage Treatment Plant & Hydraulic Flow Diagram
Scale : 1:400



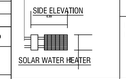
Domestic Effluent Treatment Plant
Hydraulic Flow Diagram

TYPE DESIGN FOR A SEPTIC TANK 10,000 LITRES CAPACITY
(Scale :- 1:200)

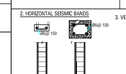


Scale : 1:200

HOT WATER TANK



SIDE ELEVATION



SOLAR WATER HEATER

STAIRCASE DETAIL Scale : 1:100

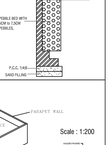


T - TREAD : 0.30M
R - RISE : 0.15 M
W - WIDTH : 1.50 m
HAND RAIL : 1.00 m

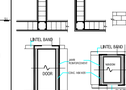
DETAILED PLAN OF RAINWATER PERCOLATION PEBBLE BED



COMPOUND WALL DETAIL
Scale : 1:100

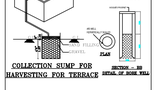


2. HORIZONTAL SEISMIC BANDS



3. VERTICAL REINFORCEMENT IN BRICK WALLS





COLLECTION SUMP FOR HARVESTING FOR TERRACE

DETAIL OF BORE WELL

FOR OFFICE USE

SITE APPROVAL
ROC NO: SWP / BPA / 002947 / 2022
SITE BOUNDARY SHOWN AS "A TO Q" AND NUMBERED AS SWP / DTCP / KALLAKURICHI / SITE APPROVAL NO: 22/2022

PLANNING PERMISSION
ROC NO: SWP / BPA / 002947 / 2022
PLANNING PERMISSION NO. SWP / DTCP / KALLAKURICHI /
BUILDING PLAN NO: 02 (A,B,C,D,E) / 2022

Er.A.Murikumar,M.E.,(Struct),AME,MIE.,FIV.,
Structural Eng,Chartered Engr(I),Approved Valuer
TN.Govt.Registered Professional of DTCP (HNTE)An

Name of Professional	R.E	R.S.E	C.E	B.O.A
Grade	II	II	I	II
Reg. No's	01/2019	09/2019	04/2019	02/2019

#6G, 1st Floor, CIVIL TEC, Tank Street,
Hosur-635 109, email-civiltec261@gmail.com
Cell 95243-20261, 94449-34817.

REGISTERED GEO TECHNICAL ENGINEER

Er.K.GANAPATHI, M.E(Soil Mech),M.I.E.,FIV.,
Registered Geo-Tech Engineer
Regn. No: CGL/RGN/RGTE/2019/08/012
Apple Ridge Apartment, Sri Ram Nagar,
Alagapuram, Salem-636 016.

REGISTERED CONSTRUCTION ENGINEER

Er. C.PALANISAMY, B.E.,
Registered Engineer: 001/RE-II
Registered Structural Engineer-010/SSE-II
Licensed Building Surveyor-032/25/2018-19
Consulting Civil Engineer
RG Builders, No: 59/1, Sowpna Towers (Third Floor)
Stanes Road 4th Street, Avinashi Main Road,
Tiruppur-641 602. Cell No: 96840 42568
E.mail: cpsamy.rgbuilders@gmail.com

REGISTERED STRUCTURAL ENGINEER& REGISTERED ENGINEER

APPLICANT

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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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.