PP APPROVAL RECORD

Planning Permission

Ramanathapuram 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.

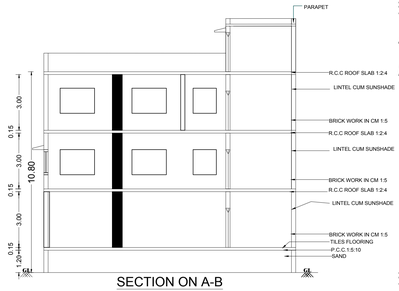
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OMR Thoraipakkam,
Chennai 600 097, India

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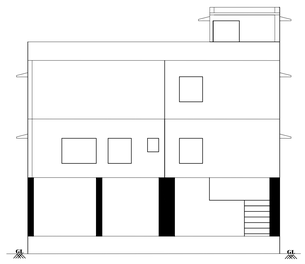
SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "THE PROFESSIONAL CONSULTING OFFICE BUILDING"(COMMERCIAL) AT S.F.NO:455/6B,455/23 &455/51A, PATTINAMKATHAN VILLAGE & PANCHAYAT, MANDAPAM PANCHAYAT UNION, RAMANATHAPURAM TALUK AND DISTRICT.

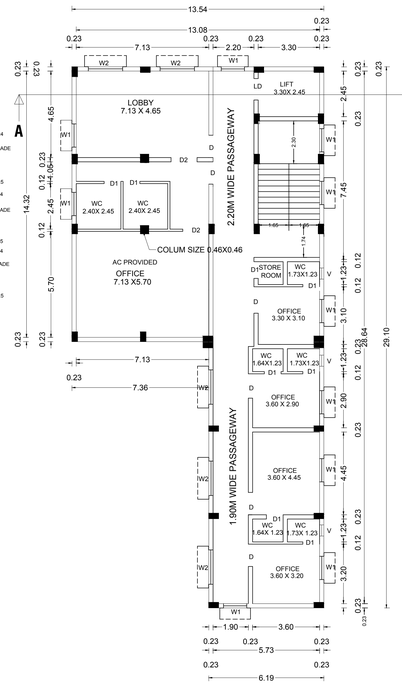
APPLICANT NAME : Dr.K.KARUNAKARAN.



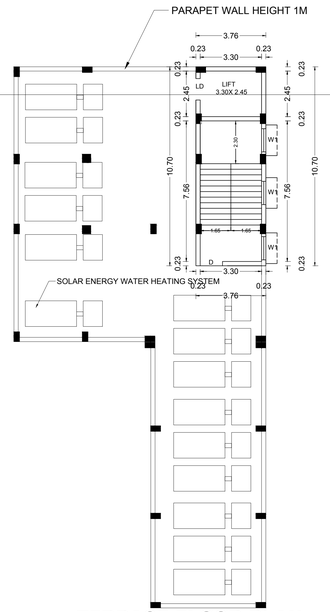
SECTION ON A-B



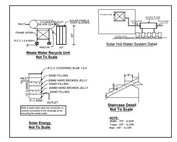
ELEVATION

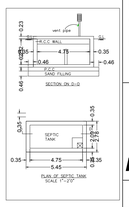


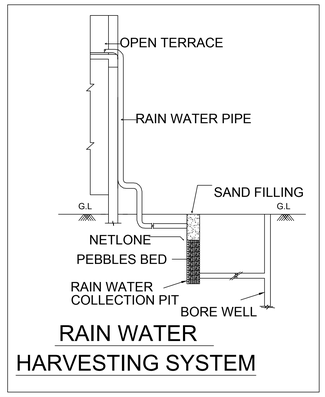
SECOND FLOOR PLAN



TERRACE FLOOR PLAN







RAIN WATER HARVESTING SYSTEM

AREA DETAILS	SQM
AREA OF THE SITE AS PER DOCUMENTS	561.63 SQM
AREA OF THE SITE AS PER PATTA	539.00 SQM
AREA OF THE SITE AS PER SUPERIMPOSED	596.78 SQM

BUILDING AREA DETAILES

S.NO	FLOOR	F.S.I Area (sqm)	Non F.S.I Area (sqm)	Total Build up Area(sqm)	Usage Details
1	STILT FLOOR	-	288.77	288.77	PARKING USAGE
2	FIRST FLOOR	288.77	-	288.77	PROFESSIONAL CONSULTING OFFICE USAGE
3	SECOND FLOOR	288.77	-	288.77	PROFESSIONAL CONSULTING OFFICE USAGE
4	TERRACE FLOOR	-	40.24	40.24	HEAD ROOM
	GRAND TOTAL	577.54	329.01	906.55	-

$$FSI = \frac{\text{TOTAL F.S.I AREA}}{\text{SITE EXTENT}} = \frac{577.54}{539.00} = 1.07 < 2$$

OPEN SPACE RESERVATION:

O.S.R REQUIRED : 59.68Sqm(10%)

O.S.R AMOUNT PAID BY APPLICANT AS PER TNCDBR – 2019 RULE.

REFERENCE:

SITE BOUNDARY(AS PER PATTA)

SITE BOUNDARY(AS PER SITE)

SITE BOUNDARY(ABCD)

PROPOSED BUILDING

EXISTING BUILDING

DRIVEWAY

EXISTING ROAD

JOINERY DETAILS:

S.NO	TYPE	SIZE
1.	D	1.20X2.10
2.	D1	0.90X2.10
3.	D2	1.40X2.10
4.	W1	1.25X1.35
5.	W2	1.85X1.35
6.	V	0.60X0.60
7.	LD	1.15X2.10
8.	JALLY	2.00X2.00

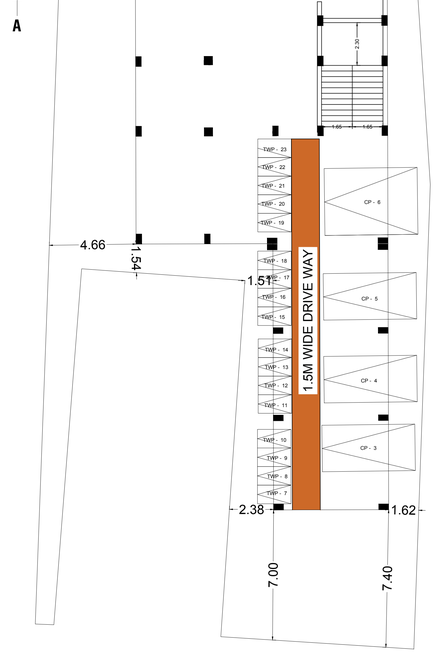
PARKING DETAILES:

Car parking Required for Consulting Office Building 6Nos

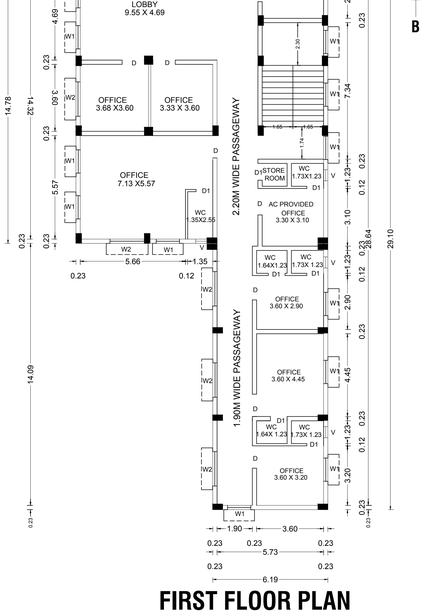
Car parking Provided for Consulting Office Building 6Nos

Two Wheeler parking Required for Consulting Office Building 23Nos

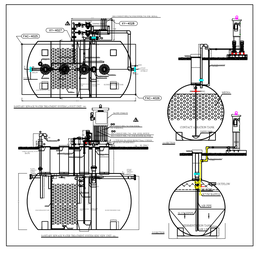
Two Wheeler parking Provided for Consulting Office Building 23Nos

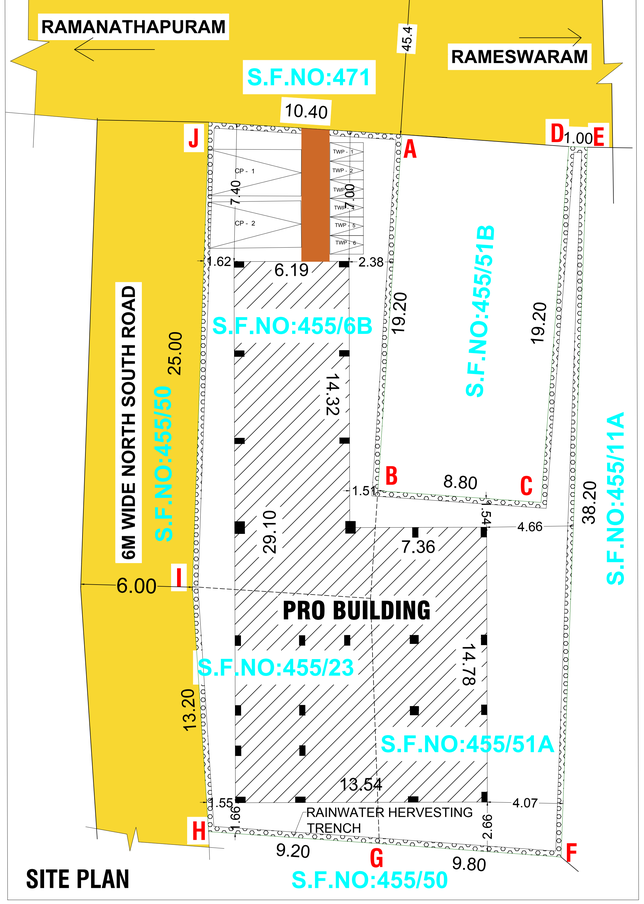


STILT FLOOR PLAN



FIRST FLOOR PLAN





SITE PLAN

ONLINE APPLICATION NO: SWP/BPA/697873/2025

SWP/DTCP/RAMANATHAPURAM/SITE APPROVAL NO: 09/2026

SWP/DTCP/RAMANATHAPURAM/BUILDING PERMISSION NO: 09/2026

Er. M. VENKADESHWARAN B.E (Structural Engg) AIIH, Chartered Engineer (I), DTCP Registered Structural Engineer (Grade - I) Reg No : RSE / GL / 01/2023 Ramanathapuram, Mob : 9597746997.

REGISTERED STRUCTURAL ENGINEER

Er. S. VIGNESH, B.E.,(CIVIL)., DTCP Registered Construction Engineer, Reg No: RCE /01/2025, Ramanathapuram, Mob: 8220396232.

REGISTERED CONSTRUCTION ENGINEER

Er. D. RAJESH, B.E., Registered Civil Engineer, TN GOV. DTCP. Reg No: RED3/2022(Cril). ECI Reg No: PE00434115, 5/601-1, Valuthoor, Ramanathapuram-36. Cell: 9360862457.

REGISTERED ENGINEER

Er.K.KARUNAKARAN M.E.,(Soil Mech),F.I.E.,F.I.V., D.Litt.(U 07/10/25

REGISTERED Geo-Tech Engineer/Chartered Engineer DTCP Regn No.GTE/54/2024/DTCP/MADURAI/ DECEMBER.02.12.2024

REGISTERED GEO TECH 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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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.