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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PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE PROFESSIONAL CONSULTING OFFICE BUILDING(COMMERCIAL) AT S.F.NO:478/1B2 AND 478/2B2, PATTINAMKATHAN VILLAGE & PANCHAYAT, MANDAPAM PANCHAYAT UNION, RAMANATHAPURAM TALUK, RAMANATHAPURAM DISTRICT.

APPLICANT NAME : Mr.A.MOHAMED ZAEEM.

AREA DETAILS	SQM
AREA OF THE SITE AS PER DOCUMENTS	1215.16 SQM
AREA OF THE SITE AS PER PATTA	1200.00 SQM
AREA OF THE SITE AS PER SUPERIMPOSED	1205.88 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	SEMIBASEMENT FLOOR	37.20	653.19	690.39	PARKING PURPOSE
2	GROUND FLOOR	645.95	-	645.95	OFFICE PURPOSE
3	FIRST FLOOR	690.39	-	690.39	OFFICE PURPOSE
4	TERRACE FLOOR	-	34.58	34.58	HEAD ROOM
	GRAND TOTAL	1373.54	687.77	2061.31	

FSI = TOTAL F.S.I AREA / SITE EXTENT = 1373.54 / 1200.00 = 1.14 < 2

OPEN SPACE RESERVATION(O.S.R):
O.S.R REQUIRED : 121.52 Sqm(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	S.NO	TYPE	SIZE
1	MD	3.00X2.10	8	W	1.97X1.53
2	MD1	2.00X2.10	9	W1	3.00X1.00
3	D1	0.76X2.10	10	W2	3.80X1.00
4	D2	1.00X2.10	11	V	0.61X0.61
5	D3	0.90X2.10	12	J	2.00X2.00
6	LD	0.90X2.10	13	EF	DIA 0.60
7	RGS	3.00X2.75			

PARKING DETAILES: OFFICE(COMMERCIAL) (PH AND VISITOR PARKING INCLUDED)

	REQUIRED	PROVIDED
CAR	13 Nos	14 Nos
TWO WHEELER	55 Nos	59 Nos

SANITATION REQUIREMENTS FOR OFFICE BUILDING
NO OF PERSON'S ENGAGED : 30NOS (20MALES AND 10FEMALES)

SANITARY DETAILS	REQUIRED	PROVIDED
WATER CLOSETS(MALES)	1	1
WATER CLOSETS(FEMALES)	1	2
DRINKING WATER FOUNDAINS(GF)	1	1
DRINKING WATER FOUNDAINS(FF)	1	1
WASHBASIN	2	2
URINALS	1	2
CLEANERS SINK(GF)	1	1
CLEANERS SINK(FF)	1	1

L. VEERAMANI B.E., STRUCTURAL ENGINEER, 24/1, Old Nuyyarappaleyam Road, 2nd Floor, Rathi Castle, MADURAI - 625020, Reg. No. SE 627022 — REGISTERED STRUCTURAL ENGINEER

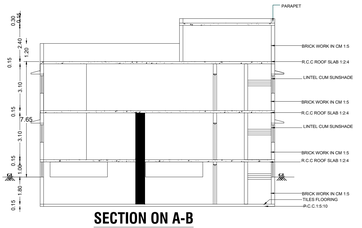
Er. D. RAJESH, B.E., Registered Construction Engineer (RCE), TN GOVt. DTCP Reg. No: RCE/2/2022/4, ECI. Reg No: PE0004941116, 59B/1A, Valuthoor, Ramanathapuram - 26, Cell: 9360862457. — REGISTERED CONSTRUCTION ENGINEER

Er. D. RAJESH, B.E., Registered Civil Engineer, TN GOVt. DTCP Reg No: RES2/2022(DP/E), ECI Reg No: PE0004116, 59B/1A, Valuthoor, Ramanathapuram-26, Cell: 9360862457. — REGISTERED ENGINEER

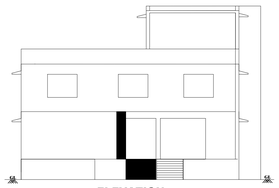
Er. K. SETHURAMAN M.E. (Structure) M.I.E., M.I.T.A.M., F.I.V., F.I.P.E., Govt. Approved Geo Tech Engineer - Chairman Engineer Vasan SAI (I) Pvt. Ltd., Reg. No: TN/ENG/GTE/0001/2019, Vasan Reg. No: 42/2015, LPA Reg. No: LTE/LPA/1/2018, PE Regn. No: 0019819, SAI Regn. No: TN/MDS/GTE/0047, C.O.R. New HIG Colony, New Mahendra Apollo Signal, Shenbaganthoppam, Annur Nagar, Madurai 625020, Cell : 93441 04870, 63825 34513 — REGISTERED GEOTECH ENGINEER

APPLICANT

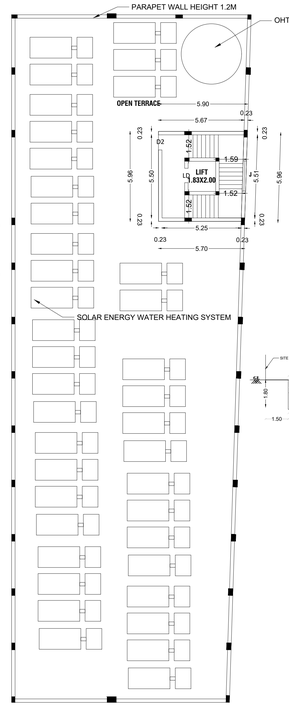
ONLINE APPLICATION NO: SWP/BPA/801127/2026
SWP/DTCP/RAMANATHAPURAM/SITE APPROVAL NO: 13/2026
SWP/DTCP/RAMANATHAPURAM/BUILDING PERMISSION NO: 13/2026



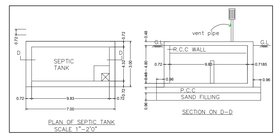
SECTION ON A-B

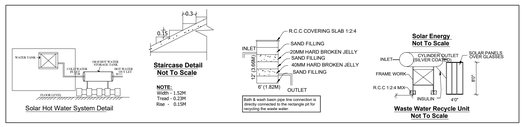


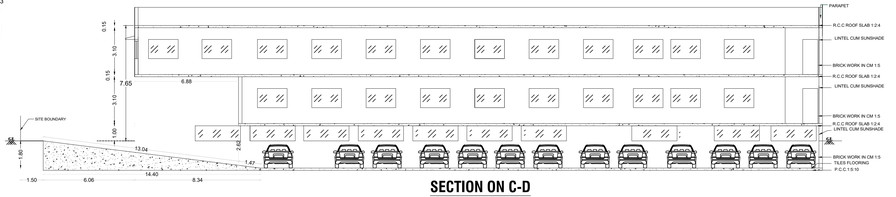
ELEVATION



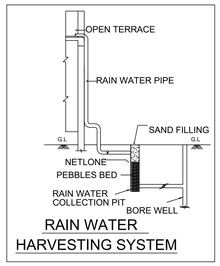
HEADROOM FLOOR PLAN



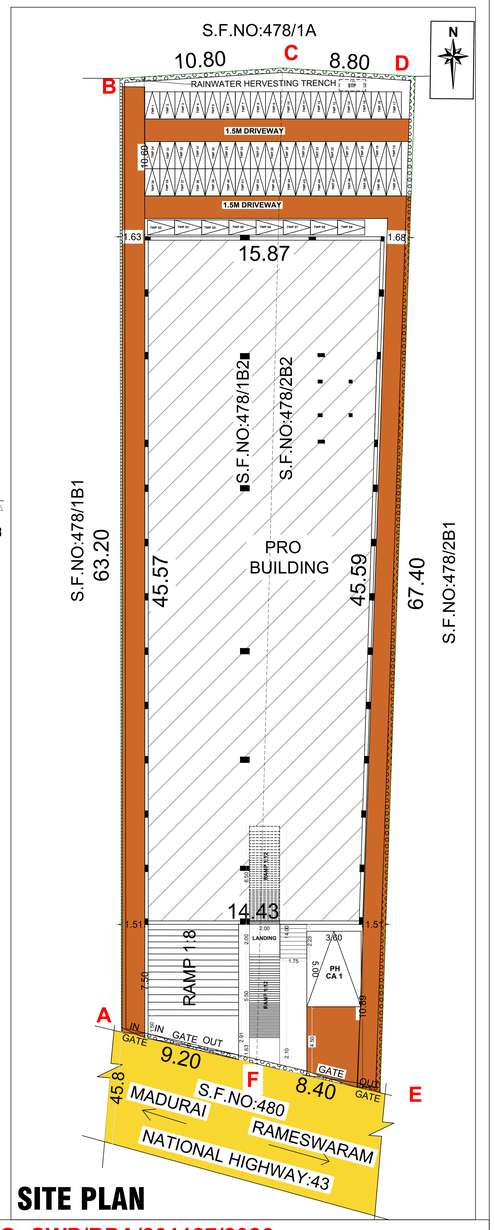




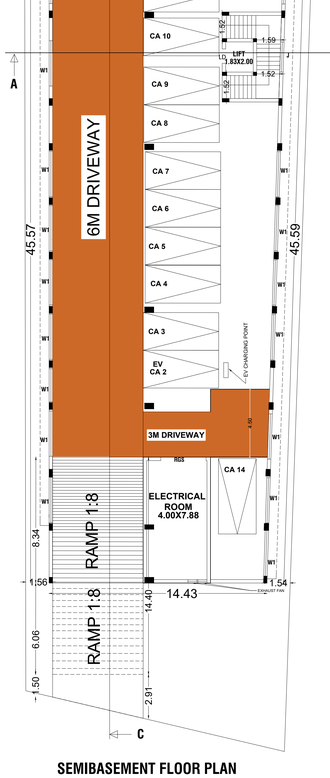
SECTION ON C-D



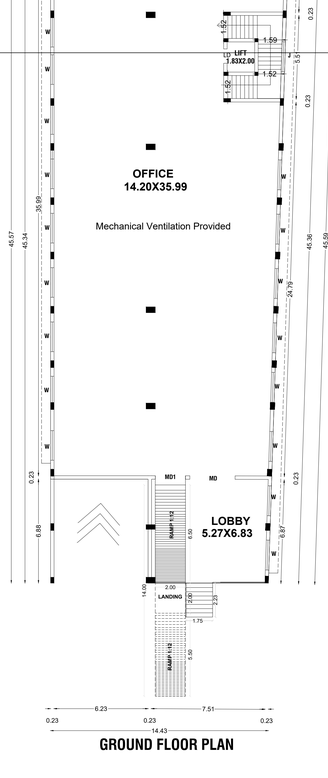
RAIN WATER HARVESTING SYSTEM



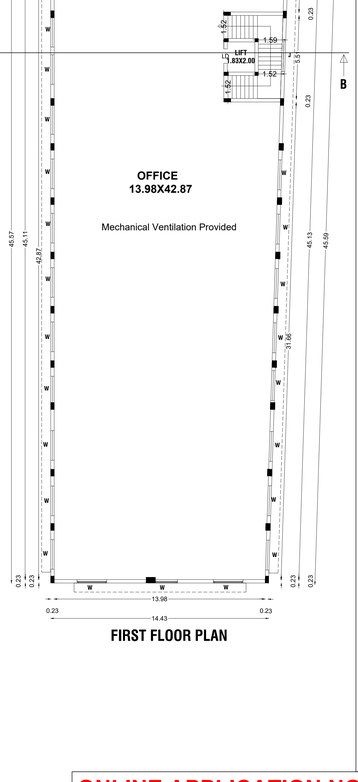
SITE PLAN



SEMIBASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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.