

PP

APPROVAL RECORD

# Planning Permission

Tenkasi

Tenkasi 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.

PLAN SHOWING THE AMALGAMATION WITH PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (12-DWELLINGS) IN PLOT NO: 31, 32, S.NO: 696B/3A1B, MIN NAGAR APPROVED LAYOUT L.P/R(T.K) NO:13/2002, MELAKARAM VILLAGE, WARD NO:7, MELAKARAM TOWN PANCHAYAT, TENKASI TALUK, TENKASI DISTRICT.

| AREA DETAILS |         |                        |                     |                                |
|--------------|---------|------------------------|---------------------|--------------------------------|
| OLD S.NO     | PLOT NO | DOCUMENT AREA IN SQ.MT | PATTA AREA IN SQ.MT | Superimposedplot AREA in SQ.MT |
| 696B/3A1B    | 31      | 223.26                 | 522.00              | 521.36                         |
|              | 32      | 300.57                 |                     |                                |
| TOTAL AREA   |         | 523.83                 | 522.00              | 521.36                         |

AREA TAKEN BY CONSIDERATION AS PER SUPERIMPOSEDPLOT AREA 521.36 SQ.MT

| COLOURS                                                                                           | AREA DETAILS               | SQ.MT  | SQ.FT   |
|---------------------------------------------------------------------------------------------------|----------------------------|--------|---------|
| <span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span>    | SITE AREA                  | 521.36 | 5612.00 |
| <span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>  | STILT FLOOR AREA (PARKING) | 356.65 | 3839.00 |
| <span style="border: 1px solid orange; display: inline-block; width: 10px; height: 10px;"></span> | FIRST FLOOR AREA           | 356.65 | 3839.00 |
| <span style="border: 1px solid orange; display: inline-block; width: 10px; height: 10px;"></span> | SECOND FLOOR AREA          | 356.65 | 3839.00 |
| <span style="border: 1px solid orange; display: inline-block; width: 10px; height: 10px;"></span> | THIRD FLOOR AREA           | 356.65 | 3839.00 |
| <span style="border: 1px solid orange; display: inline-block; width: 10px; height: 10px;"></span> | HEAD ROOM AREA             | 33.69  | 363.00  |
| <span style="border: 1px solid orange; display: inline-block; width: 10px; height: 10px;"></span> | OPEN SPACE                 | 164.71 | 1773.00 |
| <span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>  | EXG.ROAD                   |        |         |

| FLOOR DETAIL | F.S.I. AREA IN Sq.mt | NON F.S.I. AREA IN Sq.mt | TOTAL BUILTUP AREA IN Sq.mt |
|--------------|----------------------|--------------------------|-----------------------------|
| STILT FLOOR  | ---                  | 356.65                   | 356.65                      |
| FIRST FLOOR  | 356.65               | ---                      | 356.65                      |
| SECOND FLOOR | 356.65               | ---                      | 356.65                      |
| THIRD FLOOR  | 356.65               | ---                      | 356.65                      |
| HEAD ROOM    | ---                  | 33.69                    | 33.69                       |
| TOTAL AREA   | 1069.95              | 390.34                   | 1460.29                     |

FLOOR SPACE INDEX & FLOOR AREA RATIO:

|     |   |                                  |
|-----|---|----------------------------------|
| FSI | = | FLOOR AREA                       |
| FSI | = | TOTAL SITE AREA                  |
| FSI | = | $\frac{1069.95}{521.36} = 2.052$ |
|     |   | $2.052 > 2.00$                   |

PARKING CALCULATION

50 SQ.MT = NIL  
50 SQ.MT - 75 SQ.MT = 1 TWO WHEELER  
75 SQ.MT - 100 SQ.MT = 1 CAR SPACE FOR 2 DWELLINGS & 1 TWO WHEELER FOR EACH DWELLINGS  
EVERY 100 SQ.MT = 1 CAR SPACE

| DWELLING NAME | NO OF DWELLING | DWELLING AREA          | REQUIRED PARKING |
|---------------|----------------|------------------------|------------------|
| F1, S1, T1,   | 3              | 79.72                  | 3                |
| F2, S2, T2,   | 3              | 81.08                  | 3                |
| F3, S3, T3,   | 3              | 79.18                  | 3                |
| F4, S4, T4,   | 3              | 83.65                  | 3                |
|               |                | TOTAL                  | 12               |
|               |                | VISITORS PARKING       | 2                |
|               |                | TOTAL REQUIRED PARKING | 14               |
|               |                | AVAILABLE PARKING      | 14               |

| JOINERIES |                |             |
|-----------|----------------|-------------|
| L.D       | LIFT DOOR      | 1.00 X 2.10 |
| M.D       | DOOR           | 1.22 X 2.10 |
| D1        | DOOR           | 1.00 X 2.10 |
| D2        | DOOR           | 0.76 X 2.10 |
| F.W       | WINDOW         | 2.59 X 2.10 |
| F.W       | WINDOW         | 1.80 X 2.10 |
| W         | WINDOW         | 1.52 X 1.37 |
| W1        | WINDOW         | 1.22 X 1.37 |
| K.W       | KITCHEN WINDOW | 1.22 X 0.61 |
| V         | VENTILATOR     | 0.91 X 0.61 |

NOTES:-

- SCALE 1:100.
- ALL DIMENSIONS ARE IN METER.
- EXHAUST FAN (MECHANICAL VENTILATION) TO BE PROVIDED.
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED.
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDENING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
- EMERGENCY ALARM TO BE PROVIDED.
- 1/3<sup>rd</sup> AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAGE PANELS.
- LIGHTENING PROTECTION TO BE PROVIDED.
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
- SOLID WASTE TUB TO BE PROVIDED.
- SULLAGE WATER USE TO GARDEN PURPOSE.
- DRINKING WATER FACILITIES AS PER CORPORATION NORMS PROVIDED.
- INSTALLATION OF CCTV UNITS PROVIDED.
- ACOUSTICS, SOUND INSULATION AND NOISE CONTROL SYSTEM TO BE PROVIDED.

OFFICE USE:-

**BP/TDTCN NO:SWP/07/2023**

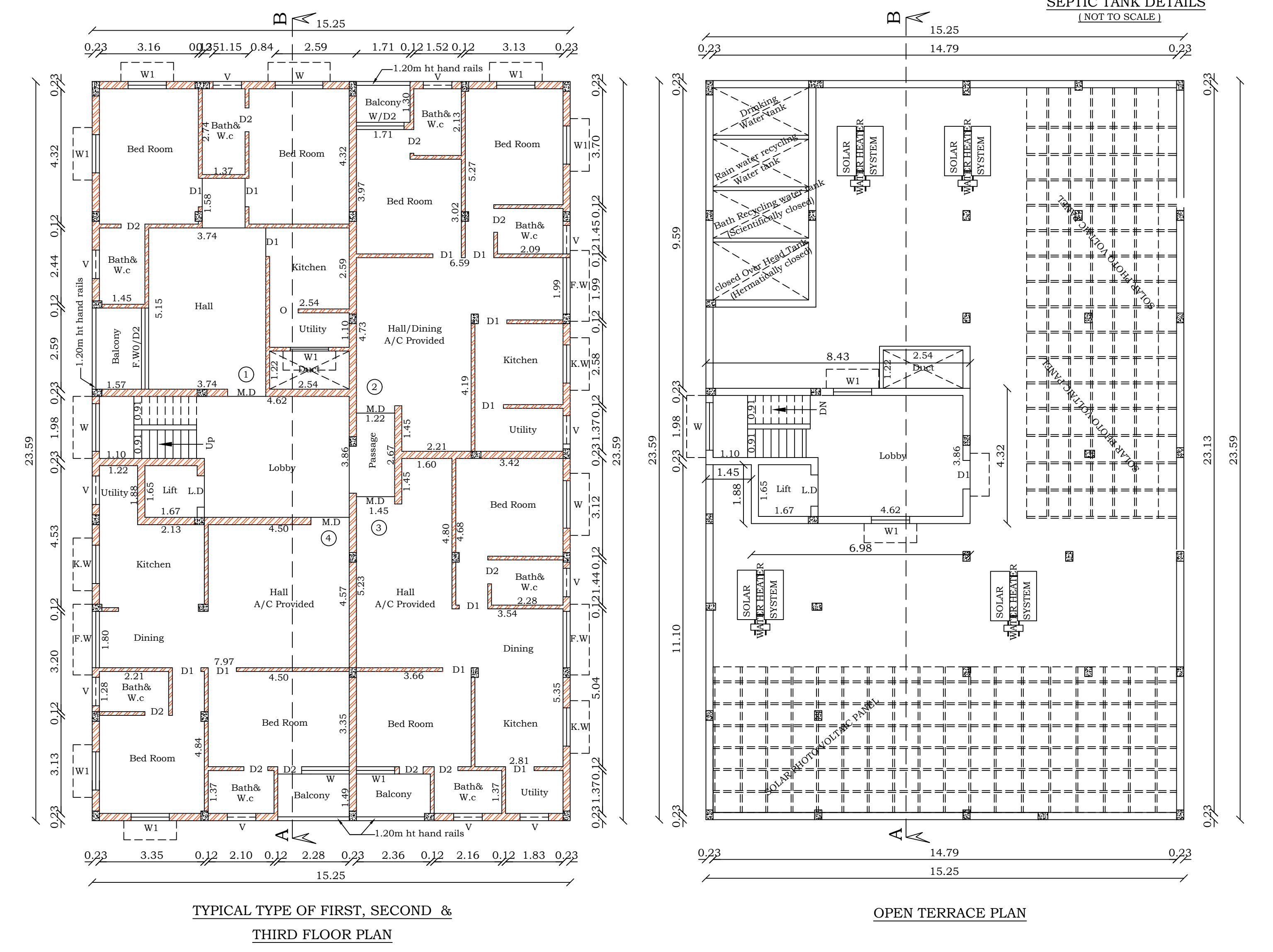
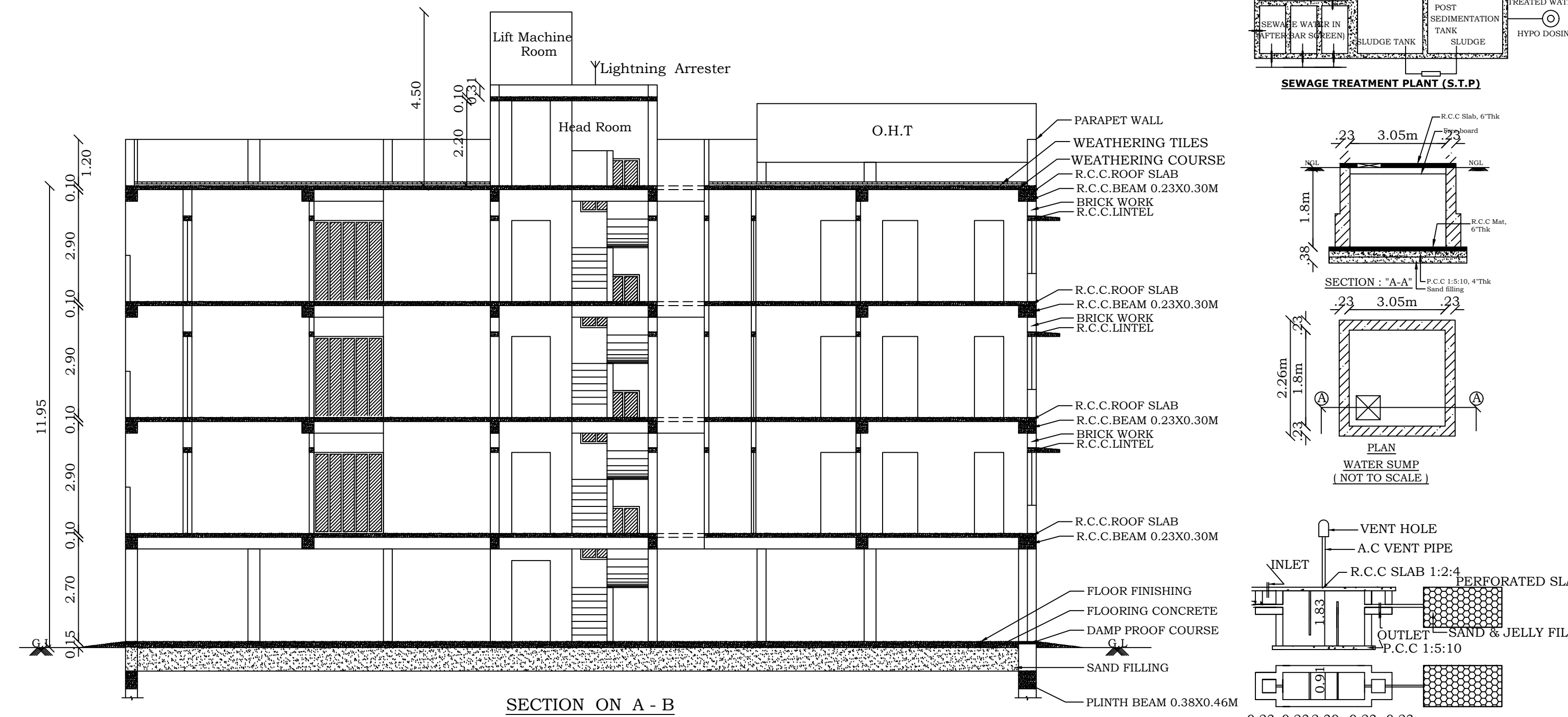
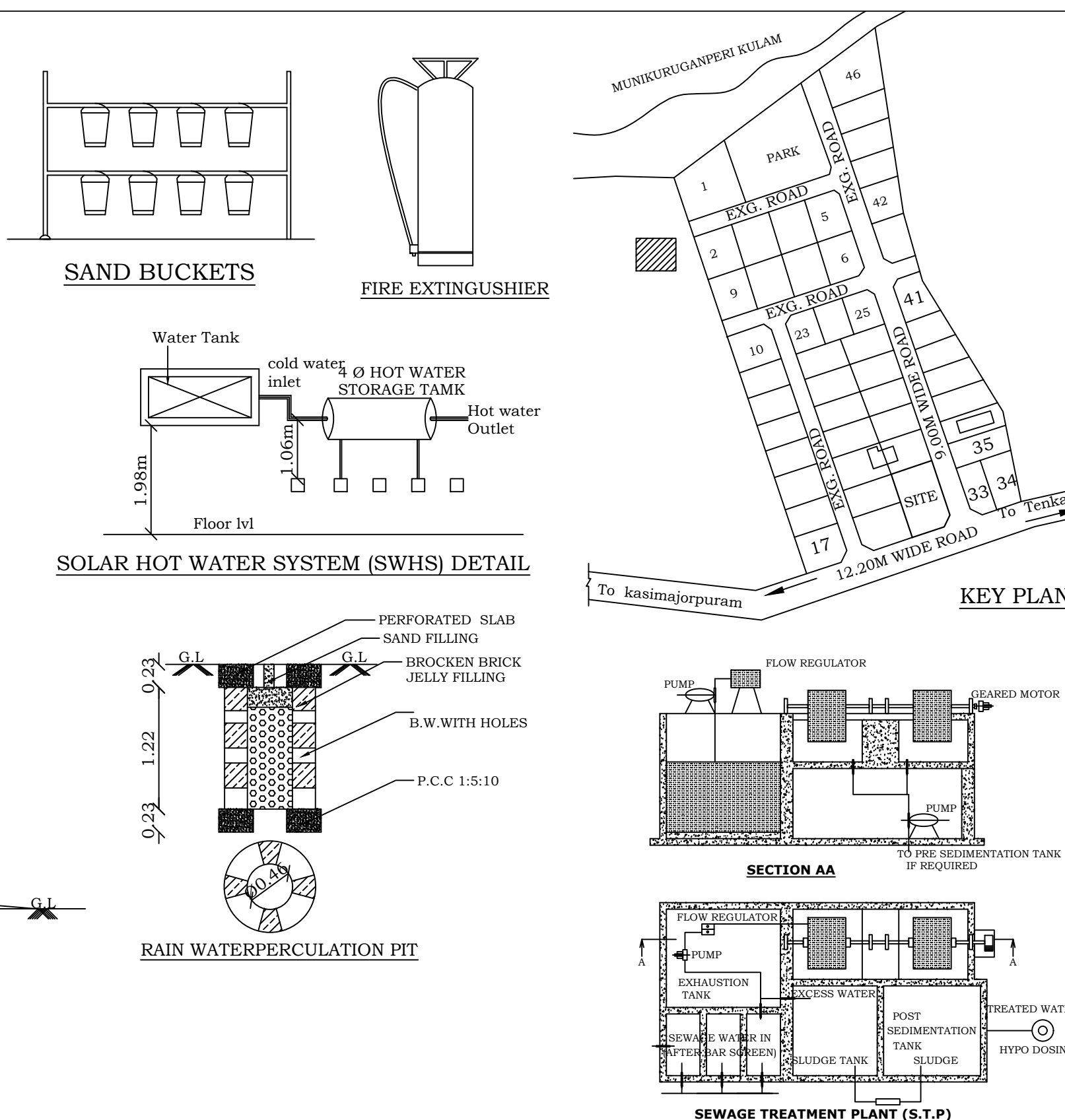
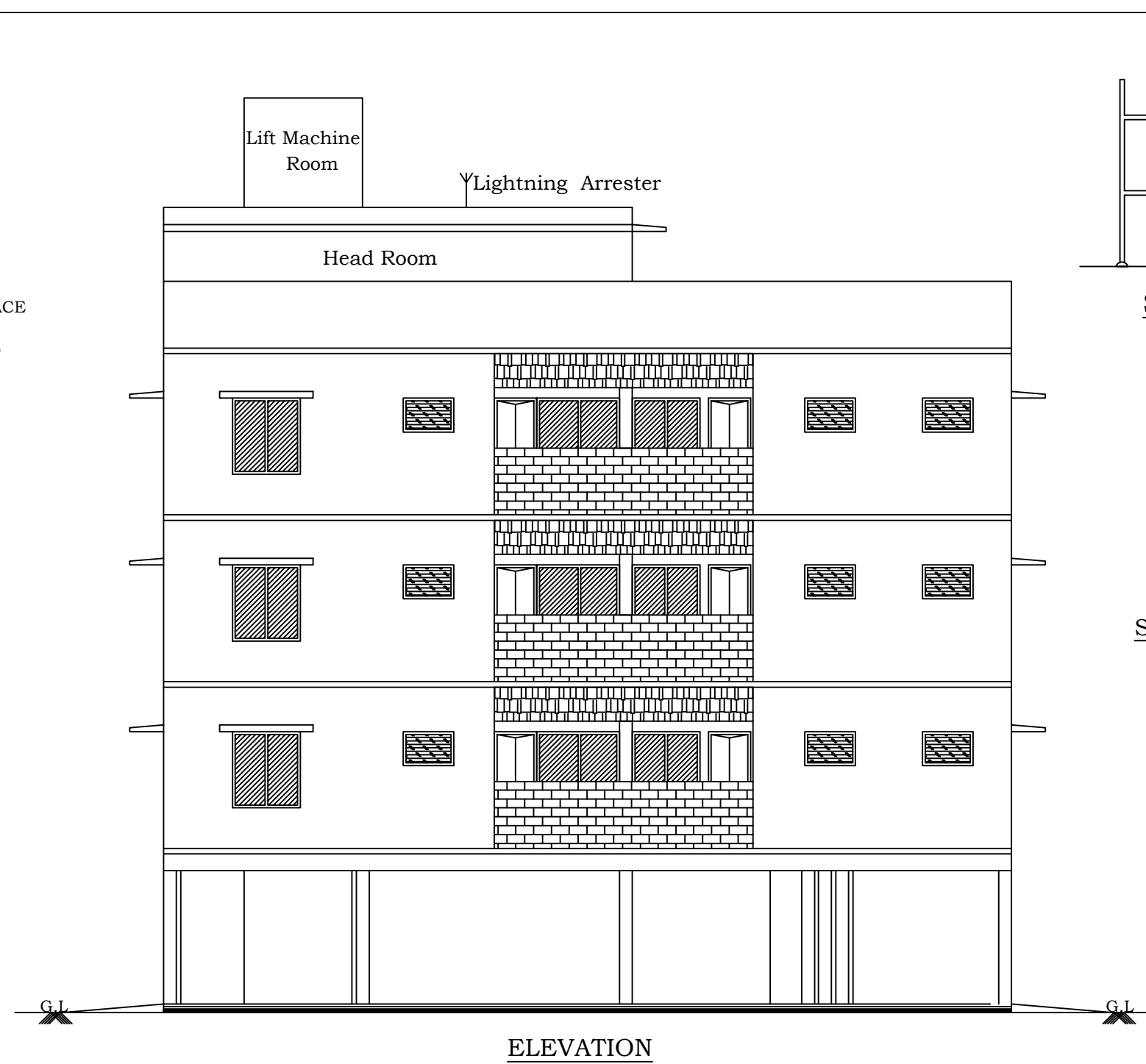
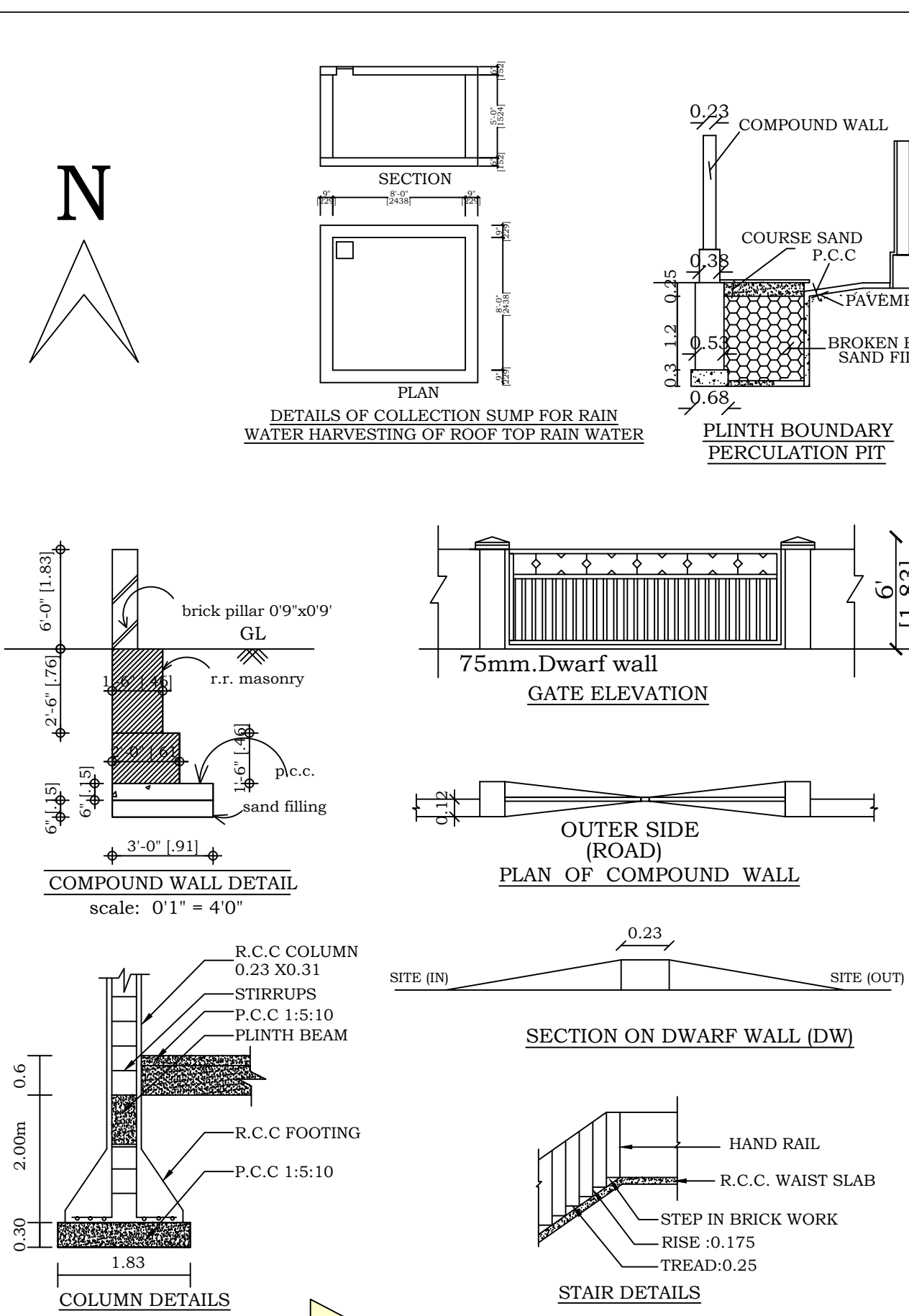
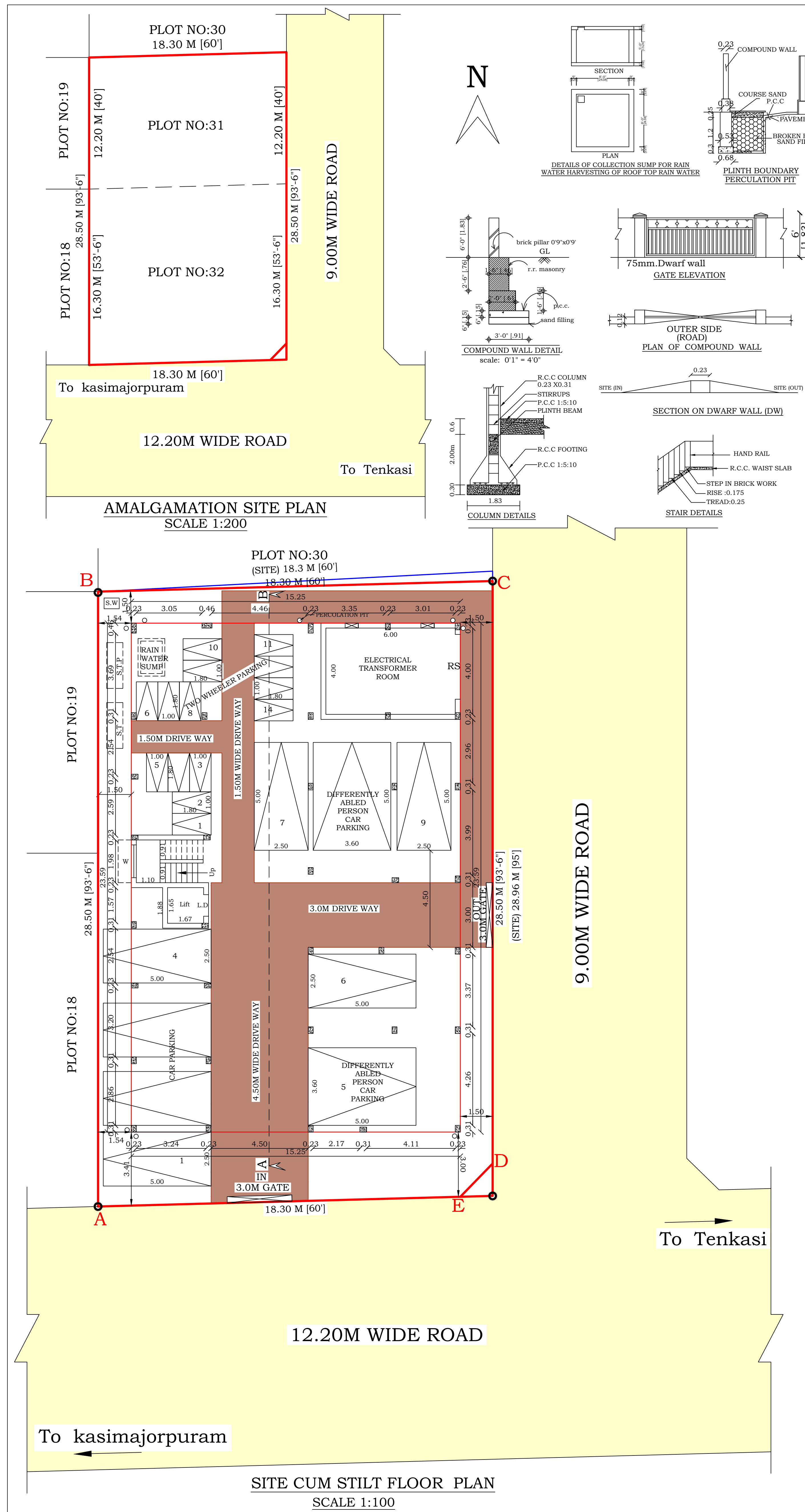
Online Application No:SWP/BPA/008426/2023

Dr. S. ARUL SELVI, DAA, B.E.,  
Registered Architect  
Reg. No. RA/54/1 TNL / March / 2019 / 601  
ANGELA CONSULTANT  
68/10, ASRN Complex, Market Road,  
Palayamkottai - 627 002.  
Mobile No. 94854 40797  
Office No. 0462-2576182

ARCHITECT:-

APPLICANT:-

STRUCTURAL ENGINEER:-



# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

