PP APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

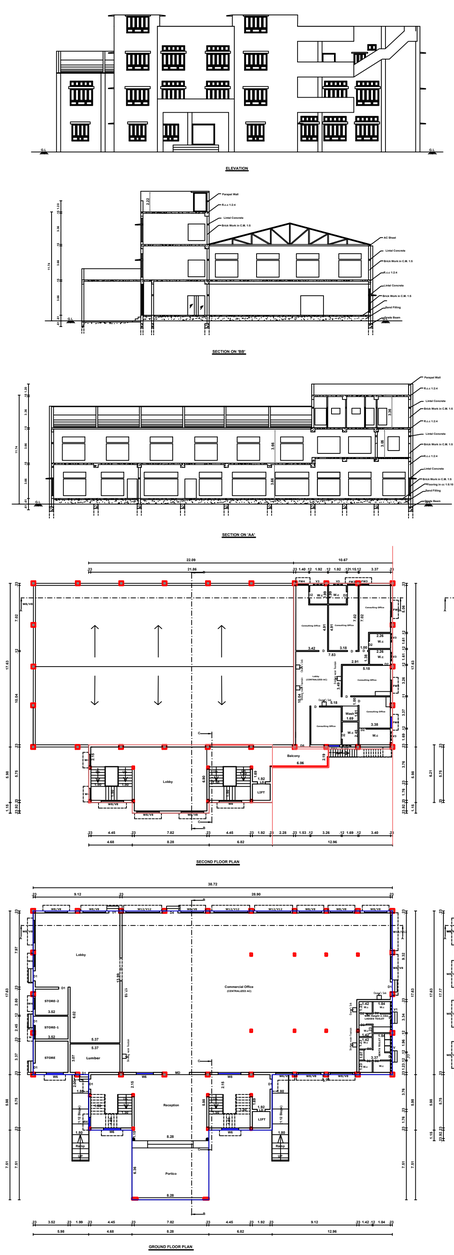
The approval as the planning authority issued it, reproduced in full behind this page.

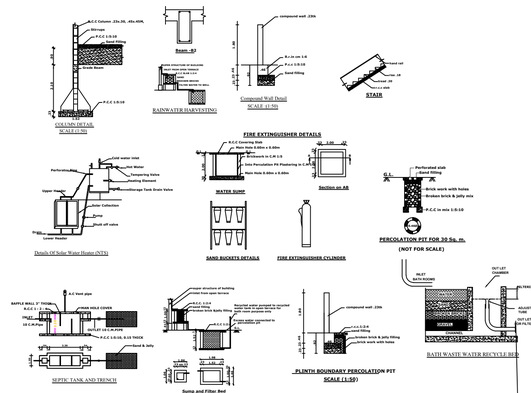
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

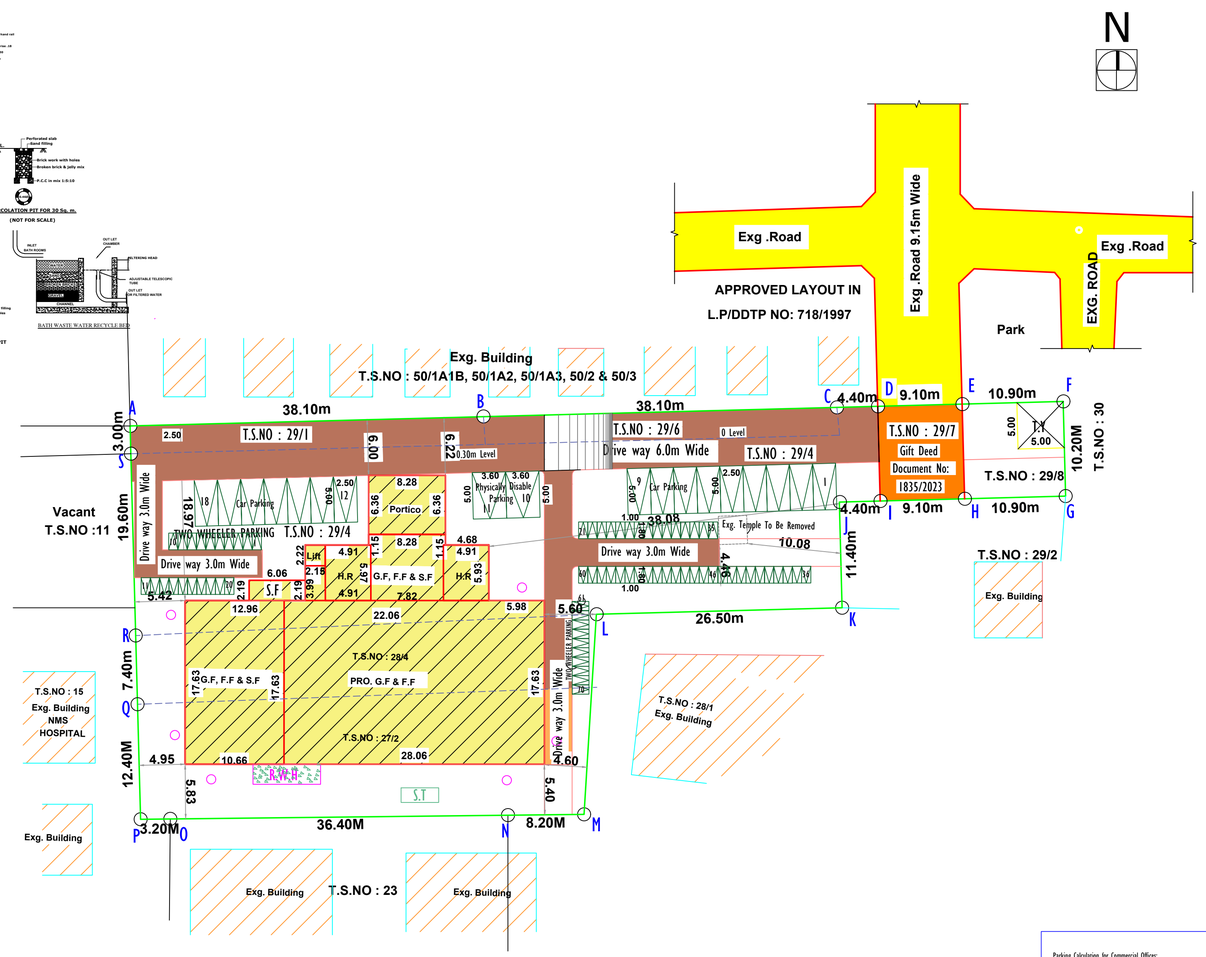
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL OFFICE BUILDING FOR CONSISTING OF PARTIAL RCC AND PARTIAL GI SHEET IN T.S.NO : 27/2, 28/4, 29/1, 29/4, 29/6 & 29/8, T.S WARD: B, BLOCK NO: 5, (OLD S.NO: 268/1A, 268/1B2, 268/2A, 268/2B1A, 268/2B1B), SANKARANKOVIL MUNICIPALITY / VILLAGE ,RAILWAY AREA DDP , SANKARANKOVIL TALUK,TENKASI DISTRICT.

APPLICANT :

Thiru : **R.SANKARASUBBU**







SITE PLAN

SCALE 1 : 400

SCHEDULE OF JOINERY		
MD	Door	2.00 x 2.10
D	Door	1.20 x 2.10
D1	Door	1.00 x 2.10
D2	Door	0.75 x 2.10
D4	Door	1.20 x 2.10
D5	Door	1.50 x 2.10
LD	Lift Door	1.20 x 2.10
O	Open	2.45 x 2.10
W	Window	0.45 x 1.80
W2	Window	0.60 x 1.80
W4	Window	1.20 x 1.80
W5	Window	1.50 x 1.80
W6	Window	1.80 x 1.80
W8	Window	2.40 x 1.80
FW3	French Window	0.90 x 1.80
FW4	French Window	1.20 x 1.80
FW5	French Window	1.50 x 1.80
V3	Ventilator	0.90 x 0.60
V8	Ventilator	2.40 x 0.60
V1	Ventilator	3.14 x 0.60
V	Ventilator	4.00 x 0.60

ALL DIMENSIONS ARE IN METRE

SITE AREA DETAILS

	AS PER DOCUMENT		AS PER PATTA
R.S.NO	DOCUMENT NO	SQ.MT	SQ.MT
27/2	1061/2022	625.00	625.00
28/4		370.00	370.00
29/1		120.00	120.00
29/4		1580.00	1580.00
29/6		120.00	120.00
29/8		110.00	110.00
	TOTAL	2925.00	2925.00

AREA STATEMENT

PARTICULAR	SQ.MT	SQ.FT
GROUND FLOOR	863.23	9292.00
FIRST FLOOR	823.90	8869.00
SECOND FLOOR	335.51	3612.00
HEAD ROOM	65.90	710.00
TOTAL BUILDING AREA	2088.54	22483.00

FSI AREA CALCULATION

Floor Name	FSI Area	Non FSI Area	Total Builup Area SQ.MT
GROUND FLOOR	863.23	--	863.23
FIRST FLOOR	823.90	--	823.90
SECOND FLOOR	335.51	--	335.51
HEAD ROOM	--	65.90	65.90
TOTAL	2022.64	65.90	2088.54

NOTE:

1)Close Circuit Television (CCTV) Unit shall be installed by the Owner of the Building as per Annexure XXI in TNCDBR

2) As Per TNCDBR'19 Rule 47(6) An Amount of Rs.15,79,500/- was Paid as an Alternative to the 10% of OSR.

3) The Scheme Road has been Handedover to the Local body By Gift Deed No: 1835/2023,Date: 15/06/2023

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY
SCHEME ROAD

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TENKASI DISTRICT

OFFICE USE:-

Floor Space Index:

$$= \frac{\text{G.F + F.F + S.F (Total Floor Area)}}{\text{Site Area}}$$

$$= \frac{863.23 + 823.90 + 335.51}{2925.00}$$

$$= \frac{2022.64}{2925.00}$$

$$= 0.69 < 2.00$$

Plot Coverage:

$$\text{Plot Coverage} = \frac{\text{G.F Area}}{\text{Site Area}}$$

$$= \frac{863.23}{2925.00} \times 100$$

$$= 29.51\ \%$$

S.L. NO.	SANITARY DETAILS	REQUIRED		PROVIDED		TOTAL	
		Boys	Girls	Boys	Girls	REQ.	PRO.
1.	WATER CLOSET	2	2	3	3	4	13
2.	URINALS	2	-	3	-	2	3
3.	WASH BASINS	1	1	2	2	2	4
4.	DRINKING WATER FOUNTAIN	1	1	3	3	2	6
5.	CLEANER'S SINK	1	1	3	3	2	6

NOTE:

- Exhaust Fan to be provided
- Storm Water drainage system to be provided
- Rain Water Harvesting / Conservation of
- Rain Water Structures to be provided
- Bath and wash basin water treated and reused for gardening purpose
- Rain Water Recycling System to be provided
- Fire protecting and fire Extinguisher System to be provided
- Emergency Alarm to be provided
- Solar Photovoltaic Panels to be provided
- Lightening protection to be provided
- Solar Assisted Water heating system to be provided
- Solid waste tub to be provided
- Drinking water Facilities to be provided
- Acoustics, Sound insulation and noise control system to be provided
- Building to be designed for handicapped people

Parking Calculation for Commercial Offices:

[As Per Annexure -IV Part(5), The Number Of Car & Two Wheeler Parking Space for every 100 sq.m & 25 sq.m of Floor Area or Part thereof Respectively]

Every 100 Sq.Mt Area = 1 Car Space (2.50mx5.00m)
Every 25 Sq.Mt Area = 1 Two Wheeler Space (1.0mx1.80m) } Municipal Area

Building Area = 2022.64 Sq.mt

Required Parking Area

Car Parking:

Building Area = 2022.64 Sq.mt
= 2022.64 x 75%(Take 75% of the floor area of the Building)
= 1516.98 Sq.mt

Required Car Parking = $\frac{1516.98}{100}$ = 15.16Nos = 16 Car

Two Wheeler Parking = $\frac{1516.98}{25}$ = 60.67 Nos = 61 Car

Available Parking Area: (Open Car Parking)

Open Parking Car Wise = 18 Nos
Open Parking Two Wheeler Wise = 70 Nos
(Including 2 Physically Challenged Car Parking)

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TENKASI DISTRICT

REGISTERED ENGINEER

Er. M. ANAIMUTHU, M.E. (Structure)
Consulting Engineer (Licensed Surveyor)
AVM Builders
V.M. Chairman, Palayamkottai.
Cell : 95005 93812, 94431 94872.

REGISTERED STRUCTURAL ENGINEER

Er. M. ANAIMUTHU, M.E.,(Structure)
Reg.No. RSE / G-II / TVL / March / 2019 / 003
AVM Builders
V.M. Chairman, Palayamkottai.
Cell : 95005 93812, 94431 94872.

REGISTERED CONSTRUCTION ENGINEER

Er. P. SENTHIL MURUGAN Dce., B.E.,
REGISTERED CONSTRUCTION ENGINEER (RCE)
REG. No: RCE/TVL/D/04/2021
1C/1, MILITARY LINE, PALAYAMKOTTAI,
TIRUNELVELI-627 002.

APPLICANT

தொழில்நுட்ப அனுமதி எண்: SWP/ 17 /2023

[ONLINE APPLICATION: SWP/BPA/ 012581 /2023]

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING,
TENKASI DISTRICT

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

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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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
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+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.