

PP

APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi district, Tamil Nadu

APPROVAL TYPE

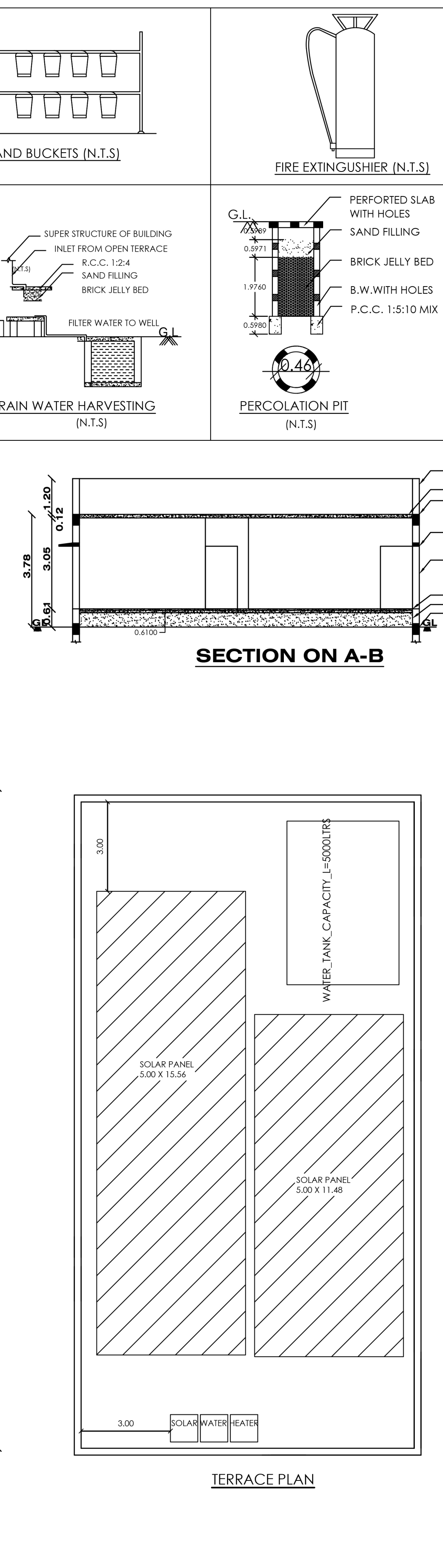
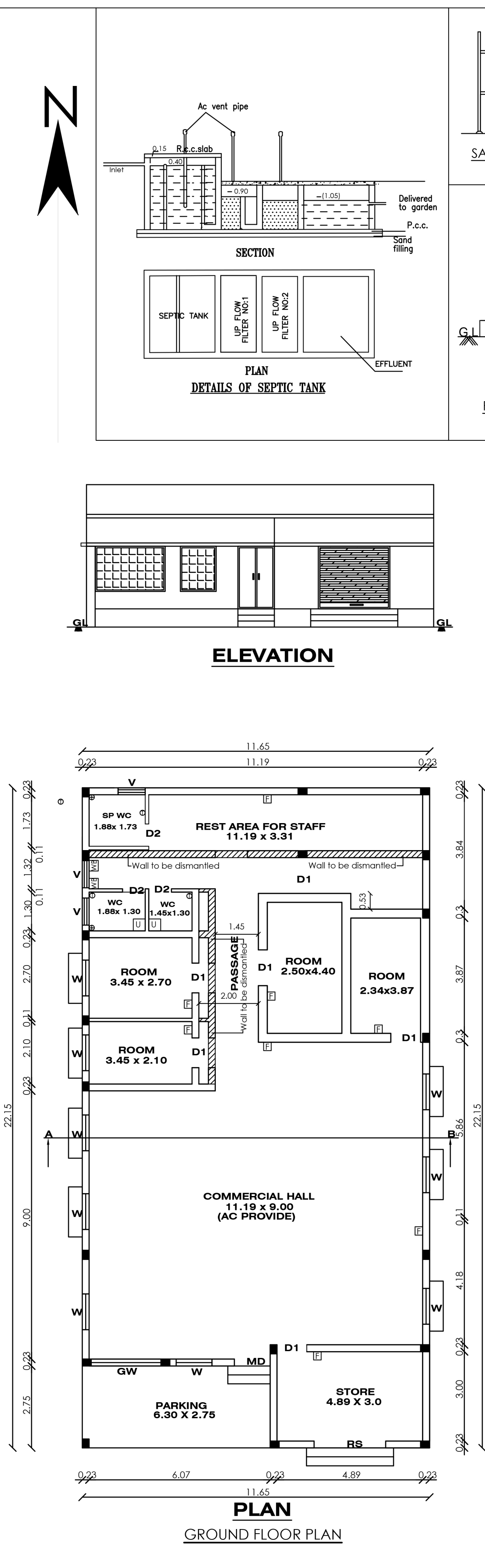
Building Plan

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.



G.L.

G.L.

P.C.C 1:5:10

B.W.WITH HOLES

BROKEN BRICK

SAND FILLING

PERFORATED SLAB

Ø 1'6"

RAIN WATER PERCOLATION

(N.T.S)

-PARAPET WALL

-R.C.C ROOF

-R.C.C ROOF BEAM

-R.C.C LINTEL

-BRICK WORK

-R.C.C FLOORING

-R.C.C SAND FILLING

-PLINTH BEAM

PLAN SHOWING THE EXISTING COMMERCIAL BUILDING AT SURVEY NO. 638/1A1B, SIVAGIRI VILLAGE PART-I,SIVAGIRI TOWN PANCHAYT, SIVAGIRI TALUK, TENKASI DISTRICT

Applicant : Thiru.R.B.Sethuraja.

SCHEDULE OF JOINERY

COLOUR LEGEND

MD - WOODEN DOOR 1.20 X 2.10

D1 - WOODEN DOOR 1.08 X 2.10

D2 - WOODEN DOOR 0.75 X 2.10

GW - WINDOW 2.34 X 1.20

W - WINDOW 1.20 X 1.20

V - VENTILATOR 0.91 X 0.91

SITE AREA

PROPOSED BUILDING (FSI) AREA

EXISTING ROAD

AREA STATEMENT

PLOT AREA - AS PER DOCUMENT - 404.68 Sq.m
AS PER PATTA - 405.00 Sq.m

PROPOSED AREA OF BUILDING

BUILDING AT GROUND FLOOR - 257.96 Sq.m(FSI AREA)

FSI CALCULATION

Area of building
in all floors
FSI = $\frac{\text{Site Area}}{\text{Area of building in all floors}} = \frac{257.96}{404.68} = 0.64 < 2.00$ Hence OK

PARKING CALCULATIONS

(As per Annexure - IV, Part - I, rule 5(B) & Part - II, rule (A) of TNCDRBR 2019)

CAR PARKING

75% of BUILDUP AREA = 257.96 x 75% = 193.47 Sq.m
REQUIRED NO. OF PARKING = $\frac{193.47}{100.00} = 1.93$ Or SAY 2
PROVIDED NO. OF PARKING = 2

TWO WHEELER PARKING

75% of BUILDUP AREA = 257.96 x 75% = 193.47 Sq.m
REQUIRED NO. OF PARKING = $\frac{193.47}{25.00} = 7.73$ Or SAY 8
PROVIDED NO. OF PARKING = 8

SANITARY REQUIREMENTS

NO. OF OCCUPANTS - 15

SL. NO	Sanitary Units	For Male (8 nos)		For Female (7nos)	
		Required	Provided	Required	Provided
1	Water Closet	1	1	1	1
2	Urinals	1	1	—	—
3	Ablution Taps	1	1	1	1
4	Washing basin	1	1	1	1
5	Drinking Water Fountain	One per floor			

OSRA FEE DETAILS

Paid Rs. 93,480.00 vide Receipt No. 2024010530495 dated 05/01/2024

The Technical Clearance/Planning Permission is given based on The Principal Secretary to the Government, Housing and Urban Development Department vide Letter No. 6066/UD-S(1)/2021-2, D1.25.08.2021

ALL MEASUREMENTS ARE IN METERS

SCALE 1:100

PROPER CCTV ARRANGEMENTS TO BE PROVIDED AS PER TNCDRBR2019, ANNEXURE -XII

Note :

☐ Fire Extinguisher

☒ Exhaust Fan

☒ Wash Basin

☐ Urinal

☐ Ablution Tap

Notes :

1. Exhaust fan to be provided

2. Storm water drainage system should be provided

3. Rain water harvesting / Conservation of rain water structures to be provided

4. Bath and washbasin water should be treated and shall be reused for toilet and gardening purpose

5. Rain water Recycling system to be provided

6. Fire protecting and fire extinguisher system to be as per TNCDRBR 2019, Annexure - XV

7. Emergency alarm to be provided

8. Solar Photovoltaic panels to be provided

9. Lightning Protection to be provided

10. Solar assisted water heating system to be provided

11. Solid waste tub to be provided

12. Drinking water facilities to be provided

13. Acoustics, Sound Insulation and Noise control system to be provided

14. Building to be designed for physically challenged people.

E.R.M.ESSAKRATHU.,M.E.,MIE

R&R Construction

Registered Engineer Grade-I

Chartered Engineer No: 719707

Reg.No:REG.G.I.TEN/March2021/002

DTCP., Tenkasi Dist.

REGISTERED ENGINEER

R.B. SETHURAJA

(R.B. SETHURAJA)
APPLICANT

க.வ/தெ.மா.ந.ஊ.அ.எண்.. SWP/02/2024

[ONLINE APPLICATION NO. SWP/BPA/030495/2023]

JOINT DIRECTOR/ASSISTANT DIRECTOR(F.A.C.)
DISTRICT TOWN AND COUNTRY PLANNING
TENKASI DISTRICT

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.

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
3/350/2 Mettukuppam,
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.

