

PP

APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi district, Tamil Nadu

APPROVAL TYPE

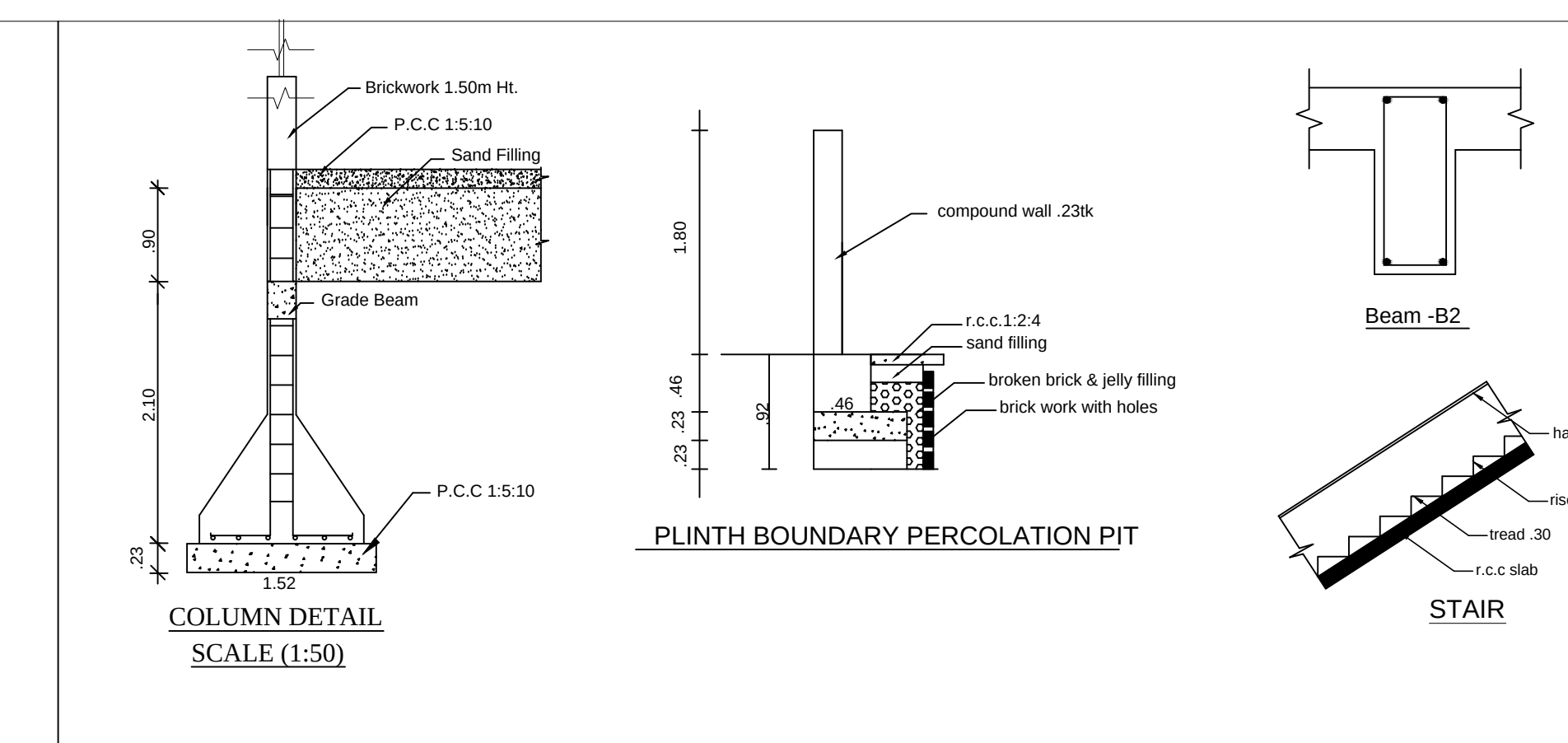
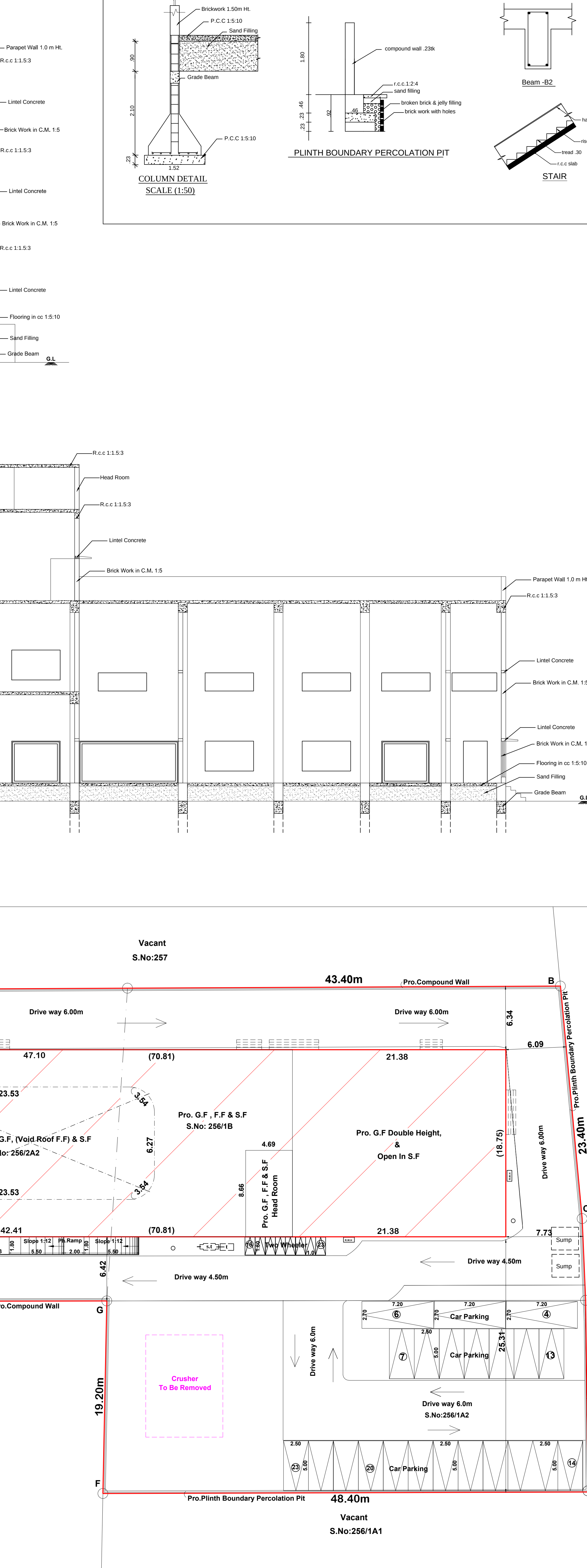
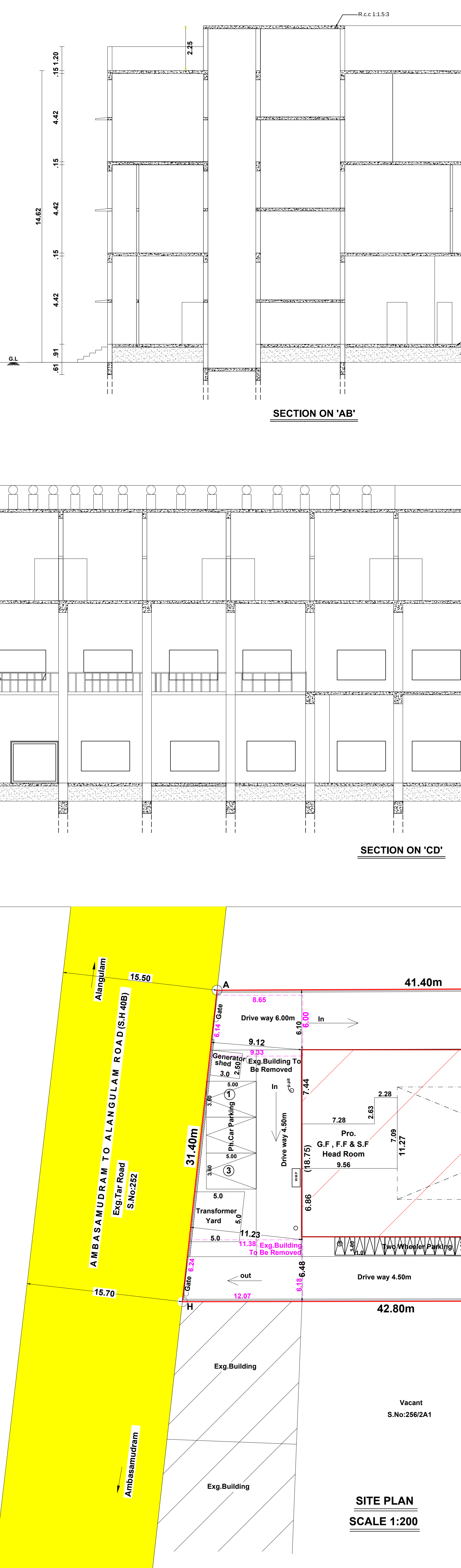
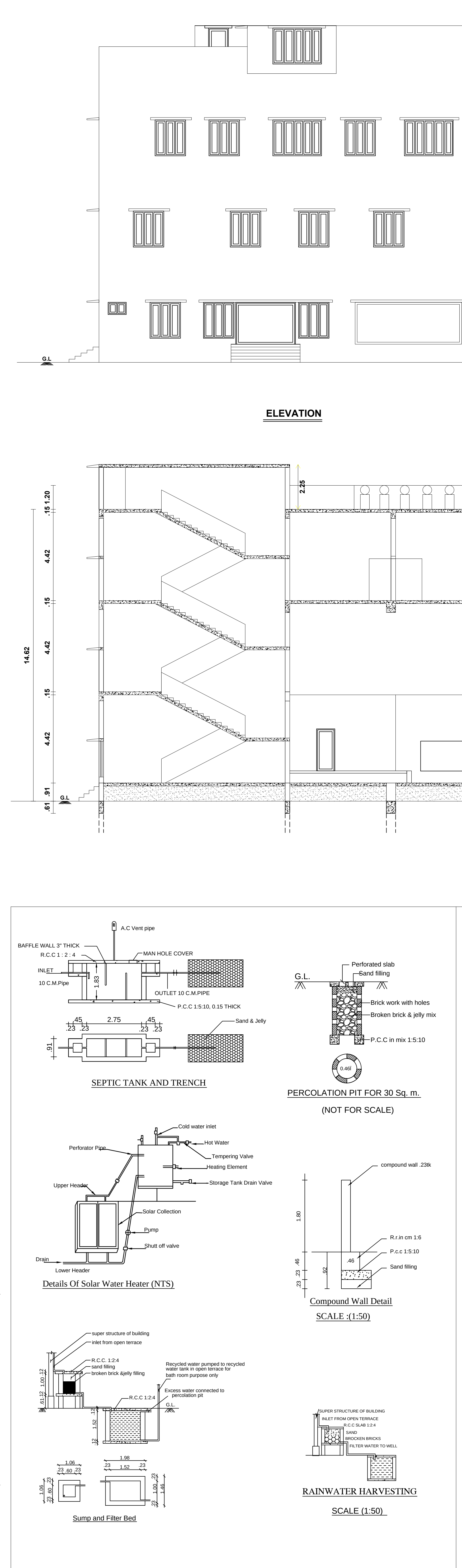
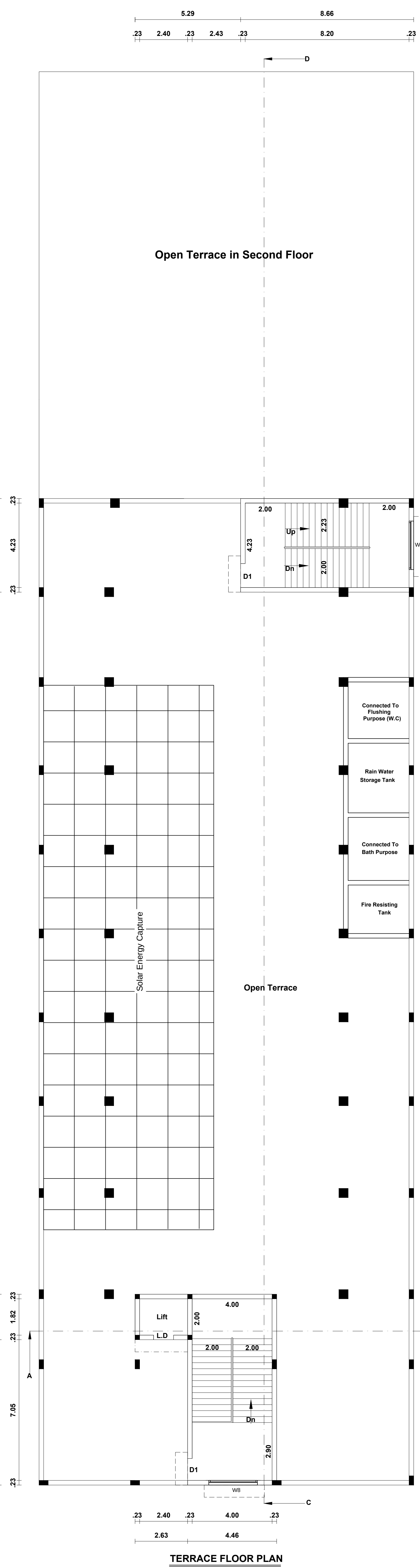
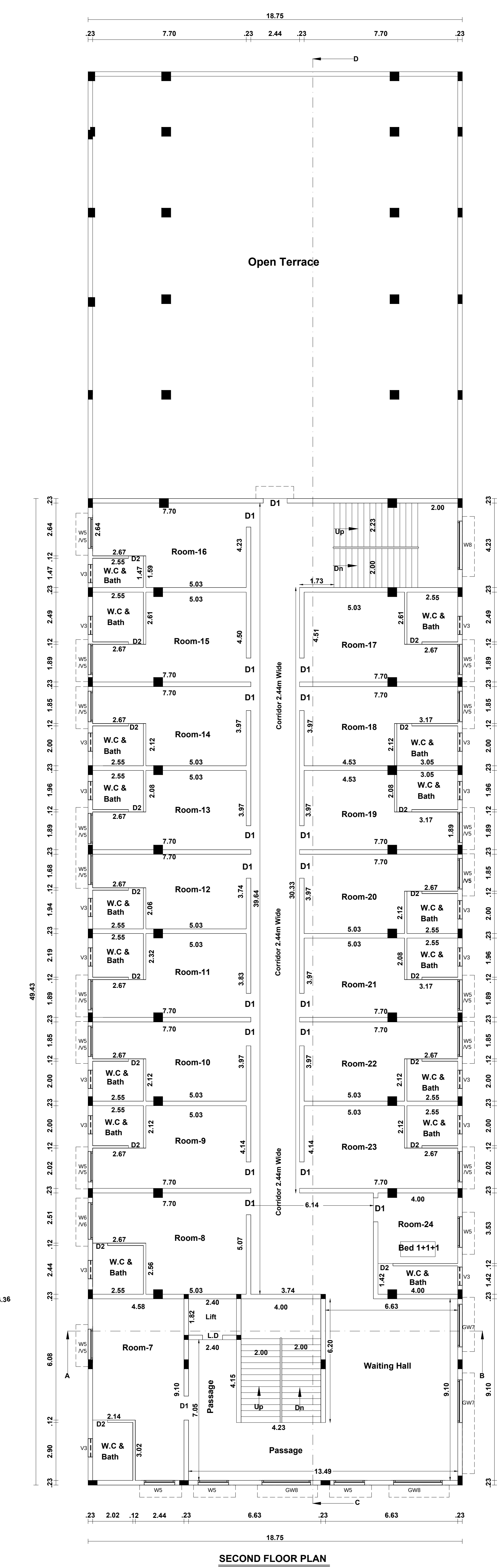
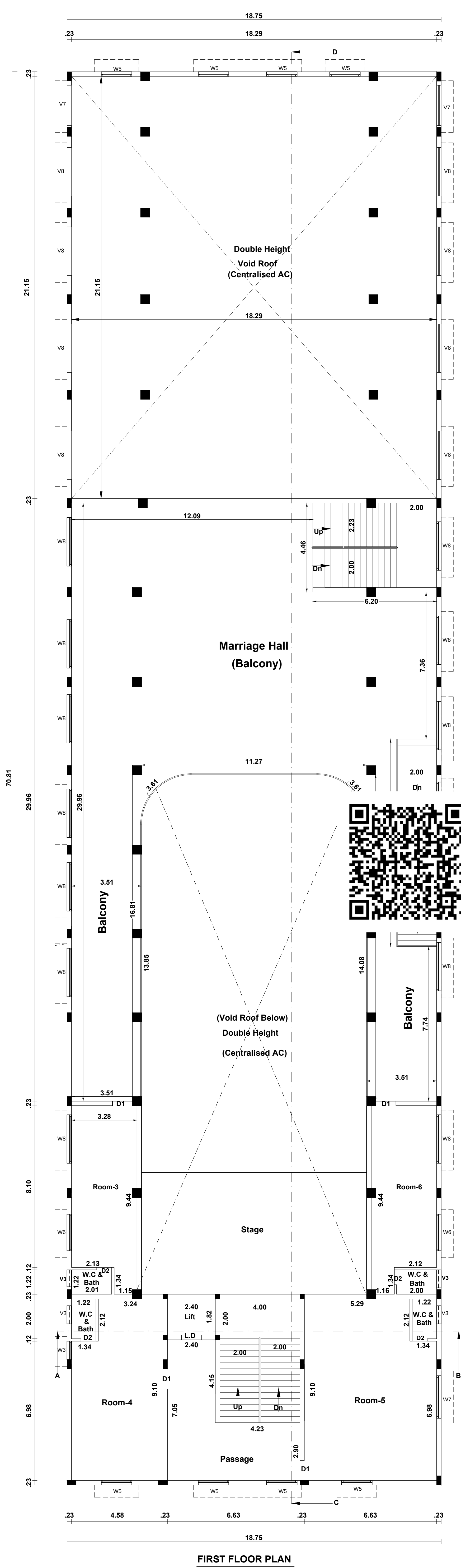
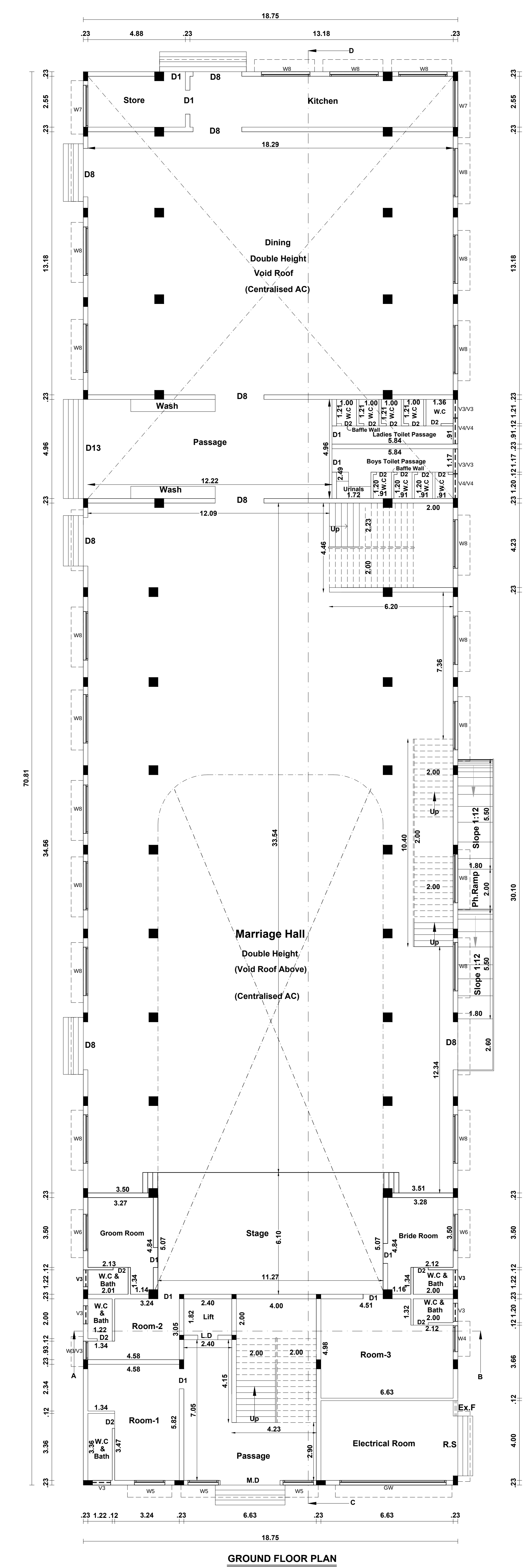
Building Plan

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 PROPOSED CONSTRUCTION

OF KALYANAMANDAPAM BUILDING IN S.O. No: 256/1-2, 256/1-B & 256/2-2A, ANGLANGUM VILLAGE, ANGLANGUM TOWN

PANCHAYAT, ANGLANGUM TALUK, TENKASI DISTRICT,

Applicant : Subahra

Scale 1/200 . All Dimensions are in Metre.

Area Details:	Sq.M	Sq.Ft
Kalyanamandapam Site Area (Ground Floor) 25000	25400	26933
Parking Site Area (2330 Sq.M)	23300	10007
Total Site Area	48300	56940
Prop. Ground Floor Area	13278	14251
Prop. First Floor Area		
Building Area + F.F. 1237.68 Sq.M	600.50	6490
Indicated Road Area : 4772.68 Sq.M		
Total Building Area + F.F. 600.50 Sq.M		
Prop. Second Floor Area		
Prop. Head Room Area	526.76	5676
Prop. Head Room Area	526.76	5676
Prop. Building To Be Removed Area	1327.28	14211
Open Area	23561.31	25348
Total Prop. Building Area (G.F., F.F. & 2nd Floor)	29864.32	32183

FLOOR AREA CALCULATION

G.F. + F.F. + 2nd Floor

= 1327.68 + 526.76 + 526.76

= 2381.20

2984.59

= 3854.00

= 0.786 x 2.50

Legend :

Site Boundary

 Proposed Building

 Road

 Existing Building To Be Removed

Document & Patta Area Details:

As per Document No: 256/1-2 S.O. No: 256/1-2 = 1230.68 Sq.M

As per Document No: 256/2-2A S.O. No: 256/2-2A = 930.00 Sq.M (23.00 Cu.M)

As per Document & Patta Area: 2684.00 Sq.M

As per Super Imposed Area: 3686.46 Sq.M

Taking Less: Value, We follow the Document Area

Notes:

1. House Water Supply Water and Sewer Discharge Pipelines

2. Area From Boundary Details Provided

3. Area From Survey Station Provided

4. No Survey Station Provided

5. Emergency alarm to be provided

6. Fire Resistance to be provided

7. Drinking water to be provided as per corporation norms

8. Area from Surveying Station to be provided

9. Survey Station from proposed road to be provided as per corporation to be multiple shaped as per

Area Details:	Area	Total Area
Proposed Plot Area	13278	13278
Proposed Plot Area	600.50	600.50
Proposed Plot Area	526.76	526.76
Proposed Plot Area	526.76	526.76
Total Area	2984.59	2984.59

Parking Calculation : (Kalyanamandapam Building)

Required Parking : (For Prop. Plot Area)

Kalyanamandapam Building : 1 Car Space

Area every 50 sq.mt : 1 Two Wheeler Space (1.5x1.80)

Every 100 Green Rooms : 1 Car Space

Required Parking = Ground Floor + First Floor Seating Area

= 600.00 + 350.31 = 950.31 Sq.m Seating

= 950.31/150 Sq.mt

= 6.33 Cars & 12.65 Two Wheelers

Required Parking = 20 Cars & 12.65 Two Wheelers

No of Green Rooms (G.R.) 24 Rooms

Total Required Parking = 23 Car Space & 23 Two Wheelers

Available Parking = 23 Car Space & 23 Two Wheelers

Open Parking = 23 Car Space & 23 Two Wheelers

Note:

Guest Room Every 1 Car Space = 1 Driver's Bed + W.C. Bath Provided

JOINERY DETAILS :

S.S. Rolling Shutter	3.00 x 2.10
M.D. Main Door	3.00 x 2.10
L.D. Lift Door	1.00 x 2.10
D1 Door	1.00 x 2.10
D2 Door	0.76 x 2.10
D3 Door	2.40 x 2.10
D4 Door	4.96 x 2.10
W3 Window	0.90 x 1.80
W4 Window	1.20 x 1.80
W5 Window	1.50 x 1.80
W6 Window	1.50 x 1.80
W7 Window	2.40 x 1.80
G-W Grill Window	5.33 x 1.80
G-W Grill Window	2.10 x 1.80
G-W Grill Window	2.40 x 1.80
V3 Ventilator	0.90 x 0.75
V4 Ventilator	1.20 x 0.75
V5 Ventilator	1.50 x 0.75
V6 Ventilator	1.50 x 0.75
V7 Ventilator	2.40 x 0.75
Ex-F Exhaust Fan	

SANITATION REQUIREMENTS FOR KALYANAMANDAPAM BUILDINGS

Male- 450 nos Female- 450 nos

Sanitary Unit Fittings	Required	Available
Male Water Closet	1	13 OK
Female Water Closet	1	10 OK
Altoilet	2	8 OK
Urinals	4	4 OK
Wash Basin	2	28 OK
Cleaner's Sink	3	3 OK
Kitchen Cleaner's Sink	1	1 OK

Note:

10% OSR Area = 370.00 sq.mt

Guideline value of OSR Area has been Paid (Rs.65,000 Rupees)

Date: 26-02-2024

(Signature)

Eg. Subahra
Proprietor/Authorized Engineer
Reg. No. 6272 / 1-1-2019
P.O. Chennai-600 008
Contact No. 94421 42444
E-Mail: subahra@rediffmail.com

Construction Engineer

Structural Engineer

Applicant

Office Use

Registered Engineer / Architect

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.

