Verified RealEstate™

REFERENCE
17/2024

ISSUED
13 March 2024

PP APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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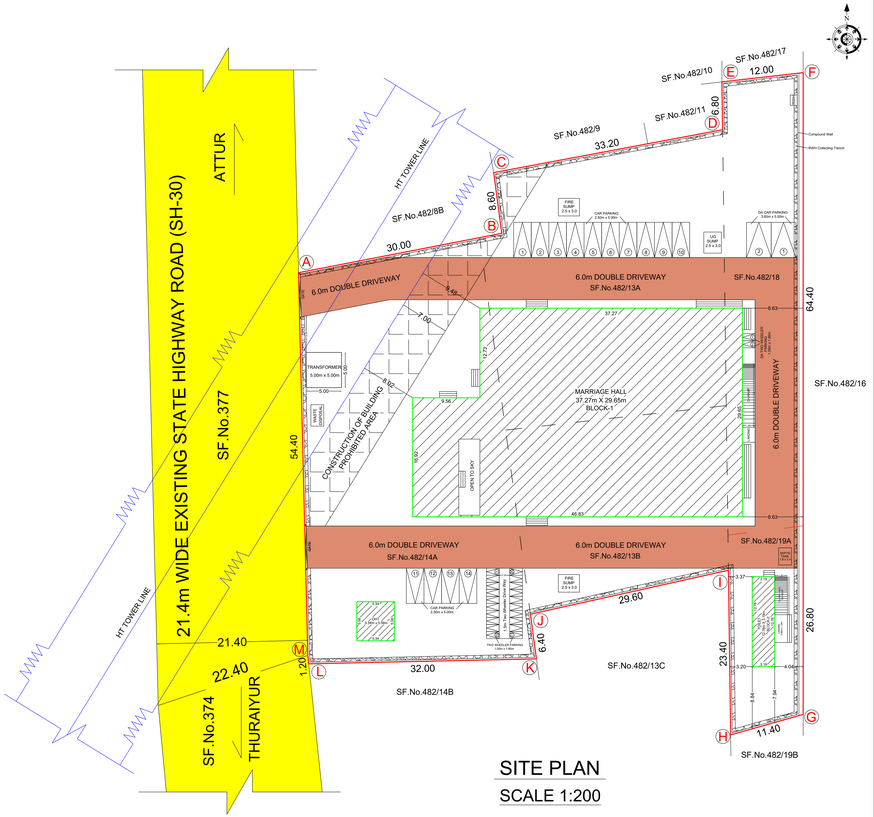
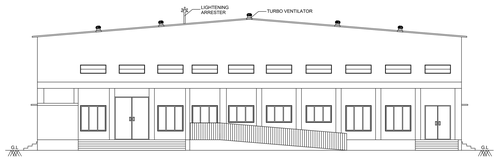
DIGITALLY VERIFIED RECORD

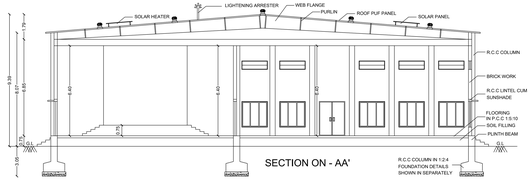


SITE PLAN

SCALE 1:200

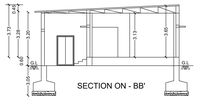


EAST SIDE ELEVATION

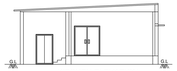


SECTION ON - AA'

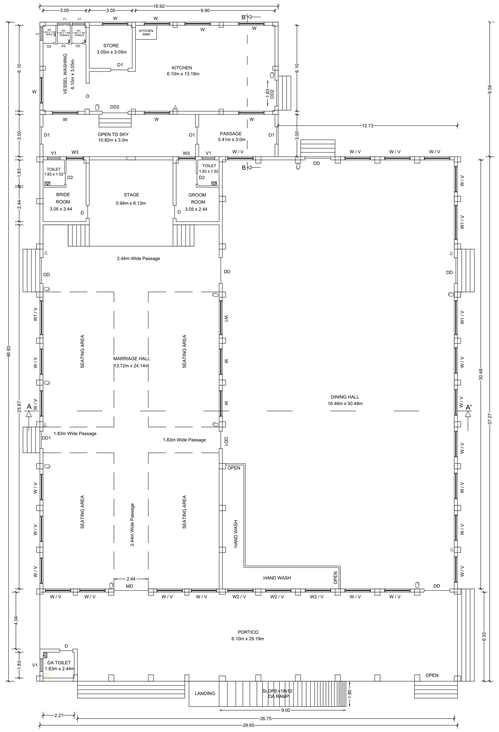
KALYANA MANDAPAM KITCHEN BUILDING



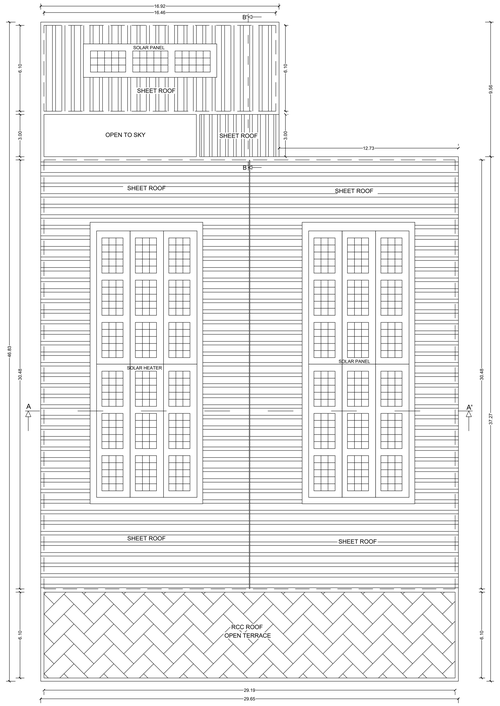
SECTION ON - BB'



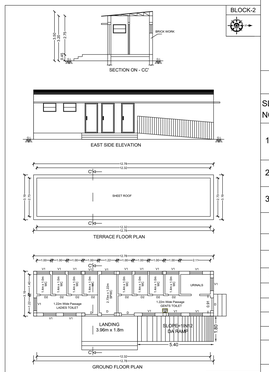
KITCHEN ELEVATION

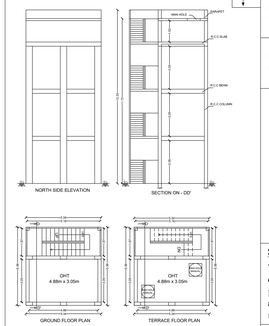


GROUND FLOOR PLAN



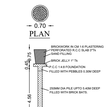
TERRACE FLOOR PLAN



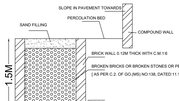


MARRIAGE HALL BLOCK - 1

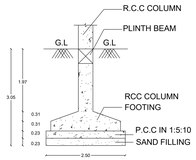
SOLAR SYSTEM



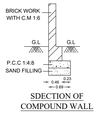
RAIN WATER PERCOLATION PIT



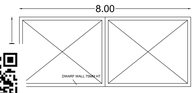
SECTION OF RAIN WATER PERCOLATION BED



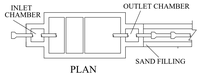
FOUNDATION DETAIL



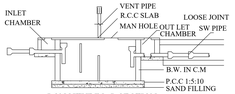
SDECTION OF COMPOUND WALL



MAIN GATE ELEVATION



PLAN
SEPTIC TANK DETAIL



LONGITUDINAL SECTION
SEPTIC TANK DETAIL

ONLINE APPLICATION NO : SWP/BPA/297117/2024

R.HARIHARAN
DRAUGHTSMAN GRADE-III

A.P.THAMILVAANAN
SUPERVISOR / DRAUGHTSMAN GRADE-II

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL (MARRIAGE HALL) BUILDING IN SF.No.482/13A, 482/13B, 482/14A, 482/18, 482/19A, THALUGAI VILLAGE AND PANCHAYAT, UPPILIYAPURAM PANCHAYAT UNION, THURAIYUR TALUK, TIRUCHIRAPPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO : SWP/BPA/297117/2024

REFERENCE:
SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING
FIRE EXTINGUSHER APARATUS PROVIDED IN NECESSARY PLACE.
FIRE ALARM

LAND AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (AS PER DOCUMENT)	= 4770.00
PLOT AREA (AS PER FMB)	= 4770.00
SUPER IMPOSED PLOT AREA	= 4687.88

PROPOSED BUILTUP AREA DETAILS:-

SL NO.	BLOCK / FLOOR NAME	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA (SQ.M)
1)	BLOCK-1 [MARRIAGE HALL] GROUND FLOOR	1266.82	-----	1266.82
2)	BLOCK-2 [TOILET] GROUND FLOOR	40.77	-----	40.77
3)	OVER HEAD WATER TANK	18.74	-----	18.74
	TOTAL AREA	1326.33	-----	1326.33

F.S.I = 1326.33 / 4770.00 = 0.27

PARKING DETAILS:-

SL.No	DESCRIPTION	PROVIDED
1.	CAR PARKING	14 No's
2.	TWO WHEELER	20 No's
3.	PH CAR PARKING	2 No's
4.	PH TWO WHEELER	2 No's

PROFESSIONAL DETAIL BASED ON FORM - C

APPLICANT	R.SATHISHKUMAR	
REGISTERED ARCHITECT	Ar.B.BALA RAJA GANAPATHY (CA / 2023 / 167059)	B.BALA RAJA GANAPATHY B.Arch., Reg. No. CA/2023/167059 Door No. 1/1, Ground Floor, Ward No. 1, Block No. 1, Anna Nagar, Madurai-625020.
STRUCTURAL ENGINEER	Er.A.MOHANAMBAL (DTCP / RSE / Gr-I / 25 / 2024)	Er.A. MOHANAMBAL Diploma in Civil Engineering Registered Structural Engineer (Gr-I) Reg. No. DTCP/RSE/Gr-I/25/2024 Door No. 1/1, Ground Floor, Ward No. 1, Block No. 1, Anna Nagar, Madurai-625020.

JOINERY DETAILS

KALYANA MANDAPAM BLOCK:

MD	- MAIN DOOR	- 8'0" X 10'0"	- 2.44 X 3.05
DD	- DOUBLE DOOR	- 6'0" X 8'0"	- 1.83 X 2.44
DD1	- DOUBLE DOOR	- 4'0" X 8'0"	- 1.22 X 2.44
DD2	- DOUBLE DOOR	- 6'0" X 7'0"	- 1.83 X 2.13
D	- DOOR	- 3'0" X 7'0"	- 0.91 X 2.13
D1	- DOOR	- 4'0" X 7'0"	- 1.22 X 2.13
D2	- DOOR	- 2'6" X 7'0"	- 0.76 X 2.13
W	- WINDOW	- 6'0" X 4'0"	- 1.83 X 1.83
W1	- WINDOW	- 8'0" X 6'0"	- 2.44 X 1.83
W2	- WINDOW	- 4'0" X 4'0"	- 1.83 X 1.22
W3	- WINDOW	- 4'0" X 4'0"	- 1.22 X 1.22
V	- VENTILATOR	- 6'0" X 2'0"	- 1.83 X 0.61
V1	- VENTILATOR	- 3'0" X 2'0"	- 0.91 X 0.61

TOILET BLOCK:

D	- DOOR	- 3'0" X 7'0"	- 0.91 X 2.13
D2	- DOOR	- 2'6" X 7'0"	- 0.76 X 2.13
V1	- VENTILATOR	- 3'0" X 2'0"	- 0.91 X 0.61

Special Condition:

The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

BUILDING PERMISSION NO : B.P/JD DTCP (TD) NO : 110 / 2024

This Planning Permission is valid for a period of 8years from e-sign

e-signed
Joint Director,
District Town and Country Planning Office
Tiruchirappalli 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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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.