

PP

APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi district, Tamil Nadu

APPROVAL TYPE

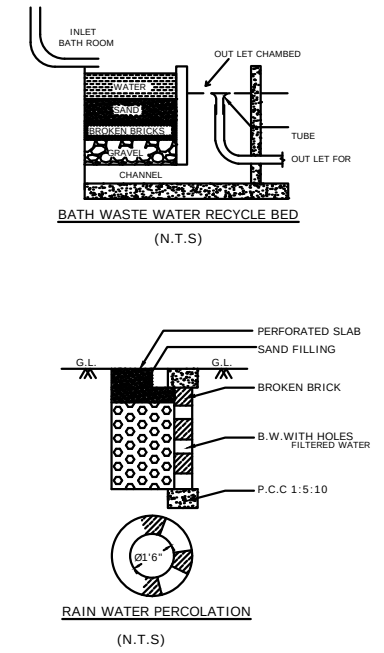
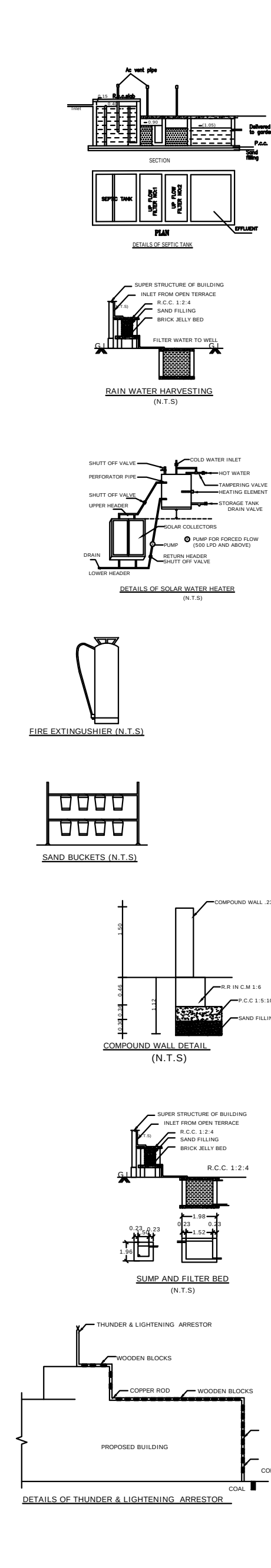
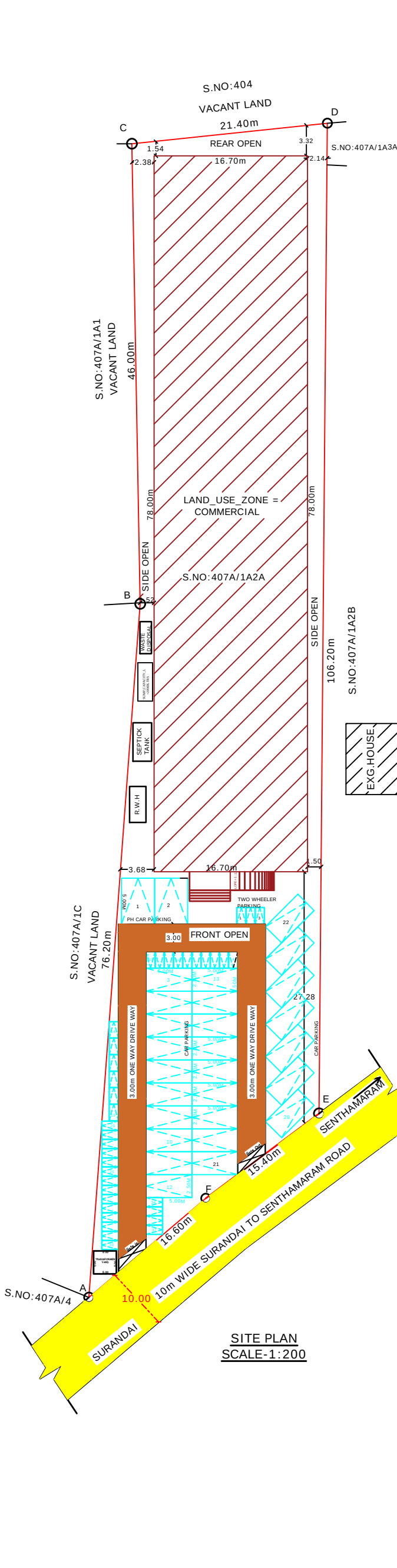
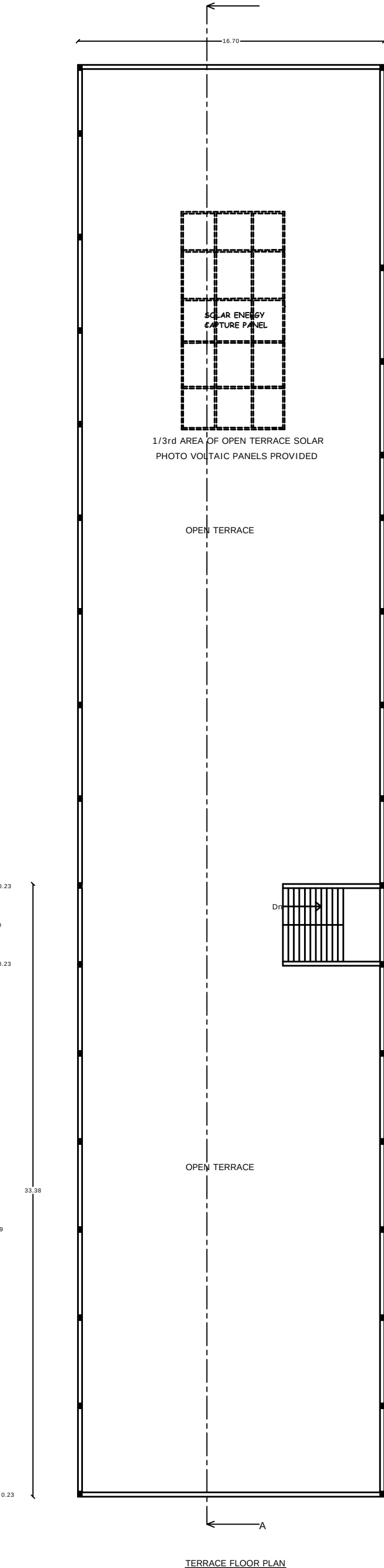
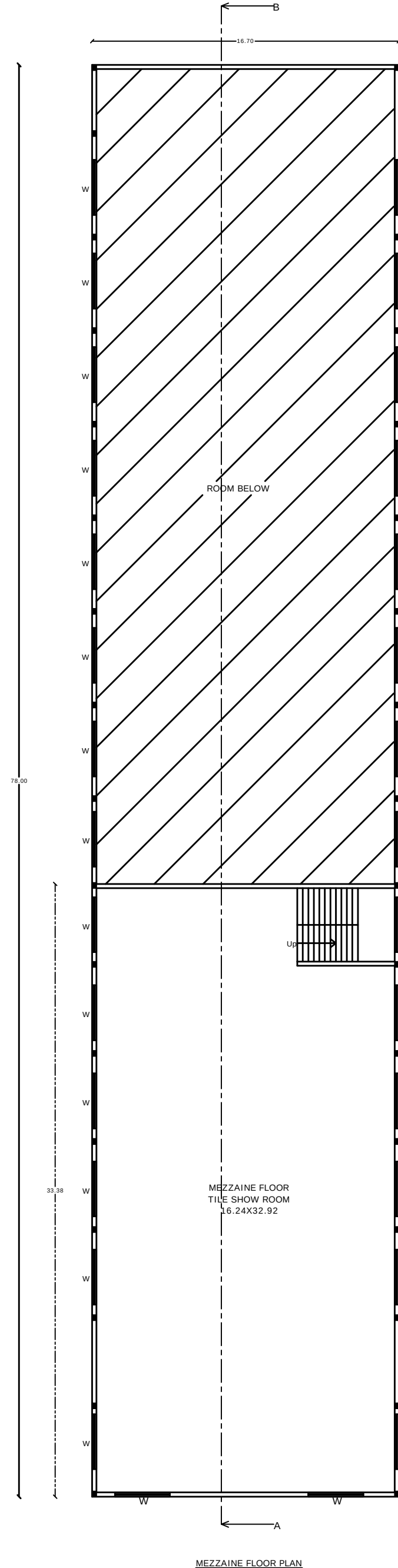
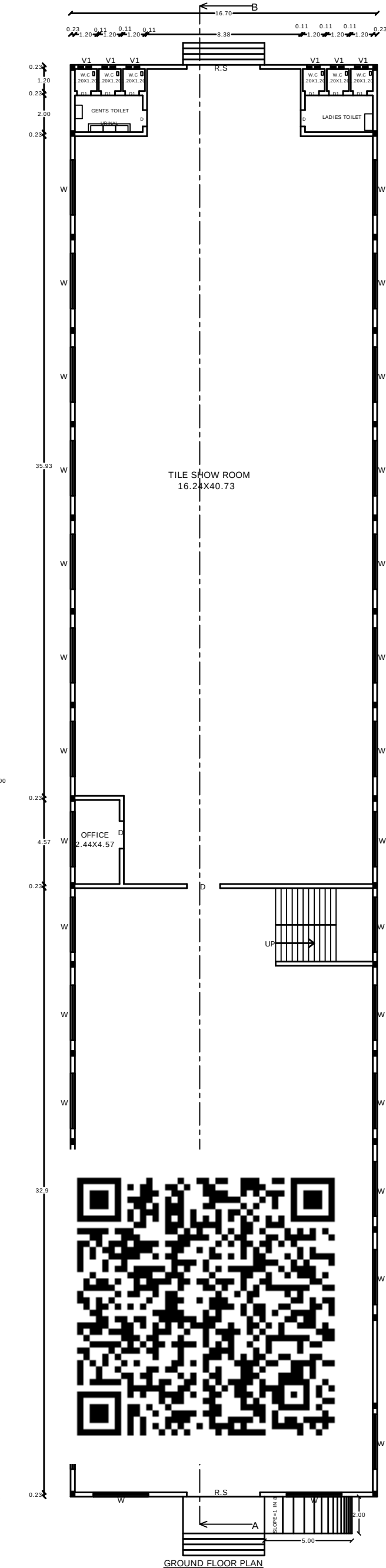
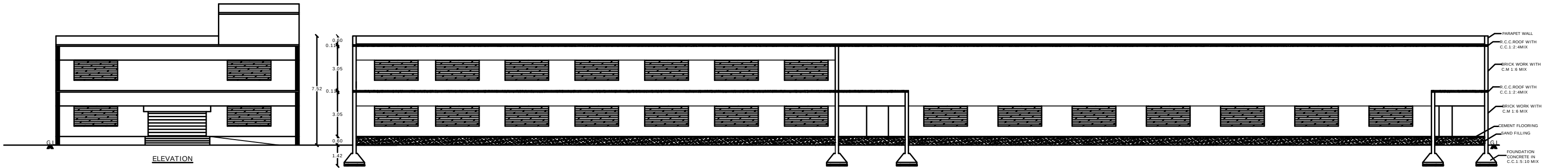
Building Plan

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.



JOINERIES DETAILS			
R.S - Rolling Shutter	~ 5.00 x 4.00		
R.S1- Rolling Shutter	~ 3.00 x 4.00		
D2 - Door	~ 0.90 x 2.10		
W - Window	~ 2.50 x 1.40		
V - Ventilator	~ 0.90 x 0.60		

Sl. No	Sanitary Units	For Male (20 Nos)	For Female (10 Nos)
1	Water Closet	1	3
2	Urinals	1	3
3	Ablution Taps	1	3
4	Washing Taps with Drinking Arrangement	1	1
5	Drinking Water Fountain	One For Every 100 Persons	
6	Emergency Showers and Eye Wash Fountain	One For Every Floor	

PLOT COVERAGE	
= G.F	x100
= SITE AREA	
= 1302.72	
= 2450.00	x100
= 53.17%	
FLOOR SPACE INDEX	
= G.F + MEZ.F	
= SITE AREA	
= 1860.24	
= 2450.00	
= 0.75 < 2.0	

- NOTE:
- Exhaust Fan to be provided
 - Storm Water drainage system provided
 - Rain Water Harvesting / Conservation
 - Rain Water Structures to be provided
 - Bath and wash basin water treated and refuse to toilet and 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 provided
 - Lightening protection to be provided
 - Solar Assisted Water heating system to be provided
 - Solid waste tub to be provided
 - sewage water to be used to garden purpose
 - Drinking water Facilities to be provided
 - Installation of CCTV units provided
 - Acoustics, Sound insulation and noise control system to be provided
 - Building to be designed for handicapped people

PARKING CALCULATIONS	
Total FSI Area = 1860.24 Sq. m	
75% of FSI Area = 1395.18 Sq. m	
CAR PARKING	
1 Car Space for every 50 sq. m of Floor Area	
$\frac{1395.18}{50} = 27.90$	SAY = 28 car Space
Total Required Car parking	= 28 car Space
Provided Car parking	= 28 car Space
TWO WHEELER PARKING	
1 Two Wheeler Space for every 50 sq. m of Floor Area	
50 Sq. m = 1 Two Wheeler Space	
$\frac{1395.18}{50} = 27.90$	SAY = 28 car Space
Total Required Two Wheeler parking	= 28 Two Wheeler Space
Provided Two Wheeler parking	= 37 Two Wheeler Space
INCLUDING 2 NOS CAR AND TWO WHEELER PARKING SPACE PROVIDED FOR PHYSICALLY CHALLENGED PERSON	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING IN S.NO:407A/1A2A AT AYAN SURANDAI-I VILLAGE AND SURANDAI MUNICIPALITY, VEERAKERALAMPUDUR TALUK AND TENKASI DISTRICT.

ALL DIMENSIONS ARE IN METRE SCALE:- 1:100

SITE AREA DETAILS			
AS PER DOCUMENT		PATTA	
S.NO	DOCUMENT NO	SQ.MT	SQ.MT
407A/1A2A	3421/2018	2469.00	2450.00
TOTAL		2469.00	2450.00

LEAST AREA OF SITE - 2450.00 SQ.MT

AREA STATEMENT		
PARTICULAR	SQ.MT	SQ.FT
SITE AREA	2450.00	26371.80
GROUND FLOOR	1302.72	14022.47
MEZZAINE FLOOR	557.52	6001.14
HEAD ROOM	24.66	265.44
TOTAL BUILDUP AREA	1884.90	20289.05
OPEN AREA	1147.28	12349.33

FSI AREA CALCULATION			
SL.NO	FLOOR	FSI	NON FSI
1.	G.F	1302.72	-----
2.	M.F	557.52	-----
3.	STAIR HEAD ROOM	-----	24.66
TOTAL		1860.24	24.66

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY

OFFICE USE:-

க.வ/தொமாநஜ.அ.எண்: SWP/01/2025
[ONLINE APPLICATION: SWP/BPA/359441/2024]

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING,
TENKASI

Er. MUHAMMAD SAJITH.N B.E Civil
Registered Construction Engineer (RCE)
Regn.No: RCE/TEN/IAN/2021/001
Tenkasi Construction Company (TCC)
Madurai Road-Tenkasi. 627 803.
Mob: 9942 92 9942

CONSTRUCTION ENGINEER:-

Er. P. Sankara Narayanan B.E., (Civil)
GEETHAM CONSTRUCTION
Registered Engineer Grade I (RE)
RE/Gr-I/TVL/October/2019/032
1 A, Bharathi Nagar Bus Stop
Tenkasi to Courtallam Main Road
Melagaram - 627 818, Cell: 9994061375

REGISTER ENGINEER:-

Er. S. Shunmuga Selvan M.E.(Struct)
LOYAL BUILDERS
Registered Structural Engineer Grade II (RSE)
RSE/Gr-II/TEN/January/2021/002
311H, Ganapathy Plaza, Annam Sannathi
TENKASI - 627 811
Cell: 94433 61236, 89460 57054

STRUCTURAL ENGINEER:-

APPLICANT:-

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.

