

PP

APPROVAL RECORD

Planning Permission

Tenkasi district, Tamil Nadu

APPROVAL TYPE

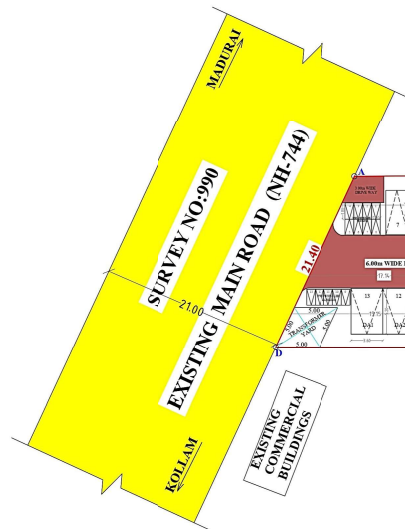
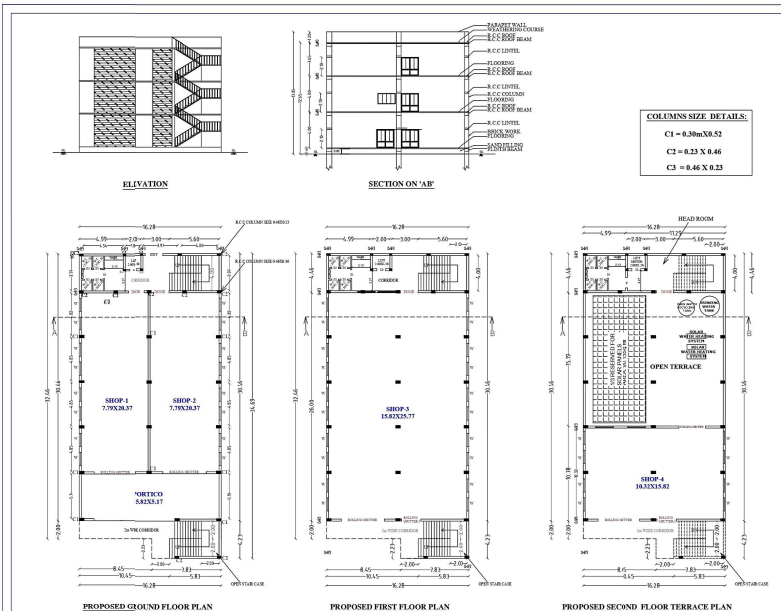
Building Plan

ISSUING AUTHORITY

Rural 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.



SURVEY NO:4/2

SURVEY NO:4/3A2

SITE PLAN (SCALE - 1:100)



PLAN SHOWING THE PROPOSED CONSTRUCTION OF A 'COMMERCIAL BUILDING' IN (GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR) IN SURVEY NO-4/3A2, MADURAI MAIN ROAD, KUTHUKALVALASAI VILLAGE AND PANCHAYAT, TENKASI TALUK AND DISTRICT.

ALL DIMENSIONS ARE IN METRES, SCALE 1:400

SITE AREA DETAILS:

SITE AREA As Per DOCUMENT (DOC No:2946/2023) : 1214.04 Sq.mt 13067.92 Sq.ft

SITE AREA As Per PATTI (PATTI No:7854) : 1214.04 Sq.mt 13067.92 Sq.ft

BUILDING AREA STATEMENT:

Particulars	Sq.m	Sq.ft.
GROUND FLOOR AREA	545.90	5876.06
FIRST FLOOR AREA	545.90	5876.06
SECOND FLOOR AREA	298.12	3208.94
TOTAL BUILDING AREA	1389.92	14961.10

FSI AREA CALCULATION:

SL.NO:	FLOOR DETAILS	FSI Area In Sq.m	NON FSI Area In Sq.m	Total Builtup Area In Sq.m
1.	GROUND FLOOR AREA	521.24	24.66	545.90
2.	FIRST FLOOR AREA	521.24	24.66	545.90
3.	SECOND FLOOR AREA	247.77	50.35	298.12
	TOTAL BUILDING AREA	1290.25	99.67	1389.92

COLOUR INDEX:

SITE BOUNDARY	—
PROPOSED BUILDING	—
PROPOSED DRIVE WAY	—
EXISTING ROAD	—

FLOOR AREA RATIO :-

$$\begin{aligned} &= \text{GF} + \text{F.F} + \text{S.F} \\ &= \text{Total Site Area} \\ &= \frac{545.90 + 545.90 + 298.12}{1214.04} \\ &= \frac{1389.92}{1214.04} \\ &= 1.14 < 2.00 \\ &\text{Height of the Building: } 13.85\text{m} \end{aligned}$$

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

TENKASI DISTRICT

OFFICE USE:

ONLINE APPLICATION No:SWP/BPA/048622/2025/TCP
B.P/T DTCP No:SWP/16/2025

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TENKASI DISTRICT

Parking Calculation :

Required Parking :

For COMMERCIAL Building:

Every 75.0 Sq.mt = 1 Car Space (2.50 x 5.00) +
1 Two Wheeler Space (1.00 x 1.80)

Required Parking = Commercial Building @ G.F, F.F & S.F

= Total FSI Area / 75 Sq.m Required for every
= 1290.25 / 75 Sq.m Required for every
= 17.20 / 75% Area of the Parking
= 12.90

= Say '3 Cars & 13 Two Wheeler Space

Provided Parking Area :

= 13 Cars & 13 Two Wheeler Space

(Including 2 Nos of Physically Challenged Car Parking Provided)

SANITATION REQUIREMENTS [Rule 54 (2) (b)] : Table-1
(Commercial Building)

Description	Required	Available	Required	Available	
	Male	Male	Female	Female	
Water Closet (W.C.)	3 Nos	6 Nos	3 Nos	2 Nos	OK
Ablution Taps	One In Each W.C	One In Each W.C	One In Each W.C	One In Each W.C	OK
Urinals	1 Nos	3 Nos	Nil	Nil	OK
Wash Basins	1 Nos	2 Nos	1 Nos	2 Nos	OK
Drinking Water Fountains	2 Nos	2 Nos	2 Nos	2 Nos	OK
Cleaner's Sink	One Per '1000 Minimum (G.F.F,S.F)	1 Nos	Required	Available	OK
Physically Challenged Toilet 1 nos Provided					

NOTE:

- Site Area = 1214.04 Sq.mt
10% of the OSR Land Guideline Value Charges Rs: 303500.00/-Paid
- Close Circuit Televisionite (CCTV) Unit shall be installed by The Owner of the Building as per Annexure XXI in TNCDNR

Signature of Applicant

APPLICANT SIGNATURE:

Signature of Registered Engineer

REGISTERED ENGINEER:

Signature of Construction Engineer

CONSTRUCTION ENGINEER:

Signature of Structural Engineer

STRUCTURAL ENGINEER:

Signature of Geo-Tech Engineer

GEO-TECH ENGINEER:

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

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

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

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.

