Verified RealEstate™

REFERENCE
13/25-26

ISSUED
04 August 2025

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.

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

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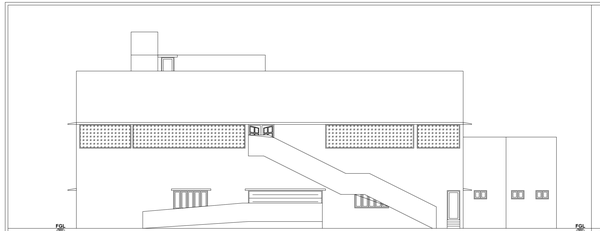
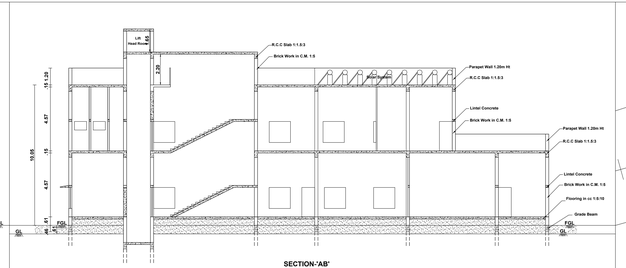
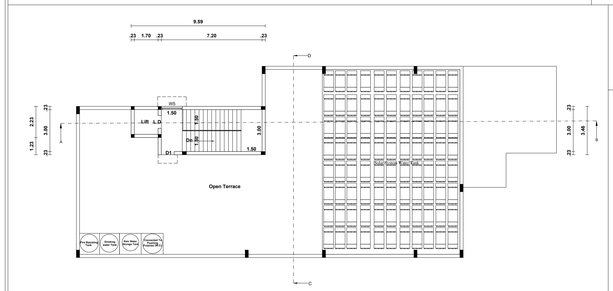
DIGITALLY VERIFIED RECORD



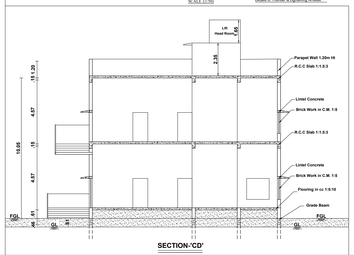
ELEVATION



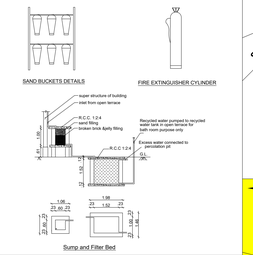
SECTION-'AB'

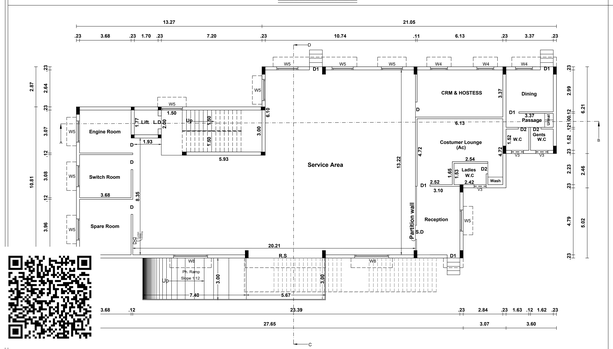


TERRACE FLOOR PLAN

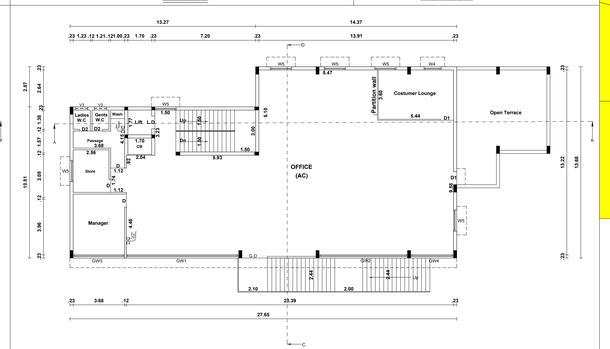


SECTION-'CD'

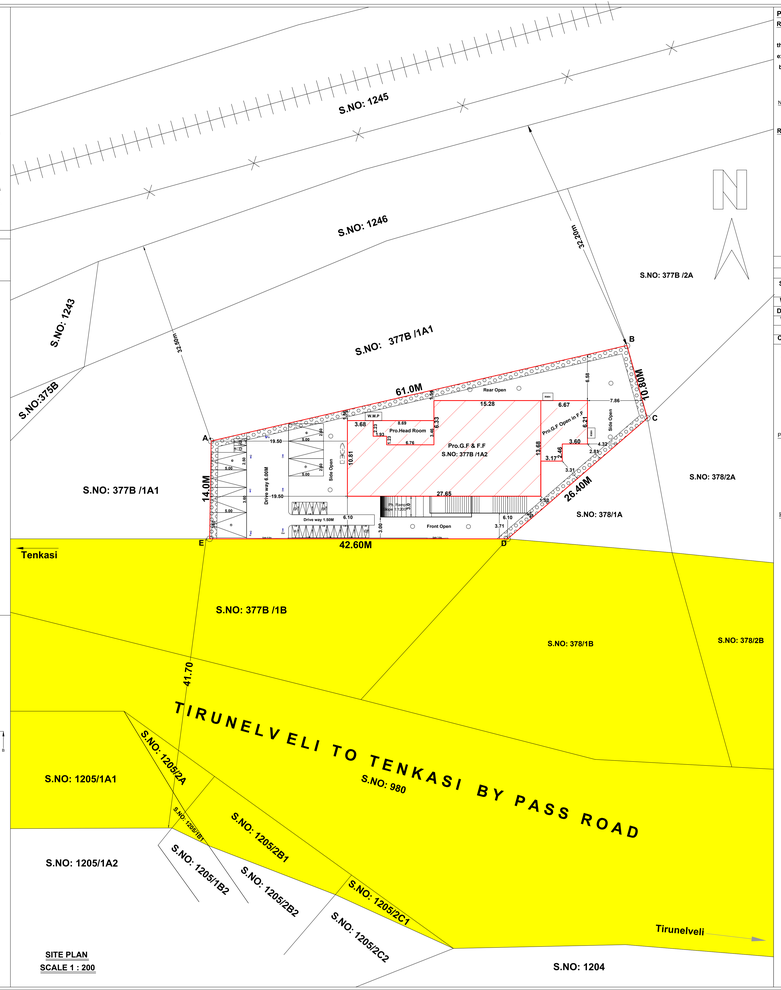




GROUND FLOOR



FIRST FLOOR PLAN



SITE PLAN
SCALE 1 : 200

Parking Calculation : (For Panchayat Area)

Required Parking for Automobile Showroom :

1 car space for every 100 sq.m gross area including the office area, service area, wash area, etc. This space is exclusive of the space provided for the display of new vehicles but inclusive of the space required for parking of service vehicles.

Required Parking = 391.76 Sq.m (G.F)
Automobile Showrooms = 391.76 x 75%
= 293.82 Sq.m/100
Required Parking = 3 Nos of Car parking
= 3 Nos of Car parking + 3 Two wheelers

Note:

Required Parking for Office Building :

1 car space - 100.00 sq.m
1 Two Wheeler space - 25.00 sq.m
Required Parking = 342.81 + 27.69 Sq.m (F.F + H.R)
= 370.50 x 75%
= 277.88 Sq.m/100 + 1 Visitor Car Parking
= 3 + 1 = 4 Car Space
= 277.125sq.m/ 25 + 2 Visitor Car Parking
= 11 + 2 = 13 Two Wheeler Space
Total Required Parking = 7 Car parking & 16 Two Wheeler Space

Available Parking :-
Parking (Car Wise) = 7 Car parking & 18 Two wheelers
(including 2 Physically challenged Car parking)

SANITATION REQUIREMENTS PROVIDED

Male Staffs- 25 nos			Female Staffs- 15 nos		
Sanitary Unit /	Required		Available		
	Gents	Ladies	Gents	Ladies	
Water Closet	1	1	3	2	OK
Drinking Water	1		2		OK
Wash Basin	1		2		OK
Urinals	1		2		OK
Cleaners Sink	1		2		OK

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AUTOMOBILE SHOW ROOM & OFFICE BUILDING IN S.NO: 377B/1A2, GUNARAMANALLUR VILLAGE, GUNARAMANALLUR PANCHAYAT, KEELAPAVOOR PANCHAYAT UNION, TENKASI TALUK, TENKASI DISTRICT.

Applicant : R. INBASUDHA, D/o. Mr.S. Raathinasabapathy

All Dimension Are In Meter

Area Details:-	Sq.Mt.	Sq.Ft
Total Site Area (ABCDE) (As Per Patta Area)	1153.00	12411
Pro. Ground Floor Area	391.76	4217
Pro. First Floor Area	342.81	3690
Pro. Head Room Area	27.69	298
Total Pro. Building Area in G.F, F.F & H.R	762.26	8205

Legends :
- Site Boundary
- Proposed Building
- Exg. Road

Site Area Details:-
As Per Document = 1153.00 Sq.mt.
As Per Patta = 1153.00 Sq.mt.
The Least Value As Per Patta

FLOOR AREA CALCULATION

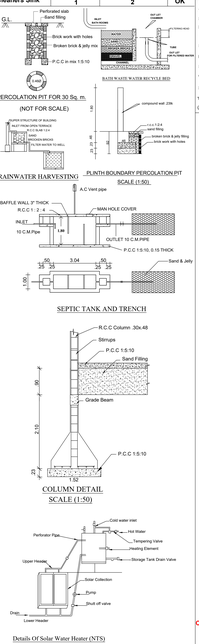
= G.F + F.F / Site Area
= 391.76 + 342.81 / 1153.00
= 734.57 / 1153.00
= 0.637 < 2.00

Area Details :-	Area		
	FSI (Sq.Mt)	Non FSI (Sq.Mt)	Total (Sq.Mt)
Pro.Ground Floor Area	391.76	----	391.76
Pro.First Floor Area	342.81	----	342.81
Pro. Head Room Area	----	27.69	27.69
Total Area	734.57	27.69	762.26

Note:
Waste Water Used for Garden
Rain Water harvesting Details Provided
Solar System Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms
Rain water harvesting tank to be provided
Waste water from recycled water tank & Trench connected to sullage disposal tank
Solid waste tub to be Provided
'U' traps provided in septictank to prevent curb breeding of mosquitoes
(As per G.O (M.S) No - 341 - dated 03.11.2004)

JOINERY DETAILS:-

R.S	- Rolling Shutter	5.00 x 2.10
GD	- Glass Door	1.83 x 2.10
D	- Door	1.00 x 2.10
D1	- Door	0.91 x 2.10
D2	- Door	0.75 x 2.10
LD	- Lift Door	0.91 x 2.10
W4	- Window	1.20 x 1.50
W5	- Window	1.50 x 1.50
W8	- Window	2.44 x 1.50
GW1	- Glass Window	8.02 x 1.50
GW2	- Glass Window	6.31 x 1.80
GW3	- Glass Window	3.67 x 1.80
GW4	- Glass Window	3.07 x 1.80
V3	- Ventilator	0.90 x 0.60



BP/TDTCP NO : SWP / 18 / 2025
ONLINE APPLICATION NO : SWP / BPA / 569526 / 2025

OFFICE USE

P. BALA SUBRAMANIAN, M.E.,(Structure)
REGISTERED STRUCTURAL ENGINEER GRADE-II
Regn. No. RSE-O/ II G/TVL/D/2021
16, Periyar Nagar Salai, North Highground Road,
Palayamkottai, Tirunelveli-627002.
Cell: 99949 54448

STRUCTURAL ENGINEER

A. NAMASIVAYAM, DCE.,
REGISTERED CONSTRUCTION ENGINEER
Reg. No :- RCE / TVL / FEB / 2020 / 021
222, PERIYA STREET
TIRUNELVELI-TOWN-627 006.
Mob :- 88 10 67 41 04

CONSTRUCTION ENGINEER

APPLICANT

P. BALAVENKATESH, B.Arch.,L.L.B.,
REGISTERED ARCHITECT
Reg. No: CA/2017/89562
1/6, PERIYAR NAGAR SALAI,
NORTH HIGHGROUND ROAD,
PALAYAMKOTTAI,
TIRUNELVELI-627002.

REGISTERED ENGINEER / ARCHITECT

Sheet -1	
64	2025
14.05	2025

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.