

PP

APPROVAL RECORD

Planning Permission

Tenkasi district, Tamil Nadu

APPROVAL TYPE

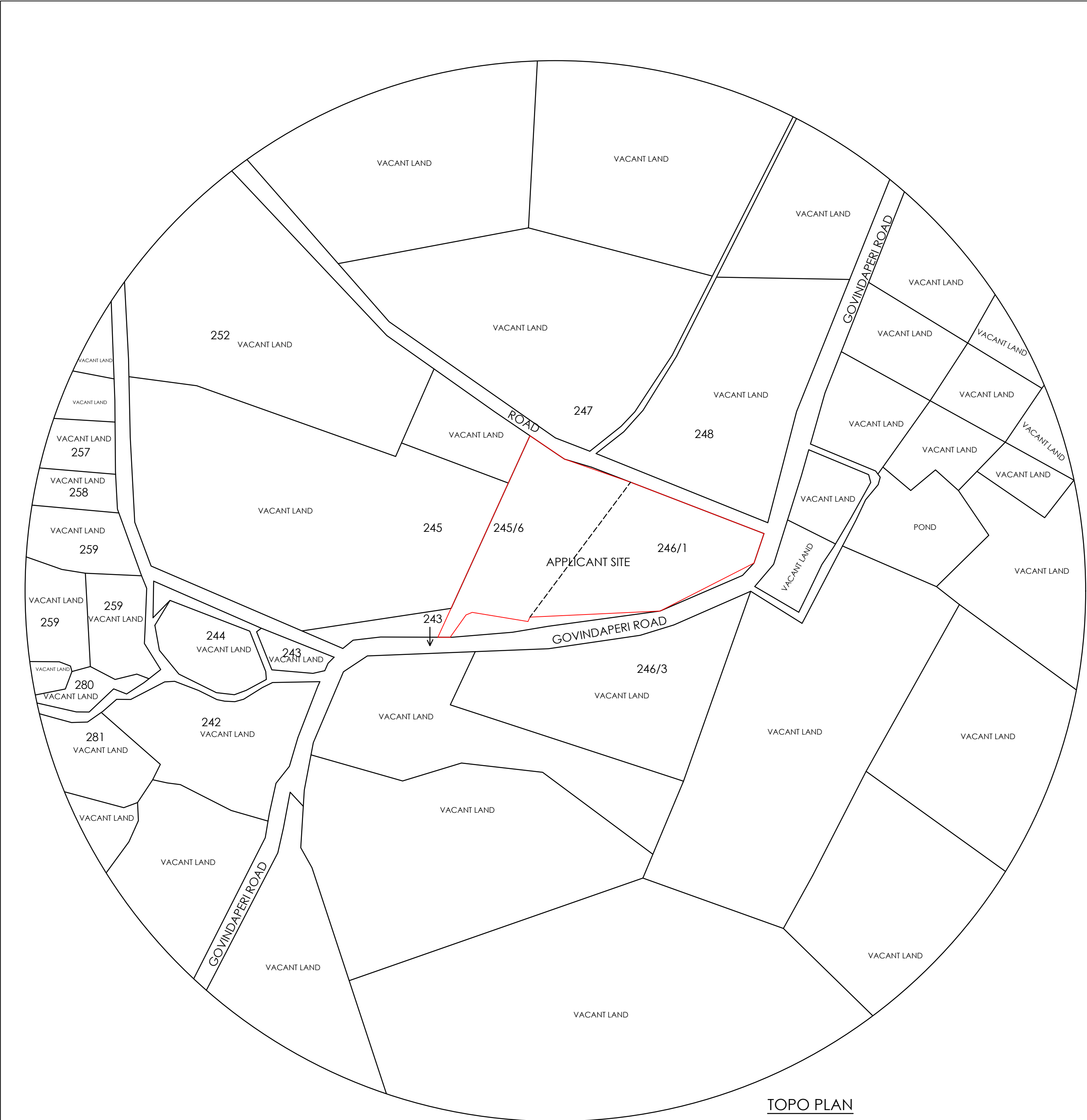
Building Plan

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
ADDITIONAL CONSTRUCTION OF
INSTITUTIONAL BUILDING FOR HIGHLAND
VALLEY CORPORATION PVT.LTD IN
S.NO:245/6,246/1 AT AYAN
DHARMAPURAM VILLAGE & PANCHAYAT,
TENKASI TALUK AND DISTRICT.

ALL DIMENSIONS ARE IN METRESCALE: 1:100

SITE AREA DETAILS

AS PER DOCUMENT		PATTA	
S.NO	DOCUMENT NO	SQ.MT	SQ.MT
245/6	2228/2012	10350.00	10350.00
246/1	3565/2014	11351.00	11350.00
TOTAL		21701.00	21700.00

AREA STATEMENT

PARTICULAR	SQ.MT	SQ.FT
SITE AREA	21700.00	233578.80
EXISTING BLOCK- 1		
GROUND FLOOR	1857.80	19997.25
FIRST FLOOR	1982.58	17034.89
HEAD ROOM	6.25	67.27
PROPOSED BLOCK- 2		
GROUND FLOOR	1494.86	16090.67
FIRST FLOOR	1243.62	13386.32
SECOND ROOM	1141.27	12284.63
HEAD ROOM	36.96	397.83
PROPOSED BLOCK- 3		
GROUND FLOOR	528.32	5686.83
FIRST FLOOR	528.32	5686.83
PROPOSED BLOCK- 4		
PH PUMP ROOM	92.48	995.45
PROPOSED BLOCK- 5		
STABILIZER ROOM	90.00	968.76
PROPOSED BLOCK- 6		
SECURITY ROOM I	46.98	505.69
PROPOSED BLOCK- 7		
SECURITY ROOM II	46.98	505.69
OPEN AREA	17542.58	188828.36
TOTAL BUILDUP AREA	8696.42	93608.21

SCHEDULE OF JOINERY

D	DOOR	1.20X 2.10	W	WINDOW	1.80X 1.80
D1	DOOR	1.00X 2.10	V	VENTILATOR	0.91X 0.60
D2	DOOR	0.76X 2.10	V1	VENTILATOR	1.80X 0.60

FSI AREA CALCULATION

SL.NO	FLOOR	FSI	NON FSI	TOTAL
1.	EXG.BLOCK 1	3440.38	6.25	3446.63
2.	PRO.BLOCK 2	3879.25	36.96	3916.21
3.	PRO.BLOCK 3	1056.64	---	1056.64
4.	PRO.BLOCK 4	92.48	---	92.48
5.	PRO.BLOCK 5	90.00	---	90.00
5.	PRO.BLOCK 6	46.98	---	46.98
5.	PRO.BLOCK 7	46.98	---	46.98
TOTAL		8653.21	43.21	8696.42

OFFICE USE:

Er. M. SAATHI N. B.E. Civil
Registered Construction Engineer (RCE)
Regn.No: RCE/TSN/JAN/2021/001
Tenkasi Construction Company (TCC)
Medanur Road Tenkasi - 627 803.
Mob- 9942 92 9942

CONSTRUCTION ENGINEER

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

REGISTERED ENGINEER

Er. S. Shanmugaselvan M.E.(Struct)
LOYAL BUILDERS
Registered Structural Engineer Grade II (RSEI)
RSE/Go-1/ TEN / January / 2021 / 002
811B, Ganapathy Plaza, Annasai Saranathi
TENKASI - 627 811
Cell: 94433 51236, 89460 57054

STRUCTURAL ENGINEER

For Highland Valley Corporation Pvt. Ltd.

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

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.

