PP APPROVAL RECORD

Planning Permission

Tenkasi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

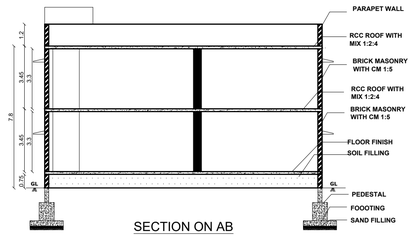
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

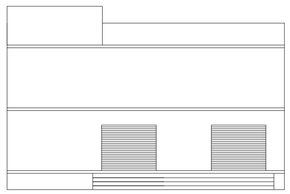
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

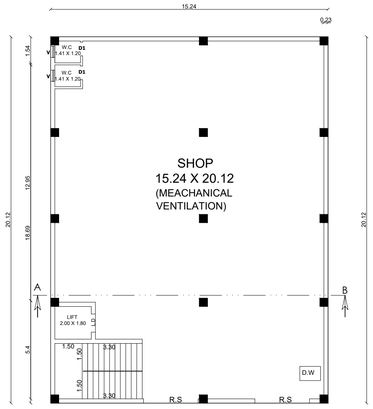
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN OLD SURVEY NO: 229/B2A3A2, TENKASI VILLAGE, WARD B, BLOCK 14, TOWN SURVEY NO : 49,50,51,52,53, IN TENKASI PART-2, TENKASI MUNICIPALITY,TENKASI TALUK, TENKASI DISTRICT.



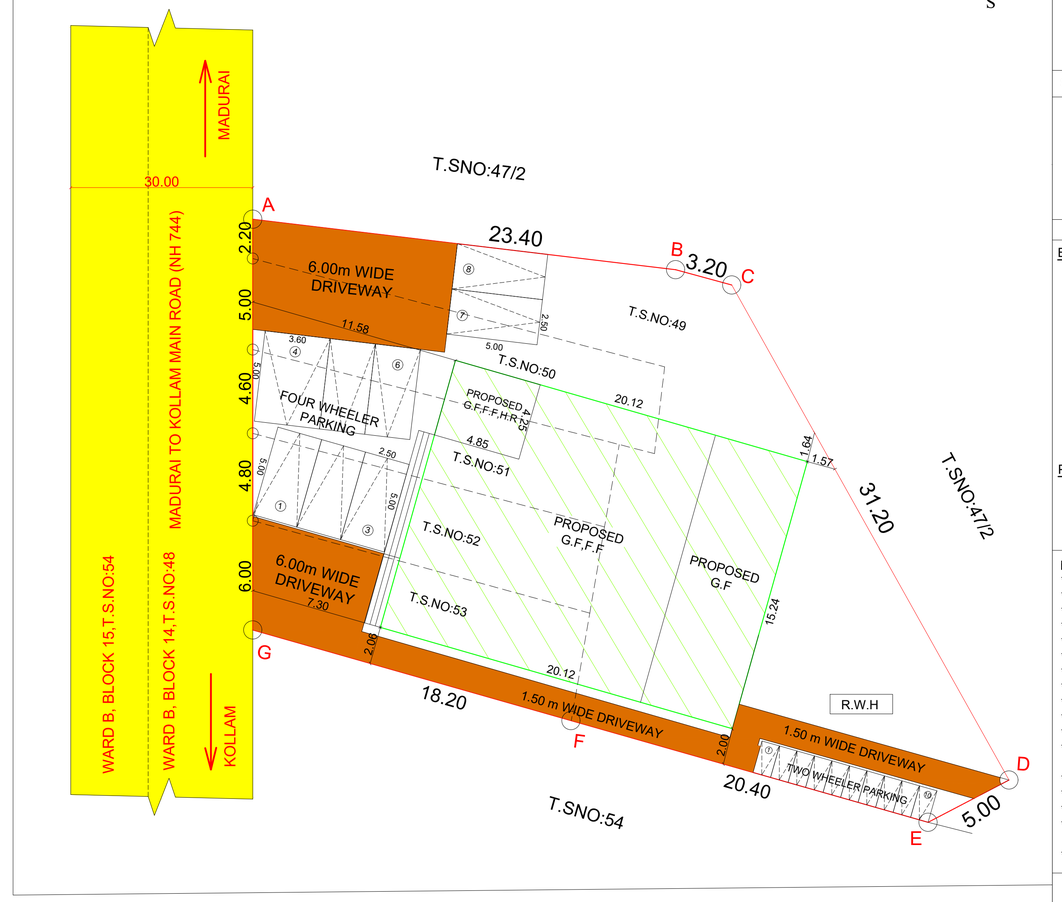
SECTION ON AB



ELEVATION



GROUND FLOOR PLAN



SCHEDULE OF JOINERY (HIGH FIRE RESIDENCE MATERIAL)			
MD	------	MAIN DOOR	2.00 x 2.10
D	------	DOOR	1.20 x 2.10
D1	------	DOOR	0.91 x 2.10
V	------	VENTILATOR	1.22 x 0.61

S NO	T.S NO	PATTA AREA (Sq.m)	DOCUMENT AREA (Sq.m)
1	49	337.00	768.90 Sq.m (DOCUMENT NO:934/ 2015)
2	50	113.00	
3	51	94.00	
4	52	94.00	
5	53	112.00	
TOTAL		750.00 Sq.m	

LEAST VALUVE TO BE TAKEN -750.00 Sq.m

PROPOESD PARKING DETAILS

BUSINESS OFFICE BUIDLING -

REQUIRED PARKING

50 Sq.m = 1 CAR

50 Sq.m = 1 TWO WHEELER

FSI AREA = 533.25 Sq.m

$\frac{533.25}{50}$ X 0.75 = 7.99 = 8 Nos REQUIRED

$\frac{533.25}{50}$ X 0.75 = 7.99 = 8 Nos REQUIRED

PROVIDED PARKING :

CAR PARKING - 8

TWO WHEELER PARKING - 8

(10% OF PARKING IS PROVIDED FOR PHYSICALLY CHALLENGED PEOPLE)

FLOOR DETAILS	F.S.I AREA (Sq.m)	NON F.S.I AREA (Sq.m)	TOTAL BUILT UP AREA (Sq.m)
GROUND FLOOR AREA	306.63	---	306.63
FIRST FLOOR AREA	226.62	---	226.62
HEAD ROOM	--	20.64	20.64
TOTAL	533.25	20.64	553.89

FLOOR SPACE INDEX

$$FSI = \frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{533.25}{750.00} = 0.71 < 2.00$$

NOTE:
* Exhaust Fan to be provided
* Storm Water drainage system to be provided
* Rain Water Harvesting / Conservation of
* Rain Water Structures to be provided
* Bath and wash basin water treated and
* reuse 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

SANITARY DETAILS

TOTAL NUMBER OF STAFF - 10 Nos

MALE - 5 Nos FEMALE - 5 Nos

S.No	SANITARY DETAILS	REQUIRED		PROVIDED		TOTAL
		MALE	FEMALE	MALE	FEMALE	
1	WATER CLOSET	1	1	2	2	4
2	ABLUTION TAPS	1	1	2	2	4
3	URINALS	1	-	2	-	2
4	WASH BASINS	2		4		4
5	DRINKING WATER FOUNTAIN	2		2		2
6	CLEANER'S SINK	2		2		2

FA - FIRST AID BOX

FE - FIRE EXTINGUISER

EA - EMERGENCY ALARM

SB - SAND BUCKET

COLOR INDEX

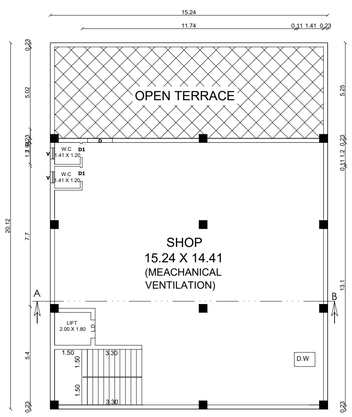
SITE BOUNDARY

PROPOSED BUILDING

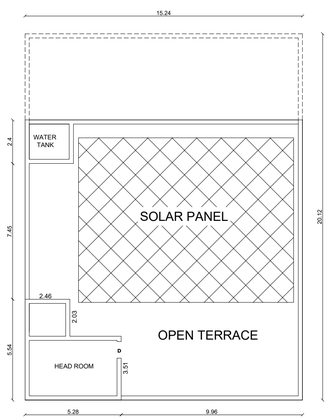
EXISTING ROAD

DRIVE WAY

ALL DIMENSIONS ARE IN METER



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

REG.ENGINEER / ARCHITECT

Er. A. SANTHOSH, M.E.,AMIE.,
Registered Construction Engineer
RCE / TEN / JULY / 2023 / 005
INR Builders & Structural Consultancy
TENKASI - 627 811
Ph: 95859 64095

REG.STRUCTURAL ENGINEER

Er. A. SANTHOSH M.E.,AMIE.,
Registered Structural Engineer (Gr-I)
RSE / Gr-I / TEN / MAY / 2023 / 003
INR Builders & Structural Consultancy
First Floor, Anil Electronics Complex
TENKASI - 627 811
Mob: 95859 64095

CONSTRUCTION ENGINEER

S.ELANGAMANI M.E.,
DTCP Registered Engineer(Grade-II)
RE/Gr-II/TVL/March/2019/023
MS Complex,Anna Statue South Side
Surandai-627859
Mob:8148110098

APPLICANT

FILE NO : SWP/ BPA / 740419 /2026/TCP

BP/TDTCP No: SWP/ 09/2026

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING
TENKASI

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

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

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.