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 BUSINESS OFFICE BUILDING IN S.NO:706/3E OF KULASEKARAPATTI VILLAGE AND PANCHAYAT, TENKASI TALUK, TENKASI DISTRICT.

ALL DIMENSIONS ARE IN METER | SCALE :1:100

APPLICANT NAME: Mrs.L.RAJALAKSHMI
No:10/710,SURAINDAI MAIN ROAD
KULASEKARAPATTI
PAVOORCHATHIRAM,
TENKASI DISTRICT.

SITE AREA DETAILS

S.NO.	AS PER DOC		AS PER PATTA	
	Sq.mt	Sq.ft	Sq.mt	Sq.ft
706/3E	2300.00	24757.20	2300.00	24757.20

BUILDING AREA DETAILS

DESCRIPTION	F.S.I. Area in Sq.mt.	Non.F.S.I. Area in Sq.mt.	Total Area in Sq.mt.	Total Area in Sq.ft.
GROUND FLOOR	952.88	----	952.88	10256.80
FIRST FLOOR	584.26	----	584.26	6288.97
WATCH MAN BOOTH	----	6.25	6.25	67.27
TOTAL FLOOR AREA	1537.14	6.25	1543.39	16613.04

JOINERIES DETAILS

D	DOOR	1.23m X 2.13m
D1	DOOR 1	0.92m X 2.13m
D2	DOOR 2	1.07m X 2.13m
D3	DOOR 3	0.76m X 2.13m
D4	DOOR 4	1.84m X 2.13m
W	WINDOW	4.29m X 2.13m
W1	WINDOW	1.52m X 0.61m

COLOUR CODE DETAILS

SITE
PRO.BUILDING
DRIVE WAY
EXG.ROAD

FLOOR SPACE INDEX

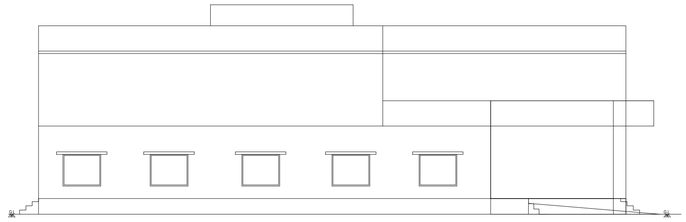
F.S.I = FLOOR AREA / SITE AREA
= 1537.14 / 2300.00
F.S.I = 0.668 < 2.00

PARKING CALCULATION

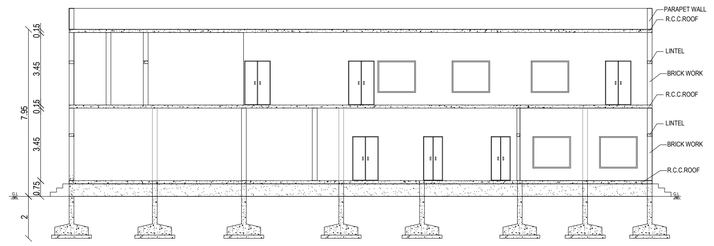
ANNEXURE IV PARKING
GENERAL NOTE (PAGE -90)
Where the total floor space index (FSI) area, the number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings.

75% of the Plinth area =1537.14x 75/100 = 1152.85sq.m
car parking required area: 1152.85/100 = 12 No's
Two wheeler Parking required area: 1152.85/25= 46 No's
Required Parking = 12Cars, 46 Two Wheelers
Provided Parking = 12Cars, 50 Two Wheelers

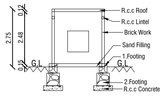
ELEVATION



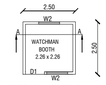
SECTION - AB



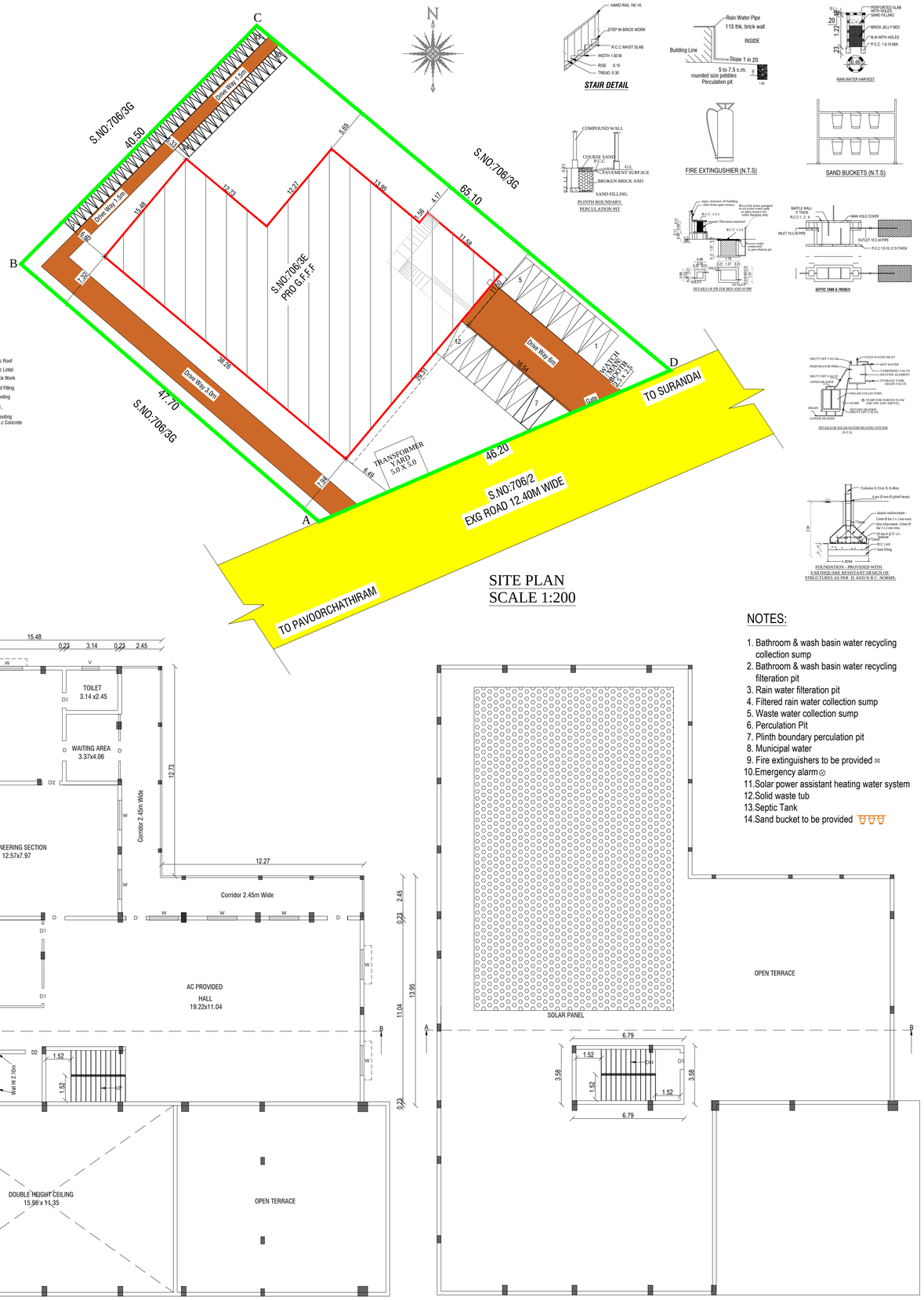




SECTION ON - AA



WATCH MAN BOOTH PLAN



SITE PLAN
SCALE 1:200

STAIR DETAIL

RAIN WATER HARVEST

PLINTH BOUNDARY
PERCULATION PIT

FIRE EXTINGUISHER (N.T.S)

SAND BUCKETS (N.T.S)

SEPTIC TANK & TRENCH

DETAILS OF SOLAR WATER HEATING SYSTEM (N.T.S)

FOUNDATION - PROVIDED WITH EARTHQUAKE RESISTANT DESIGN OF STRUCTURES AS PER IS AND N B C NORMS.

NOTES:

1. Bathroom & wash basin water recycling collection sump
2. Bathroom & wash basin water recycling filteration pit
3. Rain water filteration pit
4. Filtered rain water collection sump
5. Waste water collection sump
6. Perculation Pit
7. Plinth boundary perculation pit
8. Municipal water
9. Fire extinguishers to be provided
10. Emergency alarm
11. Solar power assistant heating water system
12. Solid waste tub
13. Septic Tank
14. Sand bucket to be provided

GROUND FLOOR PLAN

FIRST FLOOR PLAN

HEAD ROOM PLAN

E-Mahendra
ANUGRAHA DESIGN CONSULTANT
Er. E. MAHENDRAN M.E.,(Str.Engg.,)F.I.V.
Chartered Str. Engr. No. CE/ISE/LM/255
CMDA-SE/Gr.I/2022/11/348
LPA-RSE/Gr.I/TVL/July/2020/021
438, 2nd East Street, Srinivasa Nagar
Maharaja Nagar (PO), Tirunelveli-627011

STRUCTURAL ENGINEER

L. Rajalakshmi

APPLICANT

Er. P. K. THAMEEMUL ANSARI B.E.
Reg. No. : RE/Gr.I/TVL/March/2019/006
35/13-2, Firthous Complex, Ambai Road,
Melapalayam, (Sub-Registrar Office Building)
Tirunelveli - 627 005. Cell : 9488237454.

REG.ENGINEER

APPROVAL NO
க.வ/தெ.ஊ.மு.அ.எண்:SWP/07/2026
(ONLINE APPLICATION NO:SWP/BPA/757697/2026

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANING
TENKASI DISTRICT

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.