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

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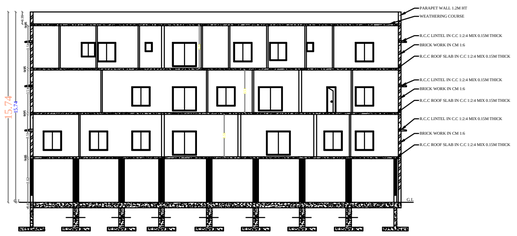
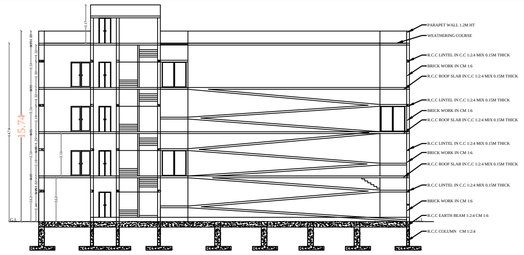
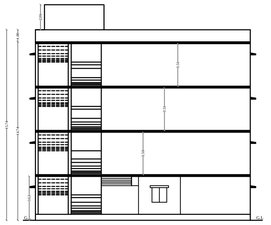


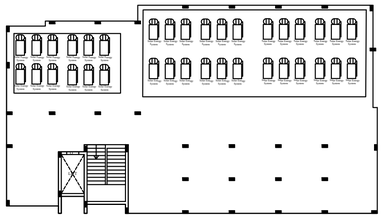
SECTION ON 'AA'



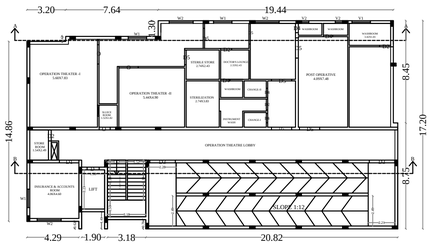
SECTION ON 'BB'



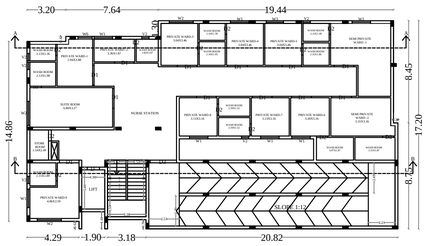
FRONT ELEVATION



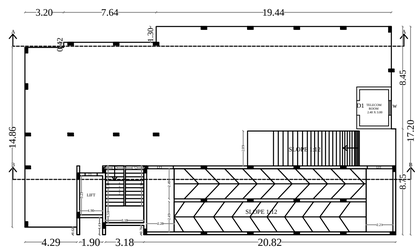
TERRACE FLOOR PLAN



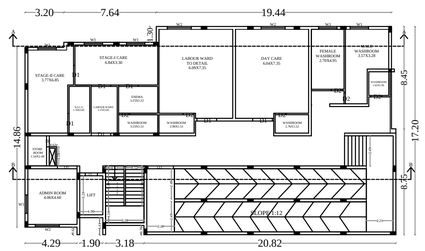
SECOND FLOOR PLAN



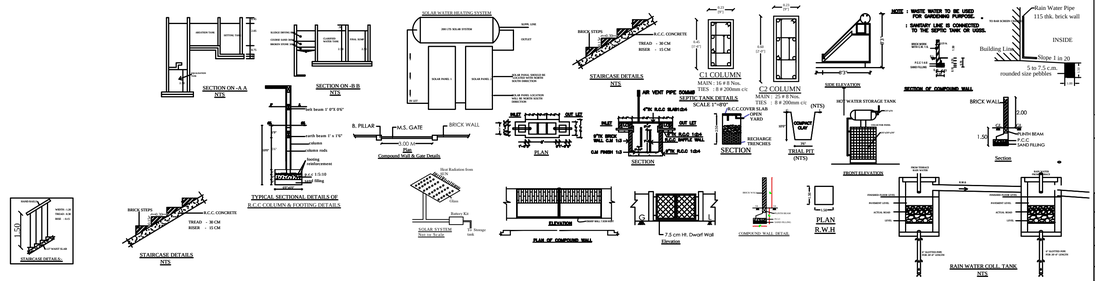
THIRD FLOOR PLAN

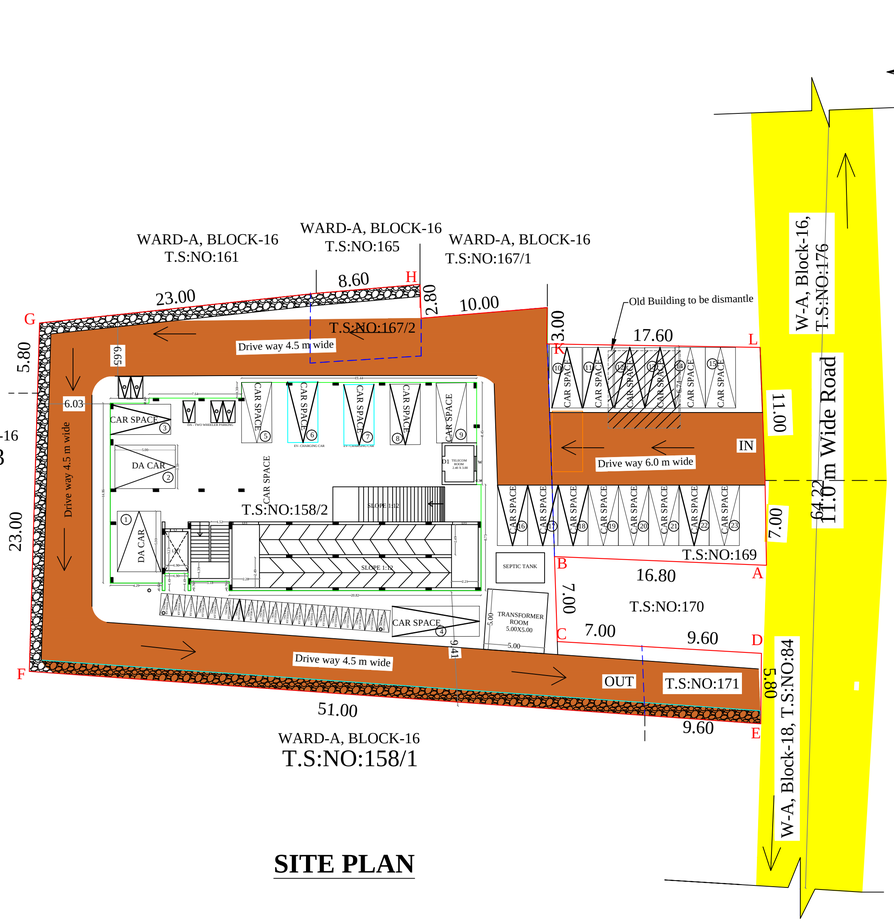


STILT FLOOR PLAN



FIRST FLOOR PLAN





SITE PLAN

PLAN SHOWING THE CONSTRUCTION OF R.C.C. ROOF HOSPITAL BUILDING IN STILT FLOOR, FIRST FLOOR , SECOND FLOOR & THIRD FLOOR IN (OLD SF.NO.150/C1,C2,C3), T.S.NO: 158 / 2, 167/2,169 & 171,BLOCK NO: 16,WARD: A, SANKARANKOVIL LPA, SANKARANKOVIL RAILWAY AREA DD PLAN, SANKARANKOVIL MUNICIPALITY & TALUK, TENKASI DISTRICT.

ALL DIMENSIONS ARE IN mm

SCALE - 1:100

NAME OF THE APPLICANT :-

Mr. V.S RAMESH BABU , S/O Mr. V.SRINIVASAN
Dr. R.VINITH , S/O Mr. V.S. RAMESH BABU

	SITE AREA	AREA IN SQ.M	AREA IN SQ.FT
	AS PER TSLR	1767.00	19019.83

PROPOSED BUILDING AREA

BUILDING AREA	NON FSI AREA(SQ.M)	FSI AREA (SQ.M)	TOTAL AREA (SQ.M)
STILT FLOOR	500.78	9.90	510.68
FIRST FLOOR		500.78	500.78
SECOND FLOOR		500.78	500.78
THIRD FLOOR		500.78	500.78
TERRACE FLOOR	26.42		26.42
TOTAL	527.20	1512.24	2039.44

FSI = $\frac{1512.24}{1767.00}$ = 0.85 < 2

PARKING CALCULATIONS

Total FSI Area = 1512.24 Sq.m
75% of Area = 1134.18 Sq.m
Required Parking = $\frac{1134.18}{50}$ = 22.68 SAY 23 nos
Provided Parking = (21+2) car space
Provided DA Car Parking = 02 car space
50 Sq.m = 1 Two Wheeler
Required Parking = $\frac{1134.18}{50}$ = 22.68 SAY 24 nos
Provided Parking = (21+3) Two Wheeler
Provided DA Two Wheeler Parking = 03 Two Wheeler space

NOTES:

1.EXHAUST FAN TO BE PROVIDED.
2.STORM WATER DRAINAGE SYSTEM TO BE PROVIDED.
3.RAINWATER HARVESTING / CONSERVATION
4.RAINWATER STRUCTURES TO BE PROVIDED.
5.BATH AND WASH BASIN WATER TREATED
6.REUSE TO TOILET AND GARDENNING PURPOSE.
7.RAINWATER RECYCLING SYSTEM TO BE PROVIDED
8.FIRE PROTECTING AND FIRE EXTINGUISHER
9.SYSTEM TO BE PROVIDED EMERGENCY ALARM TO BE PROVIDED
10.SOLAR PHOTOVOLTAIC PANELS PROVIDED
11.LIGHTENNING PROTECTION TO BE PROVIDED
12.SOLID WASTE TUB TO BE PROVIDED
13.SEWAGE WATER TO BE USED TO GARDEN PURPOSE
14.DRINKING WATER FACILITIES TO BE PROVIDED
15.INSTALLATION OF CCTV UNITS PROVIDED
16.BUILDING TO BE DESIGNED FOR HANDICAPPED PEOPLE
17.E- CHARGE CAR PARKING TO BE PROVIDED (6,7)

SPECIAL CONDITION:-
THE EXISTING BUILDINGS WITHIN IN THE SITE SHOULD DEMOLISHED AS PER COMMISSIONER SANKARAN KOVIL MUNICIPALITY LETTER ROC NO : 8220/2024/F1 Dated 11.07.2024

LEGENTS :

- DRIVE WAY
- ROAD
- SITE BOUNDARY
- PROPOSED BUILDING
- E- PARKING

OLD PLAN APPROVAL
B.P/TDTCP NO.SWP/21/2024
REVISED PLAN APPROVAL
ONLINE APPLICATION NO: SWP/BPA/843324/2026
B.P/TDTCP NO.SWP/ 18 /2026

APPLICANT

Er. B.MURUGAN B.E.,A.M.I.E.,M.E.(Struct),PE(IFC)
Diplomat Engineer Registered Engineer / Registered Structural Engineer
Registered Construction Engineer / Professional Engineer
Reg No: 0/CE/TN/2/2012/Struct-II
Reg. NO:STCPE/E/2001-00326/G-II
Reg No: 0/CE/TN/2/2013/234
Reg No: PE/2020/4/3823
Reg No: 0/CE/TN/2/2013/234
Cell:No:Cell:No:Office Close, 44-44 Main Road
Virudhunagar-626002
Mobile No:9487754144 / 8220607940

REGISTERED ENGINEER

STRUCTURAL ENGINEER

Dr.K.GANAPATHI B.E.,M.E.,Ph.D.,M.I.S.T.E.,
Registered Structural Engineer Grade - III Chartered Engineer
[Regn No.:CMDA/SE-III/1/P/1984/967]
[Regn No. WL.PASS/ 5/3/2019/OR - 1/05/09/2019]
DECIMATRIX CONSULTANCY
No.22, Thomas Street, Nammedu,
Madurai - 625 002. Ph: 7598935360,7708755598
Email:geo@decimatrixconsultanc@gmail.com

GEO-TECH ENGINEER

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.