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.

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Chennai 600 097, India

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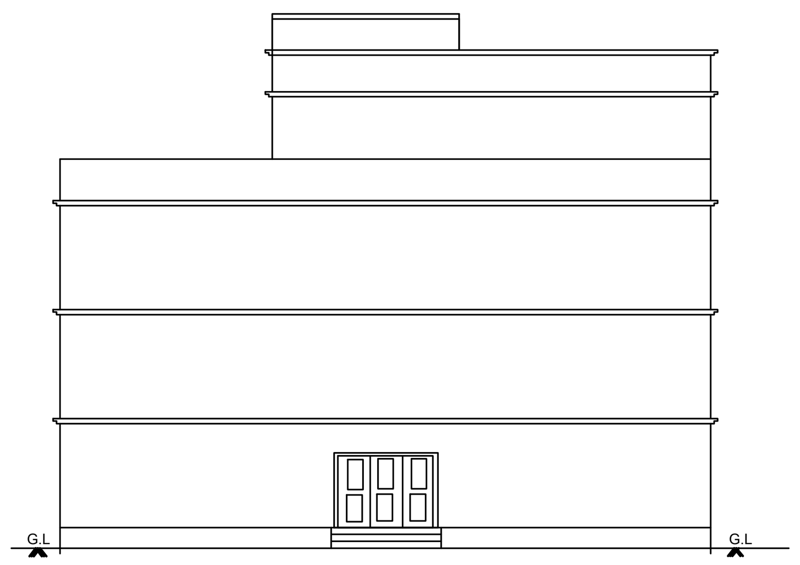
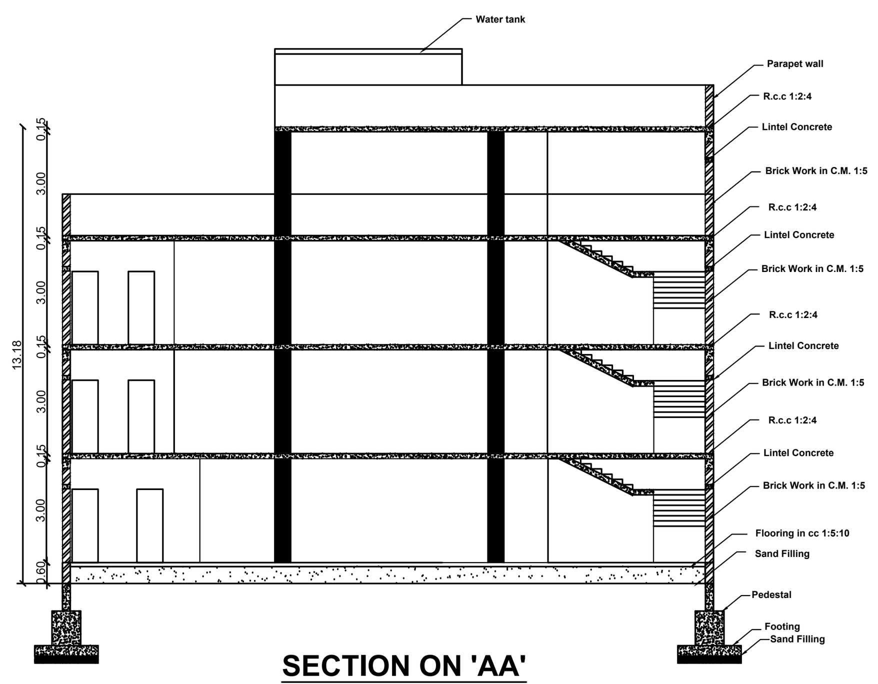
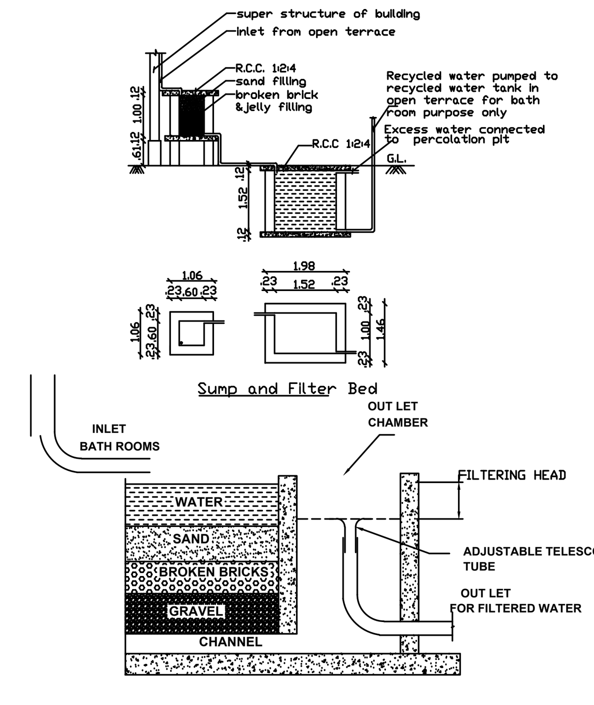


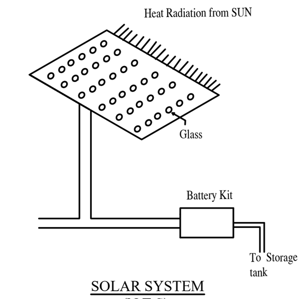
ELEVATION



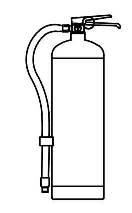
SECTION ON 'AA'



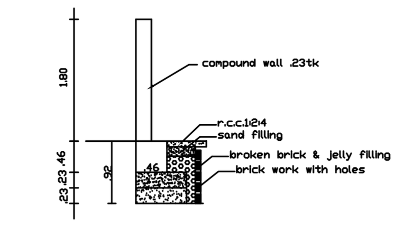
BATH WASTE WATER RECYCLE BED



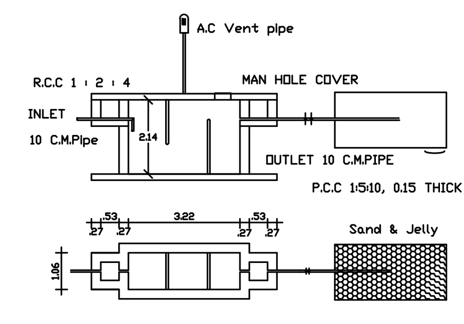
SOLAR SYSTEM (N.T.S)



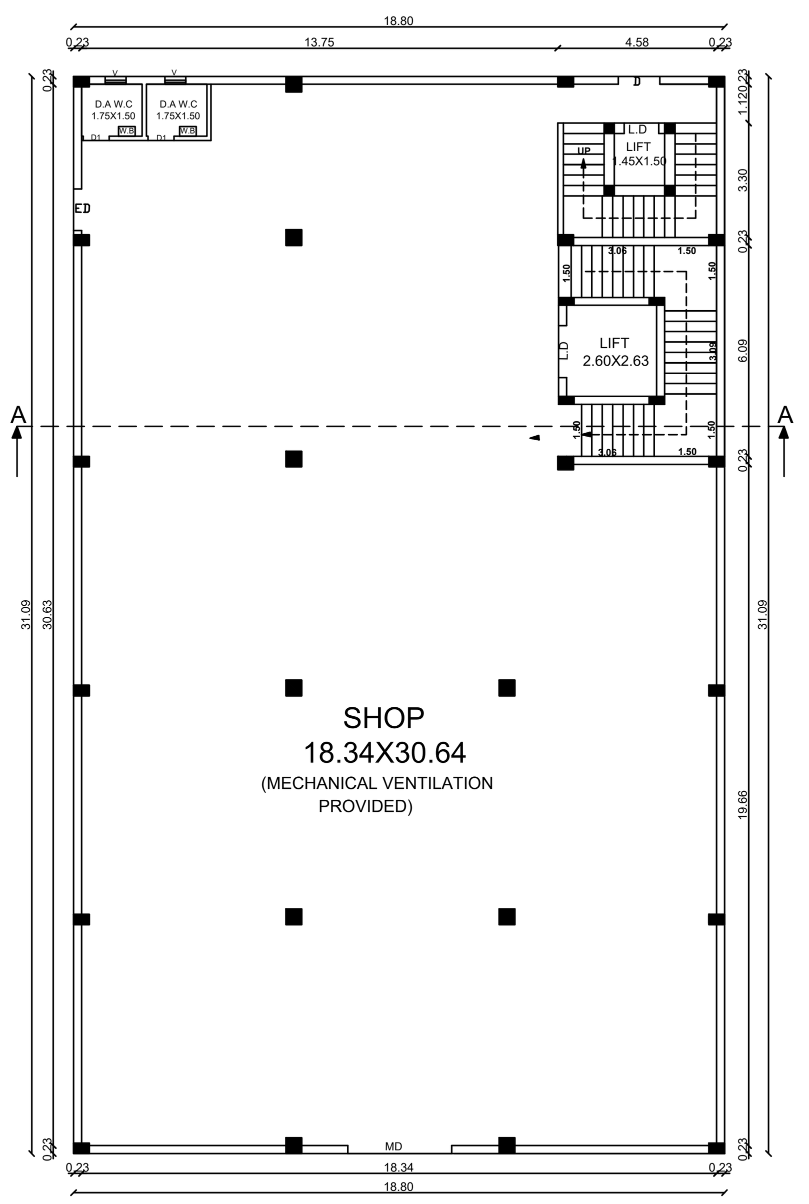
FIRE EXTINGUISHER (N.T.S)



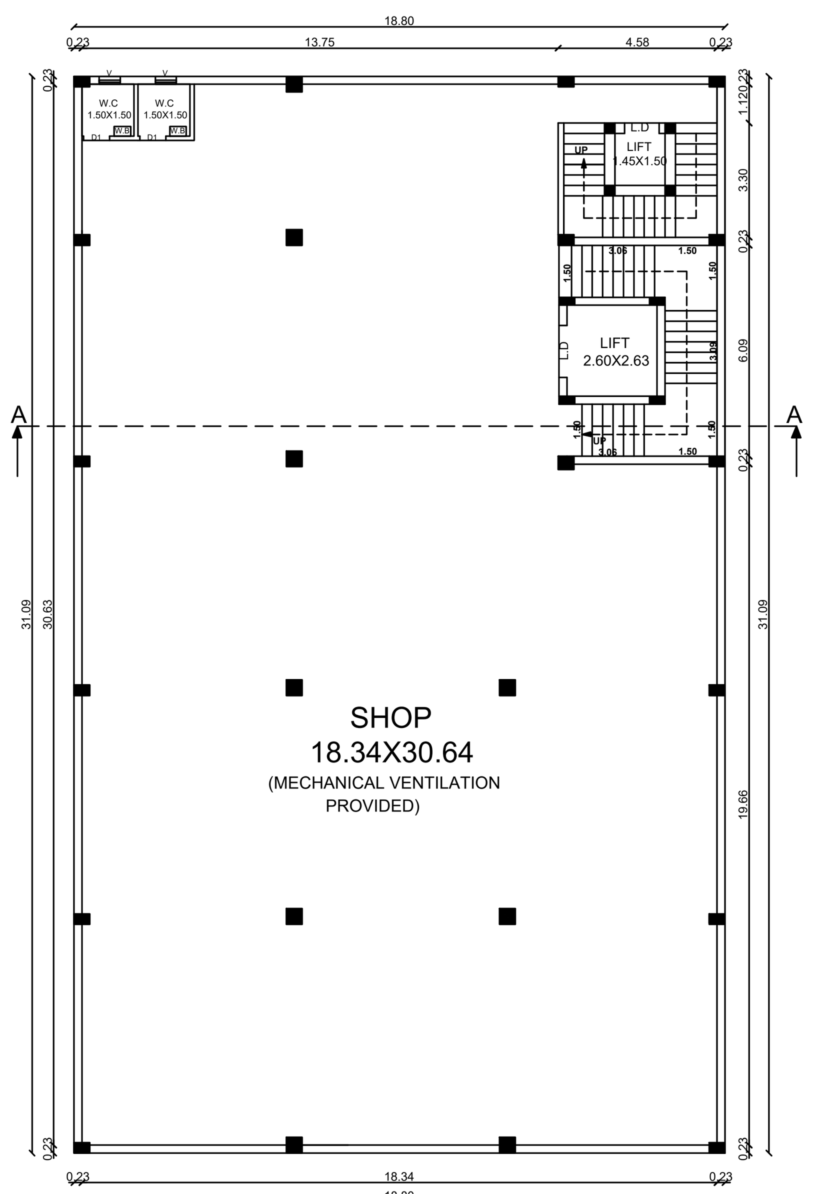
PLINTH BOUNDARY PERCOLATION PIT



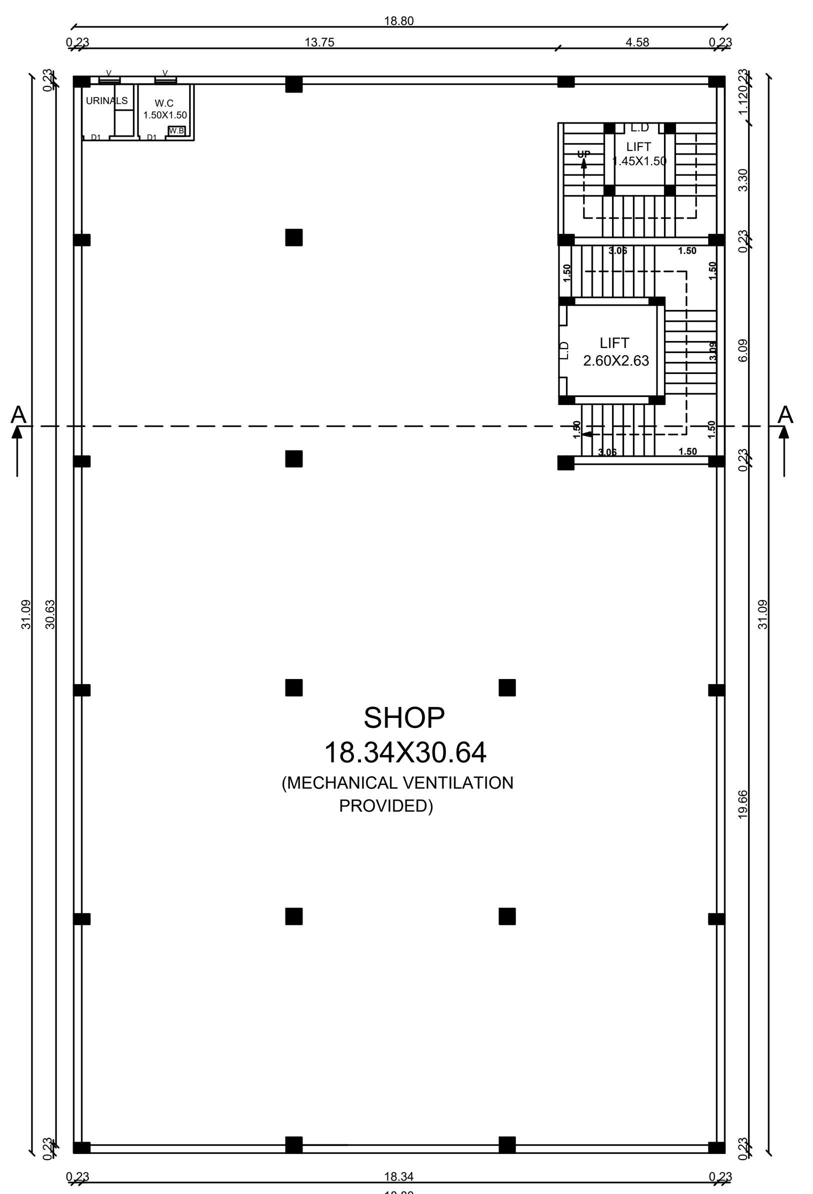
SEPTIC TANK AND TRENCH



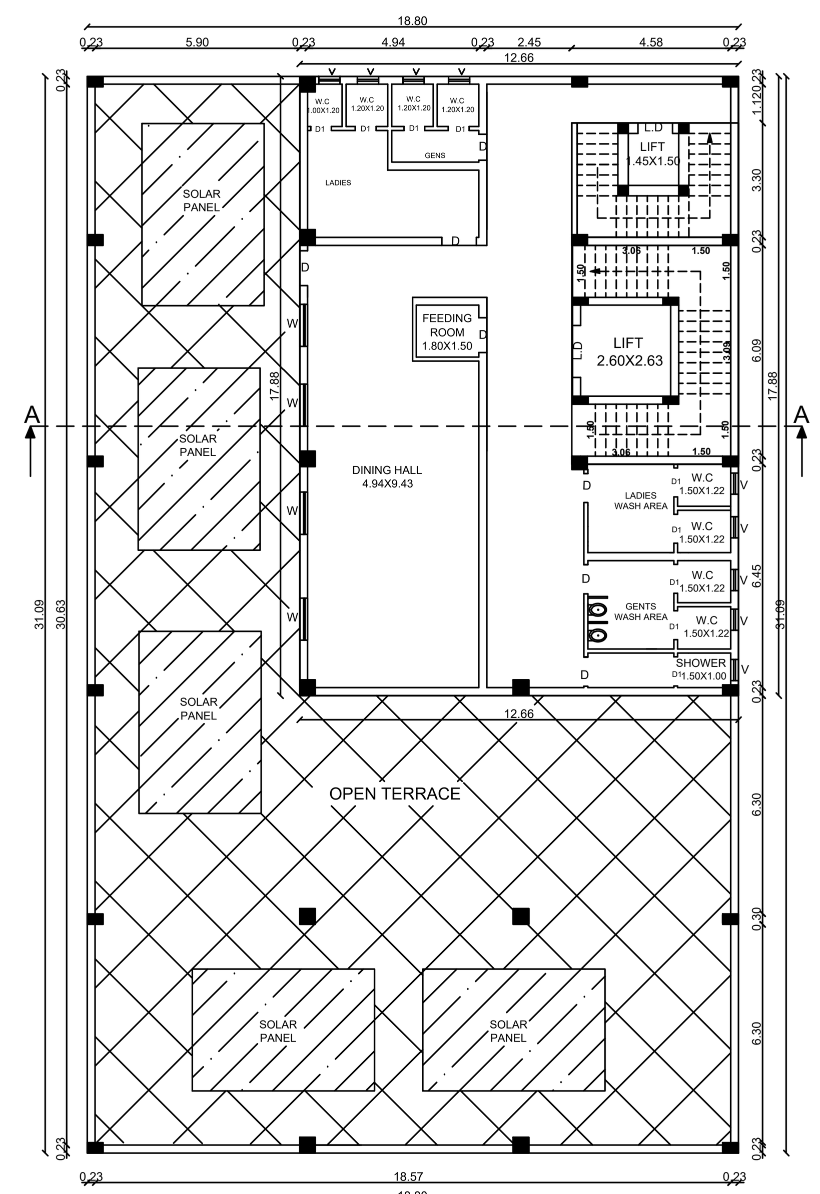
GROUND FLOOR PLAN



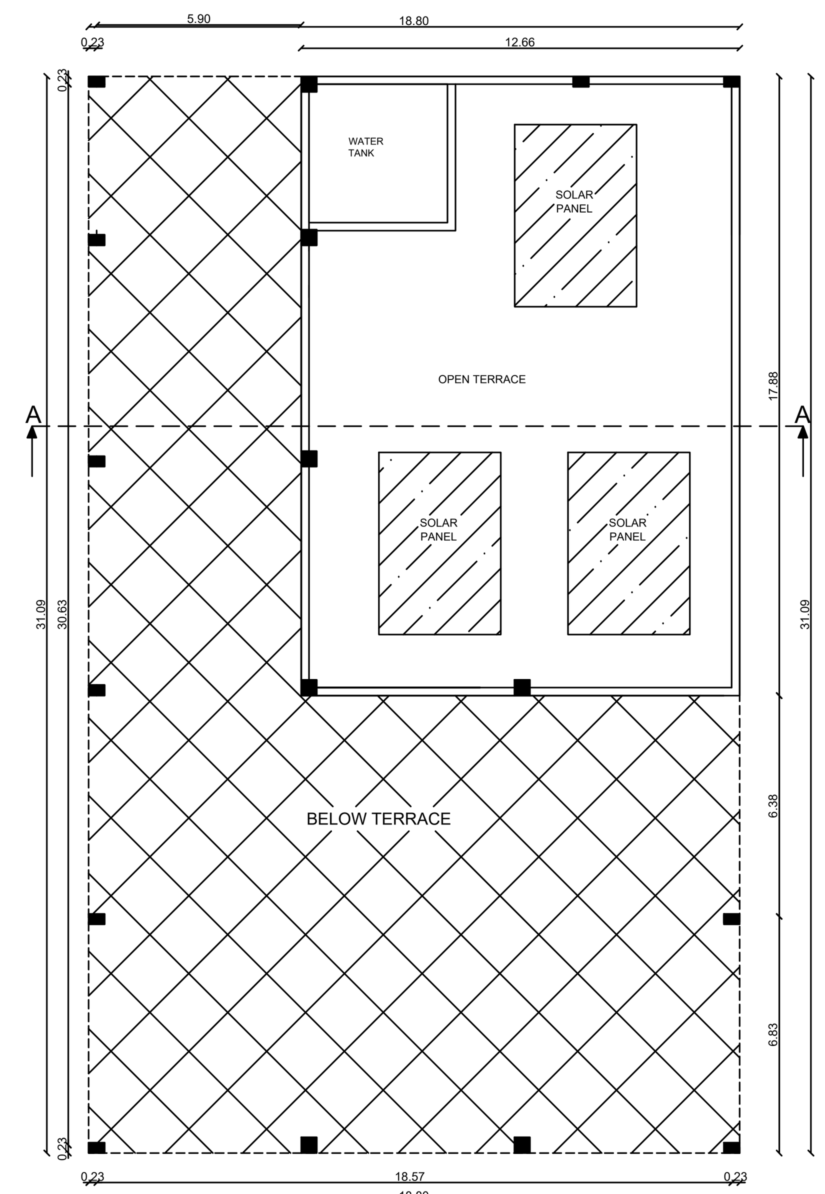
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE CONSTRUCTION OF COMMERCIAL BUILDING R.S.NO: 21/1C1A1,1C1A2,1C1B,1C2,2A, 2B1B2, 3A1,3A2,3B2A, 3B2B, 4A3A, 4A3B,4B1B,4B2C,5C3 IN KUTHUKALAVALASAI VILLAGE AND PANCHAYAT,TENKASI TALUK AND DISTRICT.

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
D2	------	DOOR	0.76 x 2.10
LD	------	LIFT DOOR	1.00 x 2.10
W	------	WINDOW	1.22 x 1.52
V	------	VENTILATOR	1.22 x 0.61
V1	------	VENTILATOR	0.91 x 0.61

REG.ENGINEER / ARCHITECT

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

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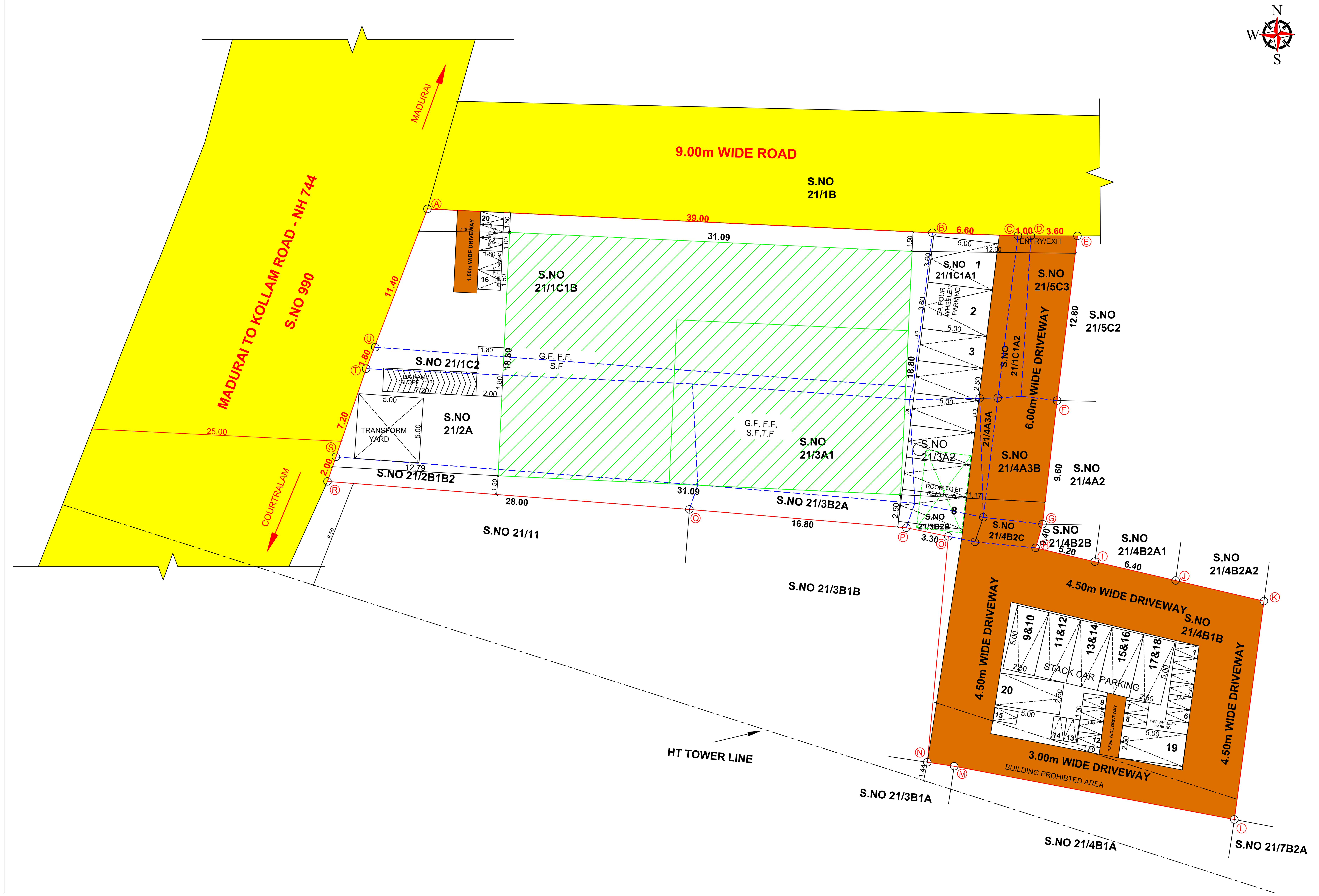
APPLICANT

FILE NO:SWP/BPA/879100/2026

B.P/TDTCP NO : SWP/19/2026

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING,
TENKASI

SITE PLAN SHOWING THE CONSTRUCTION OF COMMERCIAL BUILDING R.S.NO: 21/1C1A1,1C1A2,1C1B,1C2,2A,2B1B2,3A1,3A2,3B2A,3B2B,4A3A,4A3B,4B1B,4B2C,5C3 IN KUTHUKALAVALASAI VILLAGE AND PANCHAYAT,TENKASI TALUK AND DISTRICT.



PROPOESD PARKING DETAILS

BUSINESS OFFICE BUIDLING -

REQUIRED PARKING - SHOPS

75 Sq.m = 1 CAR

75Sq.m = 1 TWO WHEELER

FSI AREA = 1979.86Sq.m

75% OF FSI AREA = 0.75*1979.86 = 1484.90 Sq.m

$\frac{1484.90}{75}$ = 19.79 = 20 Nos REQUIRED

PROVIDED PARKING :

CAR PARKING -20

TWO WHEELER PARKING - 20

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

TOTAL NUMBER OF STAFF - 30 Nos

MALE - 15 Nos FEMALE - 15 Nos

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

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APPLICANT

T.S NO	DOCUMENT AREA (Sq.m)	PATTA AREA (Sq.m)
21/1C1A1	74.00	74.00
21/1C1A2	18.00	18.00
21/1C1B	470.00	470.00
21/1C2	58.00	58.00
21/2A	200.00	200.00
21/2B1B2	56.00	56.00
21/3A1	126.00	126.00
21/3A2	74.00	74.00
21/3B2A	33.00	33.00
21/3B2B	11.00	11.00
21/4A3A	5.00	5.00
21/4A3B	33.00	33.00
21/4B1B	400.00	400.00
21/4B2C	9.00	9.00
21/5C3	45.00	45.00
TOTAL	1612.00	1612.00

FLOOR DETAILS	F.S.I AREA (Sq.m)	NON F.S.I AREA (Sq.m)	TOTAL BUILT UP AREA (Sq.m)
GROUND FLOOR AREA	584.50	--	584.50
FIRST FLOOR AREA	584.50	--	584.50
SECOND FLOOR AREA	584.50	--	584.50
THIRD FLOOR AREA	226.36	--	226.36
TOTAL FLOOR AREA	1979.86	--	1979.86

FLOOR AREA RATIO

$$FAR = \frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1979.86}{1612.00} = 1.31 < 2.00$$

FILE NO:SWP/BPA/879100/2026

B.P/TDTCP NO : SWP/19/2026

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

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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.