Verified RealEstate™

REFERENCE
05/2026-2027

ISSUED
14 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 34/2A and 2 more

Andipatti, ALANGULAM taluk

Tenkasi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING AT S.NO. 34/ 2A, 34/ 2B2, AANDIPATTI VILLAGE / PANCHAYAT, KEEZHAPAVUR PANCHAYAT UNION, AALANKULAM TALUK, TENKASI DISTRICT.

APPLICANT NAME : C. LAKSHMI

[ONLINE APPLICATION NO. : SWP/BPA/909807/2026]

LEGEND

- SITE BOUNDARY
- FSI BUILDING AREA
- NON FSI BUILDING AREA
- TWO WHEELER DRIVEWAY
- DRIVE WAY
- EXISTING ROAD

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS

AS PER DOCUMENT	3538.00 SQ.M
AS PER PATTA	3538.00 SQ.M
AS AT SITE	3546.40 SQ.M

N

SCALE = 1:250

AREA DETAILS

BLOCK NAME	FLOOR NAME	FSI AREA IN SQ.M	NON-FSI IN SQ.M	BUILDUP AREA IN SQ.M
BLOCK 01	BASEMENT FLOOR		728.490	728.490
	GROUND FLOOR	803.930		803.930
	FIRST FLOOR	803.930		803.930
	SECOND FLOOR	803.930		803.930
	TERRACE FLOOR			
	STAIR HEAD ROOM		56.780	56.780
	TOTAL	2411.790	785.270	3197.060

PARKING NOTE:

THE PARKING AREA CALCULATED FOR 75% OF FSI AREA.

PARKING AREA CALCULATION

FSI AREA = 2411.79 X 75 %
= 1808.84 SQ.M TAKEN FOR PARKING CALCULATION

FOR EVERY 75.00 SQ.M ONE CAR AND TWO WHEELER PARKING SLOT REQUIRED.

REQUIRED PARKING = 1808.84 / 75.00 SQ.M
= 24.11 SAY 25 SLOTS

PARKING TYPE	PARKING REQUIRED	PARKING PROVIDED
CAR	25	25
TWO WHEELER	25	25

TOTAL PARKING SLOTS = 25 NOS

10% PARKING FOR PHYSICALLY CHALLENGED = 3 NOS

PARKING TYPE	PARKING REQUIRED	PARKING PROVIDED
CAR	3	3
TWO WHEELER	3	3

FLOOR SPACE INDEX

TOTAL FLOOR AREA = 2411.79 =0.68<2.00
AREA OF LAND 3538.00

Note:

1. All floor ventilation provided with Mechanical Ventilation AC provided.
2. Waste Water Used for Garden
3. Rain water harvesting Details provided
4. Solar System Water tank provided
5. Fire Resistance to be provided
6. Emergency alarm to be provided
7. Drinking water to be provided as per Local body norms
8. Rain water harvesting tank to be provided
9. Waste water from recycle water tank & Trench connected to sullage disposal tank
10. Solid waste tub to be provided
11. 'U' traps provided in septic tank to prevent curb breeding of mosquitoes
12. (As per G.O (M.S) No.: 341 - dated 03.11.2004) CCTV surveillance camera to be provided

NUMBER OF MEMBERS = 30 MALE = 20 FEMALE = 10

SANITARY DETAILS

S.NO.	SANITARY UNIT	REQUIRED MALE	REQUIRED FEMALE	PROVIDED MALE	PROVIDED FEMALE	TOTAL
1	WATER CLOSET	6	6	6	6	12
2	URINALS	6	NIL	6	NIL	6
3	WASH BASIN	2	2	2	2	4
4	ABLUTION TAPS	6		6		6
5	DRINKING WATER	4		4		4

JOINERIES

RS	- ROLLING SHUTTER - 2.00 X 2.40	GD	- GRILL DOOR - 1.00 X 2.00
D	- DOOR - 1.00 X 2.20	GV1	- GRILL VENTILATOR - 1.50 X 0.75
D1	- PVC DOOR - 0.90 X 2.20	GV2	- GRILL VENTILATOR - 2.00 X 0.75
W2	- 3 PANEL WINDOW - 1.50 X 1.50	GV3	- GRILL VENTILATOR - 2.50 X 0.75
V	- VENTILATOR - 0.90 X 0.75		

BP/TDTCP No. : SWP/25/2026

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING,
TENKASI

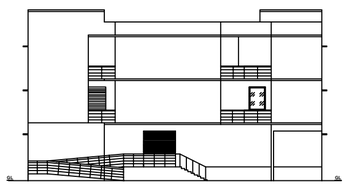
APPLICANT

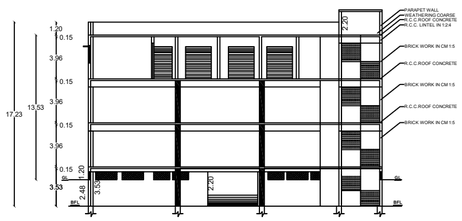
Er. S. BALA SHANMUGA SUNDARAM, M.TECH.,
Registered Geo-Tech Engineer,
Reg.No. RGTE/TCLD/01/2026,
102, Big Street, Tirunelveli Town,
Tirunelveli
GEOTECHNICAL CONSULTANT

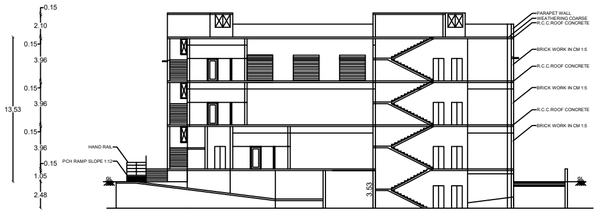
AGETHSY M.E.,
Registered Structural Engineer
Reg No.: RSE-II/TKDTCP/SEP/03/2021,
6B/A, 6TH Street East,
Briyant Nagar
Thoothukudi - 628008
REGISTERED STRUCTURAL ENGINEER

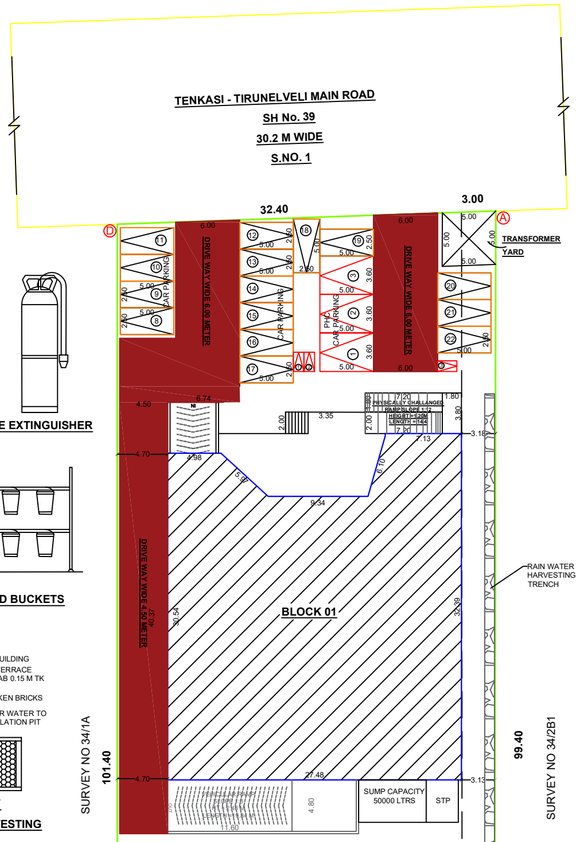
Er. S. SEKHAR, B.E.,
Registered Construction Engineer,
Reg.No. RCE/TKDTCP/OCTOBER/01/2023,
109 / 1, Gomathibai Colony 1st Street,
Thoothukudi - 628002.
Ph: 9443154594
REGISTERED CONSTRUCTION ENGINEER

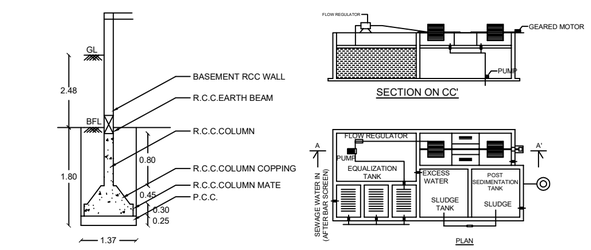
Er. S. SEKHAR, B.E.,
Registered Engineer Gr - I
Reg.No. RE/Gr-I/TKDTCP/OCTOBER/06/2024,
109 / 1, Gomathibai Colony 1st Street,
Thoothukudi - 628002.
Ph: 9443154594
REGISTERED ENGINEER



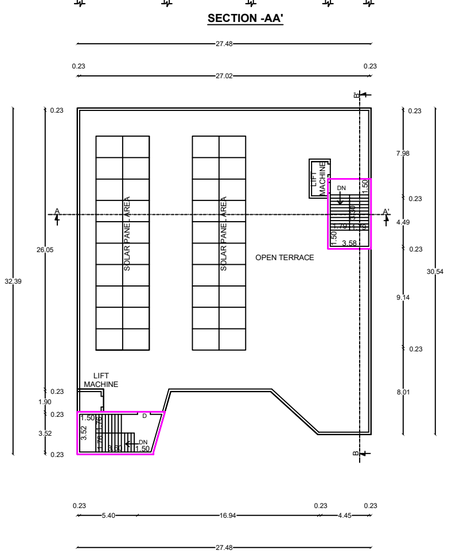


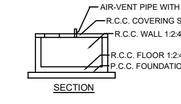


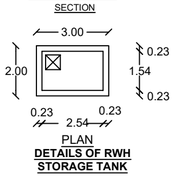


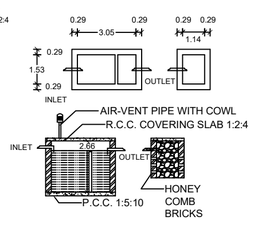


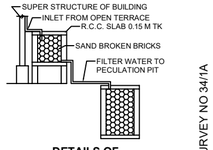




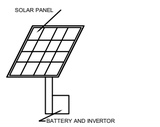


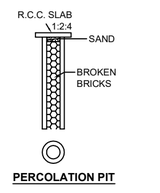


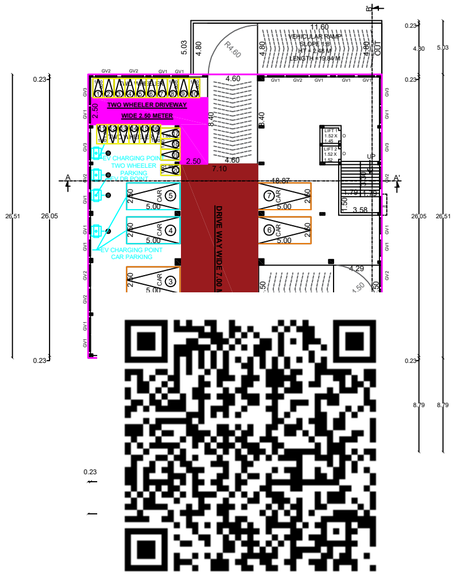


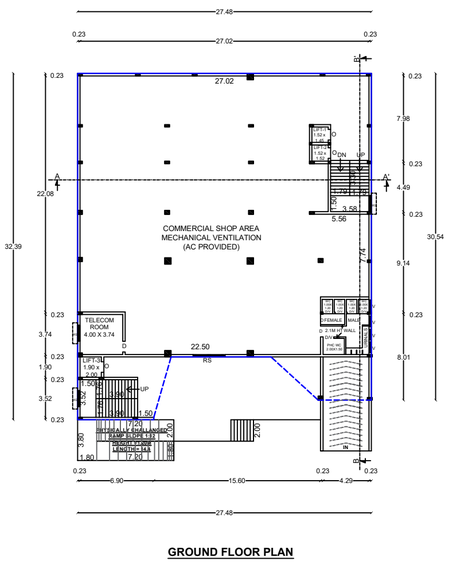


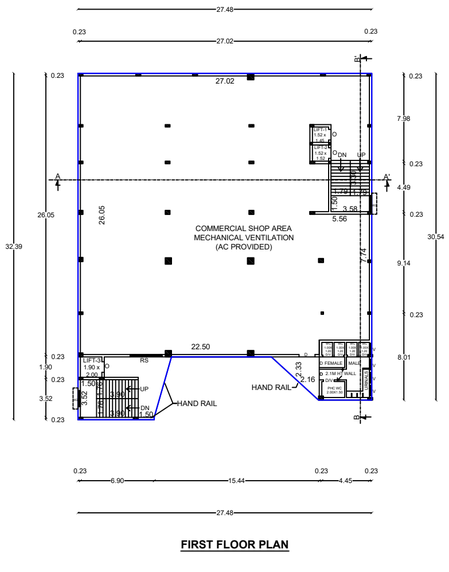












THE LANDLENS SUITE

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

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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.