PP APPROVAL RECORD

Planning Permission

Tenkasi district, Tamil Nadu

APPROVAL TYPE
Building Plan

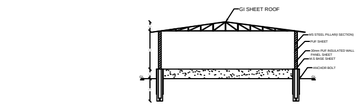
ISSUING AUTHORITY
DTCP

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

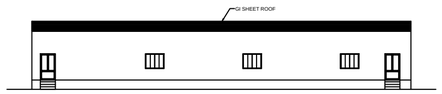
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

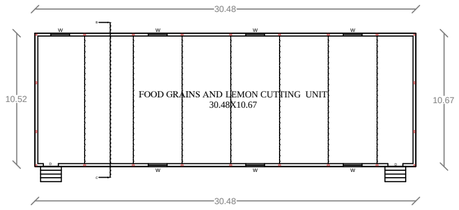
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SECTION ON B,C

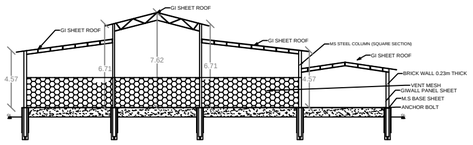


ELEVATION

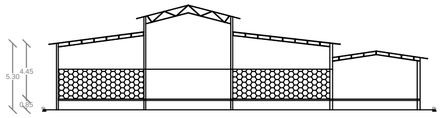


GROUND FLOOR PLAN

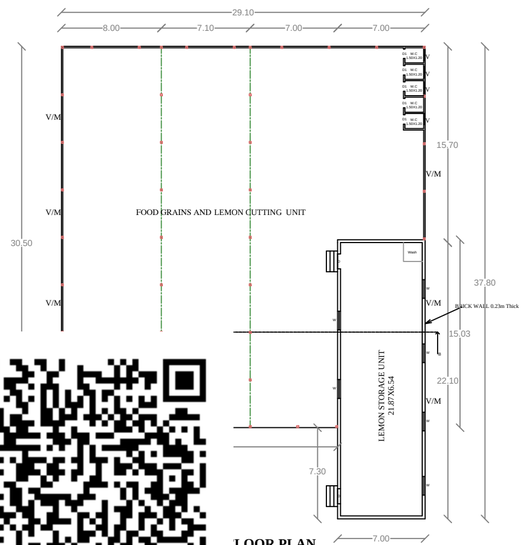
BLOCK-B



SECTION ON AB

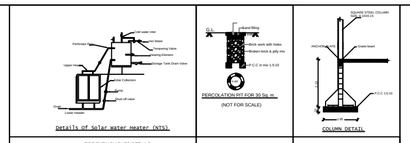


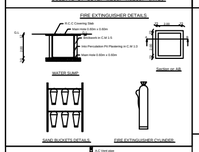
ELEVATION

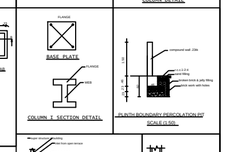


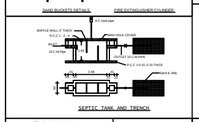
LOOR PLAN

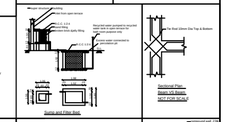
CK-A **(SCALE - 1:100)**

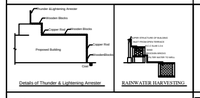


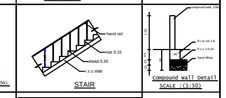


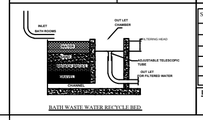












SCHEDULE OF JOINERIES:
(High Fire Resistace Materials)

D	DOOR	1.20 X 2.43
D1	DOOR-1	0.75 X 2.43
W1	WINDOW-1	1.50 X 1.50
V	VENTILATOR	0.75 X 0.60
V/M	WENT MESH	

I SECTION STEEL COLUMN SIZES

C1 = 0.20 X 0.10

Parking Calculation :

Required Parking :

Required Car Parking:
- = 1263.87 Sq.mt = Per 100 Sqm Area of the 1 Car Parking
- = 1263.87/100 = 12.67
- = Say 13 Cars Space Required

Required Two Wheeler And Cycles Parking:
- = 1263.87 Sq.mt = Per 50 Sqm Area of the 1 two wheeler Parking
- = 1263.87/50 = 25.27
- = Say 26 Two Wheeler Space Required

Required Lorry Parking:
- = 1263.87 Sq.mt = Per 500 Sqm Area of the 1Lorry Parking
- = 1263.87/500 = 2.52
- = Say 3 Lorry Space Required

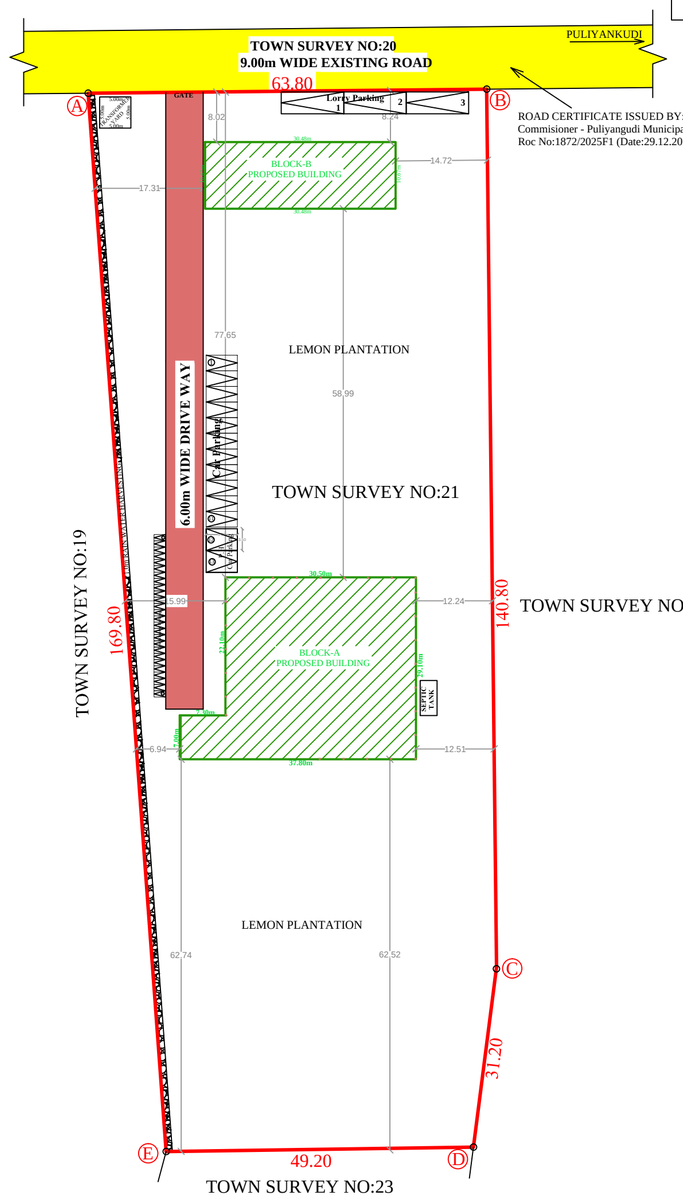
Provided Parking :

=13 Cars & 26 Two Wheeler Space & 3 Lorry Space

(Including 2 Nos of Physically Challenged Car Parking Provided)

NOTE

2. Exhaust Fan to be provided
3. Storm Water drainage system to be provided
4. Rain water harvesting / Conservation Rain water structure to be provided.
5. Bath and wash basin water treated and reuse to Toilet and Gardening purpose.
6. Rain Water Recycling System to be provided.
7. Fire Protecting and Fire Extinguisher system to be provided
8. Emergency Alarm to be provided
9. Solar Photovoltaic Panels to be provided
10. Lightening protection to be provided
11. Solar Assisted Water heating system 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. Acoustics, Sound insulation and noise control system to be provided
17. Building to be designed for handicapped people
18. Air Contitioner to be provided



ROAD CERTIFICATE ISSUED BY:
Commisioner - Puliyangudi Municipality,
Roc No:1872/2025F1 (Date:29.12.2025)

SITE PLAN (SCALE - 1:200)

ALL DIMENSIONS ARE IN METERES

AGRICULTURE USE:FOOD GRAINS & LEMON CUTTING UNIT
MAN POWER USAGE:8 nos
ELECTRICITY USAGE:5 HP

NOTE:

1). Site Area = 9850.00Sq.mt
(10% of OSR Area Equivalent To The Guideline Value Paid By The Applicant As Per TNCDBR Rule-41)

2). Close Circuit Televisionite (CCTV) Unit shall be installed by TheOwner of the Building as per Annexure XXI in TNCDBR

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUILDING FOR FOOD GRAINS & LEMON CUTTING (Agricultural Usage) " GROUND FLOOR GI SHEET ROOF" IN OLD SURVEY NO:723/1part, 2part.

TOWN SURVEY NO:21, WARD :B, BLOCK:14, MELAPULIYANGUDI VILLAGE, PULIYANGUDI MUNICIPALITY, KADAYANALLUR TALUK , TENKASI DISTRICT.

SITE AREA DETAILS:

SITE AREA As Per DOCUMENT (DOC No: 01/2009) : 9850.00 Sq.mt 106025.40 Sq.ft

SITE AREA As Per PATTA (TSLR) : 9850.00 Sq.mt 106025.40 Sq.ft

FSI AREA CALCULATION:

Particulars	FSI Area	NON FSI Area	Total Buitup Area
BLOCK - A	938.65	-	938.65
BLOCK - B	325.22	-	325.22
TOTAL BUILDING AREA	1263.87	-	1263.87

COLOUR INTEX:

- SITE BOUNTARY
- PROPOSED BUILDING
- PROPOSED DRIVE WAY
- EXISTING ROAD

FLOOR AREA RATIO :-

= TOTAL PLINTH AREA / Total Site Area

= 1263.87 / 9850.00

FSI (or) FAR = 0.12 < 2.00

Er. M. KARTHIKEYAN, B.E
Reg. No: RRN2-R1/TVL/Bimrb-I/2019/008
MUTHURAM CONSTRUCTION
409, Courtallam Main Road,
Manigaram-627818, Tenkasi.
Cell: 87903 73143

REGISTERED ENGINEER:

Er. S. SYED ABBUL KABER M.E.M.B.A.,
Registered Structural Engineer - Grade I
Reg. No. RSE-Gr.I/01/TVLD/2024
Mobile : 9944445983

REGISTERED STRUCTURAL ENGINEER:

Er. S. SYED ABDUL KADER M.E.,M.B.A.,
Registered Construction Engineer
Reg.No: RCE/TVLR/03/2013
Mobile : 9944445983

CONSTRUCTION ENGINEER:

APPLICANT SIGNATURE:

OFFICE USE:

BP/TDTCP No: SWP/ 24 /2026

ONLINE APPLICATION : SWP/BPA/0922410/2026

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
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.