PP APPROVAL RECORD

Planning Permission

Survey 220/1 and 3 more

Poigai, Sankarankovil taluk

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.

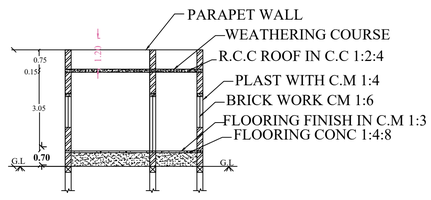
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

SHEET NO :2

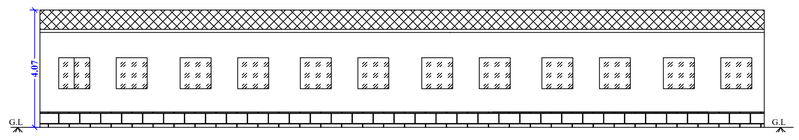
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF SHANMUGA COLLEGE OF NURSING

S.NO : 220/1, 220/2,220/4,& 222, POIGAI VILLAGE & PANCHAYAT , SANKARANKOVIL PANCHAYAT UNION AND TALUK ,

TENKASI DIST



SECTION ON A-B



ELEVATION



SECTION ON C-D



GROUND FLOOR

AREA DETAILS:

S.NO	BLOCK NAME	FSI Area Sq.mt	Non- FSI Area Sq.mt
1.	**BLOCK - 1**		
	GROUND FLOOR	1789.40	44.44
	TOTAL	1789.40	

ALL DIMENSIONS ARE IN METRE, SCALE 1:100

JOINERIES

D	- DOOR	1.22 X 2.00 m
W	- WINDOW	1.20 X 1.20 m
V	- VENTILATOR	0.90 X 0.60 m

Note:

Waste Water Used for Garden

Rain Water harvesting Details Provided

Solar System Water tank provided

Fire Resistance to be provided

Emergency alarm to be provided

Drinking water to be provided as per corporation norms

Rain water harvesting tank to be provided

Waste water from recycled water tank & Trench connected to sullage disposal tank

Solid waste tub to be Provided

'U' traps provided in septictank to prevent curb breeding of mosquitoes (As per G.O (M.S) No : 341 - dated 03.11.2004)

OFFICE USE

APPLICANT

REGISTERED ENGINEER

DCE.,
ER
/2021/005
RUCTION
i Opposite)
5
547085

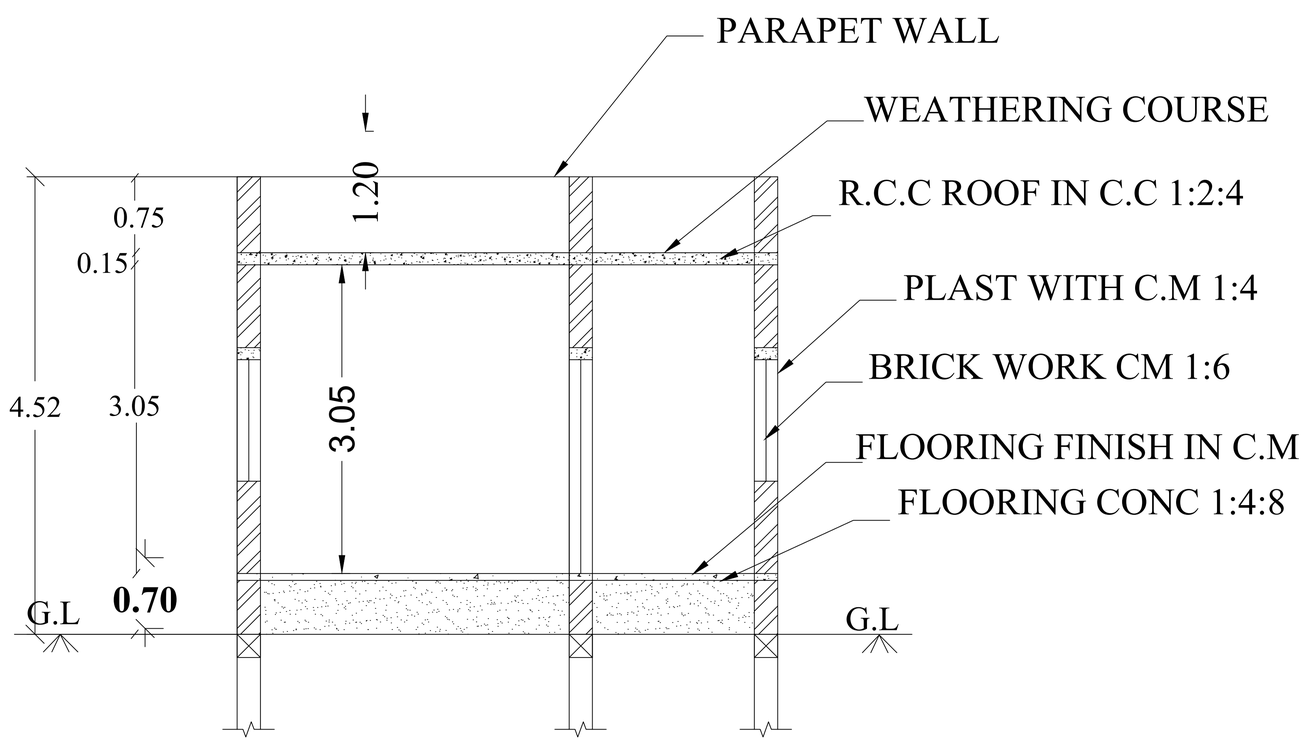
CONSTRUCTION ENGINEER:

Er. S. SYED ABDUL KADER M.E., M.B.A.,
Registered Construction Engineer
Reg.No: RCE/TVLR/03/2019
Mobile: 9944445983
4/5/26

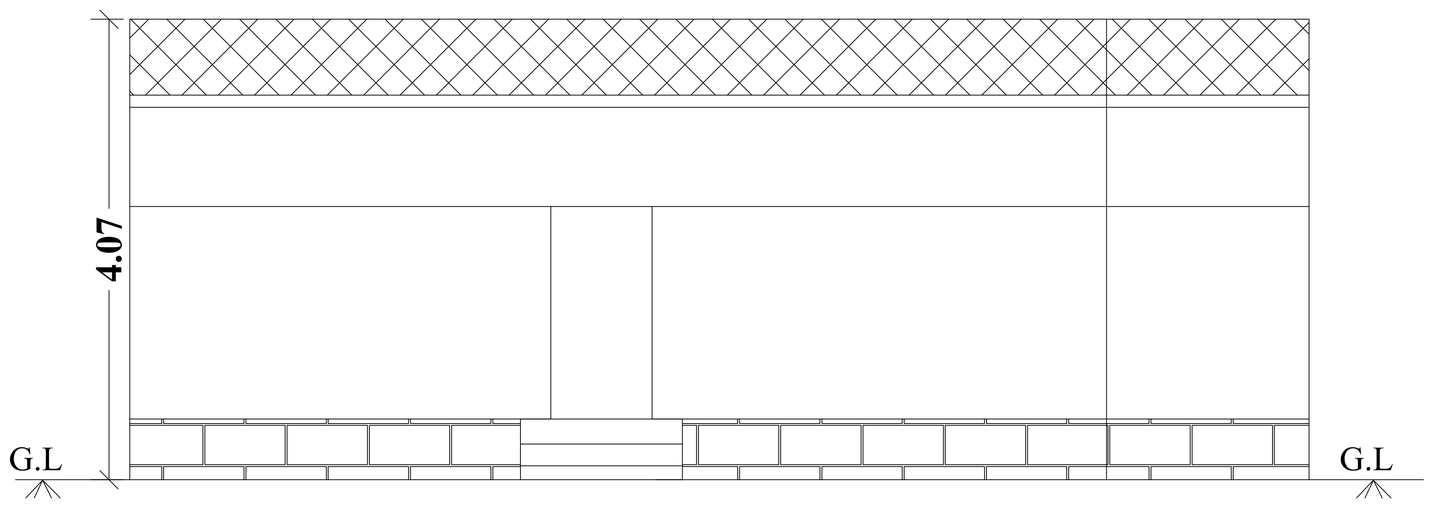
REGISTERED STRUCTURAL ENGINEER

Er. S. SYED ABDUL KADER M.E., M.B.A.,
Registered Construction Engineer
Reg.No: RCE/TVLR/03/2019
Mobile: 9944445983
4/5/26

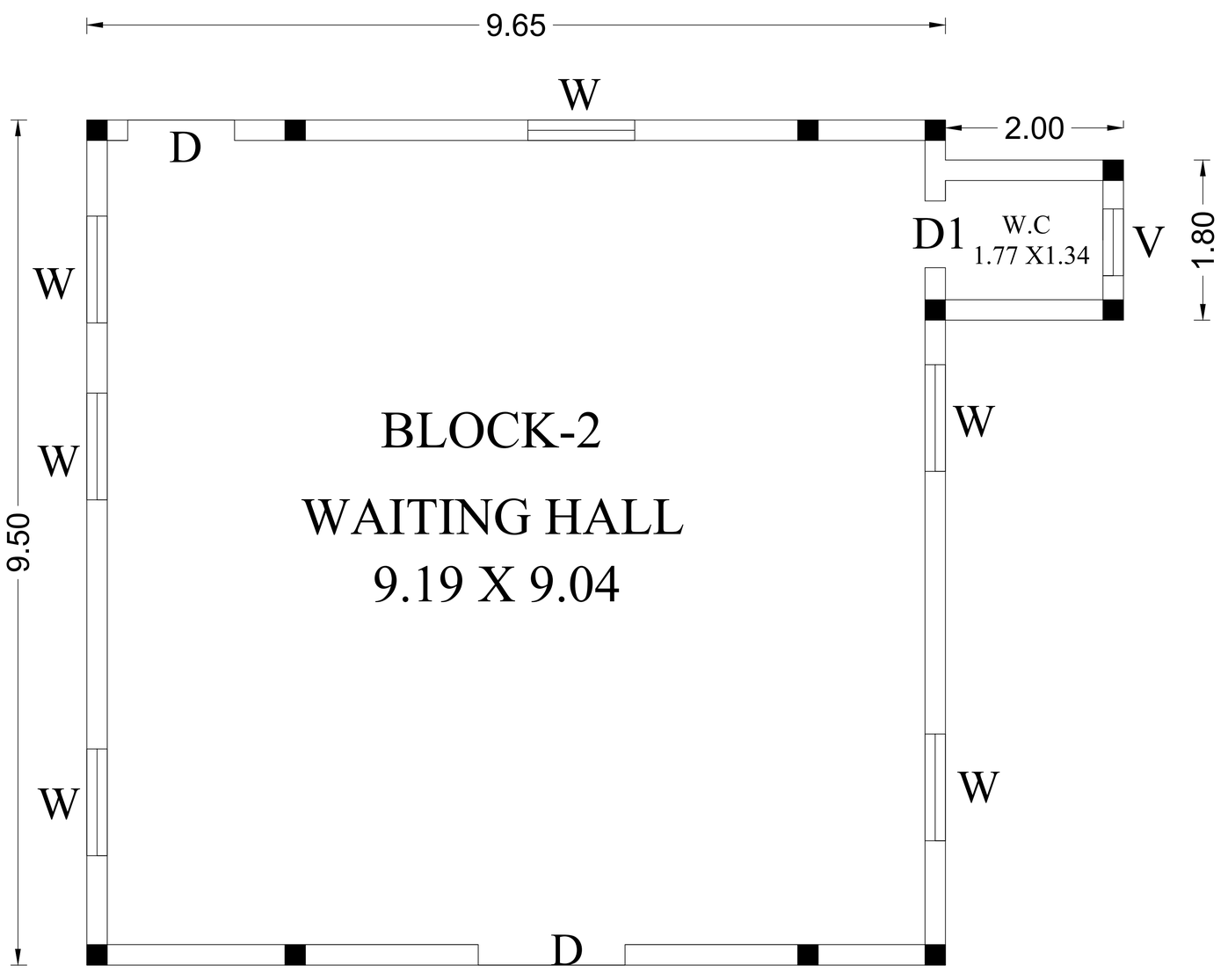
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF SHANMUGA COLLEGE OF NURSING S.NO : 220/1, 220/2,220/4,& 222, POIGAI VILLAGE & PANCHAYAT , SANKARANKOVIL PANCHAYAT UNION AND TALUK ,TENKASI DIST



SECTION ON A-B



ELEVATION



GROUND FLOOR

SHEET NO :3

AREA DETAILS:

S.NO	BLOCK NAME	FSI Area Sq.mt	Non- FSI Area Sq.mt
1.	**BLOCK - 2**		
	GROUND FLOOR	95.27	-
	TOTAL	95.27	

ALL DIMENSIONS ARE IN METRE, SCALE 1:100

ALL DIMENSIONS ARE IN METRE, SCALE 1:100

JOINERIES

D - DOOR		1.22 X 2.00 m
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Note:

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(As per G.O (M.S) No : 341 - dated 03.11.2004)

APPLICANT

Er. K.VELUSAMY, DCE.,
LICENCED ENGINEER
Reg No : RE/Gr III/TEN/SEP/2021/005
SRI GANAPATHY CONSTRUCTION
185H, Main Road, (MGR Silai Opposite)
Puliangudi - 627855
Cell : 9715577287, 7010547085

REGISTERED ENGINEER

4/5/22
Er. S. SYED ABDUL KADER M.E., M.B.A.,
Registered Construction Engineer
Reg.No: RCE/TVLR/03/2019
Mobile: 9944445983

REGISTERED STRUCTURAL ENGINEER

4/5/22
Er. S. SYED ABDUL KADER M.E., M.B.A.,
Registered Construction Engineer
Reg.No: RCE/TVLR/03/2019
Mobile: 9944445983

CONSTRUCTION ENGINEER:

OFFICE USE

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF SHANMUGA COLLEGE OF NURSING S.NO : 220/1, 220/2,220/4,& 222,

IN POIGAI VILLAGE & PANCHAYAT , SANKARANKOVIL PANCHAYAT UNION AND TALUK ,TENKASI DIST

SITE AREA DETAILS: | SHEET NO :1

	AS PER DOCUMENT		AS PER PATTA
R.S.NO	DOCUMENT NO	SQ.Mt	SQ.Mt
220/1	2294,3084/2008,2472/2013	8030.00	8030.00
220/2	3607/2009	8600.00	8600.00
220/4	3607/2009	4750.00	4750.00
222	2294,3084/2008,2472/2013	20466.00	20500.00
	TOTAL	41846.00	41850.00

Building Area Detail: Additional Proposed Nursing College Building (Institutional Building):-

S.NO	BLOCK NAME	FSI Area (Sq.mt)	Non FSI Area (Sq.mt)	DEDUCTION	TOTAL BUILD -UP AREA
1.	**BLOCK -1**				
	GROUND FLOOR	1789.40	44.44	-	1789.40
2.	**BLOCK -2**				
	GROUND FLOOR	95.27	-	-	95.27
	TOTAL	**1884.67**	**44.44**	**-**	**1884.67**

Building Area Detail: Existing College Building (Institutional Building):-

S.NO	BLOCK NAME	FSI Area (Sq.mt)	Non FSI Area (Sq.mt)	DEDUCTION	TOTAL BUILD -UP AREA
1.	**BLOCK -1(Existing College Building)**				
	GROUND FLOOR	828.59	-	-	828.59
2.	FIRST FLOOR	828.59	-	-	828.59
	TOTAL	**1657.18**	**-**	**-**	**1657.18**

Old Existing Building Area - 1657.18 Sq.mt
Proposed Buliding Area - 1884.67 Sq.mt
Total Build Up Area - (1657.18+1884.67) = 3541.85 Sq.mt

FLOOR SPACE INDEX:-

Total Build-up area / Total Site Area = 3541.85 / 41850.00 = 0.084 < 2.00

Height of the Building:4.70m

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TENKASI DISTRICT

COLOR INDEX

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- EXISTING BUILDING
- DRIVE WAY
- OSR

EXISTING PARKING CALCULATION:-

PARKING AREA =1657.18

= 1657.18 / 100 =16.57 SAY 17 NOS

REQUIRED PARKING = 17 CAR & 17 TWO WHEELER

PRO. PARKING CALCULATION:-

EVERY 50 Sq.Mt = 1 Car & 1 Two Wheeler space
BUILDUP AREA = 1884.67

REQUIRED CAR PARKING AREA:

= 1884.67 / 50 =37.69 SAY 38 NOS

REQUIRED TWO WHEELER PARKING AREA:

= 1884.67 / 50 =37.69 SAY 38 NOS

REQUIRED PARKING = 38 CAR & 38 TWO WHEELER

PROVIDED CAR PARKING :

PROVIDED CAR PARKING = 38 < 40 Nos

PROVIDED TWO WHEELER PARKING = 38 < 40 Nos

NOTE:

Close Circuit Television (CCTV) Unit shall be installed by the Owner of the Building as per Annexure XXI in TNCDBR

OSR CALCULATION

Site Area =41850.00 sq.mt

10% of the OSR to be Provided in site Area

OSR = 41850.00 X 10 / 100 = 4185.00 Sq.mt

Provided OSR Area = 4185.03 Sq.mt (10.00%)

JOINERIES

D	- DOOR	1.22 X 2.00 m
W	- WINDOW	1.20 X 1.20 m
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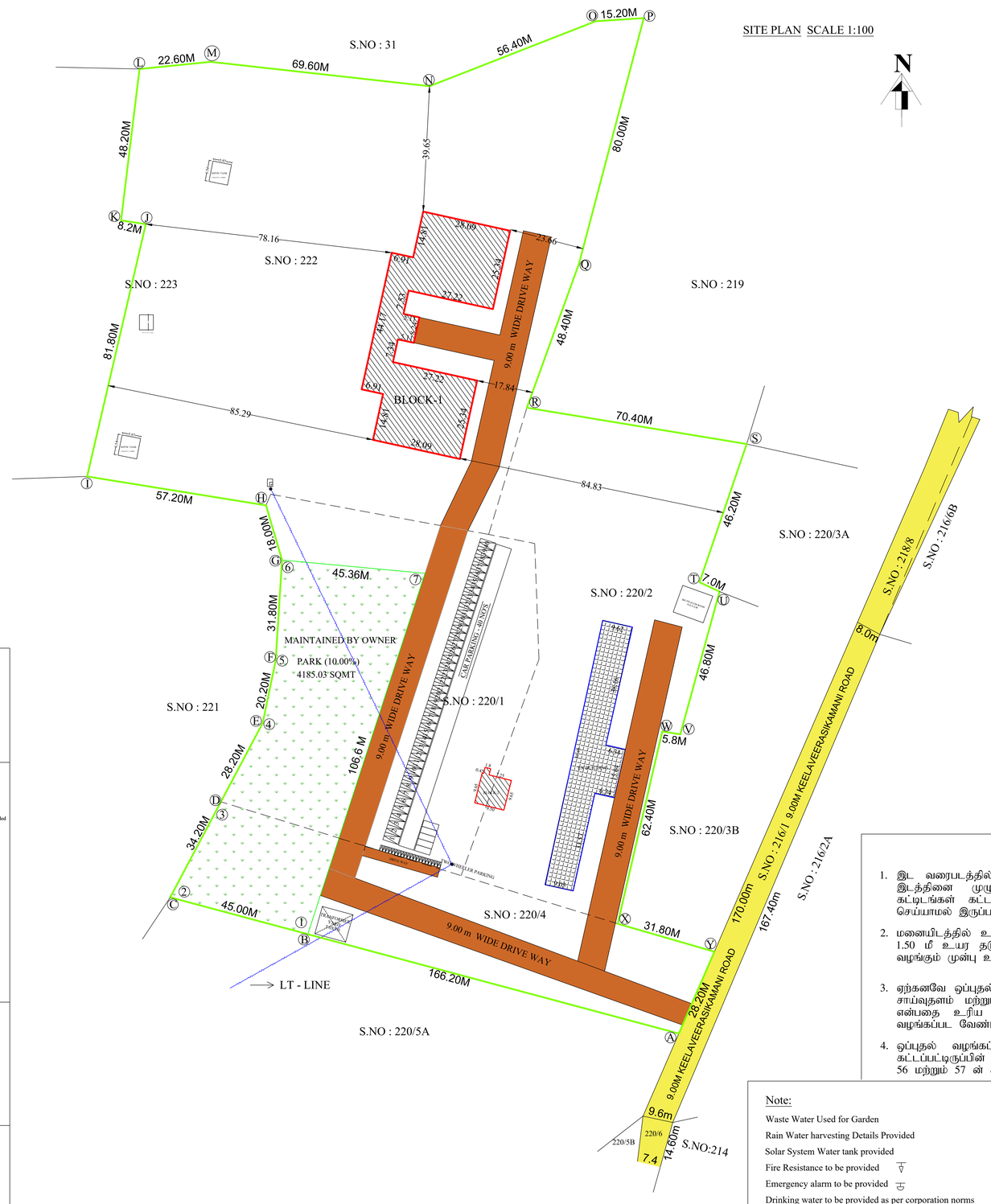
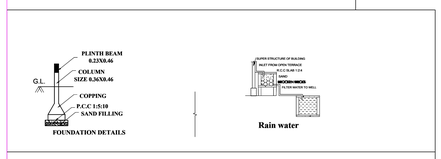
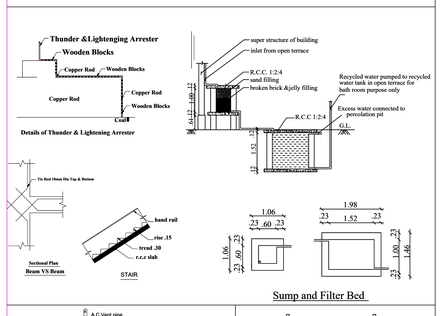
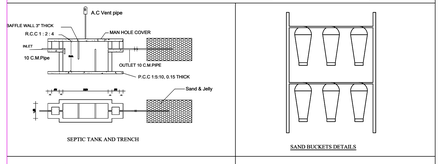
SITE PLAN SCALE 1:100

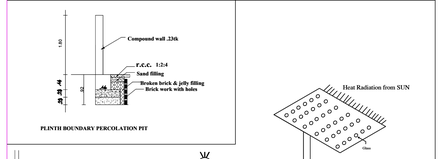


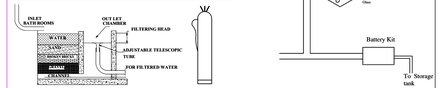






SAND BUCKETS DETAILS





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(As per G.O (M.S) No : 341 - dated 03.11.2004)

சிறப்பு நிபந்தனைகள்:-

1. இட வரைபடத்தில் எல்லையிடப்பட்ட பொது திறவிட 4185.03 ச.மீ பரப்பளவு இடத்தினை முழுவதும் திறவிடமாக நிலைநிறுத்தப்பட வேண்டும். மாறாக கட்டிடங்கள் கட்ட பயன்படுத்த கூடாது. மேற்படி திறவிடத்தினை ஆக்கிரமிப்பு செய்யாமல் இருப்பதினை உரிய உள்ளாட்சி உறுதி செய்து கொள்ள வேண்டும்.
2. மனையிடத்தில் உள்ள பயன்பாற்ற கிணற்றினை சுற்றிலும் 3.0 மீ அகலத்திற்கு 1.50 மீ உயர தடுப்புச்சுவர் அமைக்கப்பட வேண்டும். உள்ளாட்சி இறுதி ஒப்புதல் வழங்கும் முன்பு உறுதி செய்து கொள்ள வேண்டும்.
3. ஏற்கனவே ஒப்புதல் வழங்கப்பட்ட கல்லூரிக்கட்டிடத்தில் வரைபடத்தில் உள்ளவாறு சாய்வுதளம் மற்றும் மாடிப்படிகள் ஆகியவை மனுதாரரால் அமைக்கப்பட்டுள்ளதா என்பதை உரிய உள்ளாட்சி உறுதி செய்து அதன் பின்பு இறுதி ஒப்புதல் வழங்கப்பட வேண்டும்.
4. ஒப்புதல் வழங்கப்பட்ட கல்லூரிக்கட்டிட வரைபடத்திற்கு மாறாக கட்டிடங்கள் கட்டப்பட்டிருப்பின் உரிய உள்ளாட்சியால் நகர் ஊரமைப்புச்சட்டம் 1971 ன் பிரிவு 56 மற்றும் 57 ன் கீழ் நடவடிக்கை மேற்கொள்ளப்பட வேண்டும்.

[ONLINE APPLICATION:SWP/BPA/927406/2026/TCP]
கவ/தெமாநஉள அ.எண்: SWP/28/2026

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING,
TENKASI

APPLICANT

REGISTERED ENGINEER

Er. R.VELUSAMY, DCE.,
LICENCED ENGINEER
Reg No : RE/Gr III/TEN/SEP/2021/005
SRI GANAPATHY CONSTRUCTION
185H, Main Road, (MGR Silai Opposite)
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Mobile: 9944445983

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.