

PP

APPROVAL RECORD

Planning Permission

Theni

Theni district, Tamil Nadu

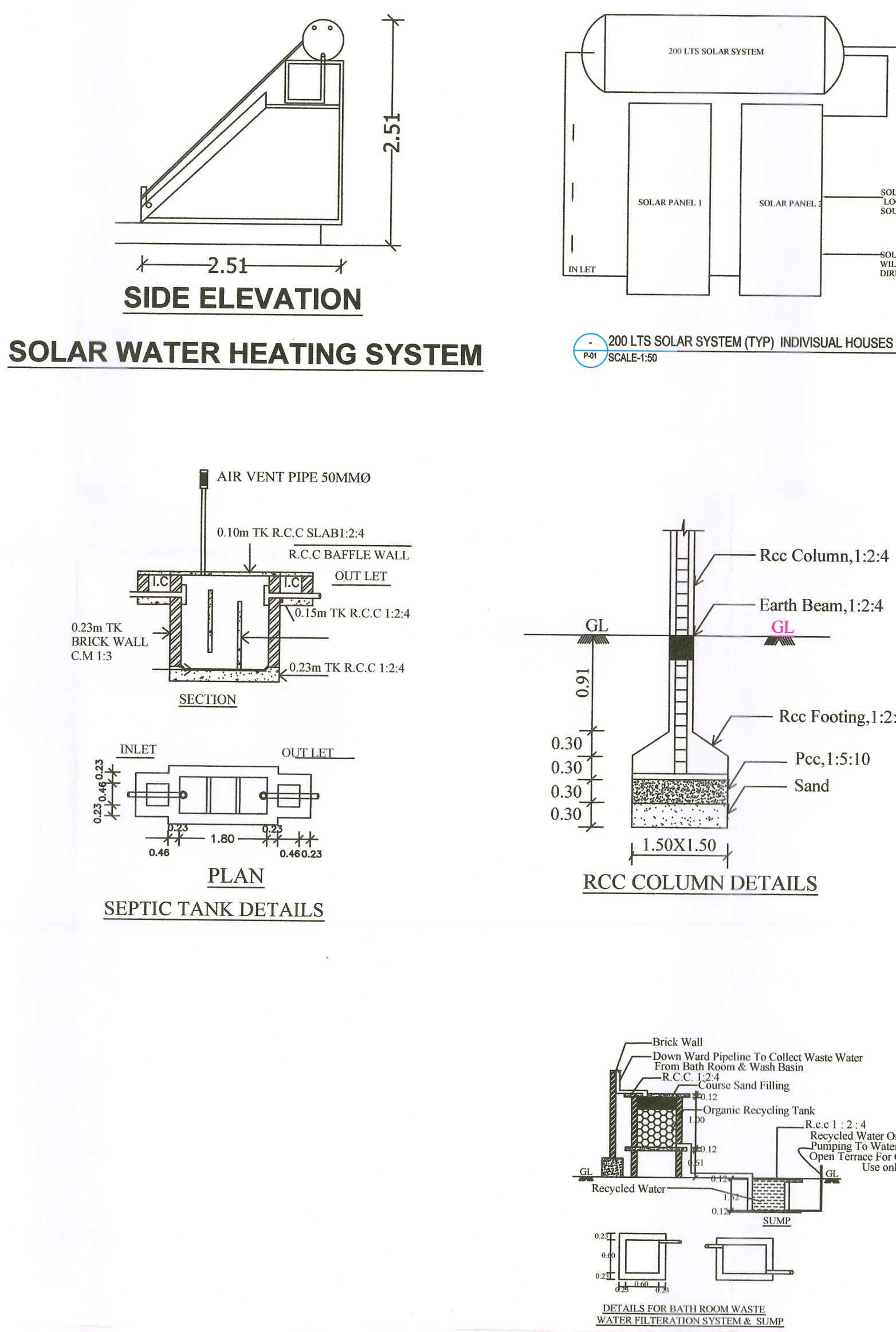
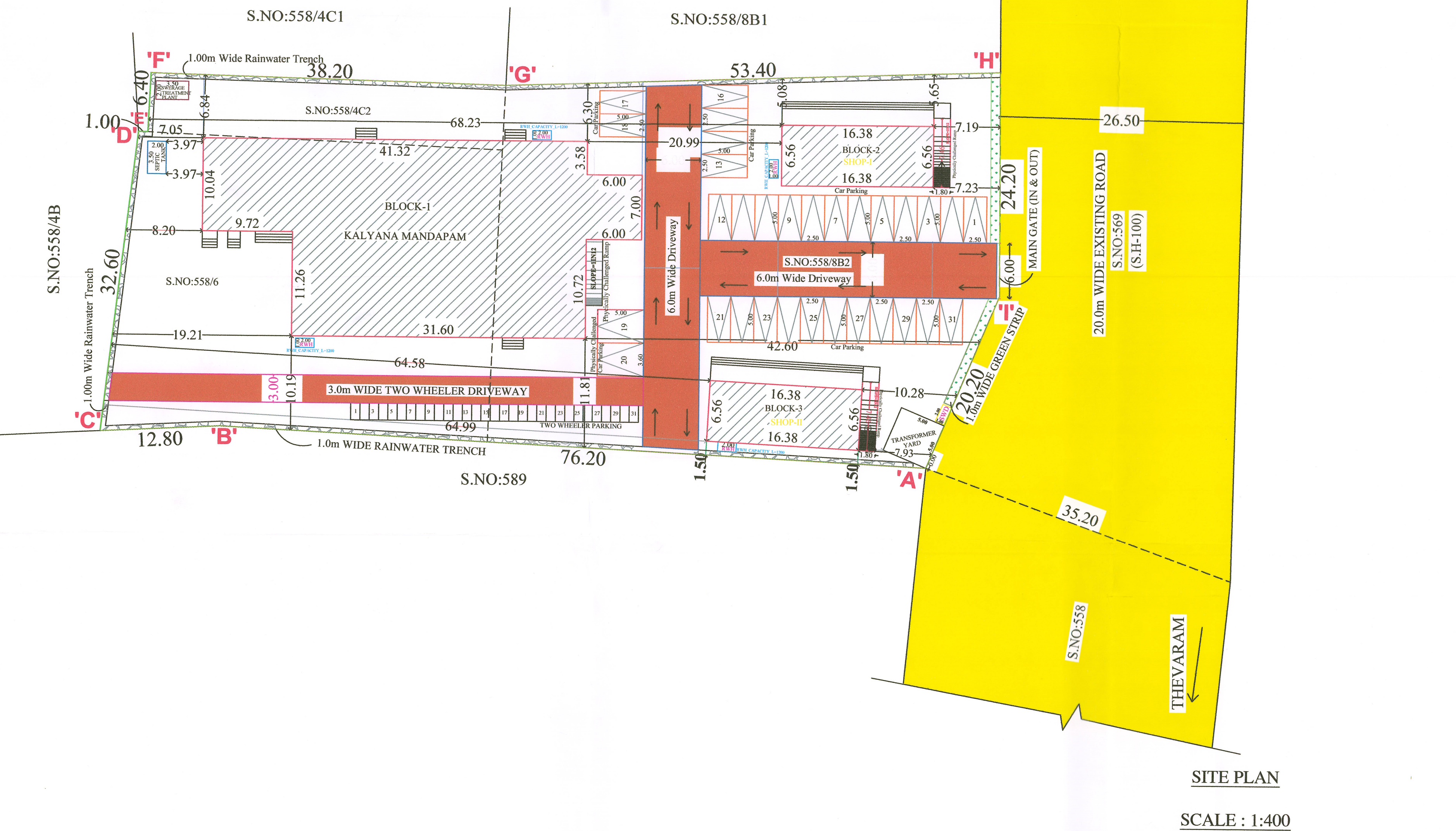
APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCP

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF KALYANA MANDAPAM AND SHOPS BUILDING IN R.S.NO:558/4C2, 558/6 AND 558/8B2, POTTIPURAM VILLAGE, ERANAMPATTI PANCHAYAT, UTHAMAPALAYAM TALUK, THENI DISTRICT.

PLAN INFO
PLOT AREA_M2=3660.00
CRZ-NO
SECURITY_ZONE=NO
RWH_DECLARED=YES
ROAD_WIDTH=20.00
ROAD_LENGTH=44.40
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=90.30
AVG_PLOT_WIDTH=41.70
LAND_USE_ZONE=AUZ
LEASEHOLD_LAND=NO
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
BUILDING_NEAR_TO_RIVER=NO
BLOCK_1_B-CKE_MEMBER_COUNT=50
BLOCK_2_B-SHOP_MEMBER_COUNT=5
BLOCK_3_B-SHOP_MEMBER_COUNT=3
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=YES
NOC_IRRIGATION_DEPT=YES
PLOT_NO=00
PATTI_NO=4480.4484
DISTRICT=THENI
JURISDICTION_TYPE=PANCHAYAT
TALUK=UTHAMAPALAYAM



BUILDING APPROVAL
ROC NO: SWP/BPA/005339/2023
Site Boundary Shown As "A to I"
Approval No: BP / SWP / DTCP (TD) - 07 / 2023

REFERENCES:-

- Site Boundry
- Pro. Building
- Exg. Road
- Driveway

NOTES:-

- Rain Water Harvesting System to be Provided.
 - Bath ,Kitchen waste water to be used for Garden purpose.
 - Solar Energy System to be Provided.
 - W/C water to be connected with Septic Tank.
 - Fire Resistance to be provided
 - Emergency alarm to be provided
 - Structure is Designed Safely For Earthquake Resistance.
 - First Aid Box with all Equipment to be provided.
 - Mechanical Ventilation provided.(whether it is used)
- All Dimensions are in Metre

PARKING DETAILS:-

DESCRIPTION	CAR		TWO WHEELER	
	Req.	Pro.	Req.	Pro.
BLOCK-1 (KALYANA - MANDAPAM)	27	27	27	27
BLOCK-2 & BLOCK-3 (SHOP- I & II)	4	4	4	4
TOTAL	31	31	31	31

SITE AREA DETAILS:-

SURVEY NUMBER	AREA (As Per Document) (Cents)	AREA (As Per Patta) (Sq.Mt)	AREA (Super Imposed Plot Area) (Sq.Mt)
558/4C2	6.00	243.00	3677.08
558/6	31.00	1250.00	
558/8B2	53.00	2167.00	
TOTAL	90.00 (3642.17Sq.m)	3660.00 (90.44 Cents)	3677.08

BUILTUP AREA DETAILS:-

FLOOR DETAILS	NON-FSI	FSI	TOTAL
GROUND FLOOR	-	812.60	812.60
FIRST FLOOR	-	528.97	528.97
HEAD ROOM	62.44	-	62.44

BLOCK-2 (SHOP-I)

GROUND FLOOR	-	107.45	107.45
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BLOCK-3 (SHOP-II)

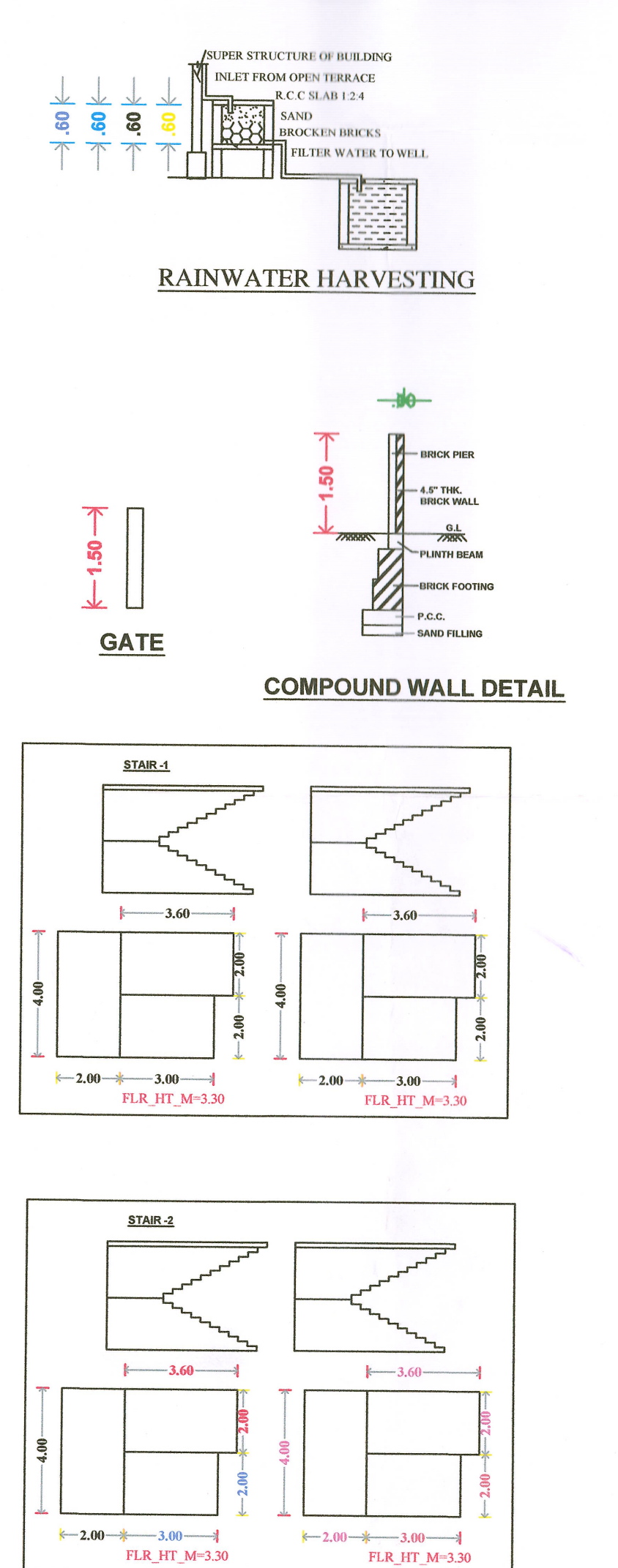
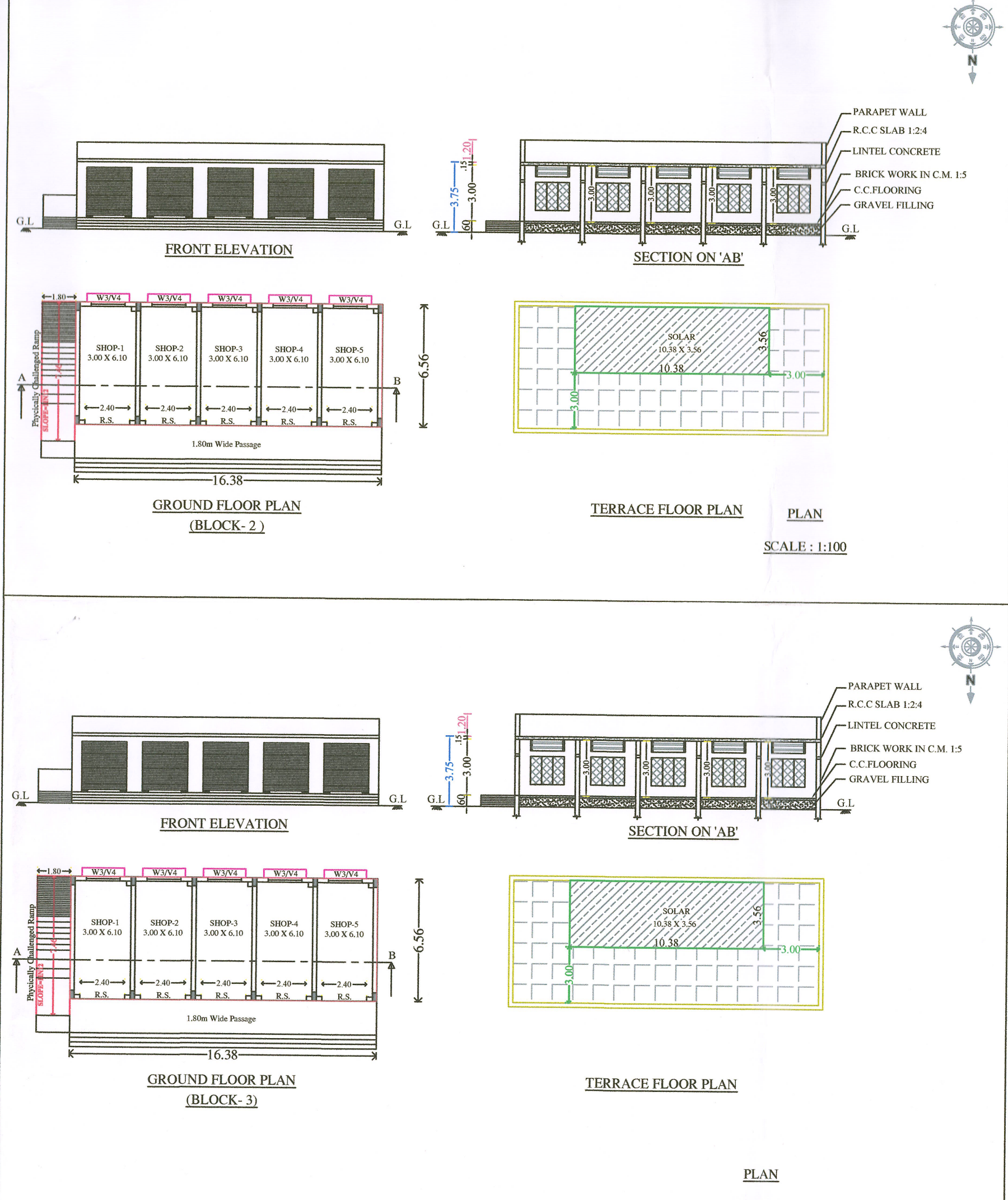
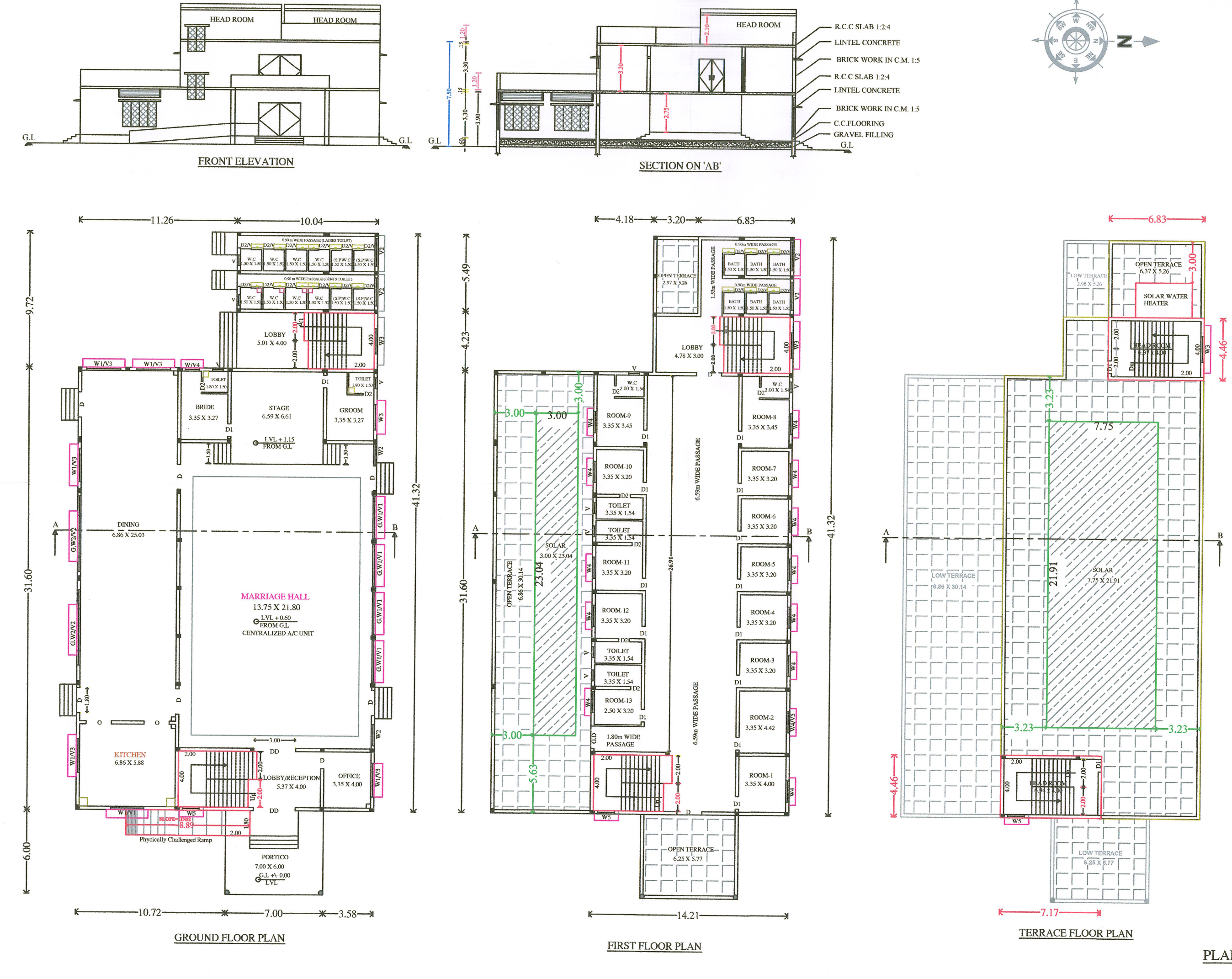
GROUND FLOOR	-	107.45	107.45
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TOTAL	62.44	1556.47	1618.91
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FSI = $\frac{\text{Total FSI Area}}{\text{Total Site Area}} = \frac{1556.47}{3642.17} = 0.43 < 2.00$

SEATING ARRANGEMENT = 221.06 Sq.Mt

OFFICE USE



REGISTERED ARCHITECT

G. DEEPAK, A.C.E. Arch,
Registered Architect,
Reg. No: CA/2021/128436
G.D.S. Architects
41-Gurubagan Complex,
Thandipalayam Main Road,
Lakshminagar, Theni-626823,
Mobile No: 82261-73055

APPLICANT

Ex. N. HANARATHNAM, B.E. CIVIL
DTCP Registered Engineer (Grade-4)
Reg. No: RE-01-1022/16003
RP CONSTRUCTIONS
#45/1, Hanathi Complex,
Convent School Opp. THENI-625 531,
Cell: 8056578242, 6380486846

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER

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](#)



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



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.

