PP APPROVAL RECORD

Planning Permission

Theni

Theni district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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,
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REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF KALYANA MANDAPAM BUILDING AT ARANI TO VELLORE ROAD IN S.F.NO: 220 / 11B2 AND 220/11B3 OF SEVOOR VILLAGE, ARANI TALUK, THIRUVANNAMALAI DISTRICT .

SCALE 1: 100

AREA DETAILS

AS PER PATTA - 2850.00Sq.mt

AS PER DOCUMENT - 2888.47 Sq.mt

DESCRIPTION	FSI AREA Sq.mt	NON FSI AREA Sq.mt	TOTAL BUILTUP AREA Sq.mt
BASEMENT FLOOR	----------	696.27	696.27
GROUND FLOOR	696.27	----------	696.27
FIRST FLOOR	696.27	----------	696.27
SECOND FLOOR	214.82	----------	214.82
THIRD FLOOR	696.27	----------	696.27
HEAD ROOM	----------	95.77	95.77
TOTAL	2303.63	792.04	3095.67

PLOT COVERAGE :

PLOT COVERAGE: 696.27 / 2850 x 100 = 24.43 %

FLOOR SFACE INDEX (FSI):

FLOOR SPACE INDEX :

FSI / SITE AREA = 2303.63 / 2850 = 0.80 < 2.0

PARKING DEATAILS:

For KALYANA MANDAPAM

1 Car space for every 50 sq.m of marriage Hall &
Marriage Hall area = 319.36 Sq.m.
= 319.36 /50 = 6.38 Nos
Required, No. of Car - 7 Nos
1 Two wheeler space for every 25 sq.m
Marriage Hall area = 319.36 Sq.m.
=319.36 /25 = 12.77 Nos
Required, No. of Two wheeler - 13 Nos

For ROOMS

1 Car space for every 1 guest rooms &
No. of Room = 26 Nos = 26/1 Nos = 26 Nos Say 26 Nos
Required, No. of car - 26 Nos
1 Two wheeler space for every 50 sq.m of Floor Area
Rooms area = 818.48/50 =16.36 Nos
Required, No. of Two wheeler - 17 Nos

Total:

No.of Car required - 33 Nos
No. of Two Wheeler required - 30 Nos
No.of Car provided - 35 Nos (Including 2 PH parking)
No.of Two Wheeler provided - 40 Nos

Note :

** IN TERRACE 1/3 PORTION OF THE TERRACE AREA HAS TO BE RESERVED FOR SOLAR VOLTAIC PANELS.

COLOUR INDEX

PROPOSED BUILDING

EXISTING ROAD

SITE BOUNDARY

DRIVE WAY

JOINERY DETAIL

TYPE	DESCRIPTION	Sq.mt
D	DOOR	2.00 X 2.10
LD	LIFT DOOR	1.00X 2.10
D1	DOOR	1.00X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.75 X 2.10
W	WINDOW	2.40 X 1.20
W1	WINDOW	1.80 X 1.20
W2	WINDOW	0.91 X 1.20
V	VENTILATOR	0.75X0.75
V1	VENTILATOR	2.40 X 0.75

ONLINE APPLICATION NO. SWP/BPA/012053/2023

BUILDING APPROVAL NO: 33/2023

APPLICANT

Er. J. MALATHY, M.E(GEOTECH), Govt. Registered Geo Tech Engineer, Reg. No: GTA/21/08/001 (DTCP) No. 6B, Phase - III, Vasantham Nagar Ext., VALLALAR, VELLORE - 632 009.

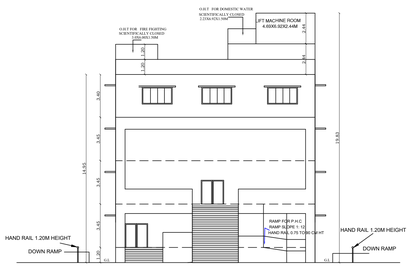
Er. D. THIRUGNANASAMBANDAM B.E.(Civil), M.Tech.(Structural Engg.) M.B.A., Regaitered Structural Engineer Grade - I, Reg. No. SE/Gr-I/19/05/010 Deputy Director of Town and Country Planning (DD, T&CP) Vellore - 632 001.

STRUCTURAL ENGINEER/ GEO TECH ENGINEER

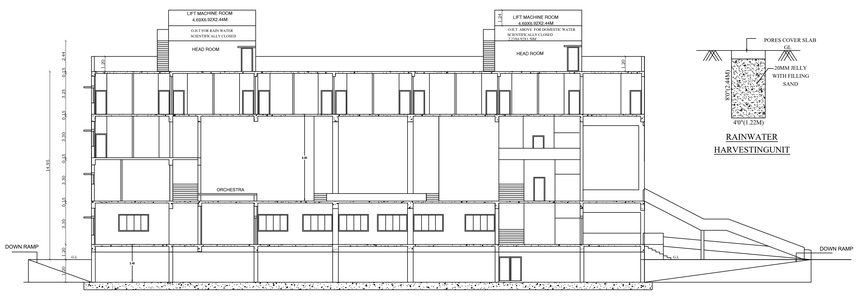
Er. S. DHANESH, B.C.D.C.E., Registered Engineer-Grade-III, Reg. No. RE/Gr-III/01/2020 Deputy Director Town and Country Planning (D.T.C.P.), Vellore - 632 001. Cell No : 99845 27047

Er. P. VELMURUGAN, M.Tech(Cell), M.Sc.(REV), CONSTRUCTION ENGINEER, Registration No. CE/19/04/009 (DD, T&CP) No. 1, Kamaraj Nagar, Ind Cross Street, Thoraipak, Vellore - 2, Ph: 98423 89755

LICENSED ENGINEER



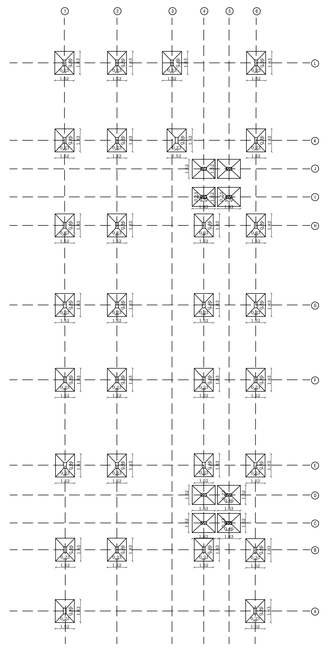
FRONT ELEVATION



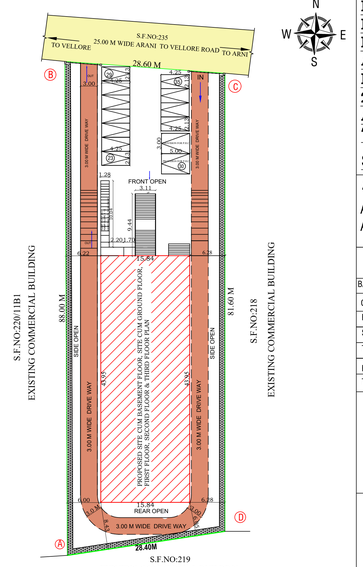
SECTION A-A

RAINWATER HARVESTINGUNIT

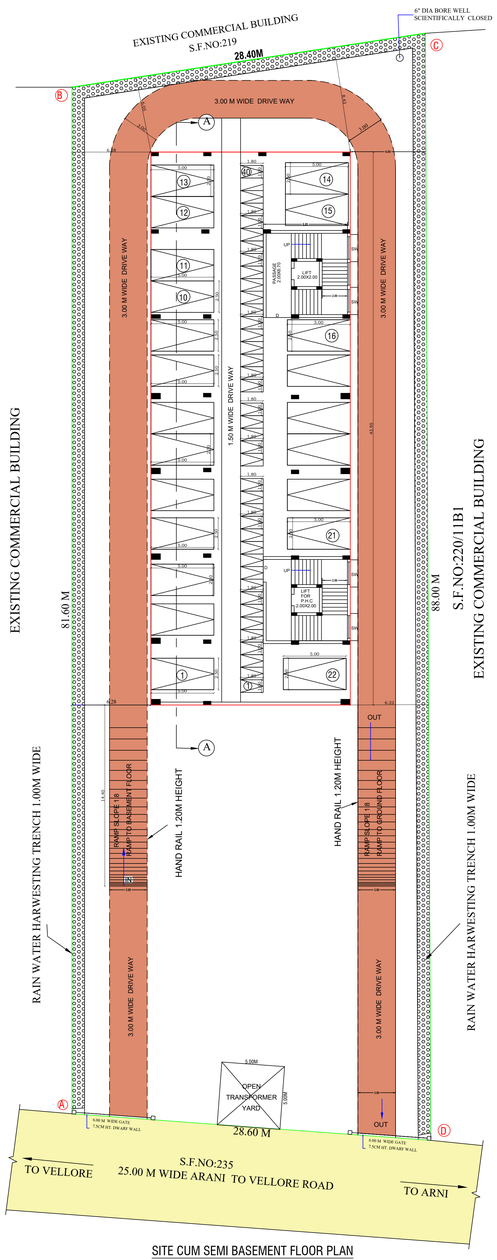
Proposed Rain Water Harvesting System
Provided as per CMA Norms Drawing No:3A
Not To Scale



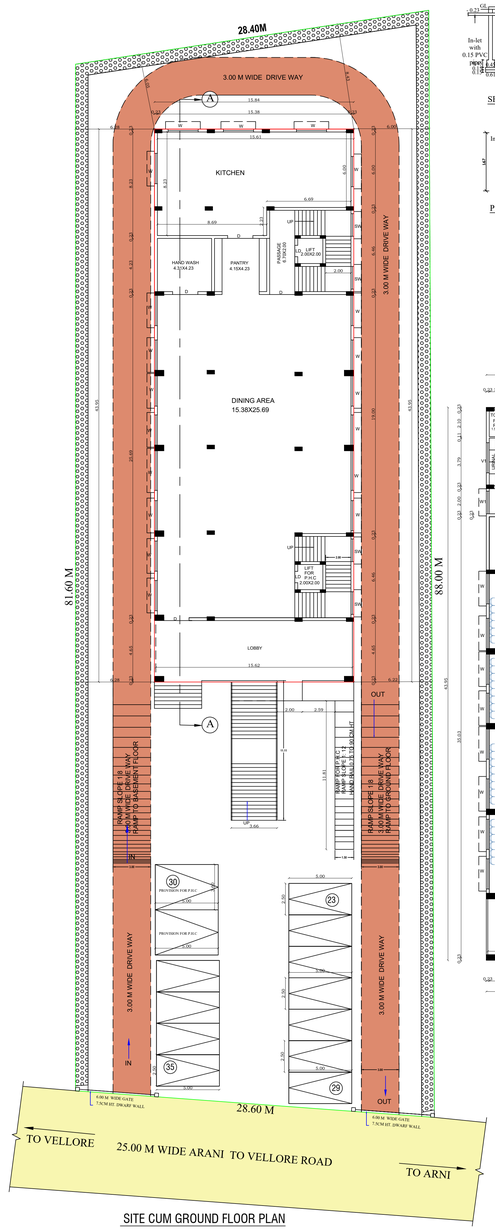
COLUMN POSITION



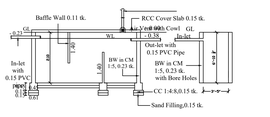
SITE PLAN
SCALE : 1:200



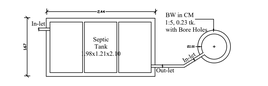
SITE CUM SEMI BASEMENT FLOOR PLAN



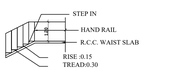
SITE CUM GROUND FLOOR PLAN

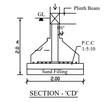


SECTION - SEPTIC TANK & SOAK PIT

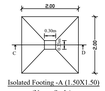


PLAN - SEPTIC TANK & SOAK PIT

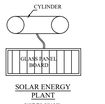




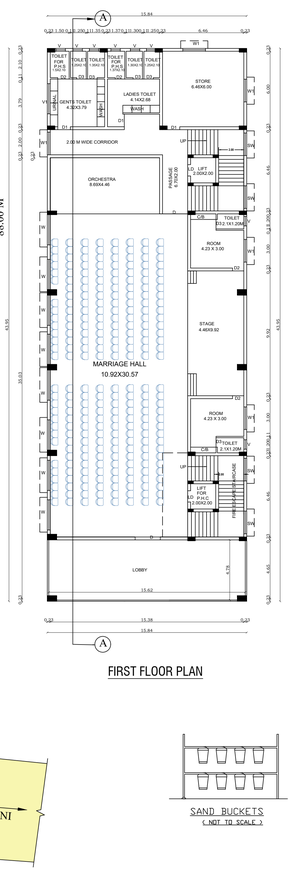
SECTION - 'CD'



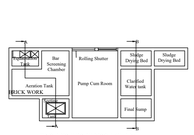
Isolated Footing -A (1.50X1.50)
(Not to Scale)



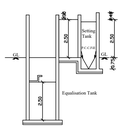
SOLAR ENERGY PLANT
(NOT TO SCALE)



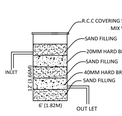
SAND BUCKETS
(NOT TO SCALE)



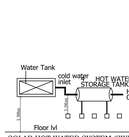
SEWAGE TREATMENT PLAN



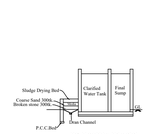
SECTION ON AA



BATH & WASH BASIN PIPE LINE CONNECTION IS DIRECTLY CONNECTED TO THE RECTANGLE PIT FOR RECYCLING



SOLAR HOT WATER SYSTEM (SWHS) DETAIL



SECTION ON BB

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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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.