Verified RealEstate™

REFERENCE
51/2026-2027

ISSUED
10 March 2026

PP APPROVAL RECORD

Planning Permission

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,
OMR Thoraipakkam,
Chennai 600 097, India

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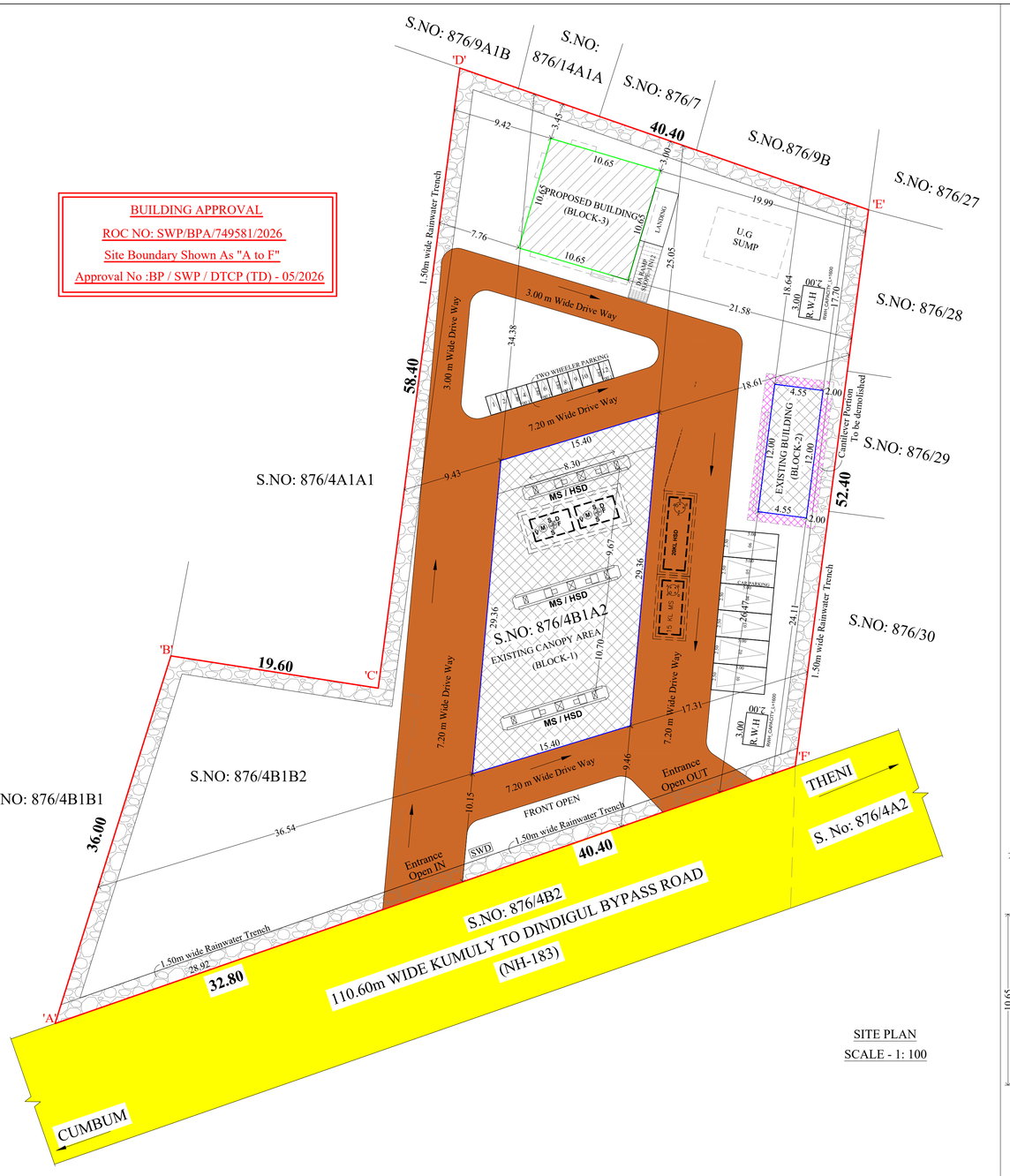
DIGITALLY VERIFIED RECORD

BUILDING APPROVAL

ROC NO: SWP/BPA/749581/2026

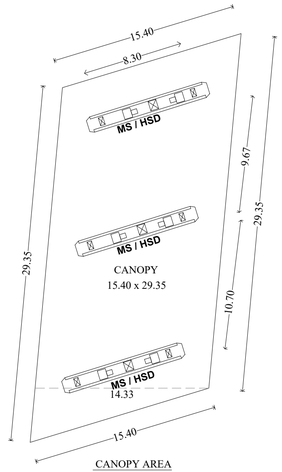
Site Boundary Shown As "A to F"

Approval No :BP / SWP / DTCP (TD) - 05/2026

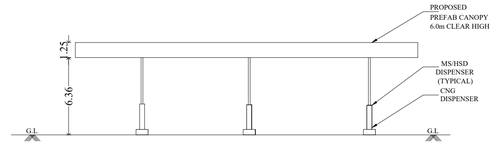


SITE PLAN

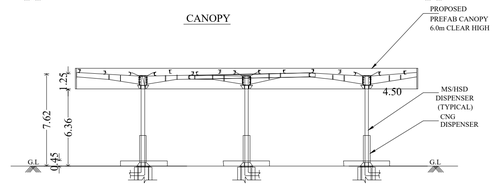
SCALE - 1: 100



CANOPY AREA



CANOPY

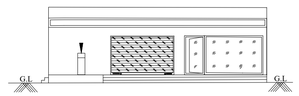


CANOPY DETAIL

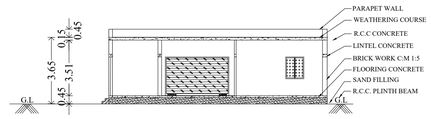
BLOCK-1

EXISTING CANOPY AREA

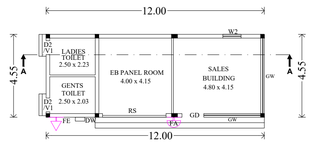
SCALE - 1 : 100



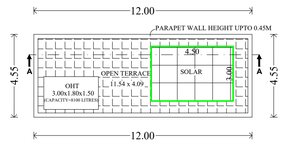
ELEVATION



SECTION ON -'AA'



GROUND FLOOR PLAN

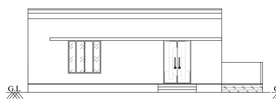


TERRACE FLOOR PLAN

BLOCK-2

SALES ROOM

SCALE - 1 : 150

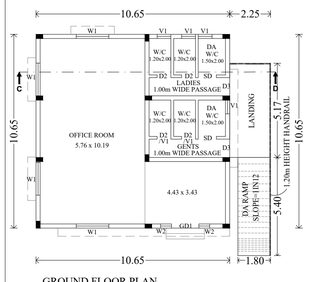


ELEVATION

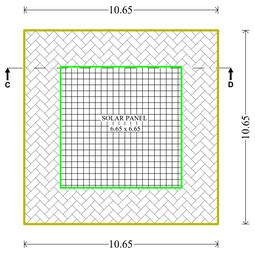
SECTION ON 'CD'

JOINERY DETAILS:

R.S	- Rolling Shutter	3.50 x 2.40	11'6" x 8'0"
GD	- Glass Door	1.20 x 2.40	4'0" x 8'0"
GD1	- Grill Door	1.20 x 2.40	4'0" x 8'0"
SD	- Sliding Door	1.00 x 2.40	3'3" x 8'0"
D1	- Door	0.90 x 2.40	3'0" x 8'0"
D2	- Door	0.76 x 2.40	2'6" x 8'0"
GW	- Glass Window	3.10 x 2.40	10'0" x 8'0"
GW	- Glass Window	4.10 x 2.10	13'6" x 8'0"
W1	- Window	1.80 x 1.80	6'0" x 6'0"
W2	- Window	1.20 x 1.50	4'0" x 5'0"
V1	- Ventilator	0.76 x 0.76	2'6" x 2'6"
FE	- Fire Extinguisher		
DW	- Drinking Water		
FA	- Fire Alarm		



GROUND FLOOR PLAN

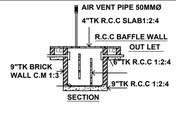


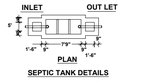
SHEET ROOF TERRACE

BLOCK-3

OFFICE CUM TOILET

SCALE - 1 : 150





SEPTIC TANK DETAILS

SCALE 1"=80"

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (INDIAN OIL PETROL BUNK RETAIL SHOP) IN S.NO. 876/4B1A2 & 876/4B1B2, VEERAPANDI VILLAGE & TOWN PANCHAYAT, THENI TALUK, THENI DISTRICT.

REFRENCES :

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING ROAD
- DRIVE WAY
- AREA TO BE DEMOLISHED

SITE AREA DETAILS :-

SITE AREA (As Per Document) = 90 Cents (3643.00 Sq.M)

SITE AREA (As Per Patta) = 90 Cents (3643.00 Sq.M)

EXISTING AND PROPOSED BUILT UP AREA DETAILS :-

SL.NO.	DESCRIPTION	FSI (Sq.M)	NON FSI (Sq.M)	TOTAL BUILTUP AREA(Sq.M)
EXISTING BLOCK-1:-				
1.	CANOPY AREA	420.58	-	420.58
EXISTING BLOCK - 2 (SALES ROOM) :-				
2.	GROUND FLOOR	54.60	-	54.60
PROPOSED BLOCK -3(OFFICE CUM TOILET) :-				
3.	GROUND FLOOR (ROOF SHEET)	113.42	-	113.42
	GRAND TOTAL =	588.60	-	588.60

$$FSI = \frac{\text{Total FSI Area}}{\text{Total Site Area}} = \frac{588.60}{3643.00} = 0.16 < 2.00$$

PARKING DETAILS :-

SL.NO.	DESCRIPTION	REQUIRED (NOS)	PROVIDED (NOS)
1.	CAR (Including 1 No of DA Parking)	6	6
2.	TWO WHEELER (Including 2 No's of DA Parking)	12	12

NOTE :

1. Rain Water Harvesting System to be Provided
2. Bath Water to be used for Garden Purpose.
3. Solar Energy System to be Provided.
4. W/C water to be connected with Septic Tank
5. Fire Resistance to be Provided
6. Emergency Alarm to be Provided
7. Structure is Designed Safely for Earthquake Resistance
8. First Aid Box with all Equipment to be Provided
9. Mechanical Ventilation Provided (Whether it is used)

APLICANT:

G.DEEPAK, D.C.E, B.A.,
Registered Architect
Registered No:CA/2021/175534
GDB Architects
4/1-Gurubagavan Complex,
Theni-Periyakulam Main Road,
Lakshmipuram,Theni-625523.
Mobile No:82206 73035

REGISTERED ARCHITECT:

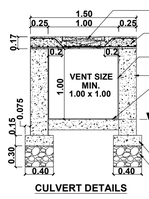
RAMA RAM SHANKAR B.Tech.,M.E.,
REGISTERED STRUCTURAL ENGINEER GRADE - II
DTCP Registration No. RSE.GR-II 2022/10/003
No. 15/1/7/2, Sivananda Nagar, Palanichettipatti
Theni (Dt) - 625 531. Mobile No: 9481983909

REGISTERED STRUCTURAL ENGINEER:

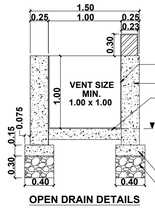
Er. G. ASWATH, B.E.,M.Sc.,M.E.,
BUILDING CONSULTANT & GOVT. REGD. ENGINEER
(DTCP. Reg. No: RE.GR-II 2024/02/002)
M/s. G G CONSTRUCTIONS
THITTASALAI, THENI - 625 531.
Mobile No: 9092184129, GSTIN: 33AUFPA9858H1ZI

REGISTERED ENGINEER:

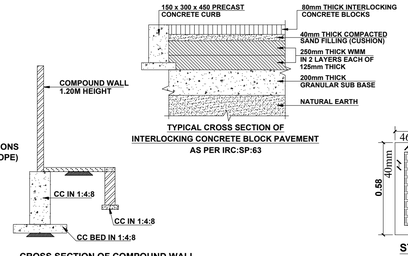
QR CODE:-



CULVERT DETAILS

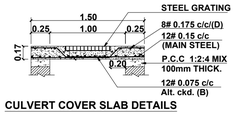


OPEN DRAIN DETAILS

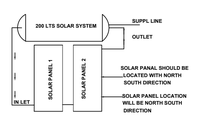


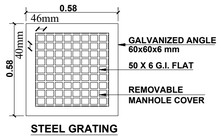
CROSS SECTION OF COMPOUND WALL

TYPICAL CROSS SECTION OF INTERLOCKING CONCRETE BLOCK PAVEMENT AS PER IRC:SP:63

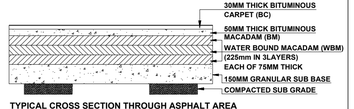


CULVERT COVER SLAB DETAILS





STEEL GRATING



TYPICAL CROSS SECTION THROUGH ASPHALT AREA APPROACH PREMISES ETC.,) (DECELERATION LANE, ACCELERATION LANE AND

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

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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
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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.