PP APPROVAL RECORD

Planning Permission

Theni 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.

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF MUNICIPAL COMMERCIAL DAILY MARKET BUILDING IN WEEKLY MARKET PREMISES, WARD:D, BLOCK:13, T.S.NO: 18, OLD S.NO: (1729/3, 1742/1(PART), 2297/1, 1729/4), LOCAL PLANNING AUTHORITY / THENI ALLINAGARAM -MUNICIPALITY, THENI ALLINAGARAM DETAILED DEVELOPMENT PLAN -I (MAP NO:4 DDP(MR)/DTCP NO:12/95), THENI TALUK, THENI DISTRICT.

REFERENCES:

Pro. BUILDING

N

PLAN

SCALE : 1:100

SITE AREA DETAILS:

(i) SITE AREA (AS PER TSLR) - 23210.00Sq.m

BUILTUP AREA DETAILS:-

SL.NO	DESCRIPTION	FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)
1	PROPOSED BLOCK-A (i) GROUND FLOOR	258.70	---------	258.70
2	PROPOSED BLOCK-B (i) GROUND FLOOR	202.76	---------	202.76
3	PROPOSED BLOCK-C (i) GROUND FLOOR	174.41	---------	174.41
4	PROPOSED BLOCK-D (i) GROUND FLOOR	109.58	---------	109.58
5	PROPOSED BLOCK-E (i) GROUND FLOOR	109.58	---------	109.58
6	PROPOSED BLOCK-F (i) GROUND FLOOR	174.41	---------	174.41
7	PROPOSED BLOCK-G (i) GROUND FLOOR	202.83	---------	202.83
8	PROPOSED BLOCK-H (i) GROUND FLOOR	174.41	---------	174.41
9	PROPOSED BLOCK-I (i) GROUND FLOOR	174.41	---------	174.41
10	PROPOSED BLOCK-J (i) GROUND FLOOR	174.41	---------	174.41
11	PROPOSED BLOCK-K (i) GROUND FLOOR	174.41	---------	174.41
12	PROPOSED BLOCK-L (TOILET BLOCK) (i) GROUND FLOOR	53.58	---------	53.58
	Total	1983.49	---------	1983.49

$$FSI = \frac{\text{Total FSI Area}}{\text{Total Site Area}} = \frac{1983.49}{23210.00} = 0.09 < 2.00$$

JOINERY DETAILS

RS	ROLLING SHUTTER	2.40 X 2.10
D1	DOOR 1	0.90 X 2.10
D2	DOOR 2	1.50 X 2.10
V	VENTILATION	2.40 X 0.60
V1	VENTILATION	0.76 X 0.76

COMMISSIONER
THENI - ALLINAGARAM MUNICIPALITY

APPLICANT:-

Er. N. NAGARATHINAM, M.E(Struct), MIE, CE.,
Chartered Engineer & Structural Consultant
DTCP Regd. Struct. Engineer Gr-I, Registered Engineer Gr-I
39/5, First Cross Street, Rathinam Nagar, Theni - 625 531.
Cell: 9345413211, 9095100234

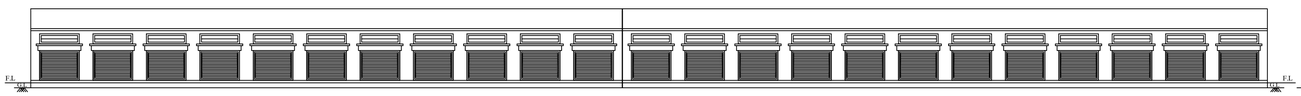
REGISTERED STRUCTURAL ENGINEER

G.DEEPAK, D.C.E, B.Arch,
Registered Architect,
Register No:CA/2021/128434
GDB Architects
4/1-Gurubagavan Complex,
Theni-Periyakulam Main Road,
Lakshmipuram, Theni-625523.
Mobile No:82206 73035

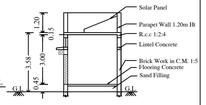
Er.M.MURUGANANDAM, DCE,BE(Civil)
DTCP Registered ENGG Grade-II
Reg No: RE.GR-II 2025/12/001
39,A, Mela Main St, Bosthipuram(Po),
THENI-625531
Mobile No: 7708101470

REGISTERED ARCHITECT & REGISTERED ENGINEER:-

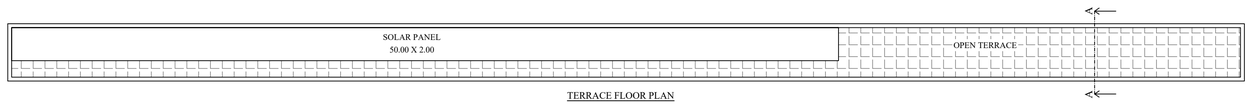
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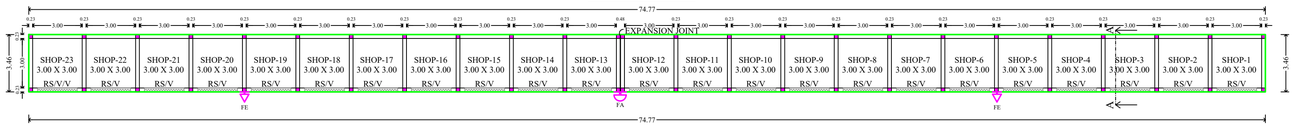
SECTION-AA



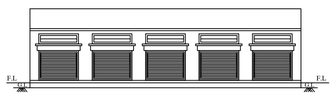
TERRACE FLOOR PLAN



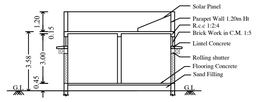
GROUND FLOOR PLAN
BLOCK -A



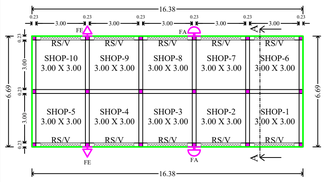
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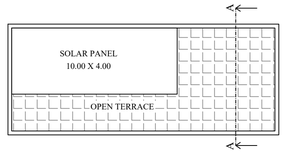
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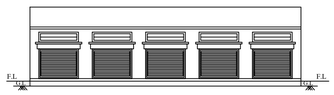
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BLOCK -D



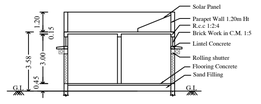
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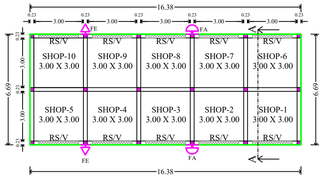
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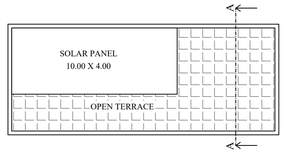
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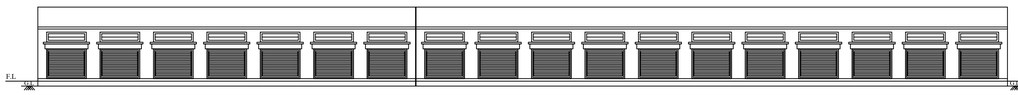
GROUND FLOOR PLAN
BLOCK -E



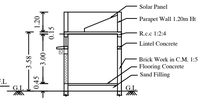
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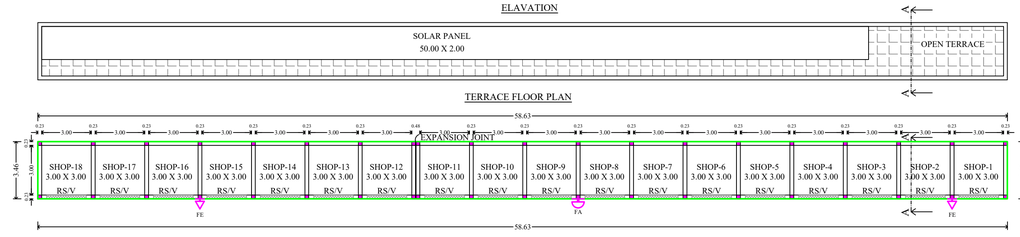
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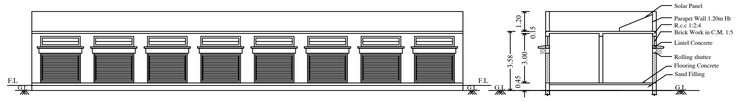


TERRACE FLOOR PLAN



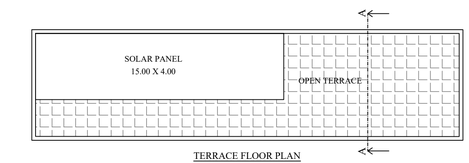
GROUND FLOOR PLAN
BLOCK-B

ELEVATION

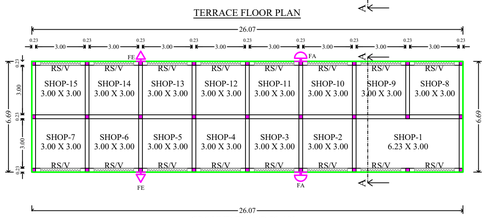


SECTION-AA

TERRACE FLOOR PLAN



GROUND FLOOR PLAN
BLOCK -C



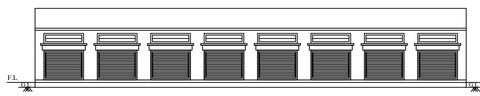
BUILDING APPROVAL

ROC NO: SWP/BPA/750382/2026

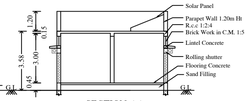
Site Boundary Shown As "A to O"

Approval No :BP / SWP / DTCP (TD) - 06/2026

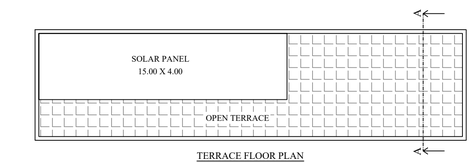
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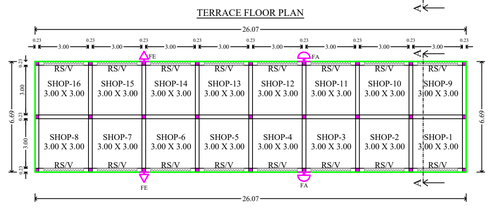
SECTION-AA



TERRACE FLOOR PLAN



GROUND FLOOR PLAN
BLOCK -F

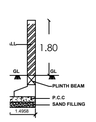


ENTRANCE G

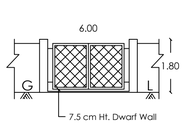
COMPOUND W

B. PILLAR

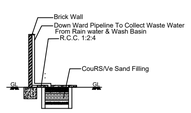
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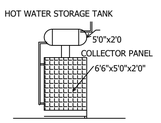
Elevation



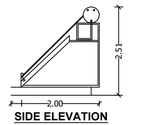
RAIN WATER HARVESTING DETAIL



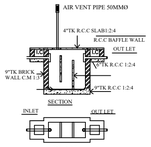
FRONT ELEVATION



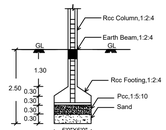
SOLAR WATER HEATING SYSTEM



SEPTIC TANK DETAILS



RCC COLUMN DETAILS



NOTES:-

1. Rain Water Harvesting System to be Provided.
2. Solar Energy System to be Provided.
3. W/C water to be connected with Septic Tank.
4. Fire Resistance to be provided
5. Emergency alarm to be provided
6. Structure is Designed Safely For Earthquake Resistance.
7. FiRS/Vt Aid Box with all Equipment to be provided.
8. Mechanical Ventilation provided. (whether it is used)

All Dimensions are in Metre

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MUNICIPAL COMMERCIAL DAILY MARKET BUILDING IN WEEKLY MARKET PREMISES, WARD:D, BLOCK:13, T.S.NO: 18, OLD S.NO: (1729/3, 1742/1(PART), 2297/1, 1729/4), LOCAL PLANNING AUTHORITY / THENI ALLINAGARAM -MUNICIPALITY, THENI ALLINAGARAM DETAILED DEVELOPMENT PLAN -I (MAP NO:4 DDP(MR)/DTCP NO:12/95), THENI TALUK, THENI DISTRICT.

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5	PROPOSED BLOCK-E			
	(i) GROUND FLOOR	109.58	---------	109.58
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7	PROPOSED BLOCK-G			
	(i) GROUND FLOOR	202.83	---------	202.83
8	PROPOSED BLOCK-H			
	(i) GROUND FLOOR	174.41	---------	174.41
9	PROPOSED BLOCK-I			
	(i) GROUND FLOOR	174.41	---------	174.41
10	PROPOSED BLOCK-J			
	(i) GROUND FLOOR	174.41	---------	174.41
11	PROPOSED BLOCK-K			
	(i) GROUND FLOOR	174.41	---------	174.41
12	PROPOSED BLOCK-L (TOILET BLOCK)			
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FSI = Total FSI Area / Total Site Area = 1983.49 / 23210.00 = 0.09 < 2.00

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COMMISSIONER
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Cell: 9345419211, 9095100284

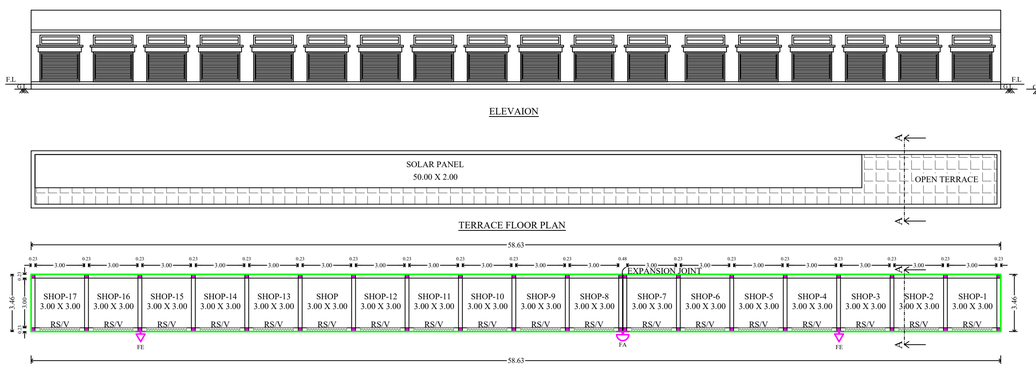
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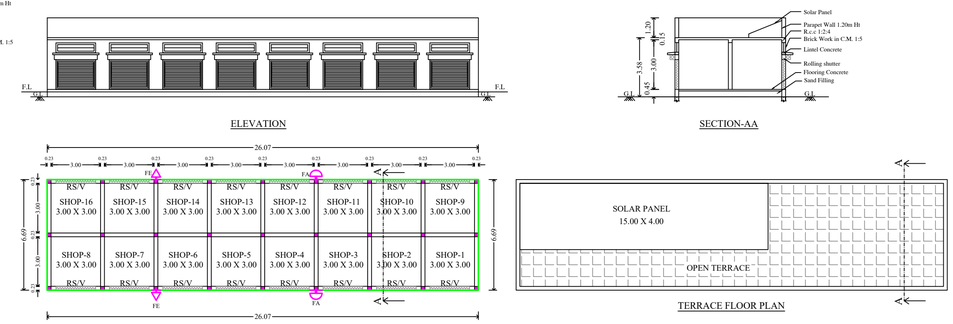
REGISTERED ARCHITECT & REGISTERED ENGINEER:-

BLOCK -G



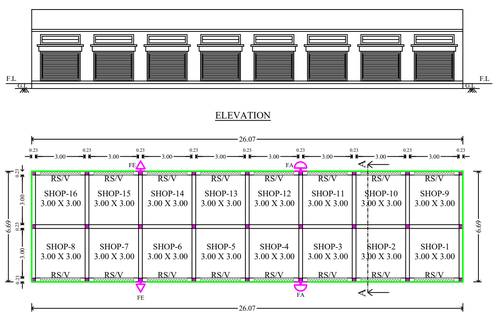
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BLOCK -J



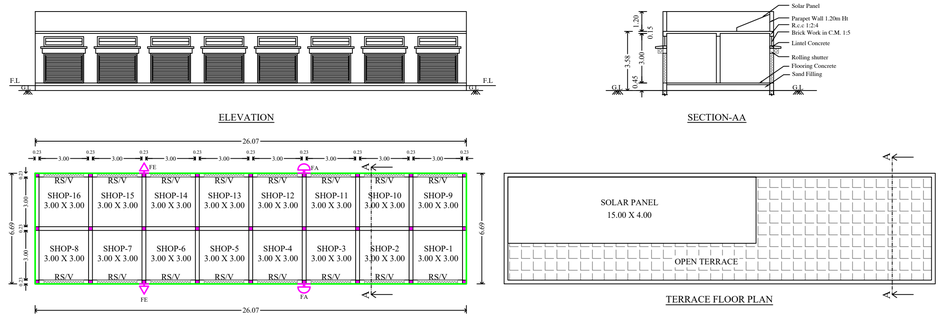
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BLOCK -H



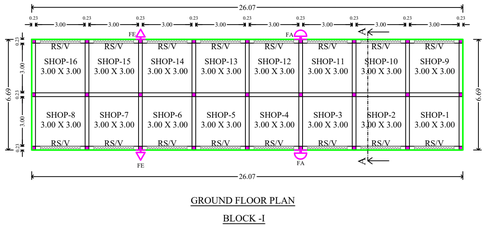
BLOCK -H

BLOCK -K



BLOCK -K

BLOCK -I



BLOCK -I

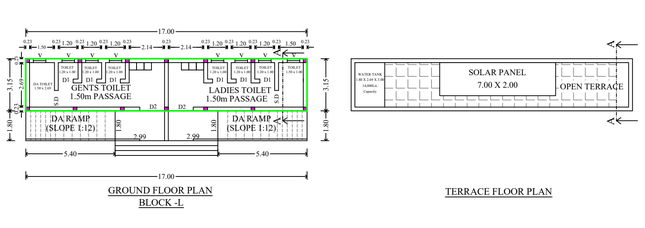
BUILDING APPROVAL

ROC NO: SWP/BPA/750382/2026

Site Boundary Shown As "A to O"

Approval No :BP / SWP / DTCP (TD) - 06/2026

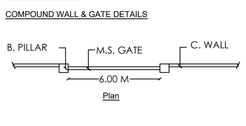
BLOCK -L

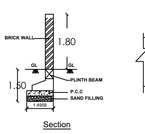


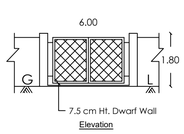
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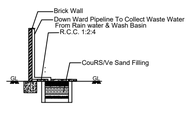
ENTRANCE GATE

COMPOUND WALL & GATE DETAILS

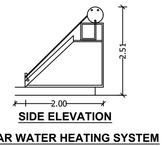


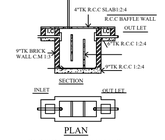


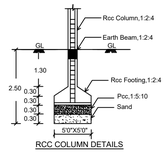












NOTES:-

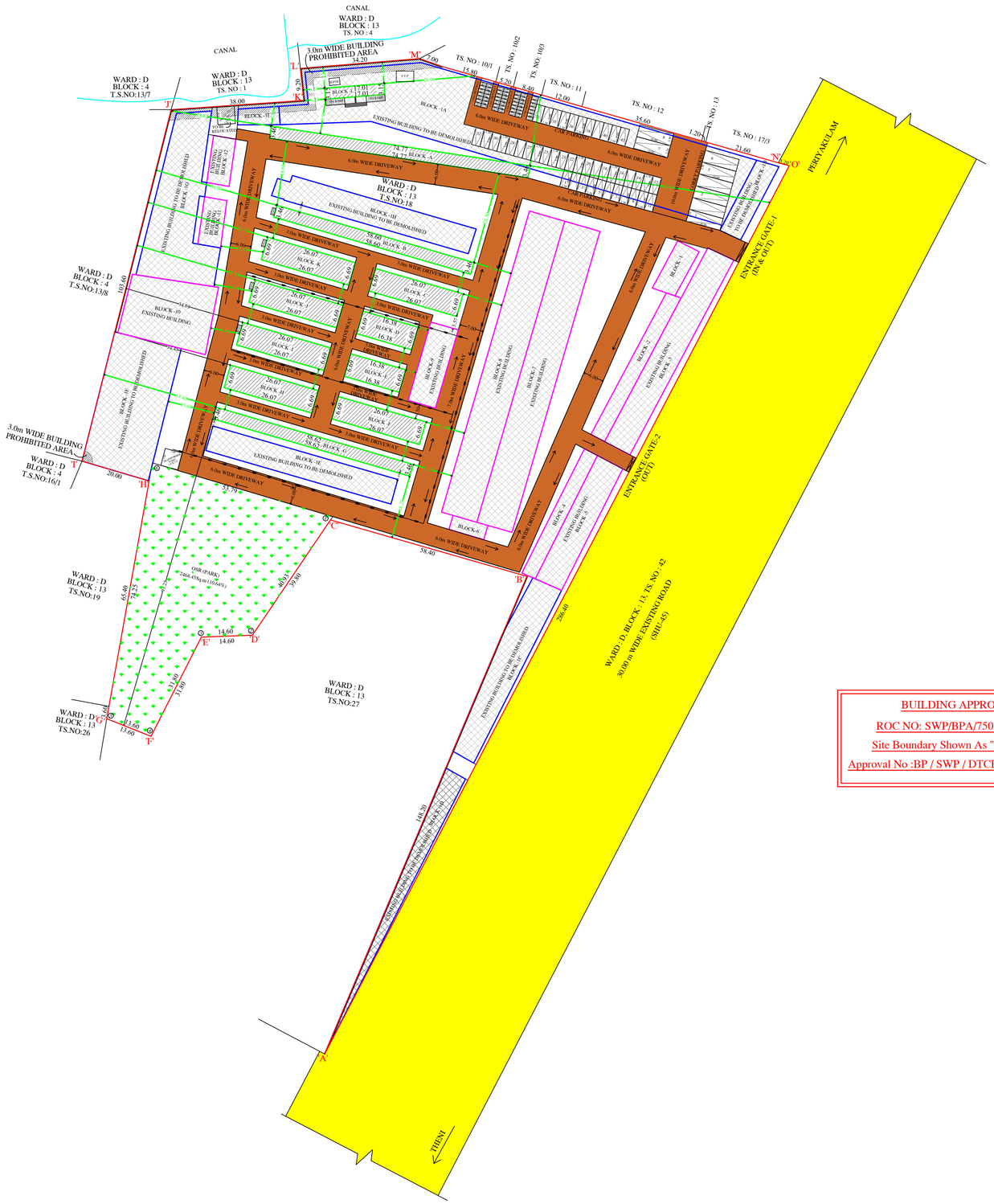
1. Rain Water Harvesting System to be Provided.
2. Solar Energy System to be Provided.
3. W/C water to be connected with Septic Tank.
4. Fire Resistance to be provided
5. Emergency alarm to be provided
6. Structure is Designed Safely For Earthquake Resistance.
7. FiRS/Vt Aid Box with all Equipment to be provided.
8. Mechanical Ventilation provided. (whether it is used)

All Dimensions are in Metre

G.L - GROUND LEVEL

F.L - FILLING LEVEL

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MUNICIPAL COMMERCIAL DAILY MARKET BUILDING IN WEEKLY MARKET PREMISES, WARD:D, BLOCK:13, T.S.NO: 18, OLD S.NO: (1729/3, 1742/1(PART), 2297/1, 1729/4), LOCAL PLANNING AUTHORITY / THENI ALLINAGARAM -MUNICIPALITY, THENI ALLINAGARAM DETAILED DEVELOPMENT PLAN -I (MAP NO:4 DDP(MR)/DTCP NO:12/95), THENI TALUK, THENI DISTRICT.



BUILDING APPROVAL
ROC NO: SWP/BPA/750382/2026
Site Boundary Shown As "A to O"
Approval No :BP / SWP / DTCP (TD) - 06/2026

NOTE:-
Based on the G.O.No:167 Housing & Urban Developement(UD5(1) Department, Dated 24.03.2022- Rule no:5(V) (ii)- The Technical Clearance is Issued only for the Proposed Daily Market Building (Block A to Block L) as shown in the Drawing.

EXISTING BUILDING TO BE DEMOLISHED DETAILS:-
BLOCK - 1A TO BLOCK-1I

EXISTING BUILDING DETAILS:-
BLOCK - 1 TO BLOCK- 12

REFERENCES:
- SITE BOUNDARY
- Pro. BUILDING
- Exg. BUILDING TO BE DEMOLISHED (BLOCK -1A to BLOCK-1I)
- Exg. BUILDING (BLOCK-1 to BLOCK-12)
- Exg. ROAD
- 3.0m WIDE BUILDING PROHIBITED AREA
- OSR (PARK)
- DRIVE WAY

N

SITE PLAN
SCALE : 1:100

SITE AREA DETAILS:
(i) SITE AREA (AS PER TSLR) - 23210.00Sq.m

BUILTUP AREA DETAILS:-

SL.NO	DESCRIPTION	FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)
1	PROPOSED BLOCK-A (i) GROUND FLOOR	258.70	---------	258.70
2	PROPOSED BLOCK-B (i) GROUND FLOOR	202.76	---------	202.76
3	PROPOSED BLOCK-C (i) GROUND FLOOR	174.41	---------	174.41
4	PROPOSED BLOCK-D (i) GROUND FLOOR	109.58	---------	109.58
5	PROPOSED BLOCK-E (i) GROUND FLOOR	109.58	---------	109.58
6	PROPOSED BLOCK-F (i) GROUND FLOOR	174.41	---------	174.41
7	PROPOSED BLOCK-G (i) GROUND FLOOR	202.83	---------	202.83
8	PROPOSED BLOCK-H (i) GROUND FLOOR	174.41	---------	174.41
9	PROPOSED BLOCK-I (i) GROUND FLOOR	174.41	---------	174.41
10	PROPOSED BLOCK-J (i) GROUND FLOOR	174.41	---------	174.41
11	PROPOSED BLOCK-K (i) GROUND FLOOR	174.41	---------	174.41
12	PROPOSED BLOCK-L (TOILET BLOCK) (i) GROUND FLOOR	53.58	---------	53.58
	Total	1983.49	---------	1983.49

$$FSI = \frac{\text{Total FSI Area}}{\text{Total Site Area}} = \frac{1983.49}{23210.00} = 0.09 < 2.00$$

PARKING DETAILS:-

SL.NO	DESCRIPTION	CAR		TWO WHEELER		LORRY	
1	SHOP	Required (Nos)	Provided (Nos)	Required (Nos)	Provided (Nos)	Required (Nos)	Provided (Nos)
50.0sq.m/car - 1983.49/ 50 50.0sq.m/T.W-1983.49/ 50 300.0sq.m/Lorry-1983.49/300		40	42	40	42	-	08

NOTE:-
10% of Car and Two wheeler parking space shall be earmarked for electric vehicles along with fast charging point

OSR DETAILS:-
(i) OSR (PARK) REQUIRED - 2321.00Sq.m (10.00%)
(ii) OSR (PARK) PROVIDED ①-⑥ - 2468.45Sq.m (10.64%)

COMMISSIONER
THENI - ALLINAGARAM MUNICIPALITY

APPLICANT:-

Er. N. NAGARATHINAM, M.E(Struct), MIE, CE,
Chartered Engineer & Structural Consultant
DTCP Regd. Struct. Engineer-Gr-I, Registered Engineer Gr-I
39/B, First Cross Street, Rathinam Nagar, Theni -625 531.
Cell: 9965413211, 9965100234

REGISTERED STRUCTURAL ENGINEER

G.DEEPAK, D.C.E, B.Arch,
Registered Architect,
Registered No:CA/2021/128434
GDB Architects
4/1-Gurubagavan Complex,
Theni-Periyakulam Main Road,
Lakshmipuram,Theni-625523.
Mobile No:82206 73035

Er.M.MURUGANANDAM, DCE,BE(Civil)
DTCP Registered ENGG Grade-II
Reg No: RE.GR-II 2025/12/001
39,A, Mela Main St, Boothipuram(Po),
THENI-625531
Mobile No: 7708101070

REGISTERED ARCHITECT & REGISTERED ENGINEER:-

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
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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.