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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

BUILDING APPROVAL

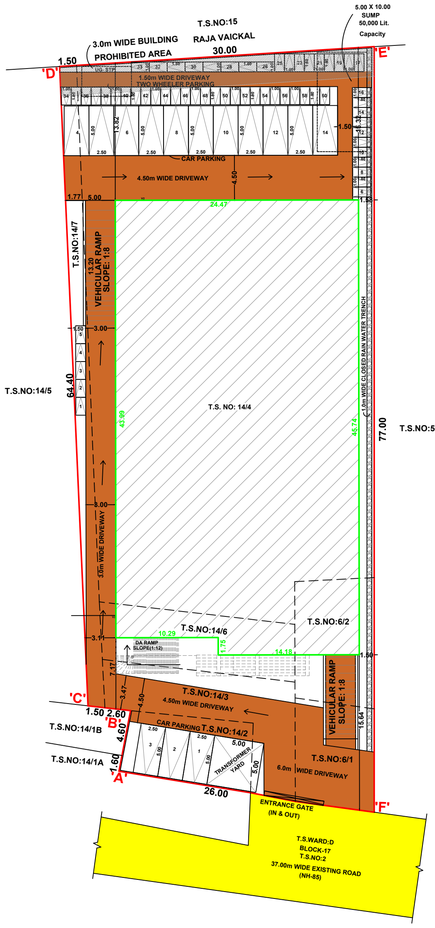
ROC NO: SWP/BPA/754101/2026

Site Boundary Shown As "A to F"

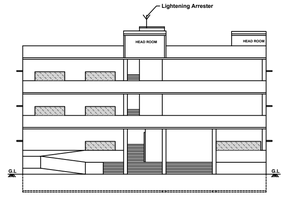
Approval No :BP / SWP / DTCP(TD)- 10/2026)

(This Revises the :BP / SWP / DTCP (TD) - 28 /2024)

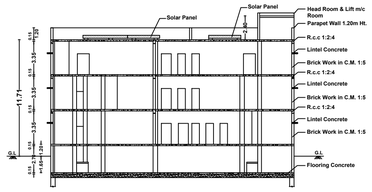
REVISED PLAN SHOWING THE EXISTING CONSTRUCTION OF R.C.C. ROOF (SHOP CUM PROFESSIONAL CONSULTING OFFICE) IN WARD:D, BLOCK:17, T.S.NO. 6/1, 6/2, 14/2, 14/3, 14/4, 14/6 & 14/7, OLD S.NO.(483/2, 499/2A, 500/2 & 502/3)PART, ALLINAGARAM VILLEGE, LOCAL PLANNING AUTHORITY/THENI ALLINAGARAM MUNICIPALITY, THENI TALUK, THENI DISTRICT.



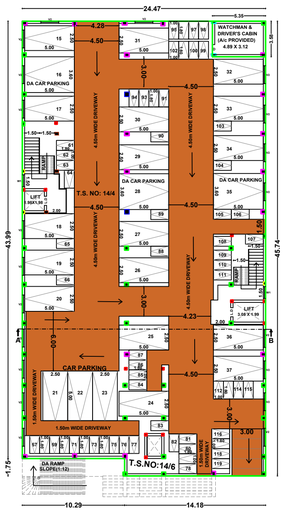
SITE PLAN



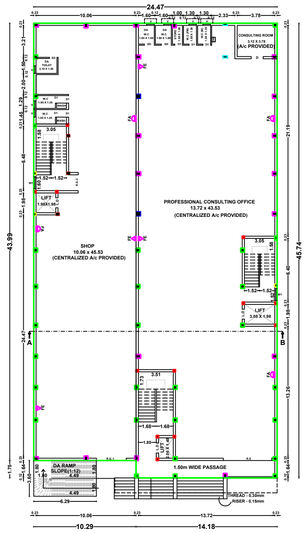
FRONT ELEVATION



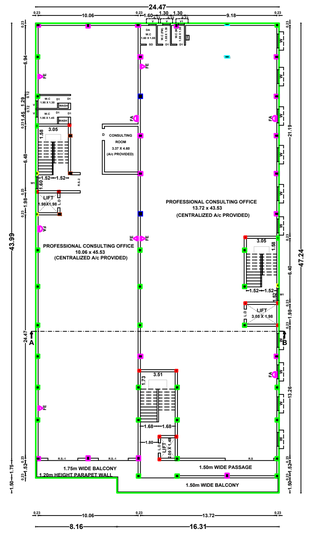
SECTION ON "AB"



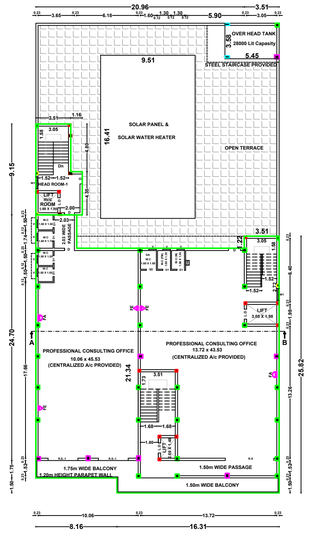
SEMI BASEMENT FLOOR PLAN



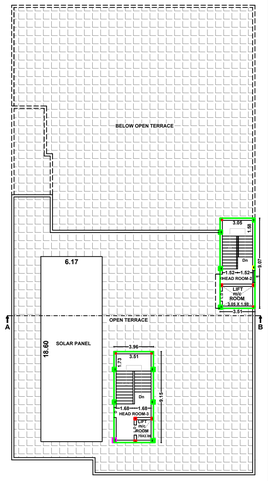
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

PLAN

COMPARATIVE STATEMENT:

SL.NO	DESCRIPTION	AS PER EXISTING APPROVED PLAN			AS PER REVISED APPROVED PLAN			DIFFERENCE IN AREA		
		FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)	FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)	FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)
1	SEMI- BASEMENT	- -	- -	- -	19.17	1082.08	1101.25	19.17	1082.08	1101.25
2	STILT FLOOR	- -	1167.95	1167.95	- -	- -	- -	- -	-1167.95	-1167.95
3	GROUND FLOOR	- -	- -	- -	1101.25	- -	1101.25	1101.25	- -	1101.25
4	FIRST FLOOR	1167.95	- -	1167.95	1143.71	- -	1143.71	-24.24	- -	-24.24
5	SECOND FLOOR	1167.95	- -	1167.95	607.70	37.13	644.83	-560.25	37.13	-523.12
6	THIRD FLOOR	660.42	28.86	689.28	- -	- -	- -	- 660.42	-28.86	-689.28
7	TERRACE FLOOR	- -	53.85	53.85	- -	68.07	68.07	- -	14.22	14.22
	TOTAL	2996.32	1250.66	4246.98	2871.83	1187.28	4059.11	-124.49	-63.38	-187.87

REFERENCES:

- SITE BOUNDARY
- Exg. BUILDING
- 3.0m WIDE BUILDING PROHIBITED AREA
- Exg. ROAD
- DRIVE WAY

N

PLAN

SCALE 1:100

SITE AREA DETAILS:-

1. SITE AREA (As Per Document) = 2235.88Sq.m(24067.00Sq.ft)
2. SITE AREA (As Per TSLR) = 2349.80Sq.m
3. SITE AREA (Super Imposed) = 2194.55Sq.m

EXISTING APPROVED DETAILS:-

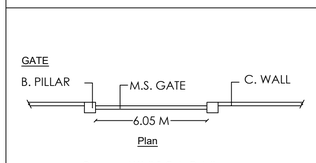
PLAN APPROVED No.BP / SWP / DTCP (TD) - 28/2024

SL.NO	DESCRIPTION	FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)
(1)	STILT FLOOR	-------	1167.95	1167.95
(2)	FIRST FLOOR			
	(i) Office	665.83	----------	665.83
	(ii) Shop	502.12	----------	502.12
(3)	SECOND FLOOR (Office)	1167.95	----------	1167.95
(4)	THIRD FLOOR			
	(i) Office	660.42	----------	660.42
	(ii) Head Room -1 (Incl.Lift m/c Room)	----------	28.86	28.86
(5)	TERRACE FLOOR			
	(i) Head Room-2	----------	24.43	24.43
	(ii) Head Room-3 (Incl.Lift m/c Room)	----------	29.42	29.42
	TOTAL	2996.32	1250.66	4246.98

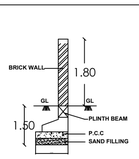
REVISED BUILTUP AREA DETAILS:-

SL.NO	DESCRIPTION	FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)
(1)	SEMI- BASEMENT	19.17	1082.08	1101.25
(2)	GROUND FLOOR			
	(i) Office	648.59	----------	648.59
	(ii) Shop	452.66	----------	452.66
(3)	FIRST FLOOR (Office)	1143.71	----------	1143.71
(4)	SECOND FLOOR			
	(i) Office	607.70	----------	607.70
	(ii) Head Room -1 (Incl.Lift m/c Room)	----------	37.13	37.13
(5)	TERRACE FLOOR			
	(i) Head Room-2	----------	31.84	31.84
	(ii) Head Room-3 (Incl.Lift m/c Room)	----------	36.23	36.23
	TOTAL	2871.83	1187.28	4059.11

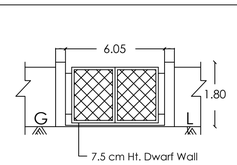
FSI = Total FSI Area / Total Site Area = 2871.83 / 2194.55 = 1.31 < 2.00



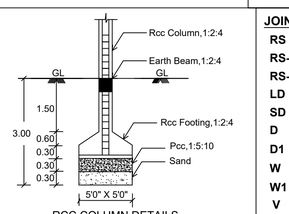
Compound Wall & Gate Details



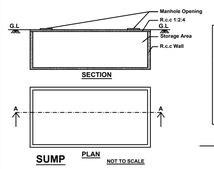
Section



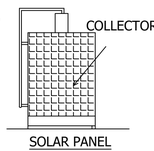
Elevation



RCC COLUMN DETAILS



SUMP NOT TO SCALE

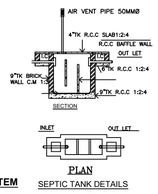


SOLAR PANEL

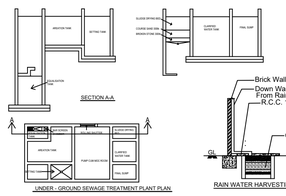


SIDE ELEVATION

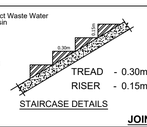
SOLAR WATER HEATING SYSTEM



SEPTIC TANK DETAILS NOT TO SCALE



RAIN WATER HARVESTING DETAIL



STAIRCASE DETAILS

JOINERY & FITTING DETAILS

JOINERY DETAILS:

RS	- Rolling Shutter	3.00 x 2.10	10'0" x 7'0"
RS-1	- Rolling Shutter	6.00 x 2.10	20'0" x 7'0"
RS-2	- Rolling Shutter	1.60 x 2.10	5'3" x 7'0"
LD	- Lift Door	1.00 x 2.10	3'3" x 7'0"
SD	- Sliding Door	1.00 x 2.10	3'3" x 7'0"
D	- Door	1.00 x 2.10	2'6" x 7'0"
D1	- Door	0.76 x 2.10	2'6" x 7'0"
W	- Window	1.40 x 1.20	4'6" x 4'0"
W1	- Window	1.20 x 1.20	4'0" x 4'0"
V	- Ventilator	0.76 x 0.76	2'6" x 2'6"
V1	- Ventilator	0.60 x 0.76	2'0" x 2'6"
V2	- Ventilator	1.80 x 0.60	6'0" x 2'0"
FE	- Fire Extinguisher		
FA	- Fire Alarm		
DW	- Drinking Water		

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. First Aid Box with all Equipment to be provided.
8. Mechanical Ventilation provided.(whether it is used)

All Dimensions are in Metre

NOTE:-

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

PARKING DETAILS:-

SL.NO	DESCRIPTION	CAR		TWO WHEELER	
		Required (Nos)	Provided (Nos)	Required (Nos)	Provided (Nos)
1	SHOP				
	Ground Floor - 452.66				
	50.0sq.m/car - 452.66 / 50	10	10	10	10
	50.0sq.m/T.W- 452.66 / 50				
	OFFICE				
	Ground Floor - 648.59				
	First Floor - 1143.71				
	Second Floor - 607.70				
	Total - 2400.00	24	24	96	99
	100.0sq.m/car - 2400.00 /100				
	25.0sq.m/T.W - 2400.00 /25				
	(ii) VISITORS PARKING	03	03	10	10
	TOTAL (Incl. DA - 3Nos)	37	37	116	119

PLAN

APPLICANT

K.S.Rathika

Er. M. MAGARATHINAM, B.E(Hons), ME.(C),
Diploma Engineer & Structural Consultant
Registered Engineer Valid Upto 31/03/2027
DTCP/Madurai Region/Licence No:CA/2010/112928
SCAD, Kumbhakarai(Centre), Cumbum - 625 516
Cell: 9994093555, 8939150224

REGISTERED STRUCTURAL ENGINEER

M.SHYAM, B.E.,M.Arch
Registered Engineer
DTCP-Madurai Region
KMC-ASSOCIATES
41/21-A,C2-C2,Scheme Road
THENI-625 531
Mobile No:98428 15655

M.HARSHA VARDAN,B.Arch,
Registered Architect,
Registered No : CA 2010 112928
41/21B-C2-C2 Scheme road,
Near Theni Allinagaram Municipal,
THENI-625531.
Mobile : 7373715658

REGISTERED ARCHITECT & ENGINEER

SHEET NO:01

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.