PP APPROVAL RECORD

Planning Permission

Theni district, Tamil Nadu

APPROVAL TYPE
Building Plan

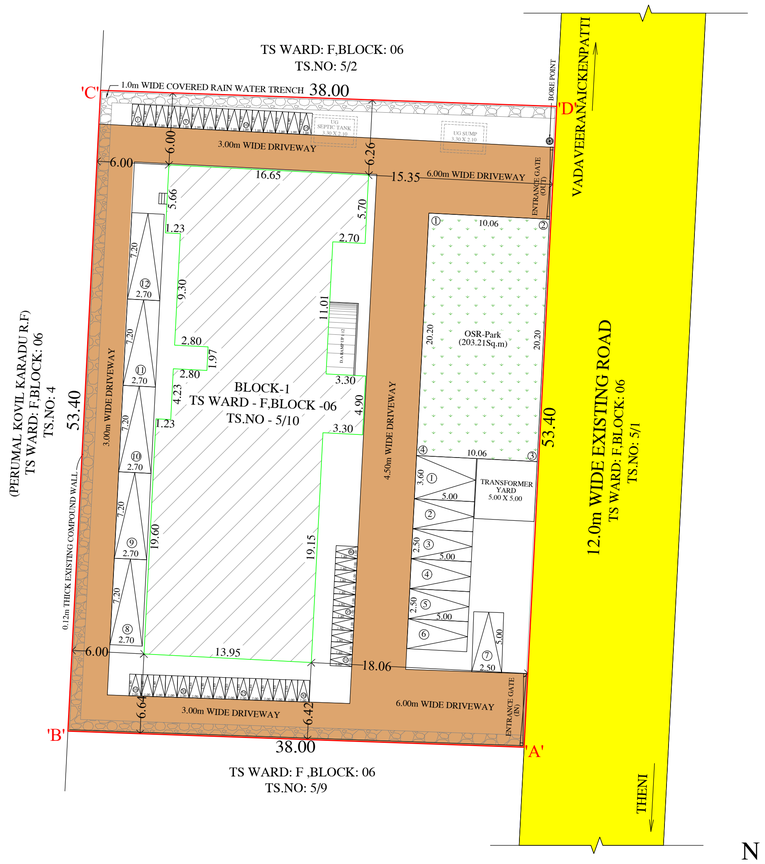
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

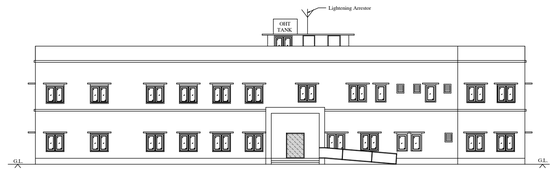
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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OMR Thoraipakkam,
Chennai 600 097, India

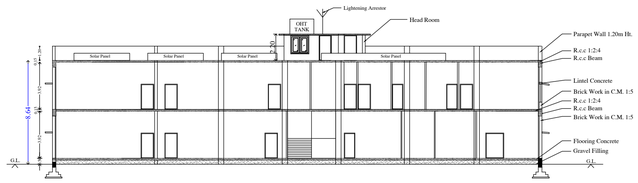
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SITE PLAN



FRONT ELEVATION



SECTION ON A-A

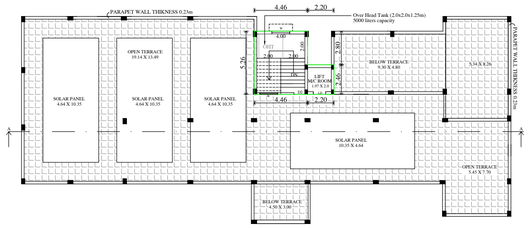
BUILDING APPROVAL

ROC NO: SWP/BPA/790186/2026

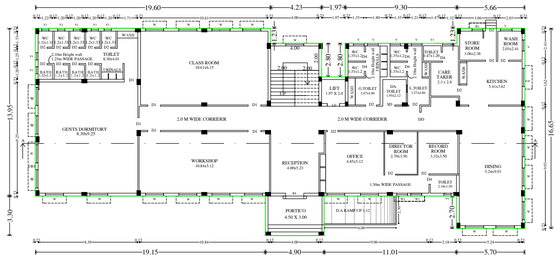
Site Boundary Shown As "A to D"

Approval No :BP / SWP / DTCP(TD)-11/2026

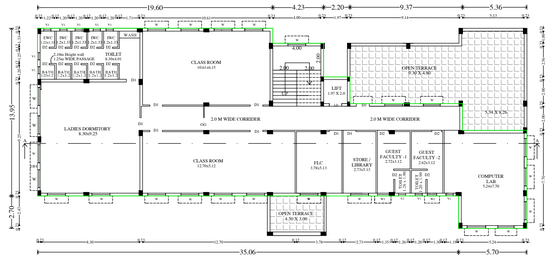
(This Revises the :க.வ/ந.உள.உ...இ(தே.ம.ா)எண்:08/2021)



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISED PLAN SHOWING THE EXISTING CONSTRUCTION OF R.C.C. ROOF CANARA BANK RURAL SELF EMPLOYMENT TRAINNING INSTITUTE (RSETI) BUILDING IN T.S.WARD: F,BLOCK:6,T.S.NO:5/10, OLD S.NO:2299(PART) ALLINAGARAM VILLAGE , THENI ALLINAGARAM MUNICIPALITY / LOCAL PLANNING AUTHORITY, THENI TALUK, THENI DISTRICT.

REFERENCES:

SITE BOUNDARY — EXISTING ROAD

Existing.BUILDING — DRIVE WAY

N

PLAN

SCALE : 1:100

SITE AREA DETAILS:

(i) SITE AREA (AS PER MOU) - 2029.00Sq.m

(ii) SITE AREA (AS PER TSLR) - 2029.00Sq.m

EXISTING APPROVED DETAILS:-

ந.க.எண்:525/2021தே.ம.ா.2

க.வ/ந.உள.உ...இ(தே.ம.ா)எண்:08/2021.

SL.NO	DESCRIPTION	FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)
1	BLOCK-1			
	(i) Ground Floor	542.64	---------	542.64
	(ii) First Floor	375.07	---------	375.07
	(iii) Head Room-1	---------	44.00	44.00
	(iv) Security Room	---------	6.25	6.25
	Total	917.71	50.25	967.96

OSR AREA DETAILS:

(i) OSR (PARK) Required = 202.90Sq.m (10.00%)

(ii) OSR (PARK) Provided (1 TO 4) = 210.00Sq.m (10.34%)

REVISED BUILTUP AREA DETAILS:-

SL.NO	DESCRIPTION	FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)
1	EXISTING BLOCK-1			
	(i) Ground Floor	575.52	---------	575.52
	(ii) First Floor	465.73	---------	465.73
	(iii) Terrace Floor	---------	28.85	28.85
	Total	1041.25	28.85	1070.10

$$FSI = \frac{\text{Total FSI Area}}{\text{Total Site Area}} = \frac{1041.25}{2029.00} = 0.513 < 2.00$$

OSR AREA DETAILS:

(i) OSR (PARK) Required = 202.90Sq.m (10.00%)

(ii) OSR (PARK) Provided (1 TO 4) = 203.21Sq.m (10.01%)

PARKING DETAILS:-

SL.NO	DESCRIPTION	CAR		TWO WHEELER	
		Required (Nos)	Provided (Nos)	Required (Nos)	Provided (Nos)
1	TRAINNING INSTITUTE 100.0sq.m/car -1041.25 / 100 30.0sq.m/t.w - 1041.25 / 30 (Incl. 2-Nos of DA Parking)	11	12	35	40

DIRECTOR
CANARA BANK RSETI
THENI - 625 531. (T.N.)

APPLICANT

Er. N. NAGAMATHINAM, M.Tech(Struct), MIE,CE.,
Chartered Engineer & Structural Consultant
Registered Engineer Grade-I (102/LSE/2019/00010)
DTCP Registered Structural Engineer Grade-I (SE006/2018)
MGR, Vijayrtham(pudur), Cumbum. - 626 516
Cell: 9894068898, 9698100234

REGISTERED STRUCTURAL ENGINEER

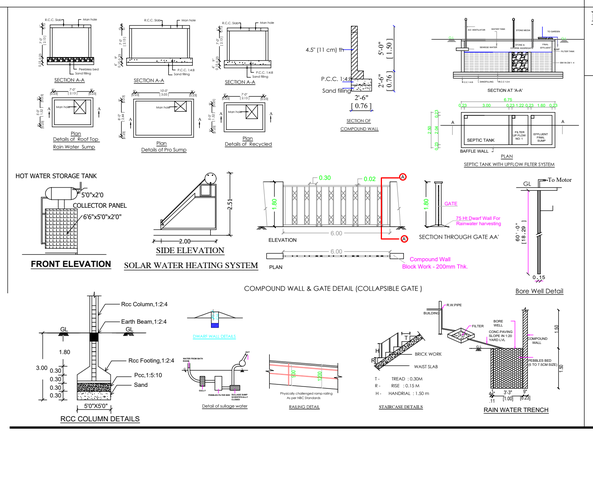
G.DEEPAK,D.C.E, B.Arch,
Registered Architect,
Registered No:CA/2021/128434
GDB Architects
4/1-Gurubagavan Complex,
Theni-Periyakulam Main Road,
Lakshmipuram,Theni-625523,
Mobile No:82206 73025

REGISTERED ARCHITECT

Er.M.MURUGANANDAM,D.C.E.E(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 ENGINEER

QR-CODE



NOTE:-

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

COMPARATIVE STATEMENT:

SL.NO	DESCRIPTION	AS PER EXISTING APPROVED PLAN			AS PER REVISED APPROVED PLAN			DIFFERENTS 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	Ground Floor	542.64	- -	542.64	575.52	- -	575.52	32.88	- -	32.88
2	First Floor	375.07		375.07	465.73		465.73	90.66	- -	90.66
3	Head Room-1	- -	44.00	44.00	- -	28.85	28.85		-15.15	-15.15
4	Security Room	- -	6.25	6.25	- -	- -	- -	- -	- -	- -
	TOTAL	917.71	50.25	967.96	1041.25	28.85	1070.10	123.54	-15.15	138.69

JOINERY DETAILS

RS	ROLLING SHUTTER	1.05 X 2.10
D	DOOR	1.05 X 2.10
D1	DOOR 1	0.75 X 2.10
DD	DOUBLE DOOR	1.50 X 2.10
W	WINDOW	1.50 X 1.50
W1	WINDOW 1	0.90 X 1.50
V1	VENTILATION	2.60 X 0.76
V2	VENTILATION	2.00 X 0.76
V3	VENTILATION	0.75 X 0.76
LD	LIFT DOOR	1.05 X 2.10
GG	GRIL GATE	1.05 X 2.10

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

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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+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.