PP APPROVAL RECORD

Planning Permission

Survey 934

Thirumalapuram

Theni district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural 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.

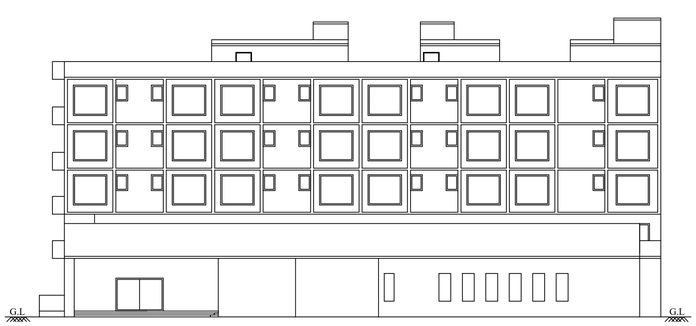
Verified RealEstate™

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

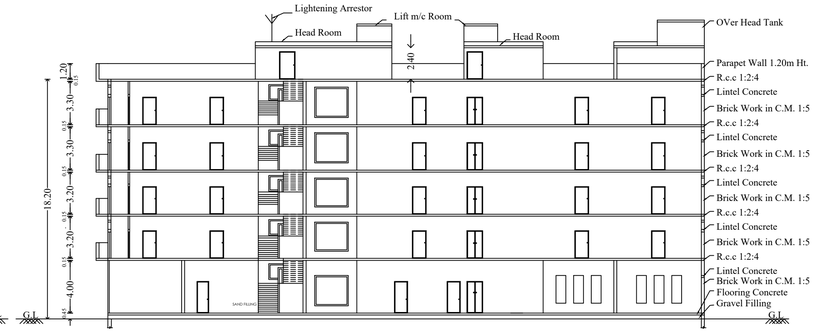
hello@verified.realestate

+91 9996 12 9996

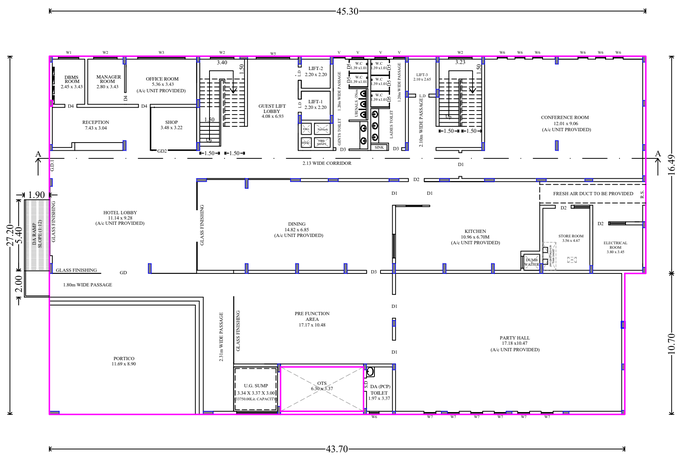
verified.realestate



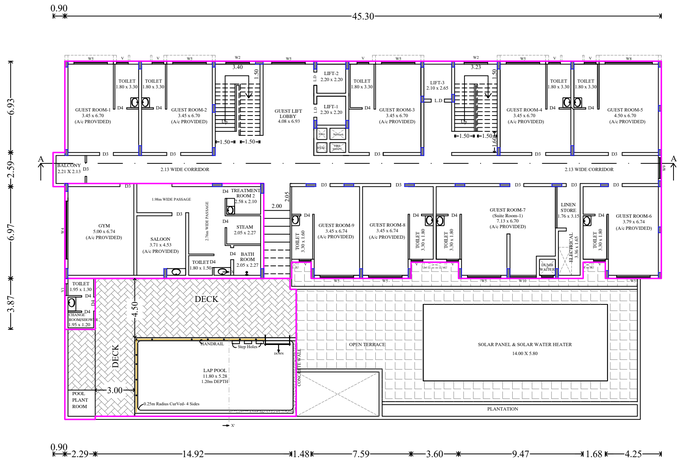
FRONT ELEVATION



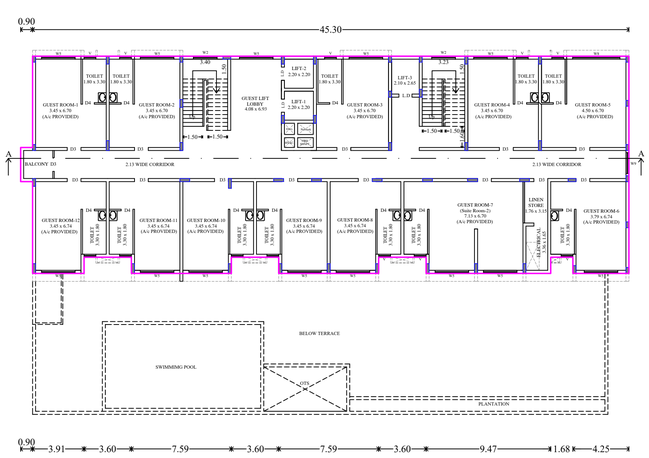
SECTION - A A'



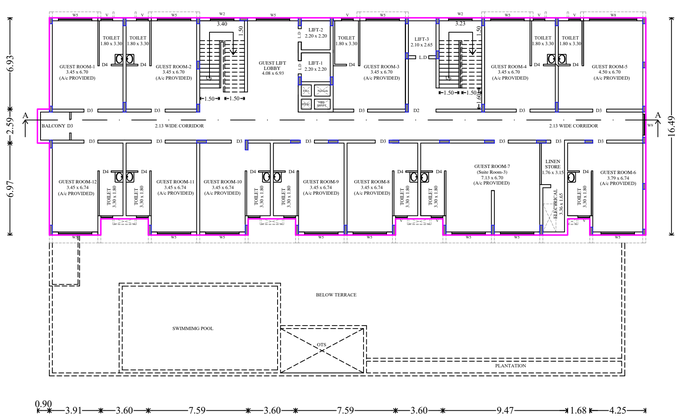
GROUND FLOOR PLAN



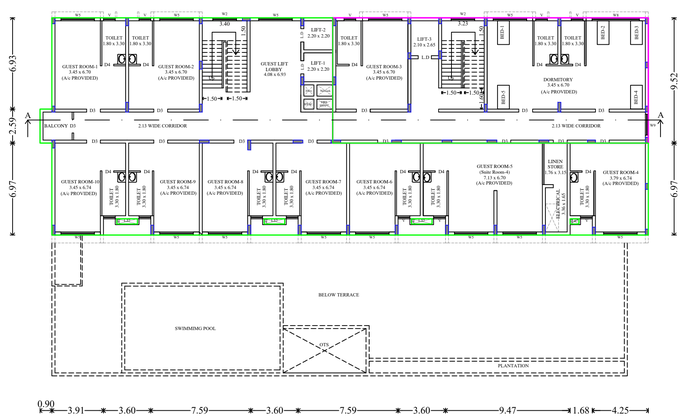
FIRST FLOOR PLAN



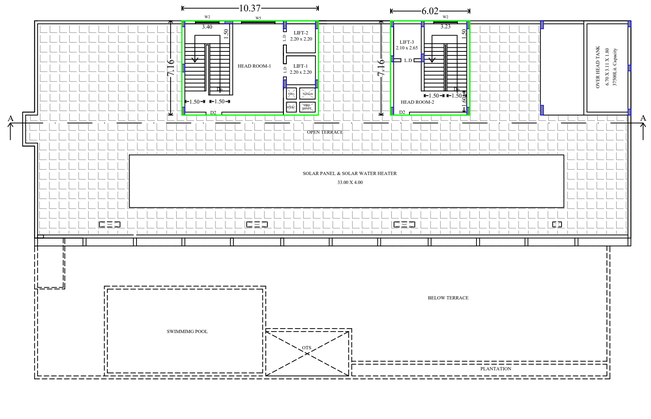
SECOND FLOOR PLAN



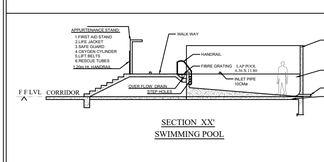
THIRD FLOOR PLAN



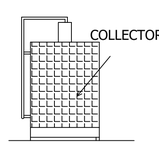
FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

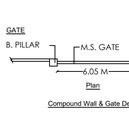


SECTION XX'
SWIMMING POOL

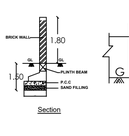


SOLAR PANEL

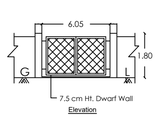
AIR VENT PIPE 50MMØ



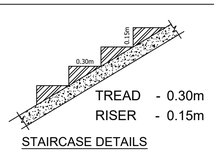
Plan
Compound Wall & Gate Details



Section



Elevation

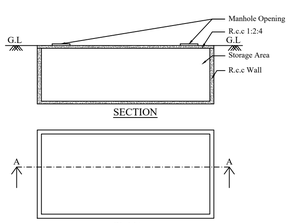


STAIRCASE DETAILS

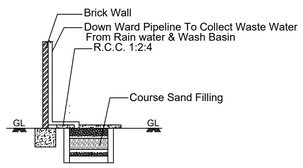
9"TK WALL



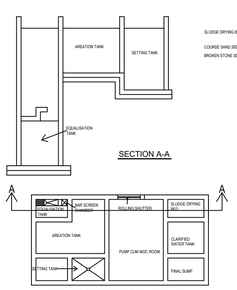
PLAN
SEPTIC TANK DETAILS



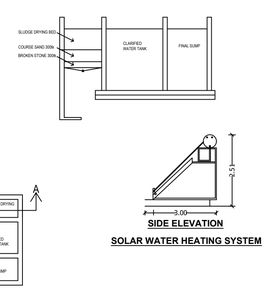
SUMP
NOT TO SCALE



RAIN WATER HARVESTING DETAIL



SEWAGE TREATMENT PLANT PLAN



SOLAR WATER HEATING SYSTEM

SHEET NO: 01/02

PLAN SHOWING THE REVISED APPROVAL OF EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF HOTEL CUM LODGE BUILDING IN S.NO.934/1A1B AND 934/1A2A SHANMUGASUNDARAPURAM VILLAGE, THIRUMALAPURAM PANCHAYAT / ANDIPATTI PANCHAYAT UNION, ANDIPATTI TALUK, THENI DISTRICT.

REFERENCES:
- SITE BOUNDARY
- REROUTED FIELD CHANNEL
- Pro. BUILDING
- Exg. BUILDING
- Exg. ROAD
- DRIVE WAY

N
PLAN
SCALE : 1:100

SITE AREA DETAILS:
(i) SITE AREA (AS PER DOCUMENT) - 2955.00 Sq.m (73.00 Cent)
(ii) SITE AREA (AS PER PATTA) - 2957.00 Sq.m

EXISTING APPROVED DETAILS:-
PLAN APPROVED No.BP / SWP / DTCP (TD) - 02/2024

REVISED BUILTUP AREA DETAILS:-

SL.NO	FLOOR DETAILS	FSI (Sq.Mt)	NON FSI (Sq.Mt)	OTS/DUCT Deduction (Sq.Mt)	TOTAL (Sq.Mt)
1	Exg.Ground Floor				
	(i) Building	1193.70	-------	21.23	1214.93
2	Exg.First Floor				
	(i) Building	750.10	-------	-------	750.10
	(ii)Swimming pool	184.05	-------	-------	184.05
3	Exg.Second Floor				
	(i) Building	734.18	-------	-------	734.18
4	Exg.Third Floor				
	(i) Building	734.18	-------	-------	734.18
5	Exg.Fourth Floor				
	(i) Building	228.18	-------	-------	228.18
	Addl.Fourth Floor				
	(ii) Building	519.19	-------	2.16	521.35
6	Terrace Floor				
	(i) Head Room-1	-------	74.25	-------	74.25
	(ii) Head Room-2	-------	43.10	-------	43.10
	Total	4343.58	117.35	23.39	4484.32

FSI = Total FSI Area / Total Site Area = 4343.58 / 2955.00 = 1.47 < 2.00

SL.NO	DESCRIPTION	REQUIRED (NOS)	PROVIDED (NOS)
1	Dormitory	01	01
2	Driver's Bed	05	05

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

SANITATION REQUIRMENTS
(1)Residential Staff - 5 Persons
(2)Non- Residential Staff - 30-Male & 20 Female

DESCRIPTION	Male (Nos)		Female(Nos)	
	Required	Provided	Required	Provided
(i) Water closet Male - 2 for 16-35 persons Female-2 for 13-25 persons	02	02	02	03
(ii) Ablution Taps 1 in Each W.C	02	02	02	03
(iii) Urinals Male -2 for 21-45 persons	02	03	--	--
(iv) Wash Basin Male - 2 for 16-35 persons Female-2 for 13-25 persons	04	08	02	04

JOINERY DETAILS:

RS - Rolling Shutter	1.80 x 2.40	6'0" x 8'0"
LD - Lift Door	1.00 x 2.10	3'3" x 7'0"
SD - Sliding Door	1.00 x 2.40	3'3" x 8'0"
D1 - Door	1.80 x 2.40	6'0" x 8'0"
D2 - Door	1.20 x 2.40	4'0" x 8'0"
D3 - Door	1.00 x 2.40	4'0" x 8'0"
D4 - Door	0.90 x 2.40	3'0" x 8'0"
D5 - Door	0.76 x 2.10	3'0" x 7'0"
GD - Glass Door	3.60 x 2.40	11'9" x 8'0"
GD1 - Glass Door	2.13 x 2.40	7'0" x 8'0"
GD2 - Glass Door	0.90 x 2.40	3'0" x 8'0"
W1 - Window	1.55 x 2.10	5'0" x 7'0"
W2 - Window	1.80 x 2.10	6'0" x 7'0"
W3 - Window	3.60 x 2.10	11'9" x 7'0"
W4 - Window	4.40 x 2.30	14'5" x 7'6"
W5 - Window	2.55 x 2.30	8'4" x 7'6"
W6 - Window	0.75 x 2.10	2'5" x 7'0"
W7 - Window	0.90 x 2.10	3'0" x 7'0"
W8 - Window	3.60 x 2.30	11'9" x 7'6"
W9 - Window	1.60 x 1.50	5'3" x 5'0"
W10 - Window	2.00 x 2.30	6'7" x 7'6"
V - Ventilator	0.90 x 1.20	3'0" x 4'0"
V1 - Ventilator	0.76 x 0.76	2'6" x 2'6"
FE - Fire Extinguisher		
FA - Fire Alarm		
DW - Drinking Water		

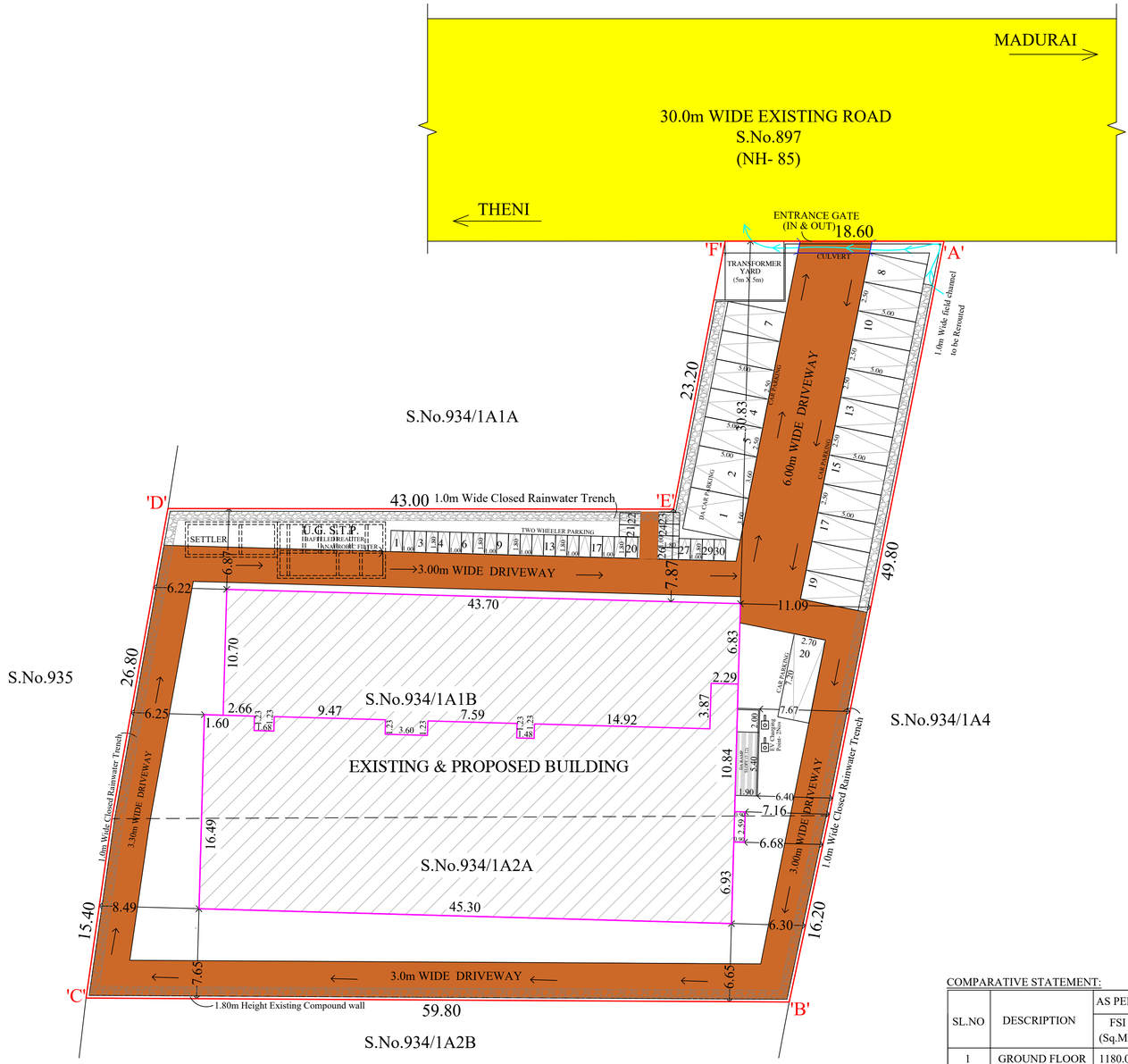
Government Developers Private Limited
Managing Director
APPLICANT:-

T. Arun
13/03/24
Er.T.ANU,B.E.,
DTCP REGISTERED CONSTRUCTION ENGINEER,
Reg.No: RCE-03/2025,
4/34,PANCHARA VILAI, NELLAIYAR KONAM,
NEYYOOR POST-629802,
KANYAKUMARI DISTRICT.
REGISTERED CONSTRUCTION ENGINEER:-

S. VISWANATHAN
B.E.,(C.Engg),M.E.,(Struct),MCI..FACCE(S),MIGET.,
Structural and Construction Management Consultants
Flat No. ... Floor, Vijay Towers,
... Road, Madurai-625 016
Regional Structural Engineer Grade-I
Regn. No: SE Gr.I/422/2024/DTCP/Madurai/May 2028
Directorate of Town and Country Planning Department
REGISTERED STRUCTURAL ENGINEER

A. Sivakumar
Architect
CA/ 2008 / 42792
REGISTERED ARCHITECT

PLAN SHOWING THE REVISED APPROVAL OF EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF HOTEL CUM LODGE BUILDING IN S.NO.934/1A1B AND 934/1A2A SHANMUGASUNDARAPURAM VILLAGE, THIRUMALAPURAM PANCHAYAT / ANDIPATTI PANCHAYAT UNION, ANDIPATTI TALUK, THENI DISTRICT.



REFERENCES:

- SITE BOUNDARY
- REROUTED FIELD CHANNEL
- Pro. BUILDING
- Exg. BUILDING
- Exg. ROAD
- DRIVE WAY

N

SITE PLAN
SCALE : 1:100

SITE AREA DETAILS:

(i) SITE AREA (AS PER DOCUMENT) - 2955.00 Sq.m (73.00 Cent)
(ii) SITE AREA (AS PER PATTA) - 2957.00 Sq.m

EXISTING APPROVED DETAILS:-
PLAN APPROVED No.BP / SWP / DTCP (TD) - 02/2024

SL.NO	FLOOR DETAILS	FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)
(i)	Ground Floor			1210.03
	(i) Building	1180.01	-------	
	(ii) OTS-1	---------	2.58	
	(iii) OTS-2	---------	1.08	
	(iv) OTS-3	---------	26.36	
(ii)	First Floor			852.64
	(i)Building	745.98	-------	
	(ii)Swimming poo	95.71	-------	
	(iii) OTS-1	---------	2.58	
	(iv) OTS-2	---------	1.08	
	(v) OTS-3	---------	1.76	
	(vi) OTS-4	---------	3.77	
	(vii) OTS-5	---------	1.76	
(iii)	Second Floor			742.55
	(i) Building	725.82	-------	
	(ii) OTS-1	---------	2.58	
	(iii) OTS-2	---------	1.08	
	(iv) OTS-3	---------	3.77	
	(v) OTS-4	---------	3.77	
	(vi) OTS-5	---------	3.77	
	(vii) OTS-6	---------	1.76	
(iv)	Third Floor			742.55
	(i) Building	725.82	-------	
	(ii) OTS-1	---------	2.58	
	(iii) OTS-2	---------	1.08	
	(iv) OTS-3	---------	3.77	
	(v) OTS-4	---------	3.77	
	(vi) OTS-5	---------	3.77	
	(vii) OTS-6	---------	1.76	
(v)	Fourth Floor			269.74
	(i) Building	224.54	-------	
	(ii) OTS-2	---------	1.08	
	(iii) Head Room-1	---------	25.06	
	(iv) Lift m/c Room	---------	19.06	
(vi)	Terrace Floor			38.58
	(i) Head Room-2	---------	38.58	
Total		3697.88	158.21	3856.09

REVISED BUILTUP AREA DETAILS:-

SL.NO	FLOOR DETAILS	FSI (Sq.Mt)	NON FSI (Sq.Mt)	OTS/DUCT Deduction (Sq.Mt)	TOTAL (Sq.Mt)
1	Exg.Ground Floor				
	(i) Building	1193.70	-------	21.23	1214.93
2	Exg.First Floor				
	(i) Building	750.10	-------	-------	750.10
	(ii)Swimming pool	184.05	-------	-------	184.05
3	Exg.Second Floor				
	(i) Building	734.18	-------	-------	734.18
4	Exg.Third Floor				
	(i) Building	734.18	-------	-------	734.18
5	Exg.Fourth Floor				
	(i) Building	228.18	-------	-------	228.18
	Addl.Fourth Floor				
	(ii) Building	519.19	-------	2.16	521.35
6	Terrace Floor				
	(i) Head Room-1	-------	74.25	-------	74.25
	(ii) Head Room-2	-------	43.10	-------	43.10
Total		4343.58	117.35	23.39	4484.32

$$\text{FSI} = \frac{\text{Total FSI Area}}{\text{Total Site Area}} = \frac{4343.58}{2955.00} = 1.47 < 2.00$$

SWP Application Number - SWP/BPA/0792779/2026

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)	OTS/ DUCT (Sq.Mt)	TOTAL (Sq.Mt)	FSI (Sq.Mt)	NON FSI (Sq.Mt)	OTS/ DUCT (Sq.Mt)	TOTAL (Sq.Mt)	FSI (Sq.Mt)	NON FSI (Sq.Mt)	OTS/ DUCT (Sq.Mt)	TOTAL (Sq.Mt)
1	GROUND FLOOR	1180.01	- -	30.02	1210.03	1193.70	- -	21.23	1214.93	13.69	- -	-8.79	4.90
2	FIRST FLOOR	841.69	- -	10.95	852.64	934.15	- -	- -	934.15	92.46	- -	-10.95	81.51
3	SECOND FLOOR	725.82	- -	16.73	742.55	734.18	- -	- -	734.18	8.36	- -	-16.73	-8.37
4	THIRD FLOOR	725.82	- -	16.73	742.55	734.18	- -	- -	734.18	8.36	- -	-16.73	-8.37
5	FOURTH FLOOR	224.54	44.12	1.08	269.74	747.37	- -	2.16	749.53	522.83	-44.12	1.08	479.79
6	TERRACE FLOOR	- -	38.58	- -	38.58	- -	117.35	- -	117.35	- -	78.77	- -	78.77
	TOTAL	3697.88	82.70	75.51	3856.09	4343.58	117.35	23.39	4484.32	645.70	34.65	-52.12	628.23

PARKING & ROOM DETAILS:

(i) No.Of Guest Rooms Provided = 44 Nos
(First Floor, Second Floor, Third Floor, Fourth Floor)
(ii) Non- Room Area
Ground Floor - Hotel & Restaurant = 1193.70 Sq.m
First Floor (Gym & Saloon) = 108.79 Sq.m
First Floor (Swimming pool) = 184.05 Sq.m
Total = 1486.54 Sq.m

PARKING DETAILS:-

SL. NO	DESCRIPTION	CAR		TWO WHEELER	
		Required (Nos)	Provided (Nos)	Required (Nos)	Provided (Nos)
1	HOTEL & LODGES				
	10 Rooms/car - 44/ 10	05	05	--	--
2	Non - Room Area 100.0sq.m/car - 1486.54/ 100 50.0sq.m/T.W -1486.54/ 50	15	15	30	30
	TOTAL (Incl. DA -2Nos)	20	20	30	30

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

SL.NO	DESCRIPTION	REQUIRED (NOS)	PROVIDED (NOS)
1	Dormitory	01	01
2	Driver's Bed	05	05

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

Managing Director
APPLICANT:-

12/03/26
Er.T.ANU,B.E.,
DTCP REGISTERED CONSTRUCTION ENGINEER,
Reg.No: RCE-03/2025,
4/34,PANCHARA VILAI, NELLAIYAR KONAM,
NEYYOOR POST-629802,
KANYAKUMARI DISTRICT.
REGISTERED CONSTRUCTION ENGINEER:-

S. VISWANATHAN
B.E.,C.Engg.M.E.(Struct),MICI,FACCES,MISET.,
Structural and Project Management Consultants
Vinaa Structures, 1st Floor, Vijay Towers
Vinaa Structures, Anna Nagar Road, Madurai-625 016
Regd.no.92 Structural Engineer Grade-I
Regn. No: SE Gr.I/412/2025/STCP/Madurai/May 2026
Directorate of Town and Country Planning Department
REGISTERED STRUCTURAL ENGINEER

A. Sivakumar
Architect
CA / 2008 / 42792
REGISTERED ARCHITECT

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.