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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.

AND PROPOSED ADDITIONAL CONSTRUCTION OF HOTEL

CUM LODGE BUILDING IN S.NO.934/1A1B AND 934/1A2A

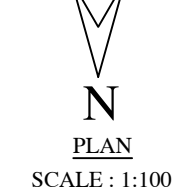
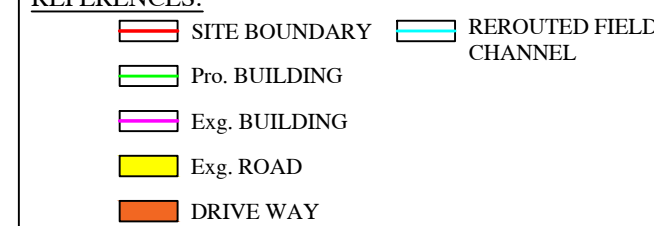
SHANMUGASUNDARAPURAM VILLAGE,

THIRUMALAPURAM PANCHAYAT / ANDIPATTI

PANCHAYAT UNION, ANDIPATTI TALUK,

THERNI DISTRICT.

REFERENCES:



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 (ii)Swimming pool	750.10 184.05	----- -----	----- -----	750.10 184.05
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 Addl.Fourth Floor (ii) Building	228.18 519.19	----- -----	----- 2.16	228.18 521.35
6	Terrace Floor (i) Head Room-1 (ii) Head Room-2	----- -----	74.25 43.10	----- -----	74.25 43.10
	Total	4343.58	117.35	23.39	4484.32

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

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

S. VISWANATHAN

Managing Director

APPLICANT:-

S. VISWANATHAN
 12/03/24
 E.T.A.N.U.B.E.,
 DTCP REGISTERED CONSTRUCTION ENGINEER,
 Reg.No: RCE-03/2025,
 4/34,PANCHABAI VILAI, NELLAYAR KONAM,
 NEYVOOR POST-626802,
 KANYAKUMARI DISTRICT.
 REGISTERED CONSTRUCTION ENGINEER:-

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S. VISWANATHAN
 E.T.A.N.U.B.E. (Structural Engineer Grade II)
 4/34, PANCHABAI VILAI, NELLAYAR KONAM,
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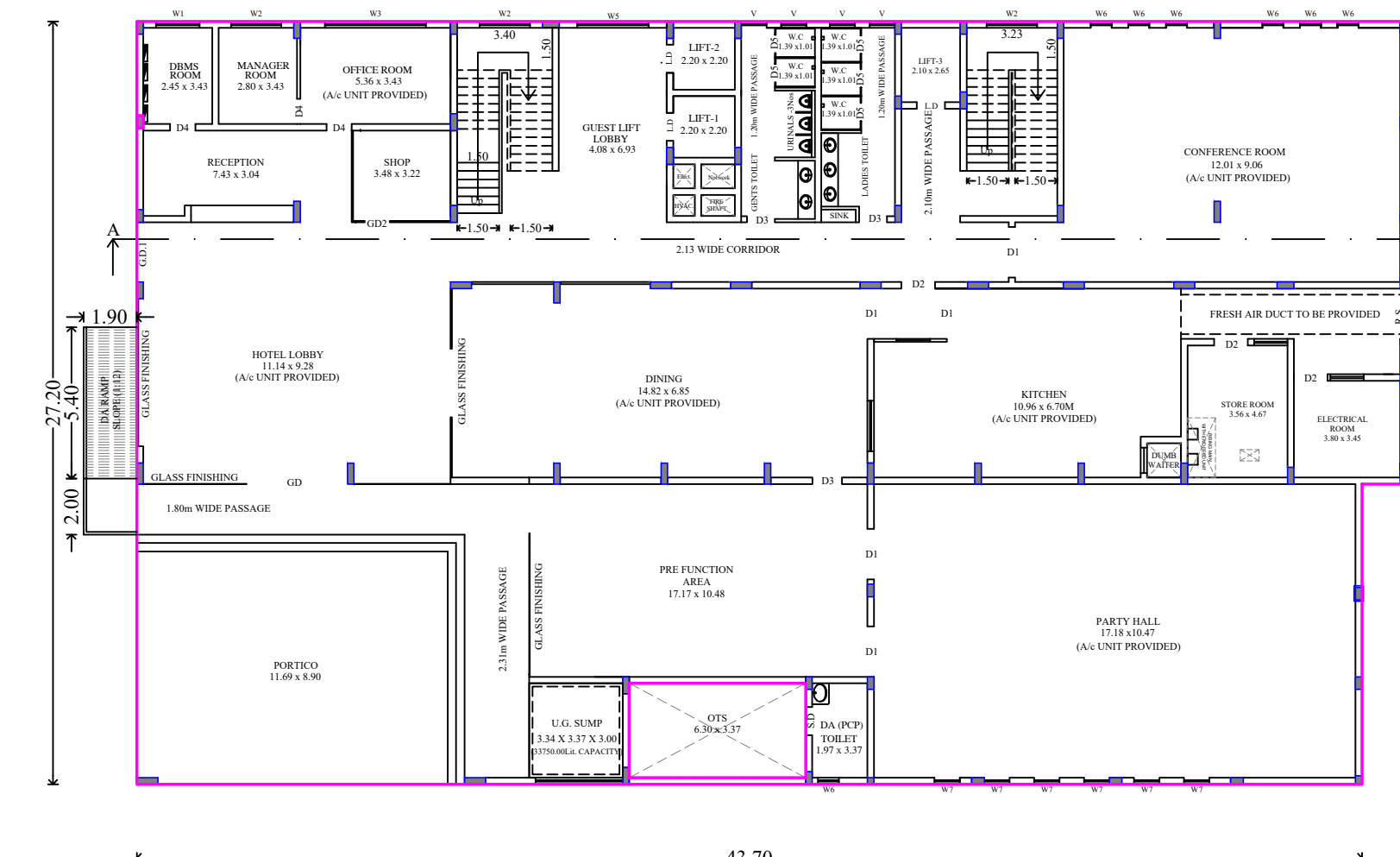
REGISTERED STRUCTURAL ENGINEER

S. VISWANATHAN
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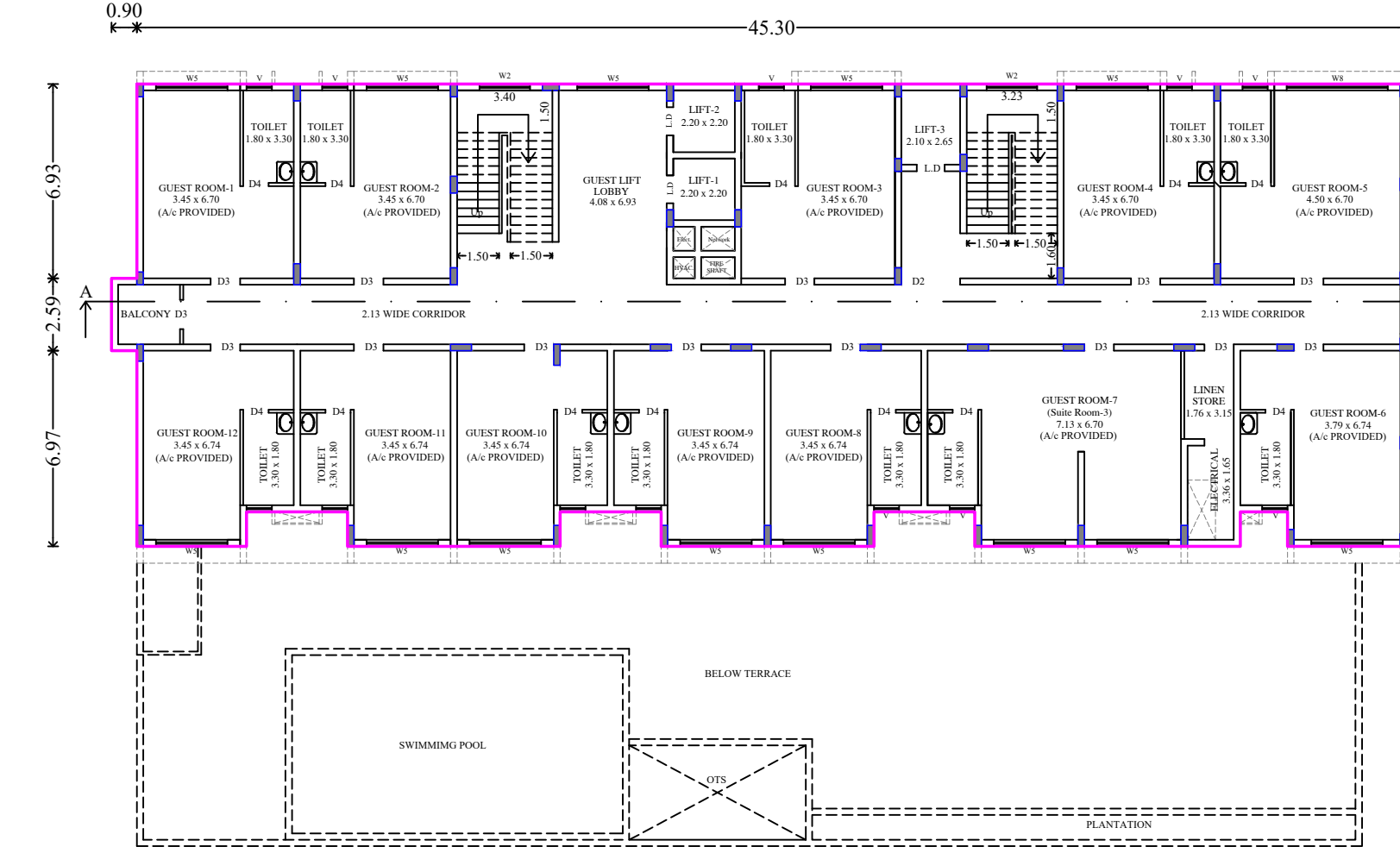
REGISTERED ARCHITECT



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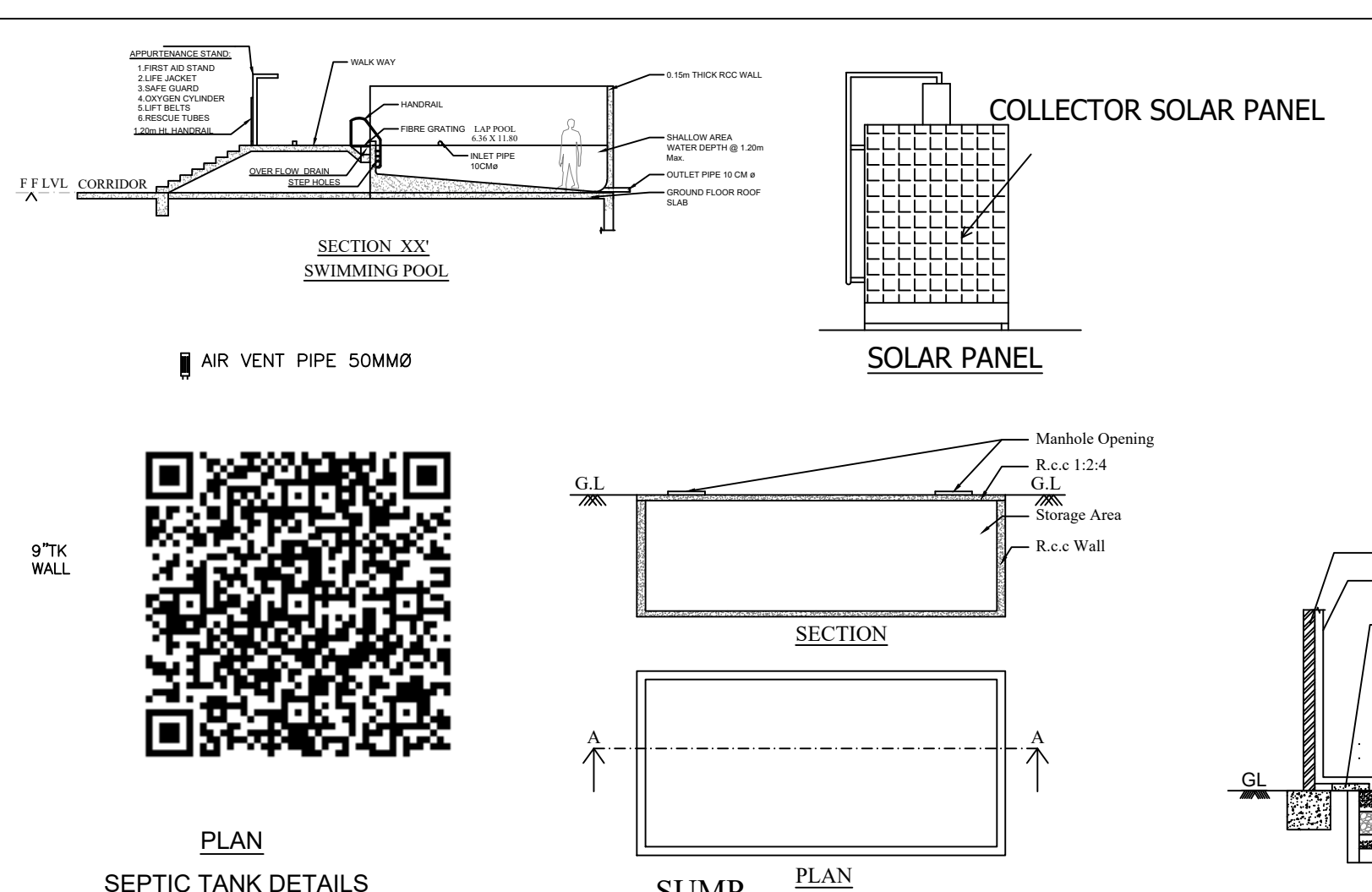


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PLAN

NOT TO SCALE

SUMP

SECTION

SECTION XX' SWIMMING POOL

AIR VENT PIPE 50MMØ

9"TK WALL

COLLECTOR SOLAR PANEL

Manhole Opening

R.c.c 1:2:4

Storage Area

R.c.c Wall

Brick Wall

Down Ward Pipeline To Collect Waste Water From Rain water & Wash Basin

R.C.C 1:2:4

Course Sand Filling

RAIN WATER HARVESTING DETAIL

SECTION A-A

SEWAGE TREATMENT PLANT PLAN

SIDE ELEVATION

SOLAR WATER HEATING SYSTEM

TREAD

RISER

STAIRCASE DETAILS

GATE

B. PILLAR

M.S. GATE

C. WALL

BRICK WALL

1.80

1.20

1.80

6.05

7.5 cm HI. Dwarf Wall

4.05

TREAD

RISER

STAIRCASE DETAILS

0.30m

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REFERENCES:

SITE BOUNDARY PRO. BUILDING EXG. BUILDING EXG. ROAD DRIVE WAY REROUTED FIELD CHANNEL

N
SCALE: 1:100

SITE AREA DETAILS:

(i) SITE AREA (AS PER DOCUMENT)	- 2955.00 Sq.m (73.00 Cent)
(ii) SITE AREA (AS PER PATTI)	- 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			
	(i) Building	1180.01	-----	-----
	(ii) OTS-1	-----	2.58	1210.03
	(iii) OTS-2	-----	1.08	-----
(ii)	First Floor			
	(i) Building	745.98	-----	-----
	(ii) Swimming pool	95.71	-----	-----
	(iii) OTS-1	-----	2.58	-----
	(iv) OTS-2	-----	1.08	-----
	(v) OTS-3	-----	1.76	-----
(iii)	Second Floor			
	(i) Building	725.82	-----	-----
	(ii) OTS-1	-----	2.58	-----
	(iii) OTS-2	-----	1.08	-----
	(iv) OTS-3	-----	3.77	-----
	(v) OTS-4	-----	3.77	-----
(iv)	Third Floor			
	(i) Building	725.82	-----	-----
	(ii) OTS-1	-----	2.58	-----
	(iii) OTS-2	-----	1.08	-----
	(iv) OTS-3	-----	3.77	-----
	(v) OTS-4	-----	3.77	-----
(v)	Fourth Floor			
	(i) Building	224.54	-----	-----
	(ii) OTS-2	-----	1.08	-----
	(iii) Head Room-1	-----	25.06	-----
(vi)	Terrace Floor			
	(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
FSI =		Total FSI Area	4343.58	= 1.47 < 2.00	
		Total Site Area	2955.00		

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

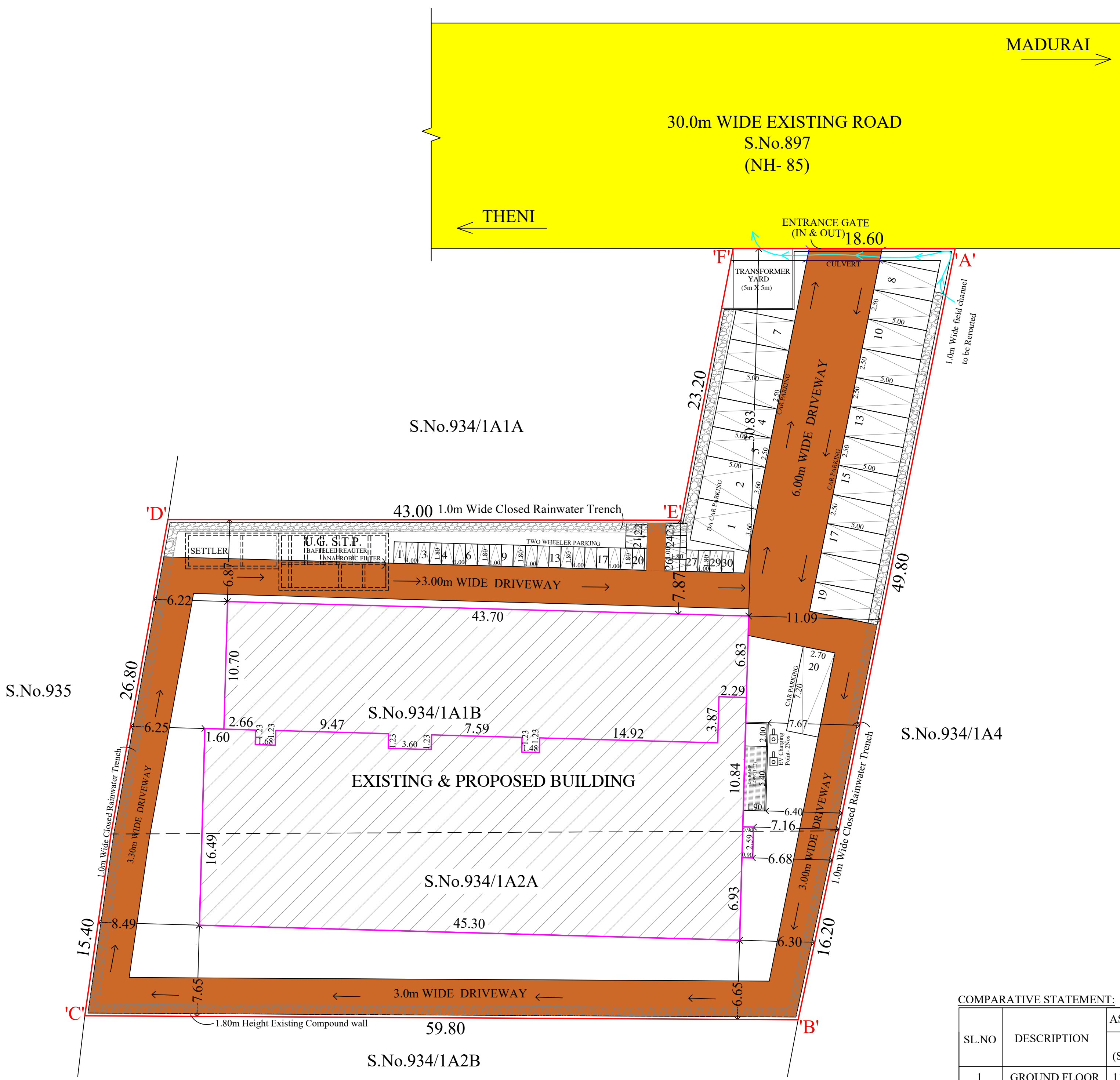
PARKING DETAILS:-

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	15	15	30	30
	50.0sq.m/T.W - 1486.54/ 50				
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

REGISTERED ARCHITECT
A. Sivakumar
CA / 2008 / 42792



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

NOTES:-

- Rain Water Harvesting System to be Provided.
 - Solar Energy System to be Provided.
 - W/C water to be connected with Septic Tank.
 - Fire Resistance to be provided
 - Emergency alarm to be provided
 - Structure is Designed Safely For Earthquake Resistance.
 - First Aid Box with all Equipment to be provided.
 - Mechanical Ventilation provided.(whether it is used)
- All Dimensions are in Metre

APPLICANT:-
Managing Director

REGISTERED CONSTRUCTION ENGINEER:-
S. SIVANATHAN
12.10.2024
E.T.ANU,B.E.,
DTCP REGISTERED CONSTRUCTION ENGINEER,
Reg.No: REC-03/2025,
4/34,PANCHARA VILA, NELLAIYAR KONAM,
NEYYOOR POST-629802,
KANNIYAKUMARI DISTRICT.

REGISTERED STRUCTURAL ENGINEER

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](#)



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

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

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

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



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.

