PP APPROVAL RECORD

Planning Permission

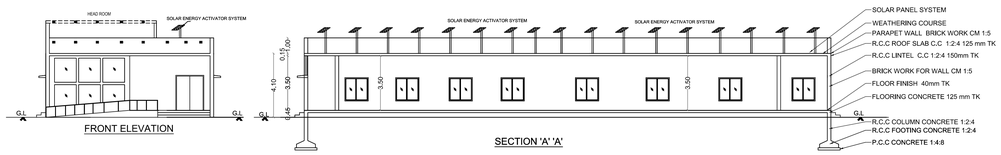
Theni district, Tamil Nadu

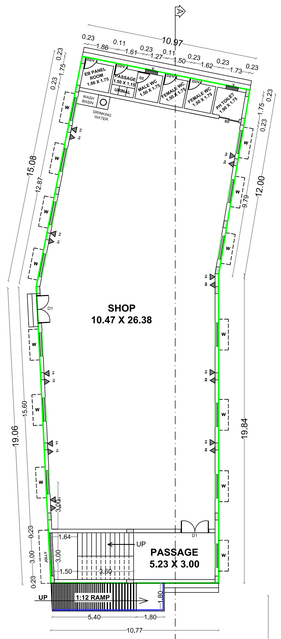
APPROVAL TYPE
Building Plan

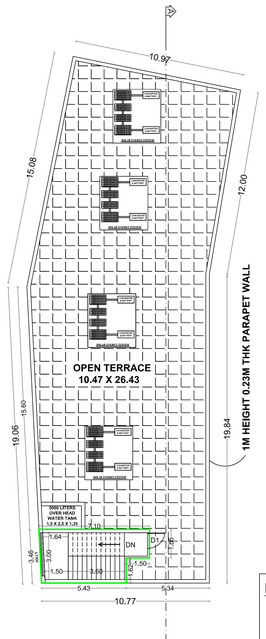
ISSUING AUTHORITY
DTCP

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.



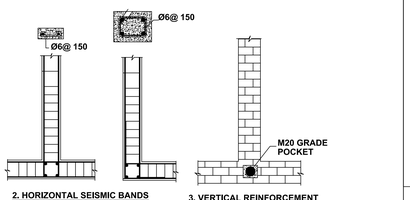


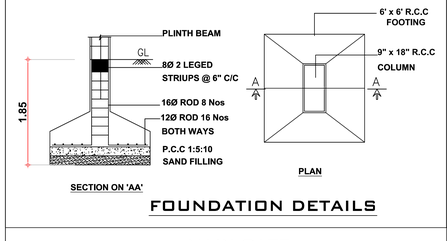


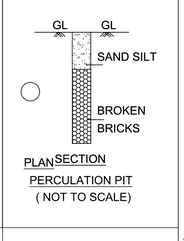
BUILDING APPROVAL
ROC NO: SWP/BPA/822725/2026
Site Boundary Shown As " A to F"
Approval No: BP/SWP/DTCP [TD] No - 14/2026

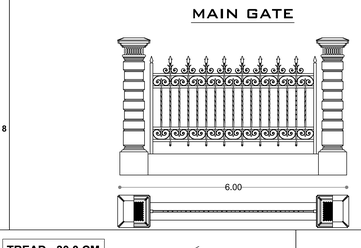
NOTE

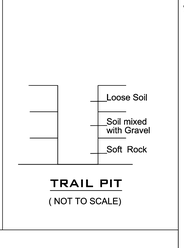
1. FIRE EXTINGUSIER WILL BE PROVIDED. △ FE
2. FIRE ALARM TO BE PROVIDED. △ FA
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
4. SOLAR ENERGY SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE

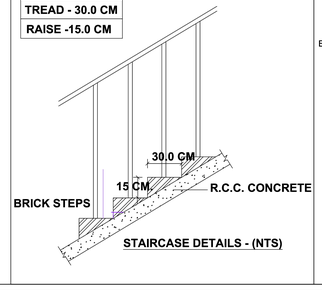


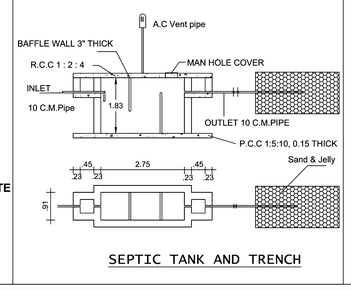


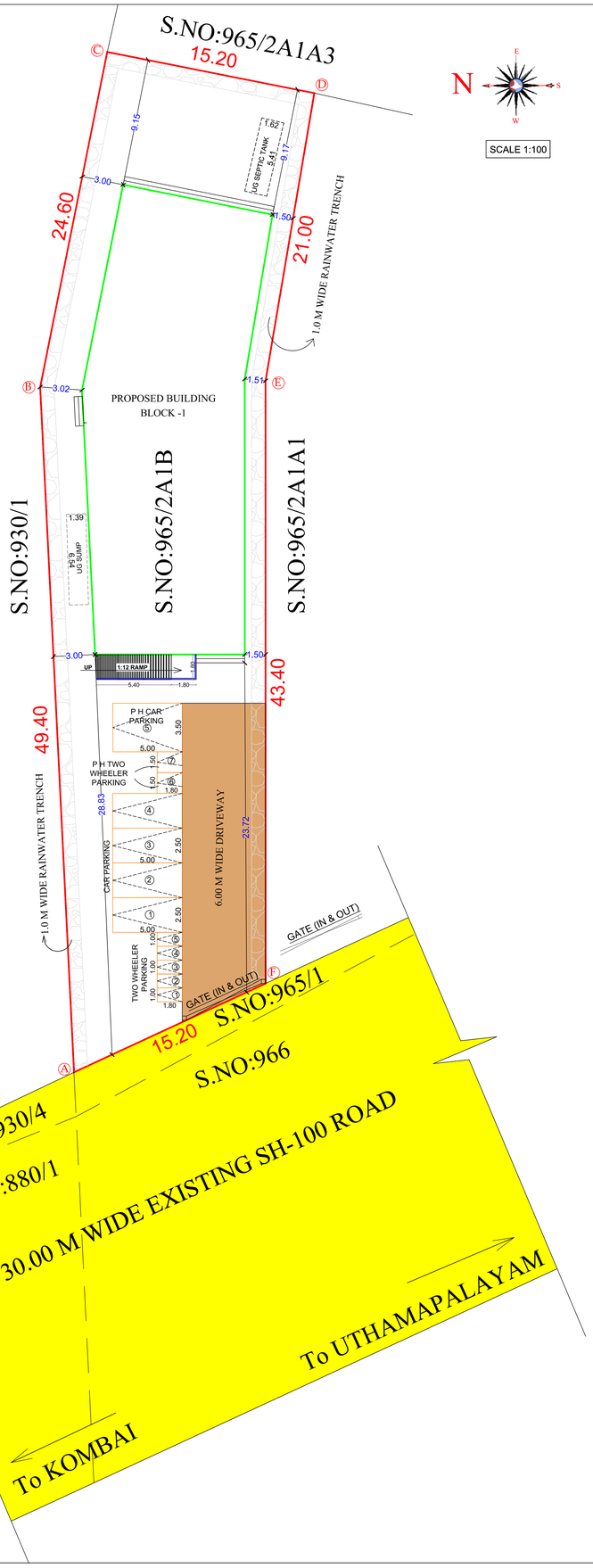












PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (SHOP) IN S.NO:965/2A1B, KOMBAI TOWN PANCHAYAT, KOMBAI WEST VILLAGE, UTHAMAPALAYAM TALUK, THENI DISTRICT.

APPLICANT NAME : Mr.P.DANIEL STEPHENO.

ONLINE APPLICATION ON : SWP/BPA/822725/2026

AREA DETAILS

DESCRIPTION	AREA
PLOT AREA AS PER DOCUMENT	1056.00 Sq.Mt (26.00 CENTS)
PLOT AREA AS PER PATTA	1056.00 Sq.Mt

PROPOSED BUILTUP AREA

DESCRIPTION	FSI Sq.m	NON FSI Sq.m	TOTAL Sq.m
PROPOSED BLOCK-1 (SHOP BUILDING)			
GROUND FLOOR	370.00	-	370.00
TERRACE FLOOR	-	21.85	21.85
GRAND TOTAL	370.00	21.85	391.85

$$\text{F.S.I} = \frac{\text{TOTAL FLOOR AREA}}{\text{SITE AREA}} = \frac{370.00}{1056.00} = 0.35 < 2.00$$

PARKING DETAILS IN 100% OF FSI AREA (370.00 SQ.MT)

SL.NO	DESCRIPTION	REQUIRED	PROVIDED
1	CAR (Including 1 No Of DA Parking)	$= \frac{370}{75} = 5$ No'S	5 No'S
2	TWO WEELER (Including 1 No Of DA Parking)	$= \frac{370}{75} = 5$ No'S	7 No'S

NOTE

10% OF CAR AND TWO-WHEELER PARKING SPACE SHALL BE EARMARKED FOR ELECTRIC VEHICLES ALONG WITH FAST CHARGING POINTS.

JOINERY DETAILS (in m)

D1	DOOR	1.80 x 2.10
D2	DOOR	0.90 x 2.10
SD	SLIDING DOOR	1.50 x 2.10
V	VENTILATOR	0.90 x 0.62
W	WINDOW	1.52 x 1.97
J	JOLLY	2.80 x 0.62

COLOUR INDEX

Site Boundary — Existing Road

Proposed Building — Drive Way

ALL DIMENSIONS ARE IN METER

Er. DHILIP KUMAR R.G. ME., (Structural)
DTCP Register Structural Engineer Grade-I
Reg No : RSE .GE-I 2023 / 02 / 002
RP CONSTRUCTIONS
465/5, Maruthi Complex
Convent School Opp, Theni-625531.
Cell : 9597401941, 6380486848

STRUCTURAL ENGINEER

N. BALANARAYANAN
REGISTERED ARCHITECT · CA 2017 90181
No: 3, Jayaram Complex,
Sadayai Scheme Road, THENI-625 531.

ARCHITECT

Er. R. RAVIDHARATH, B.E.,CIVIL
DTCP Registered Engineers Grade-II-(Reg)
Reg. No: RE.GR-11-2021/10/003
RP CONSTRUCTIONS
465/5, Maruthi Complex,
Convent School Opp. THENI-625 531.
Cell: 8056578242, 6380486848

REGISTERED ENGINEER

APPLICANT

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.