PP APPROVAL RECORD

Planning Permission

Survey 19/2A2

Marikundu, Aundipatti taluk

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

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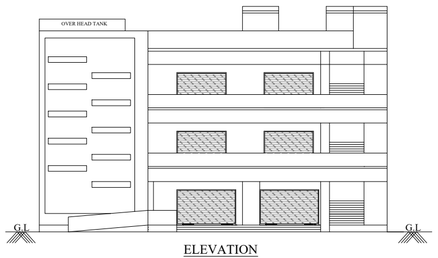
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BUILDING APPROVAL

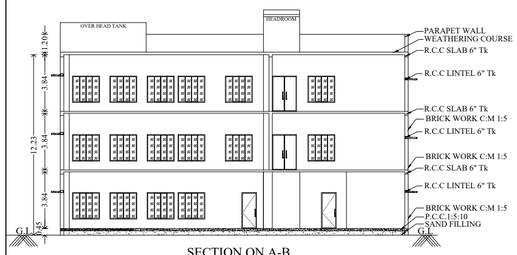
ROC NO: SWP/BPA/939638/2026

Site Boundary Shown As "A to D"

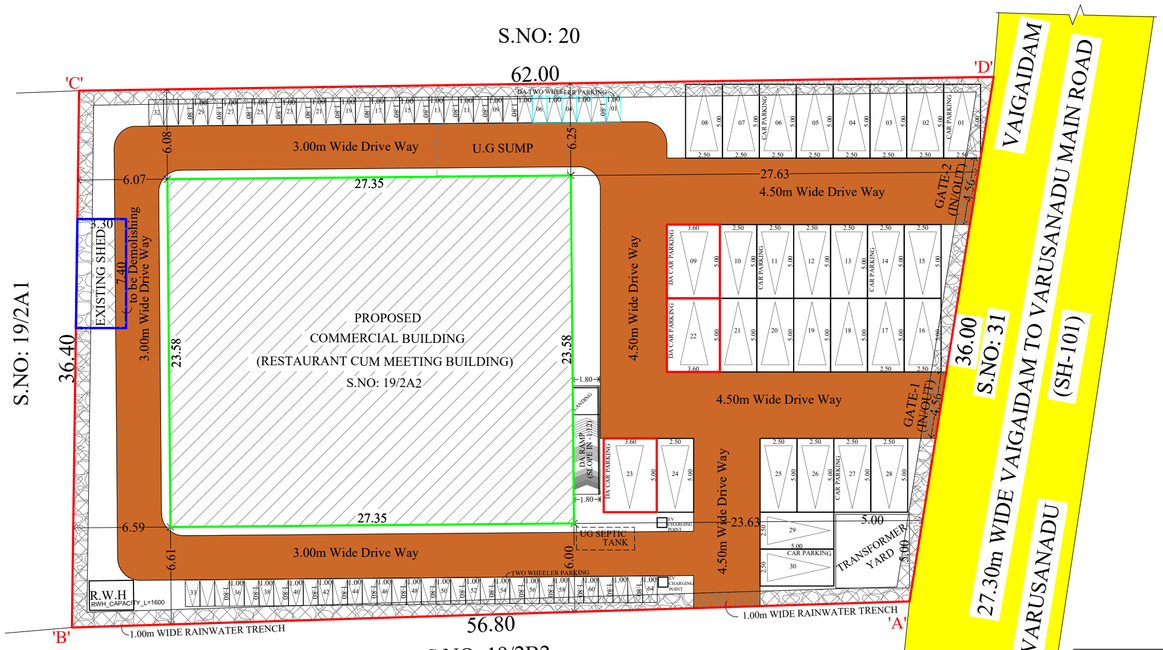
Approval No :BP / SWP / DTCP (TD)NO -23/2026



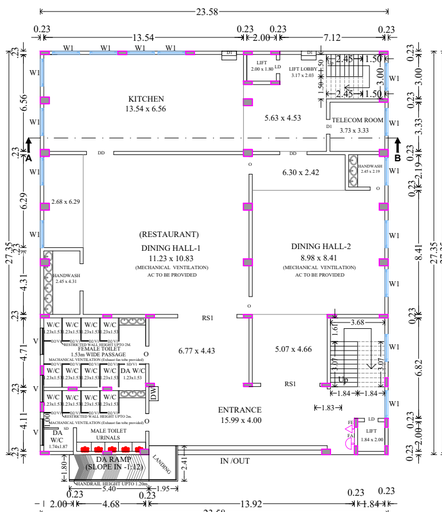
ELEVATION



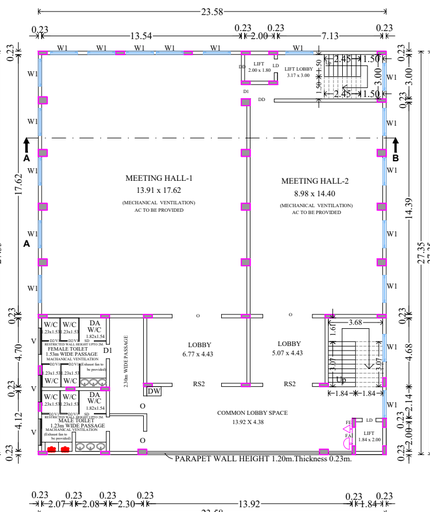
SECTION ON A-B



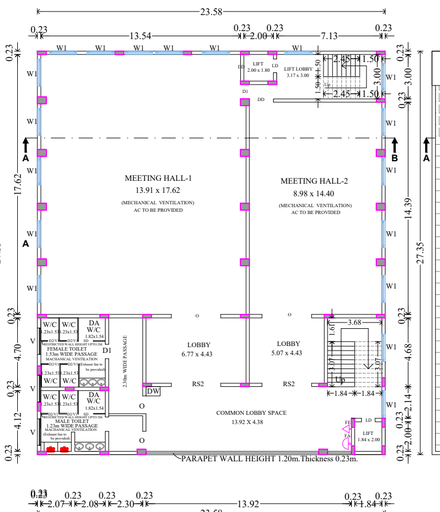
SITE PLAN



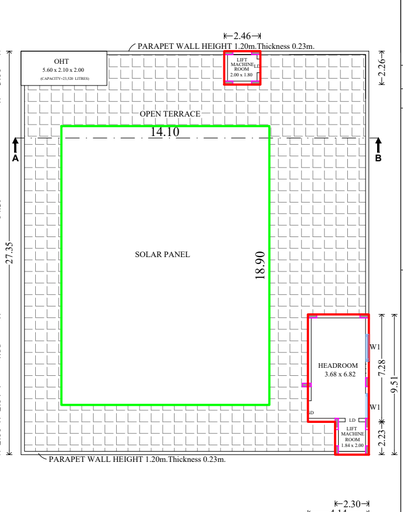
GROUND FLOOR PLAN



FIRST FLOOR PLAN



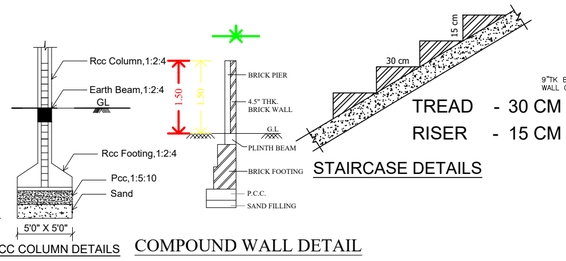
SECOND FLOOR PLAN



TERRACE FLOOR PLAN

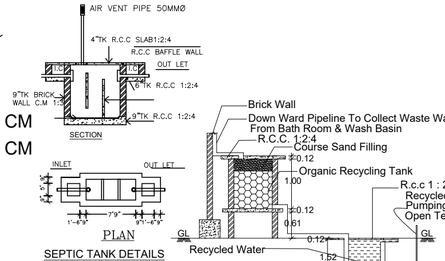
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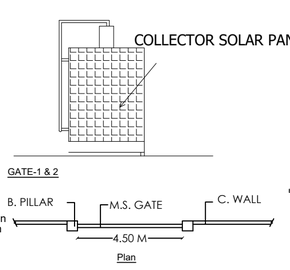


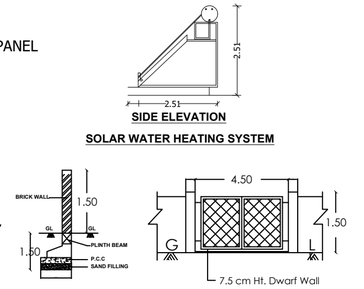
RCC COLUMN DETAILS

COMPOUND WALL DETAIL



STAIRCASE DETAILS





SANITATION DETAILS:-

RESTAURANT:-

SL.NO.	DESCRIPTION	NO'S	FOR PUBLIC REQUIRED	FOR PUBLIC PROVIDED	FOR STAFF REQUIRED	FOR STAFF PROVIDED
			Male = 72 No's, Female= 72 No's		Male = 20 No's, Female= 10 No's	
1.	Water Closet(Male)Public	1 for 50-200 seats	01 No's	02 No's		
2.	Water Closet(Female)Public	1 for 50-200 seats	01 No's	04 No's		
3.	Water Closet(Male)Staff	1 for 15 persons	01 No's	02 No's		
4.	Water Closet(Female)Staff	1 for 12 persons	01 No's	04 No's		
5.	Wash Basin(Both)	1 for every W/c	12 No's	12 No's		
6.	Urinals(Male)Public	1 for 50 persons	02 No's	03 No's		
7.	Urinals(Male)Staff	4 for 71-100persons	01 No's	02 No's		
8.	Kitchen Sinks & Dishwasher	one per each kitchen	01 No's	01 No's		
9.	Service Sink	one in the restaurant	01 No's	01 No's		

MEETING HALL:-

SL.NO.	DESCRIPTION	NO'S	FOR PUBLIC REQUIRED	FOR PUBLIC PROVIDED	FOR STAFF REQUIRED	FOR STAFF PROVIDED
			Male = 400 No's, Female= 200 No's		Male = 20 No's, Female= 10 No's	
1.	Water Closet(Male)Public	1 for 200-400 seats	01 No's	01 No's		
2.	Water Closet(Female)Public	1 for 100-200 seats	01 No's	02 No's		
3.	Water Closet(Male)Staff	2 for 35 persons	01 No's	01 No's		
4.	Water Closet(Female)Staff	1 for 12 persons	01 No's	02 No's		
5.	Wash Basin(Male)Public	1 for 200 persons	02 No's	06 No's		
5.	Wash Basin(Female)Public	1 for 200 persons	02 No's	06 No's		
5.	Wash Basin(Male)Staff	2 for 16-35 persons	02 No's	06 No's		
5.	Wash Basin(Female)Staff	2 for 13-25 persons	02 No's	06 No's		
6.	Urinals(Male)Public	1 for 50 persons	08 No's	08 No's		
7.	Urinals(Male)Staff	2 for 21-45 persons	01 No's	02 No's		
8.	Cleaner Sink	one per floor	02 No's	06 No's		
10.	Drinking Water Fountain	one per 100 persons	02 No's	02 No's		
11.	Shower/Bath	one per each kitchen	01 No's	01 No's		

JOINERY DETAILS:

R.S-1 - Rolling Shutter	4.00 x 2.40	13'0" x 8'0"
R.S-2 - Rolling Shutter	3.35 x 2.40	11'0" x 8'0"
DD - Double Door	1.84 x 2.40	6'0" x 8'0"
GD - Grill Door	1.20 x 2.40	4'0" x 8'0"
SD - Sliding Door	1.00 x 2.40	3'3" x 8'0"
D1 - Door	1.00 x 2.40	3'3" x 8'0"
D2 - Door	0.76 x 2.40	2'6" x 8'0"
O - Open	1.20 x 2.40	4'0" x 8'0"
W1 - Window	1.83 x 1.80	6'0" x 6'0"
W2 - Window	1.00 x 0.90	3'3" x 3'0"
V1 - Ventilator	0.76 x 0.76	26'0" x 2'6"
FE - Fire Extinguisher		
DW - Drinking Water		
FA - Fire Alarm		

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (RESTAURANT CUM MEETING HALL BUILDING) IN S.NO. 19/2A2, MARIKUNDU VILLAGE & MARIKUNDU PANCHAYAT, ANDIPATTI PANCHAYAT UNION, ANDIPATTI TALUK, THENI DISTRICT.

REFRENCES :

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING ROAD
- DRIVE WAY

SITE AREA DETAILS :-

SITE AREA (As Per Document) = 2025.00 Sq.Mt (50 Cents)

SITE AREA (As Per Patta) = 2025.00 Sq.Mt

PROPOSED BUILT UP AREA DETAILS :-

SL.NO.	DESCRIPTION	FSI (Sq.M)	NON FSI (Sq.M)	TOTAL BUILTUP AREA(Sq.M)
BLOCK-1:-(RESTAURANT CUM MEETING HALL BUILDING)				
1.	GROUND FLOOR	644.91	-	644.91
2.	FIRST FLOOR	644.91	-	644.91
3.	SECOND FLOOR	644.91	-	644.91
4.	TERRACE FLOOR	-	40.83	40.83
GRAND TOTAL =		1934.73	40.83	1975.56

FSI = Total FSI Area / Total Site Area = 1934.73 / 2025.00 = 0.95 < 2.00

PARKING DETAILS :-

SL.NO.	DESCRIPTION	CATEGORY	REQUIRED		PROVIDED
1.	CAR (Including 3 No of DA Parking)	RESTAURANT	07	22	30
		MEETING HALL	15		
2.	TWO WHEELER (Including 6 No's of DA Parking)	RESTAURANT	26	41	64
		MEETING HALL	15		

NOTE :

1. Rain Water Harvesting System to be Provided
2. Bath Water to be used for Garden Purpose.
3. Solar Energy System to be Provided.
4. W/C water to be connected with Septic Tank
5. Fire Resistance to be Provided
6. Emergency Alarm to be Provided
7. Structure is Designed Safely for Earthquake Resistance
8. First Aid Box with all Equipment to be Provided
9. Mechanical Ventilation Provided (Whether it is used)
10. 10% of car and two wheeler parking space shall be earmarked for electric vehicles along with fast charging point.

APLICANT:

M.Sri Pradeesh.
Sri Pradeesh.M
Registerd Architect
CA/2024/188773
Mobile No:9047787740
Theni Best Cadd & Plotting
Periyakulam Road, Theni-625531

REGISTERED ARCHITECT:

Er. N. NAGARATHINAM, M.E(Struct), MIE.,CE.,
Chartered Engineer & Structural Consultant
DTCP Regd. Struct. Engineer Gr-I, Registered Engineer Gr-I
26/5, First Cross Street, Rathinam Nagar, Theni -625 531.
Cell: 9345413211, 9095100234

REGISTERED STRUCTURAL ENGINEER:

Er. G. ASWATH, B.E.,M.Sc.,M.E.,
BUILDING CONSULTANT & GOVT. REGD. ENGINEER
(DTCP. Reg. No: RE.GR-II 2024/02/002)
M/s.G G CONSTRUCTIONS
THITTASALAI, THENI - 625 531.
Mobile No: 9092184129, GSTIN: 33AUFPA9858H1ZI

REGISTERED ENGINEER:

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

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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.