Verified RealEstate™

REFERENCE
01/2024/BUILDING APPROVAL/RES NO:29

ISSUED
04 May 2024

PP APPROVAL RECORD

Planning Permission

Tiruvannamalai 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.

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

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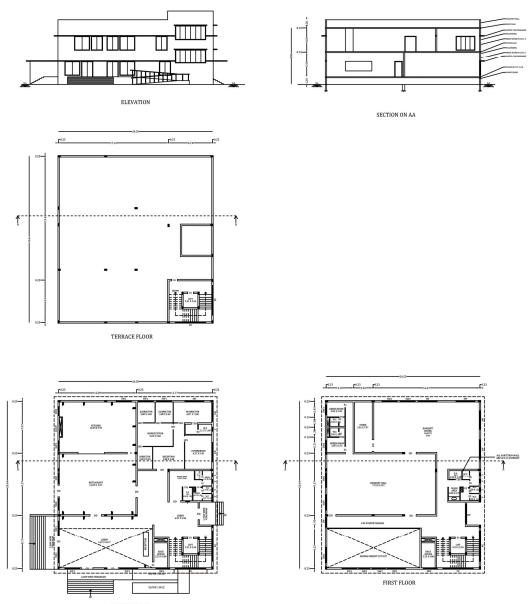
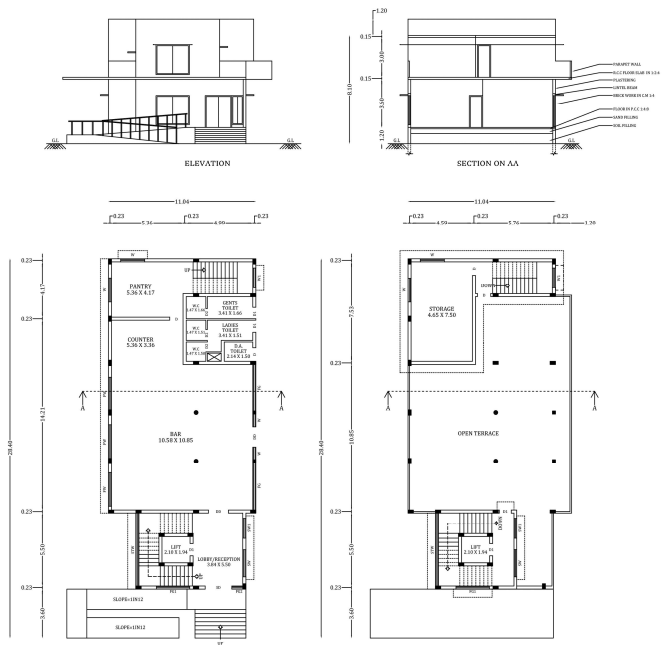
DIGITALLY VERIFIED RECORD



BLOCK 01



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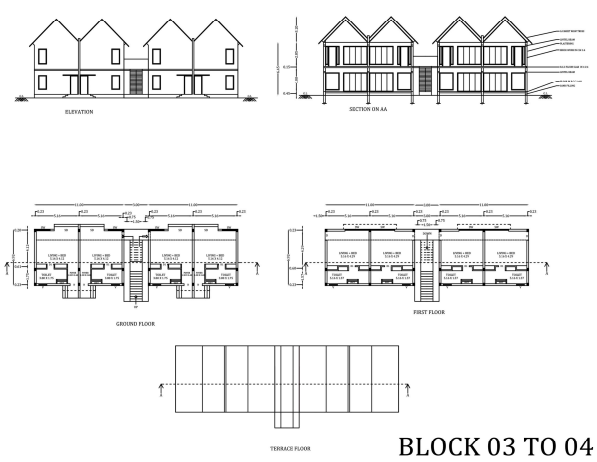
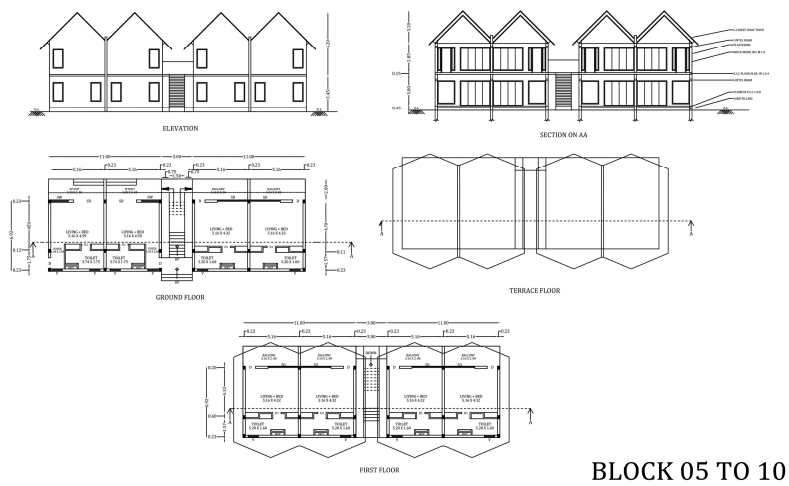


BLOCK 03 TO 04



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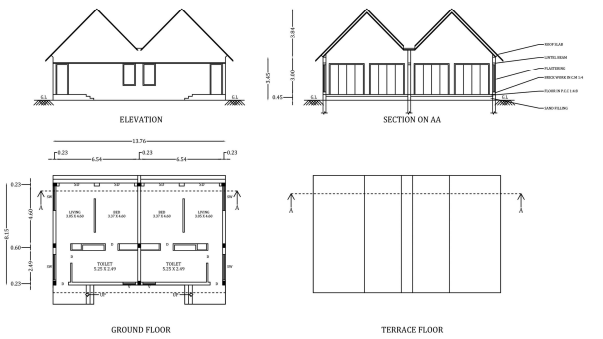
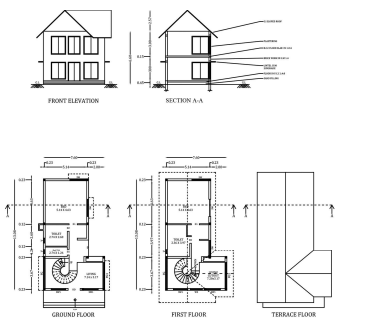
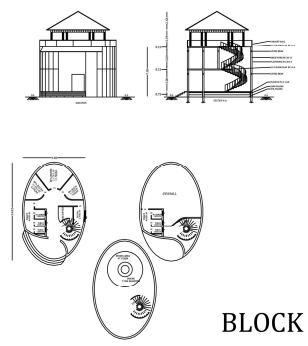


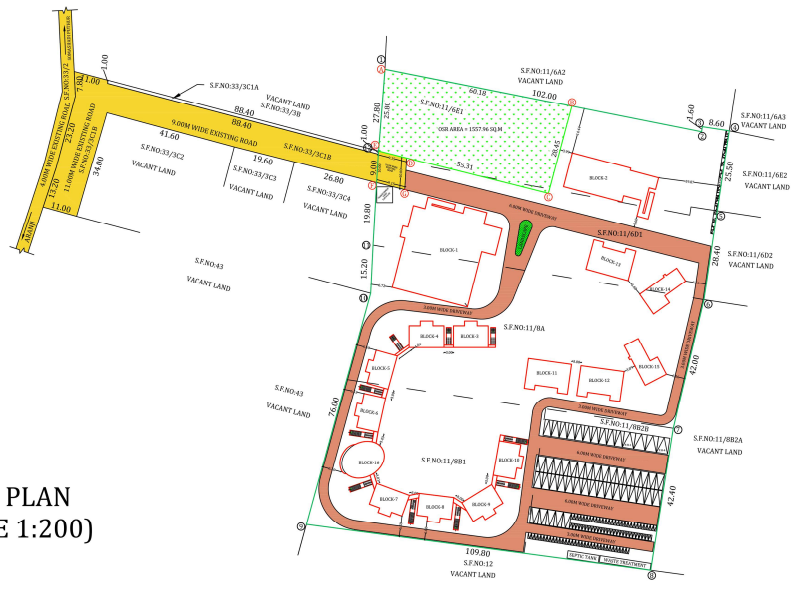
BLOCK 11 TO 13



BLOCK 14 & 15



BLOCK 16



SITE PLAN
(SCALE 1:200)

PROPOSED BLOCK-1 DETAILS	F.S.I	NON-F.S.I
PROPOSED GROUND FLOOR	644.06	-
PROPOSED FIRST FLOOR	546.38	-
PROPOSED STAIRCASE HEADROOM	-	51.62
TOTAL FLOOR AREA	1190.44	51.62
TOTAL BUILT-UP AREA	1242.06	
F.S.I	1190.44/15167.00 = 0.081< 2	
PLOT COVERAGE	(783.78/15167.00) X 100 = 5.17%	

PROPOSED BLOCK-2 DETAILS	F.S.I	NON-F.S.I
PROPOSED GROUND FLOOR	257.84	-
PROPOSED FIRST FLOOR	56.68	-
STAIRCASE HEAD ROOM	-	35.91
TOTAL AREA	314.52	35.91
TOTAL BUILT-UP AREA	350.43	
F.S.I	314.52/ 15167.00 = 0.02 < 2	
PLOT COVERAGE	(311.49/15167.00) X 100 = 2.05%	

PROPOSED BLOCK-3 & 4 DETAILS	F.S.I	NON-F.S.I
PROPOSED GROUND FLOOR	76.14	-
PROPOSED FIRST FLOOR	98.16	-
TOTAL FLOOR AREA	174.30	-
TOTAL BUILT-UP AREA	174.30	
F.S.I	174.30 / 15167.00 = 0.01 < 2	
TOTAL F.S.I	(174.3 / 15167.00) X 2 = 0.02 < 2	
PLOT COVERAGE	(98.16/15167.00) X 100 = 0.65%	
TOTAL PLOT COVERAGE	((98.16/15167.00) X 100) X 2 = 1.30%	

PROPOSED BLOCK- 5 TO 10 DETAILS	F.S.I	NON-F.S.I
AREA OF GROUND FLOOR	76.14	-
AREA OF FIRST FLOOR	76.14	-
TOTAL FLOOR AREA	152.28	-
TOTAL BUILT-UP AREA	152.28	
F.S.I	152.28 / 15167.00 = 0.01 < 2	
TOTAL F.S.I	(152.28 / 15167.00) X 6 = 0.06 < 2	
PLOT COVERAGE	(108.60/15167.00) X 100 = 0.72%	
TOTAL PLOT COVERAGE	((108.60/15167.00) X 100) X 6 = 4.32%	

PROPOSED BLOCK -11 TO 13 DETAILS	F.S.I	NON-F.S.I
PROPOSED GROUND FLOOR	112.14	-
TOTAL BUILT-UP AREA	112.14	
F.S.I	112.14 / 15167.00 = 0.007 < 2	
TOTAL F.S.I	(112.14 / 15167.00) X 3 = 0.021 < 2	
PLOT COVERAGE	(139.88/15167.00) X 100 = 0.92%	
TOTAL PLOT COVERAGE	((139.88/15167.00) X 100) X 3 = 2.76%	

PROPOSED BLOCK-14 & 15 DETAILS	F.S.I	NON-F.S.I
PROPOSED GROUND FLOOR	70.04	-
PROPOSED FIRST FLOOR	44.88	-
TOTAL FLOOR AREA	114.92	-
TOTAL BUILT-UP AREA	114.92	
F.S.I	114.92 / 15167.00 = 0.007 < 2	
TOTAL F.S.I	(114.92 / 15167.00) X 2 = 0.014 < 2	
PLOT COVERAGE	(116.27/15167.00) X 100 = 0.77%	
TOTAL PLOT COVERAGE	((116.27/15167.00) X 100) X 2 = 1.54%	

PROPOSED BLOCK-16 DETAILS	F.S.I	NON-F.S.I
PROPOSED GROUND FLOOR	102.85	-
PROPOSED FIRST FLOOR	102.85	-
PROPOSED TERRACE FLOOR	47.12	-
TOTAL FLOOR AREA	252.82	-
TOTAL BUILT-UP AREA	252.82	
F.S.I	252.82/15167.00 = 0.02 < 2	
PLOT COVERAGE	(126.03/15167.00) X 100 = 0.83%	

PROPOSED BLOCK-1 JOURNEY DETAILS		
NOTATION	JOURNEY DETAILS	SIZE IN M
DD	DOUBLE DOOR	1.80 X 2.40
GD	GLAZED DOOR	1.00 X 2.40
GD1	GLAZED DOOR	0.90 X 2.40
D	DOOR	1.00 X 2.40
D1	DOOR	0.90 X 2.40
D2	DOOR	0.80 X 2.40
TSD	SLIDING DOOR	1.00 X 2.40
SW	SLIDING WINDOW	3.00 X 2.20
SW1	SLIDING WINDOW	2.40 X 2.20
SW2	SLIDING WINDOW	1.80 X 2.20
SW3	SLIDING WINDOW	1.50 X 2.20
V	VENTILATOR	0.60 X 0.60
FG	FIXED GLASS WINDOW	4.80 X2.20

PROPOSED BLOCK-2 JOURNEY DETAILS		
NOTATION	JOURNEY DETAILS	SIZE IN M
DD	DOUBLE DOOR	1.80 X 2.40
SD	SLIDING DOOR	2.00 X 2.40
FW	FIXED WINDOW	2.50 X 2.20
D	DOOR	1.00 X 2.40
D1	DOOR	0.90 X 2.40
D2	DOOR	0.80 X 2.40
W	WINDOW	1.80 X 2.20
W1	WINDOW	0.95 X 2.20
SW	SLIDING WINDOW	2.00 X 2.20
SW1	SLIDING WINDOW	1.50 X 2.20
STW	SLIDING WINDOW	5.50 X 2.20
FG	FIXED GLASS WINDOW	3.60 X2.20
FG1	FIXED GLASS WINDOW	2.50 X2.20
FG2	FIXED GLASS WINDOW	0.85 X2.20

PROPOSED BLOCK-3 & 4 JOURNEY DETAILS	
JOURNEY DETAILS	SIZE IN M
D - MAIN DOOR	1.00 X 2.40
SD - SLIDING DOOR	3.20 X 2.40
SW - SLIDING WINDOW	3.20 X 2.20
D1 - DOOR	0.90 X 2.30
V - VENTILATOR	1.00 X 1.80

PROPOSED BLOCK-5 TO 10 JOURNEY DETAILS	
JOURNEY DETAILS	SIZE IN M
D - MAIN DOOR	1.00 X 2.40
SD - SLIDING DOOR	3.20 X 2.40
SW - SLIDING WINDOW	3.20 X 2.20
D1 - DOOR	0.90 X 2.30
V - VENTILATOR	1.00 X 1.80

PROPOSED BLOCK-11 TO 13 JOURNEY DETAILS	
JOURNEY DETAILS	SIZE IN M
D - MAIN DOOR	1.00 X 2.40
SW - SLIDING WINDOW	2.00 X 2.20
SD - SLIDING DOOR	2.00 X 2.40
V -VENTILATOR	0.90 X 0.90

PROPOSED BLOCK-14 & 15 JOURNEY DETAILS		
NOTATION	JOURNEY DETAILS	SIZE IN M
DD	DOUBLE DOOR	1.50 X 2.40
D1	DOOR	1.00 X 2.40
D2	DOOR	0.80 X 2.40
SD	SLIDING DOOR	2.10 X 2.40
SW	SLIDING WINDOW	2.10 X 2.20
SW1	SLIDING WINDOW	1.80 X 2.20
W3	WINDOW	1.50 X 2.20
FG	FIXED GLASS WINDOW	3.67 X2.20
FG1	FIXED GLASS WINDOW	3.17 X2.20
V	VENTILATOR	0.60 X 0.60

PROPOSED BLOCK-16 JOURNEY DETAILS	
JOURNEY DETAILS	SIZE IN M
SD - SLIDING DOOR	2.00 X 2.40
DD - DOUBLE DOOR	1.80 X 2.40
D1 - DOOR	0.90 X 2.40
D2 - DOOR	0.80 X 2.40
SW1 - SLIDING WINDOW	2.00 X 2.00
V - VENTILATOR	0.60 X 0.90

PLAN SHOWING THE PROPOSED BLOCK NOS 1 TO 16 IN CONSTRUCTION OF RESORT BUILDING IN S.F.NO 11/6D1, 11/6E1, 11/8A, 11/8B1 & 11/8B2B AT KUMARAKUDI VILLAGE, KILPENNATHUR UNION, KILPENNATHUR TALUK AND TIRUVANNAMALAI DISTRICT.

(SCALE 1:100)

N W E S

AREA DETAILS	IN Sq.FT	IN Sq.M
11/6D1	31215.60	2900.00
11/6E1	32292.00	3000.00
11/8A	47899.80	4450.00
11/8B1	32690.27	3037.00
11/8B2B	19159.92	1780.00
TOTAL AREA OF THE SITE	163257.59	15167.00

AREA DETAILS	NO. of BLOCK	BUILT-UP AREA	TOTAL BUILT-UP AREA
BLOCK-1	1	1242.06	1242.06
BLOCK-2	1	350.43	350.43
BLOCK-3 & 4	2	174.30	348.60
BLOCK-5 TO 10	6	152.28	913.68
BLOCK-11 TO 13	3	112.14	336.42
BLOCK-14 & 15	2	114.92	229.84
BLOCK-16	1	252.82	252.82
TOTAL AREA			3673.85

F.S.I AREA DETAILS	NO OF BLOCK	F.S.I AREA	TOTAL F.S.I AREA
BLOCK-1	1	1190.44	1190.44
BLOCK-2	1	314.52	314.52
BLOCK-3 & 4	2	174.30	348.60
BLOCK-5 TO 10	6	152.28	913.68
BLOCK-11 TO 13	3	112.14	336.42
BLOCK-14 & 15	2	114.92	229.84
BLOCK-16	1	252.82	252.82
TOTAL F.S.I AREA			3586.32
TOTAL F.S.I			0.236 < 2
TOTAL PLOT COVERAGE			18.29%

PARKING DETAILS	NO OF BLOCK	F.S.I AREA	TOTAL F.S.I AREA	TWO WHEELER	CAR PARKING
BLOCK-1	1	1190.44	1190.44	25	12
BLOCK-2	1	314.52	314.52	7	3
BLOCK-3 & 4	2	174.30	348.60	8	5
BLOCK-5 TO 10	6	152.28	913.68	19	11
BLOCK-11 TO 13	3	112.14	336.42	8	7
BLOCK-14 & 15	2	114.92	229.84	7	5
BLOCK-16	1	252.82	252.82	6	3
PHYSICAL CHALLENGED PARKING					4
TOTAL PARKING			3586.32	80	51

SITE DETAILS :

- PROPOSED SITE
- PROPOSED BUILDING
- EXISTING ROAD
- HAND OVER PORTIONS OSR (ABCDE) & ROAD (DEFG)
- DRIVEWAY

NOTES:-

1. ALL DIMENSIONS ARE IN METER.
2. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED.
3. SOLAR WATER HEATING SYSTEM PROVIDED.
4. RAINWATER HARVESTING FACILITIES PROVIDED.
5. WATER FACILITIES PROVIDED.
6. DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
7. F E - FIRE SAFETY MEASURES PROVIDED.
8. CENTRALIZED AC TO BE PROVIDED AT REQUIRED PLACE

ONLINE APPLICATION NO : SWP/BPA/192081/2024
REVISED APPROVAL NO : BP/AD- DTCP (TVM): 13/2024
OLD APPROVAL NO : BP/AD- DTCP (TVM): 16/2023

APPLICANT:-

STRUCTURAL ENGINEER

ER. S. RAJASEKARAN, M.E.(STRU)
REGISTER STRUCTURAL ENGINEER
REG. No: SE / Gr-II / 003 / KARUR / NOV / 2022
KARUR
Ph. No: +91 9789589119

REGISTERED ENGINEER

Er. S. MANIKANDAN,B.E.,
M/s.SAI SRI BUILDERS
Registered Engineer Grade-II
Counsulting Civil Engineer & Contractor,
Reg.No.RE/TR/JAN 2020/020
P.K.Complex,First Floor,Trichy Main Road,
South Gandhigraman,Karur-639 004.
Cell: 87546 48509.

GEO-TECH ENGINEER

RAMESH BABU MAJJI M.Tech.,
Registered Geo-Technical 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

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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.