

PP

APPROVAL RECORD

# Planning Permission

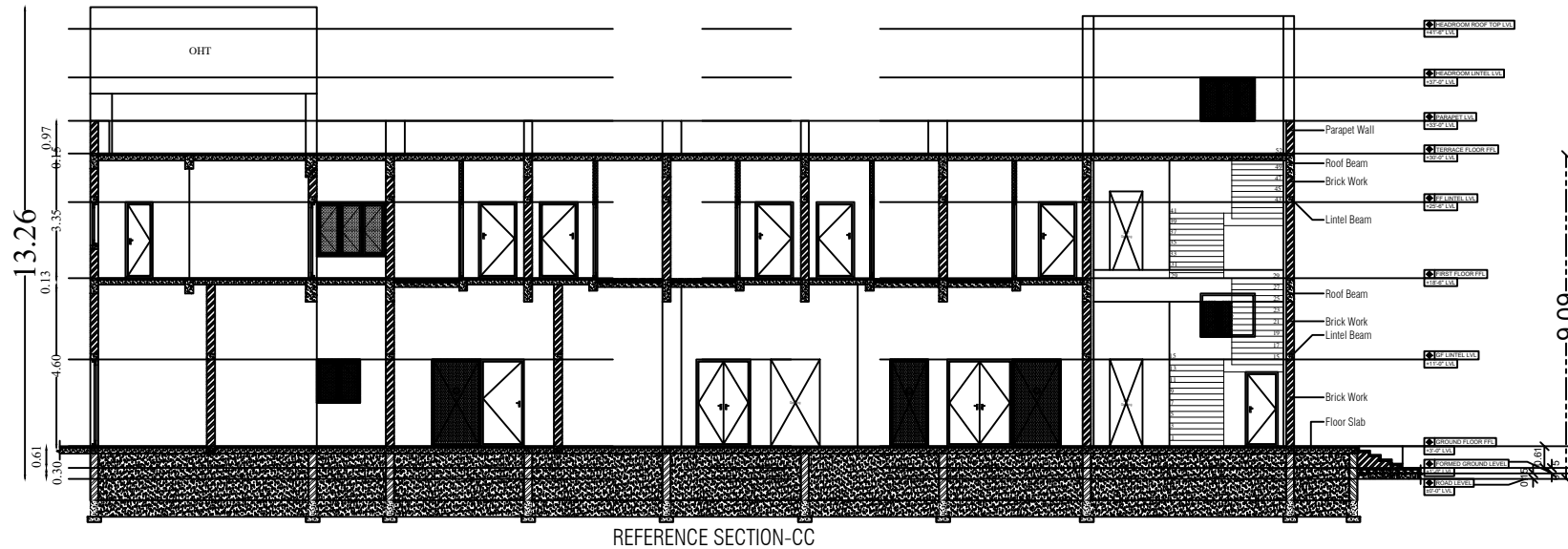
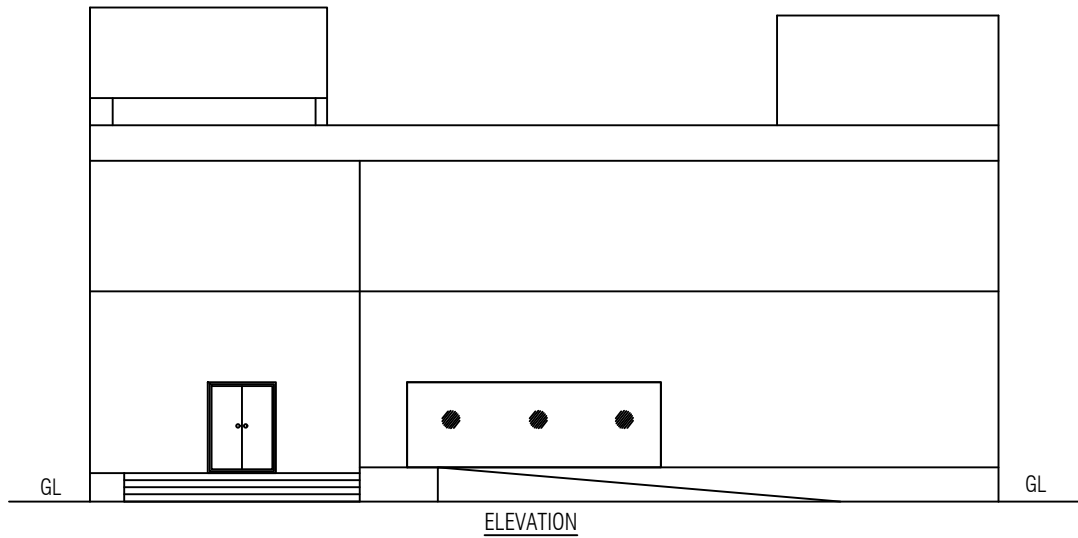
Theni  
Virudhunagar district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

ISSUING AUTHORITY  
**DTCP**

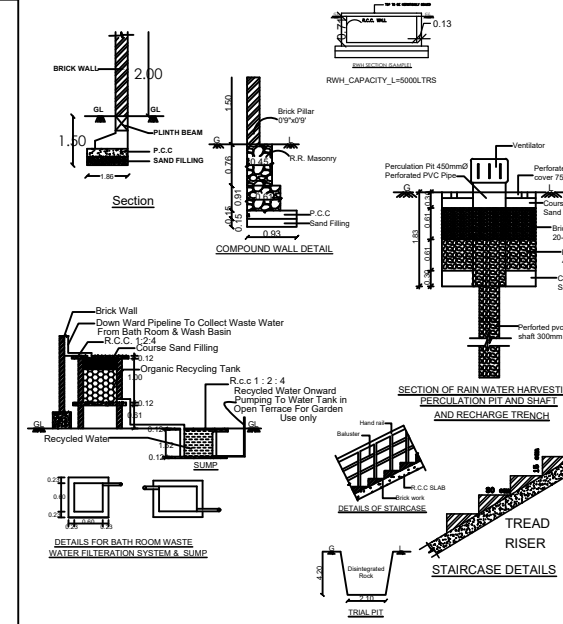
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



1:100

SPECIFICATION  
NOT TO SCALE



PLAN SHOWING THE PROPOSED  
CONSTRUCTION OF A HOTEL BUILDING IN  
S.NO:61/3A,61/3B2,61/3C2,60/14B2 IN  
KATTUKUTHAGAI KARISALKULAM  
VILLAGE,KARIYAPATTI TALUK/TOWN  
PANCHAYAT,VIRUDHUNAGAR DISTRICT.

AREA DETAILS

AREA AS PER DOCUMENT - 3373.83 SQ.M  
AREA AS PER PATTI - 3392.00 SQ.M  
SUPER IMPOSED PLOT AREA- 3420.80 SQ.M

BUILTUP AREA DETAILS

| DESCRIPTION       | FSI(SQ.M) | NON-FSI<br>(SQ.M) | TOTAL   |
|-------------------|-----------|-------------------|---------|
| GROUND FLOOR AREA | 899.29    | -                 | 899.29  |
| FIRST FLOOR AREA  | 824.97    | -                 | 824.97  |
| HEAD ROOM AREA    | -         | 37.90             | -       |
| TOTAL             | 1724.26   | 37.90             | 1762.16 |

FSI= TOTAL COVERED AREA ON ALL FLOORS  
SITE AREA

FSI= 1724.26 SQ.M = 0.51<2.00 PC= 899.29 SQ.M = 26.65%  
3373.83 SQ.M 3373.83SQ.M

JOINERY DETAILS

|    |            |             |
|----|------------|-------------|
| MD | MAIN DOOR  | 1.83 X 2.44 |
| D  | DOOR       | 1.07 X 2.44 |
| W  | WINDOW     | 3.20 X 2.00 |
| W1 | WINDOW     | 1.91 X 2.00 |
| W2 | WINDOW     | 2.55 X 2.00 |
| W3 | WINDOW     | 1.52X 2.00  |
| V  | VENTILATOR | 0.90X 1.00  |
| V1 | VENTILATOR | 0.76X 0.90  |

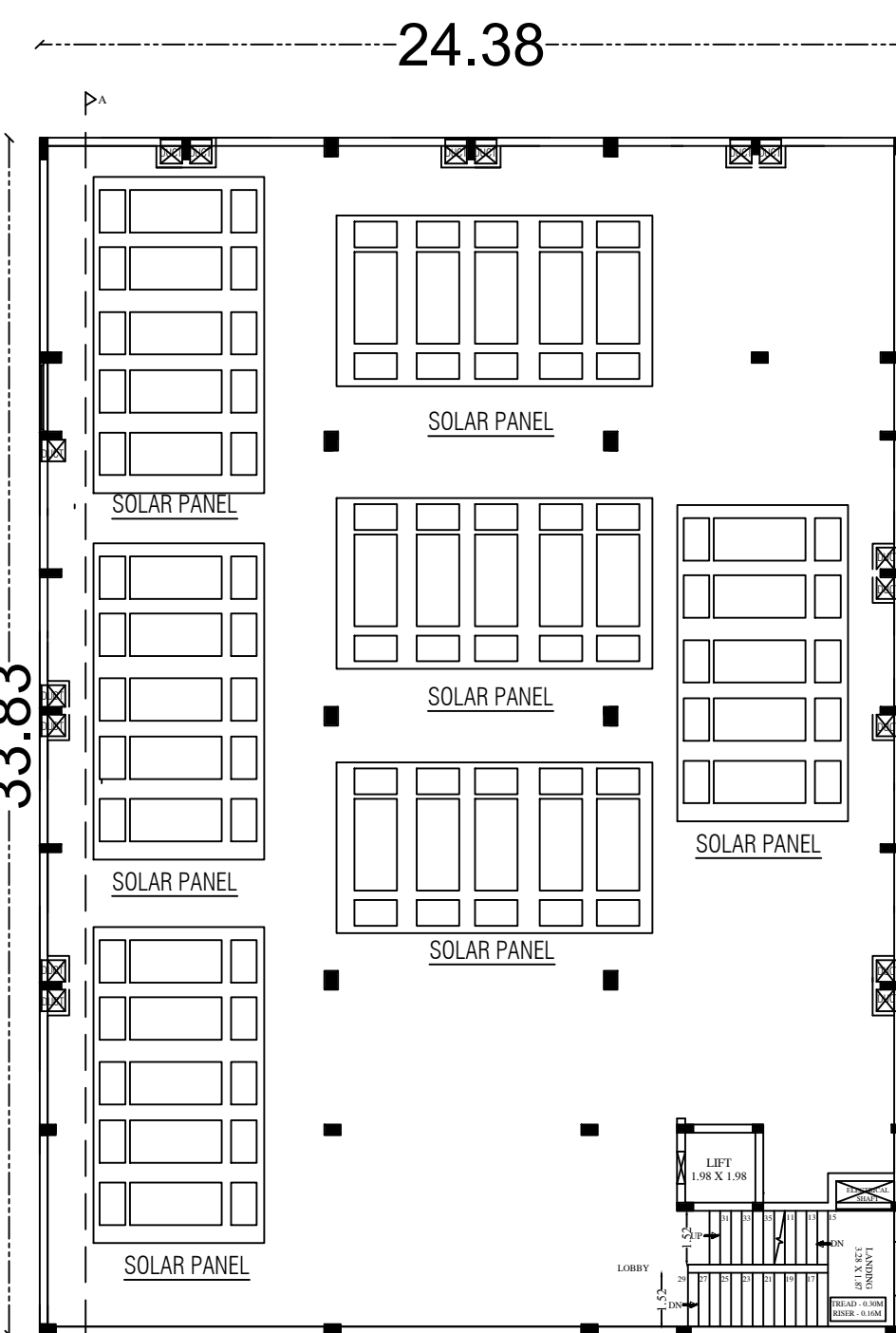
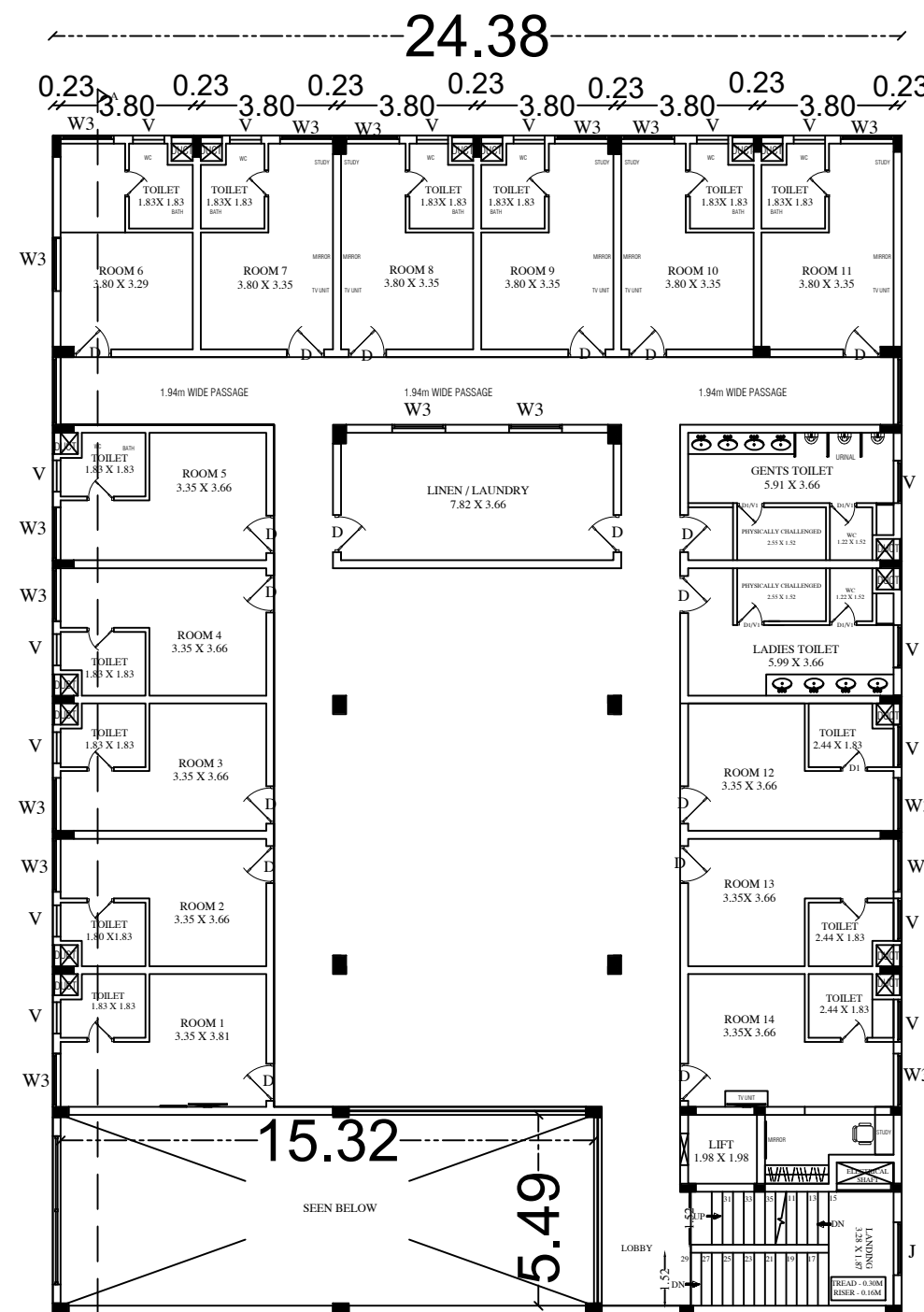
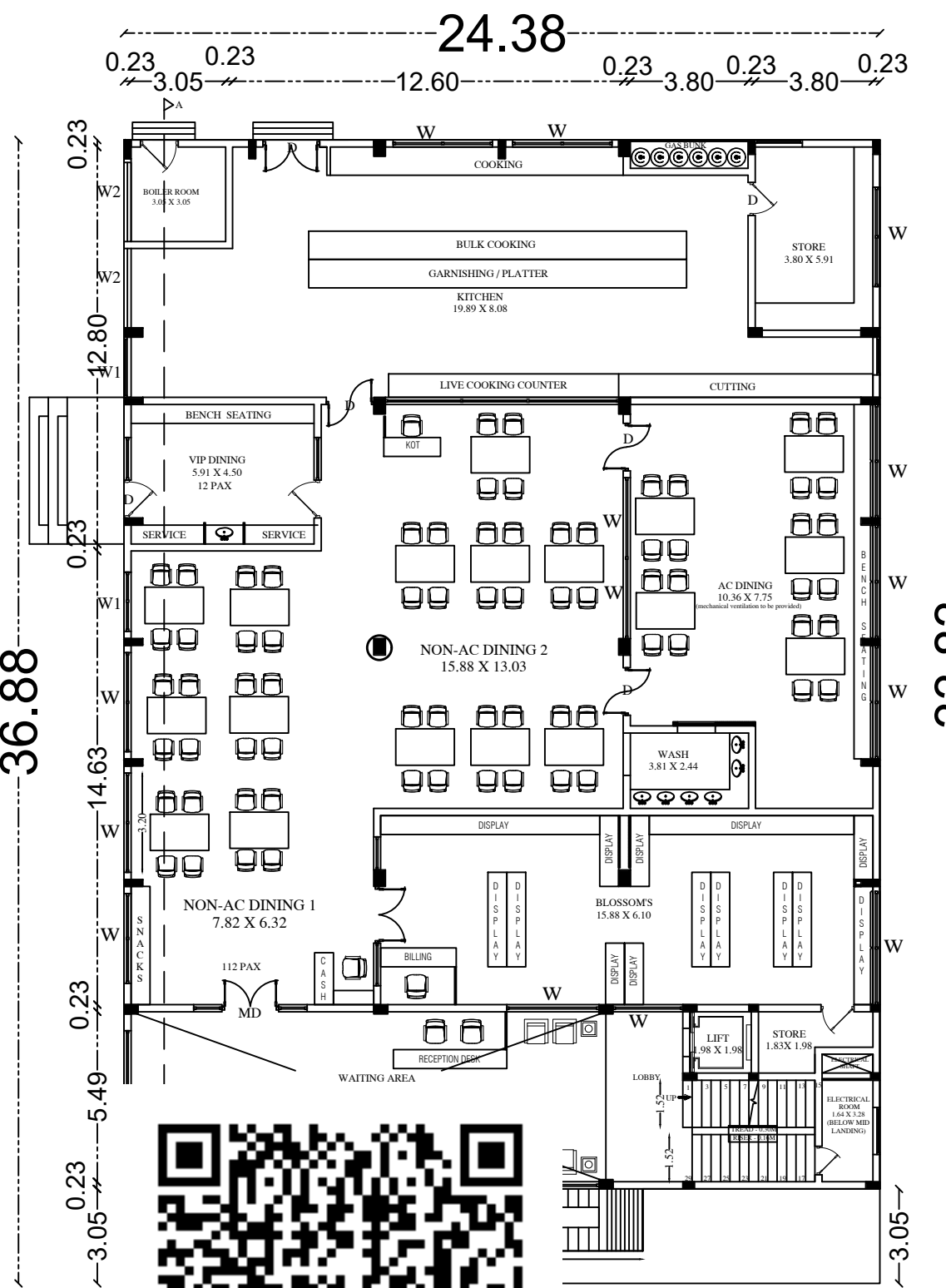
APPLICANT

**Dr. A. G. JAGADEESH**, B.Tech.,  
Structural Engineer (MDTCP)  
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Vilupuram, Madurai-625012  
Cell: 8883942220

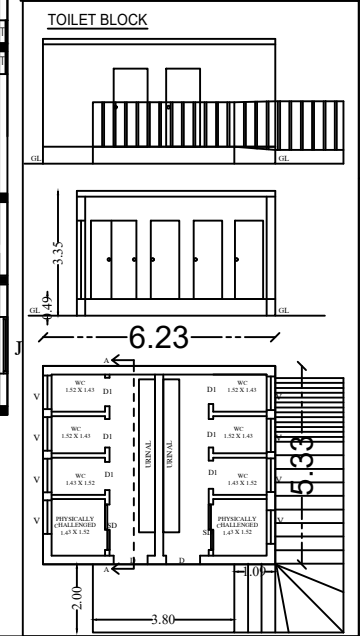
**Er. K. PRASANNA, BE.**  
DTCP Registered Engineer  
RANK PLANNERS PVT. LTD.  
Shop No. 1, Kallalagar Complex  
Alagar Kovil Main Road, Talukulam  
Madurai-625002. Cell: 98949 84630

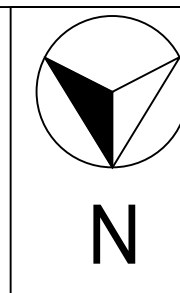
STRUCTURAL ENGINEER

ENGINEER



**SOLAR PANEL CALCULATION**  
TERRACE FLOOR AREA = 824.98 SQ.M  
SOLAR PANEL CALCULATION= 824.98 SQ.M  
3.00  
SOLAR PANEL REQUIRED =275.00 SQ.M  
SOLAR PANEL PROVIDED =302.05 SQ.M  
**RAMP DETAILS**  
BASEMENT HEIGHT = 0.61M  
RAMP SLOPE = 1:12  
LENGTH OF RAMP = 0.61X12=7.32M  
LENGTH OF RAMP PROVIDED = 7.40M

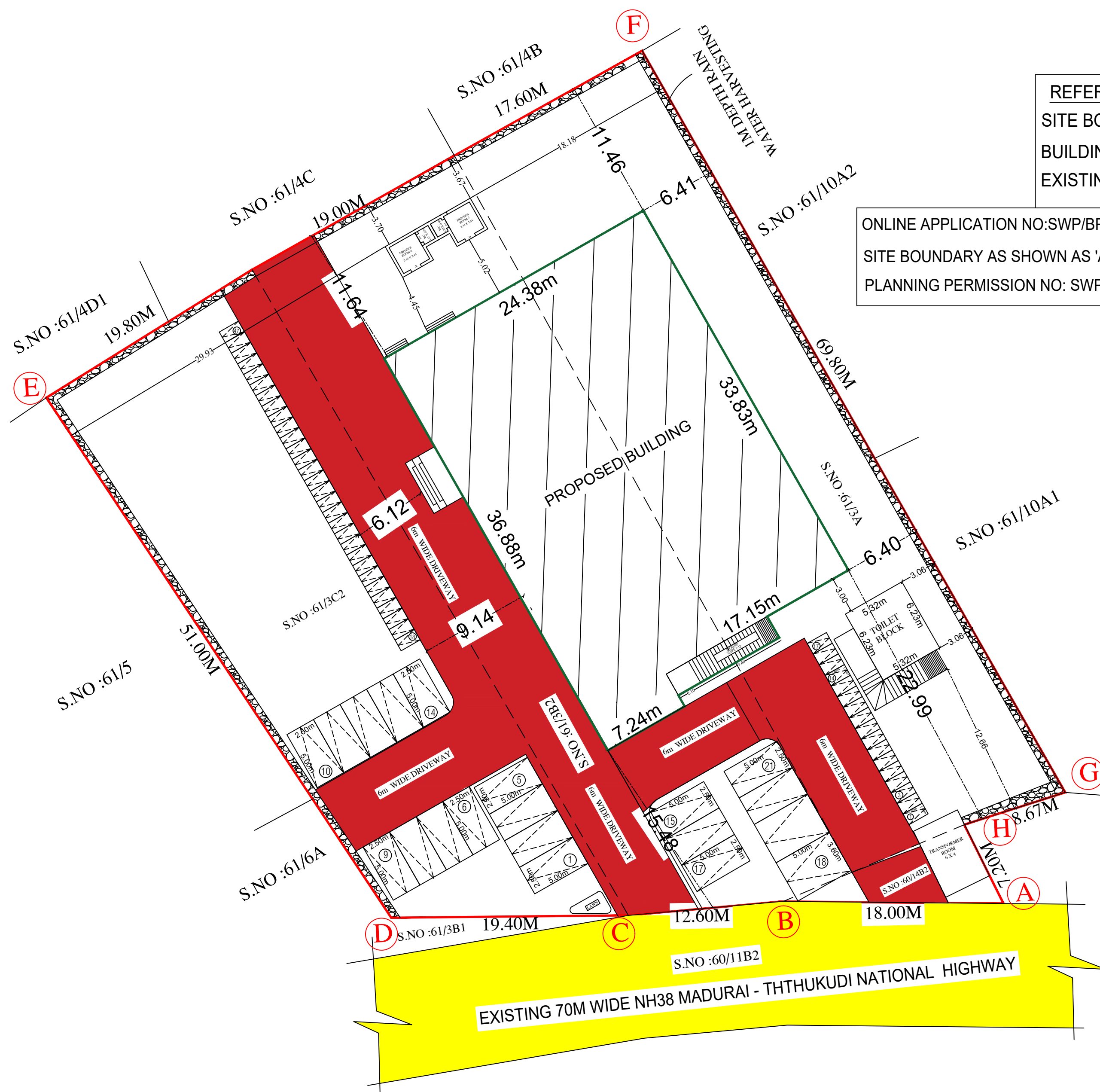




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| REFERENCE       |  |
|-----------------|--|
| SITE BOUNDARY - |  |
| BUILDING -      |  |
| EXISTING ROAD - |  |

ONLINE APPLICATION NO:SWP/BPA/435096/2025  
SITE BOUNDARY AS SHOWN AS 'A TO H'  
PLANNING PERMISSION NO: SWP/DTCP(VNR)NO:04/2025



SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A HOTEL BUILDING IN S.NO:61/3A,61/3B2,61/3C2,60/14B2 IN KATTUKUTHAGAI KARISALKULAM VILLAGE,KARIYAPATTI TALUK/TOWN PANCHAYAT,VIRUDHUNAGAR DISTRICT.

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FSI=  $\frac{\text{TOTAL COVERED AREA ON ALL FLOORS}}{\text{SITE AREA}}$

$$\text{FSI} = \frac{1724.26 \text{ SQ.M}}{3373.83 \text{ SQ.M}} = 0.51 < 2.00$$

$$\text{PC} = \frac{899.29 \text{ SQ.M}}{3373.83 \text{ SQ.M}} = 26.65\%$$

PARKING DETAILS

GROUND FLOOR AREA (RESTAURANTS)  
CAR PARKING REQUIRED=899.29/100=9NOS  
CAR PARKING PROVIDED = 9NOS  
TWO WHEELER PARKING REQUIRED=899.29/50=18 NOS  
TWO WHEELER PARKING PROVIDED = 47NOS

FIRST FLOOR AREA (UNSTARRED HOTEL)

CAR PARKING REQUIRED  
10 GUEST ROOMS+ 04 GUEST ROOMS= 02 CAR PARKING + 1 CARPARKING  
FOR EVERY 100 SQ.M OF NON ROOM AREA =340/100=4NOS  
CAR PARKING PROVIDED =10+2PH PARKING STALLS  
TWO WHEELER PARKING REQUIRED=824.97/50=17 NOS  
TWO WHEELER PARKING PROVIDED = 47NOS

APPLICANT

ENGINEER

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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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+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.

