PP APPROVAL RECORD

Planning Permission

Survey 168

Pallapatti

Dindigul 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

hello@verified.realestate

+91 9996 12 9996

verified.realestate

SHEET NO :1

REVISED AND ADDITIONAL CONSTRUCTION OF COMMERCIAL SHOP BUILDING IN S.NO:168/8A, 168/8B2, 168/9A, 168/9D2, PALLAPATTY VILLAGE, PALLAPATTY PANCHAYAT, DINDIGUL WEST, DINDIGUL DISTRICT.

EXISTING APPROVAL DETAILS

SITE APPROVAL

Online Application ROC NO:SWP/BPA/0344504/2024/TCP

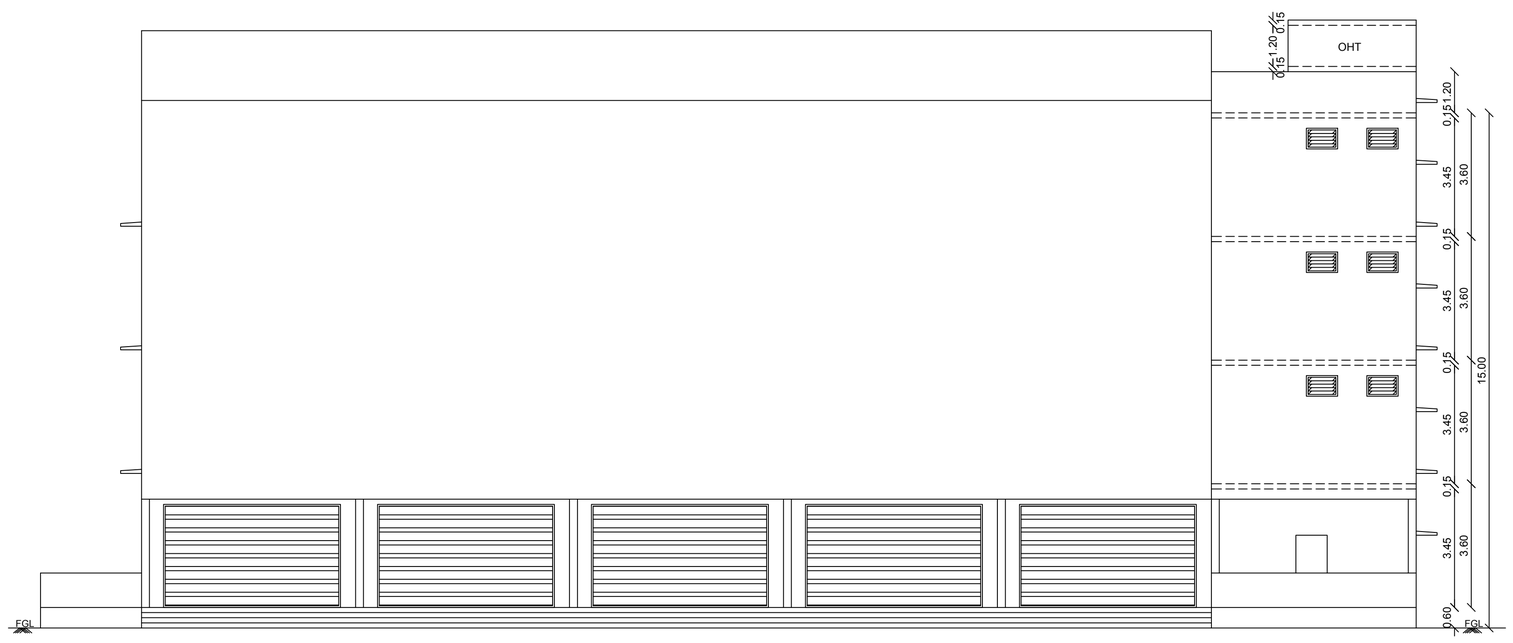
Site Boundary Shown As "A to D" and Numbered as SWP/LPA/DINDIGUL/site Approval no:**52/2024**

PLANNING PERMISSION

Online Application ROC NO:SWP/BPA/0344504/2024/TCP

Numbered as SWP/LPA/DINDIGUL/ Planning Permission no:**58/2024**

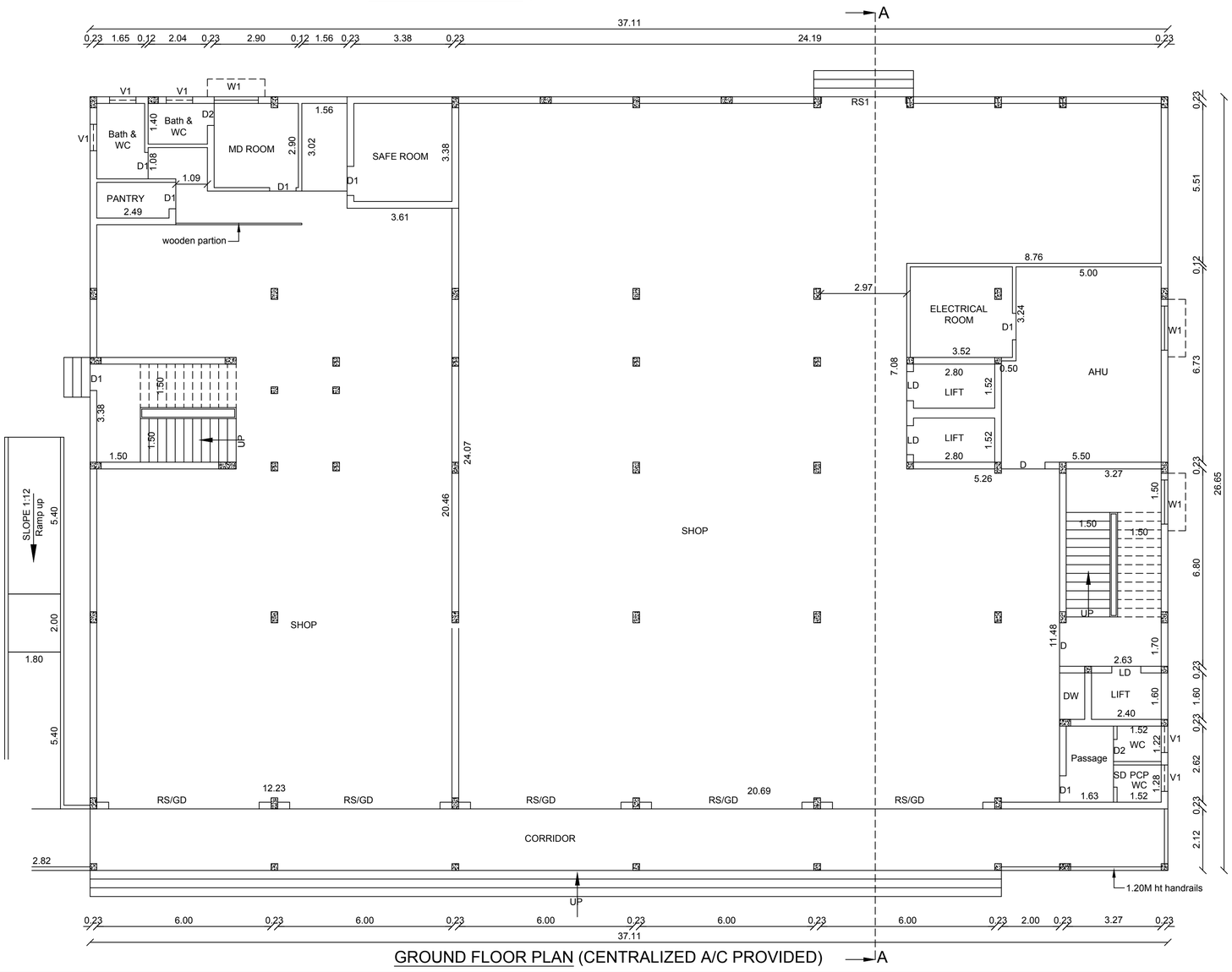
AREA DETAILS	SQ.MT	SQ.FT
GROUND FLOOR AREA	988.98	10645.00
FIRST FLOOR AREA	988.98	10645.00
SECOND FLOOR AREA	988.98	10645.00
THIRD FLOOR AREA	988.98	10645.00



ELEVATION



FIRST FLOOR PLAN (CENTRALIZED A/C PROVIDED)



GROUND FLOOR PLAN (CENTRALIZED A/C PROVIDED) —A

OFFICE USE:-

V. PIRAI SUDUM PERUMAL DCE.,B.E.,
Registered Construction Engineer
Reg. No. RCE / TVLR / 10 / 2019
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile : 94427 96534

CONSTRUCTION ENGINEER

V.K.Ashok Kumaravel, B.E.,M.E.,A.I.V.,Ph.D.,
Civil & Structural Engineer
Registered Structural Engineer Grade I
Reg No. RSE/Gr-I/TVL/January/2020/019
ANGELA CONSULTANT
6-B/10, A.S.R.N. Complex, Market Road,
Palayamkottai, Tirunelveli - 627 002.

Structural Engineer

APPLICANT

Er. P. DURAIMUTHU B.E.,PGDQSV,M.Sc.,(RV)
Registered Engineer Grade - I
RE / Gr-I / March / 2019 / 009
ANGELA CONSULTANT
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile: 98421 72100
E-mail:erduraimuthu@gmail.com

Registered Engineer/Architect

REVISED AND ADDITIONAL CONSTRUCTION OF COMMERCIAL SHOP BUILDING IN S.NO:168/8A, 168/8B2, 168/9A, 168/9D2, PALLAPATTY VILLAGE, PALLAPATTY PANCHAYAT, DINDIGUL WEST, DINDIGUL DISTRICT.

EXISTING APPROVAL DETAILS

SITE APPROVAL

Online Application ROC NO:SWP/BPA/0344504/2024/TCP

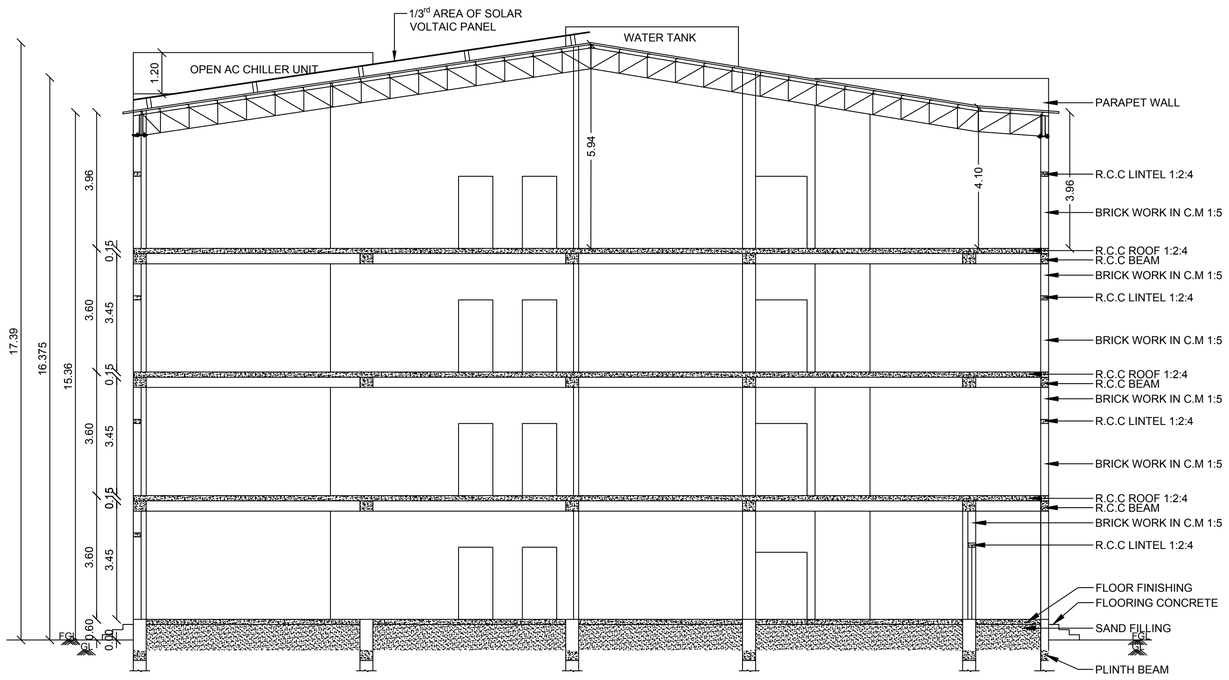
Site Boundary Shown As "A to D" and Numbered as SWP/LPA/DINDIGUL/site Approval no:**52/2024**

PLANNING PERMISSION

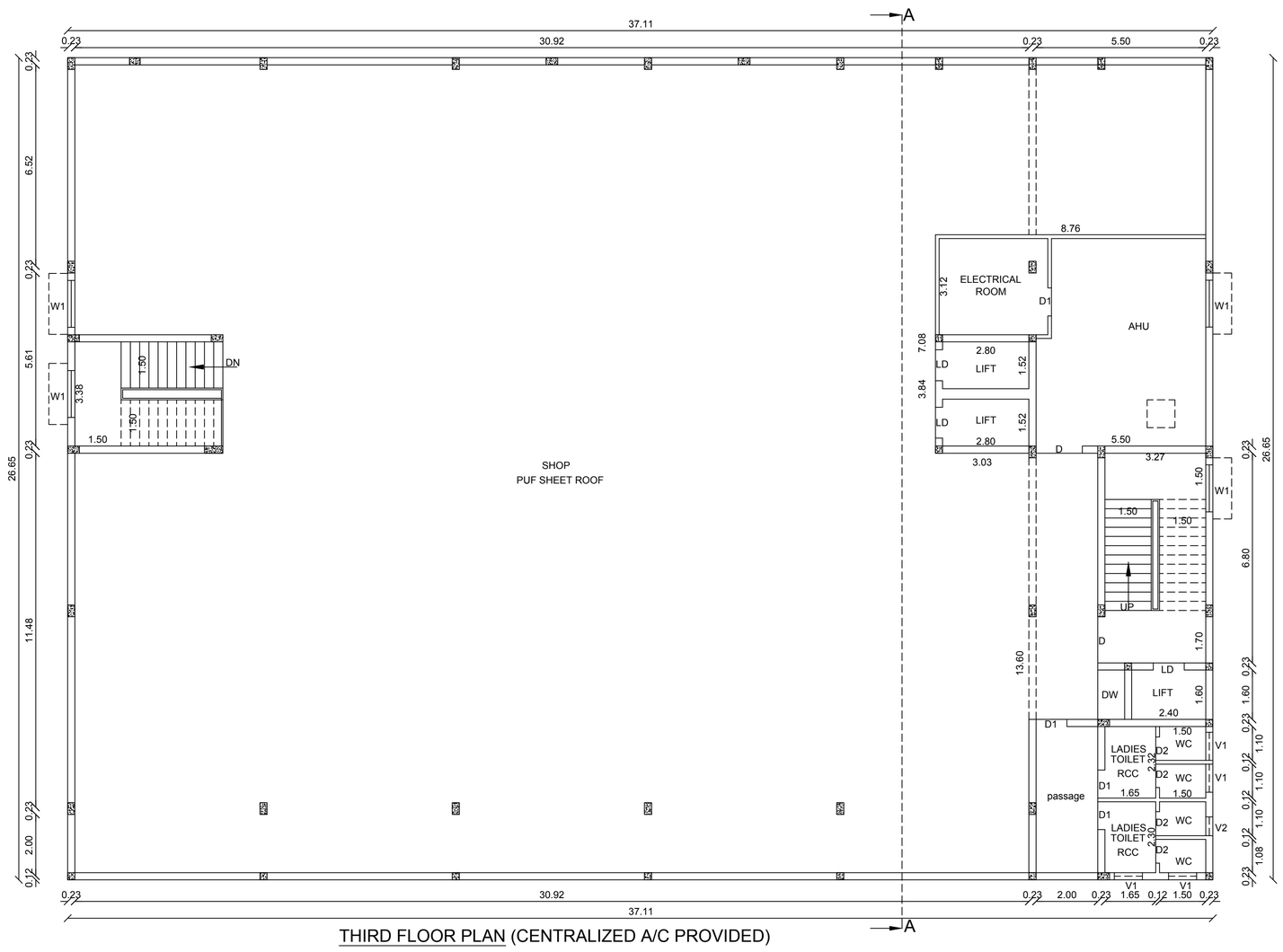
Online Application ROC NO:SWP/BPA/0344504/2024/TCP

Numbered as SWP/LPA/DINDIGUL/ Planning Permission no:**58/2024**

AREA DETAILS	SQ.MT	SQ.FT
GROUND FLOOR AREA	988.98	10645.00
FIRST FLOOR AREA	988.98	10645.00
SECOND FLOOR AREA	988.98	10645.00
THIRD FLOOR AREA	988.98	10645.00



SECTION ON A-A



THIRD FLOOR PLAN (CENTRALIZED A/C PROVIDED)

SECOND FLOOR PLAN (CENTRALIZED A/C PROVIDED)

OFFICE USE:-

V. PIRAI SUDUM PERUMAL DCE.,BE.,
Registered Construction Engineer
Reg. No. RCE / TVLR / 10 / 2019
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile : 94427 96534

CONSTRUCTION ENGINEER

V.K.Ashok Kumaraswi, B.E.,M.E.,A.I.V.,Ph.D.,
Civil & Structural Engineer
Registered Structural Engineer Grade I
Reg No. RSE/Gr-I/TVL/January/2020/019
ANGELA CONSULTANT
6-B/10, A.S.R.N. Complex, Market Road,
Palayamkottai, Tirunelveli - 627 002.

Structural Engineer

APPLICANT

Er. P. DURAIMUTHU B.E.,PGDOSV,M.Sc.,(RV)
Registered Engineer Grade - I
RE / Gr-I / March / 2019 / 009
ANGELA CONSULTANT
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile: 98421 72100
E-mail:erduraimuthu@gmail.com

Registered Engineer/Architect

REVISED AND ADDITIONAL CONSTRUCTION OF COMMERCIAL SHOP BUILDING IN S.NO:168/8A, 168/8B2, 168/9A, 168/9D2, PALLAPATTY VILLAGE, PALLAPATTY PANCHAYAT, DINDIGUL WEST, DINDIGUL DISTRICT.

EXISTING APPROVAL DETAILS

SITE APPROVAL

Online Application ROC NO:SWP/BPA/0344504/2024/TCP

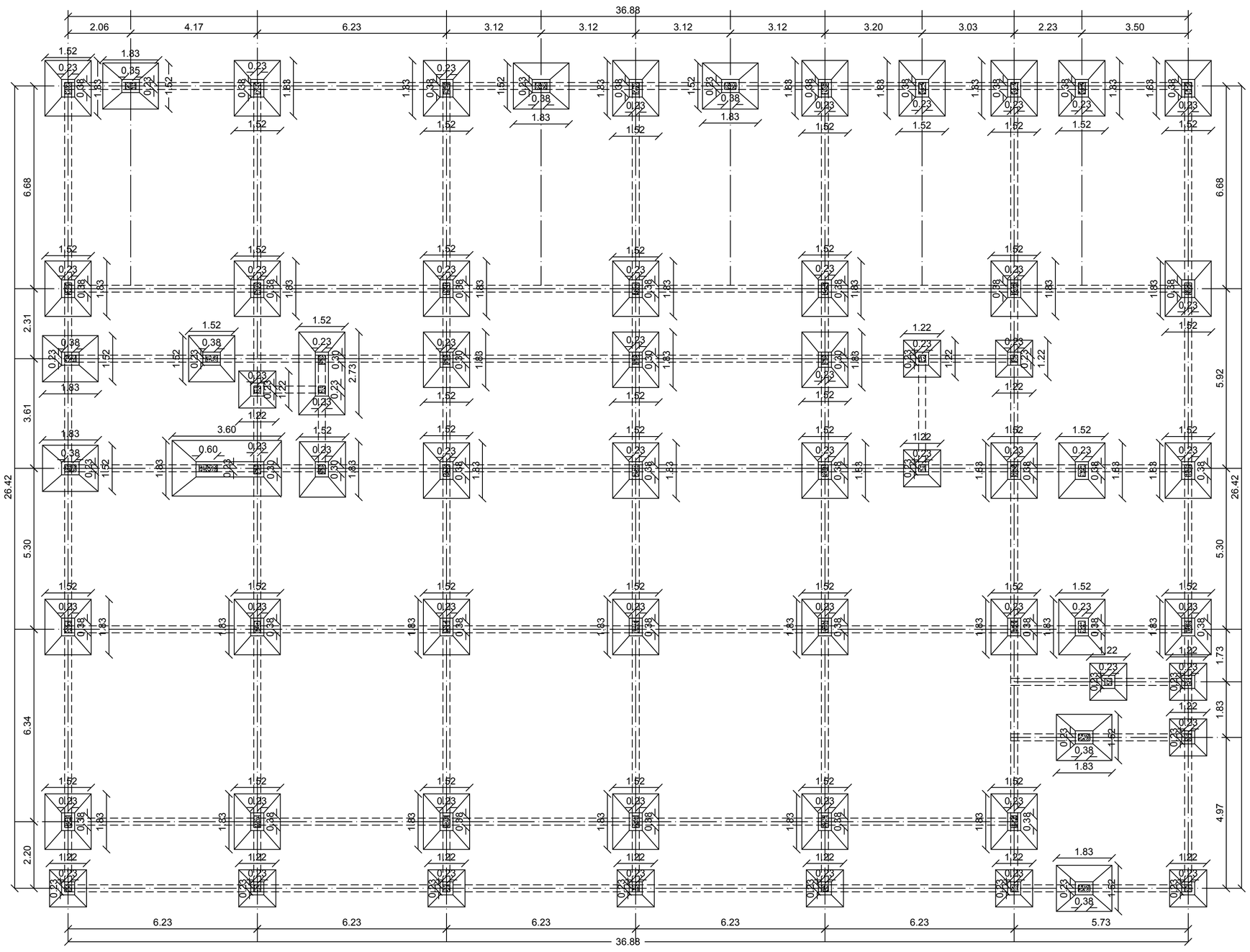
Site Boundary Shown As "A to D" and Numbered as SWP/LPA/DINDIGUL/site Approval no:**52/2024**

PLANNING PERMISSION

Online Application ROC NO:SWP/BPA/0344504/2024/TCP

Numbered as SWP/LPA/DINDIGUL/ Planning Permission no:**58/2024**

AREA DETAILS	SQ.MT	SQ.FT
GROUND FLOOR AREA	988.98	10645.00
FIRST FLOOR AREA	988.98	10645.00
SECOND FLOOR AREA	988.98	10645.00
THIRD FLOOR AREA	988.98	10645.00



COLUUMN POSITION PKAN

ROOF PLAN

OFFICE USE:-

CONSTRUCTION ENGINEER

V. PIRAI SUDUM PERUMAL DCE.,B.E.,
Registered Construction Engineer
Reg. No. RCE / TVLR / 10 / 2019
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile : 94427 96534

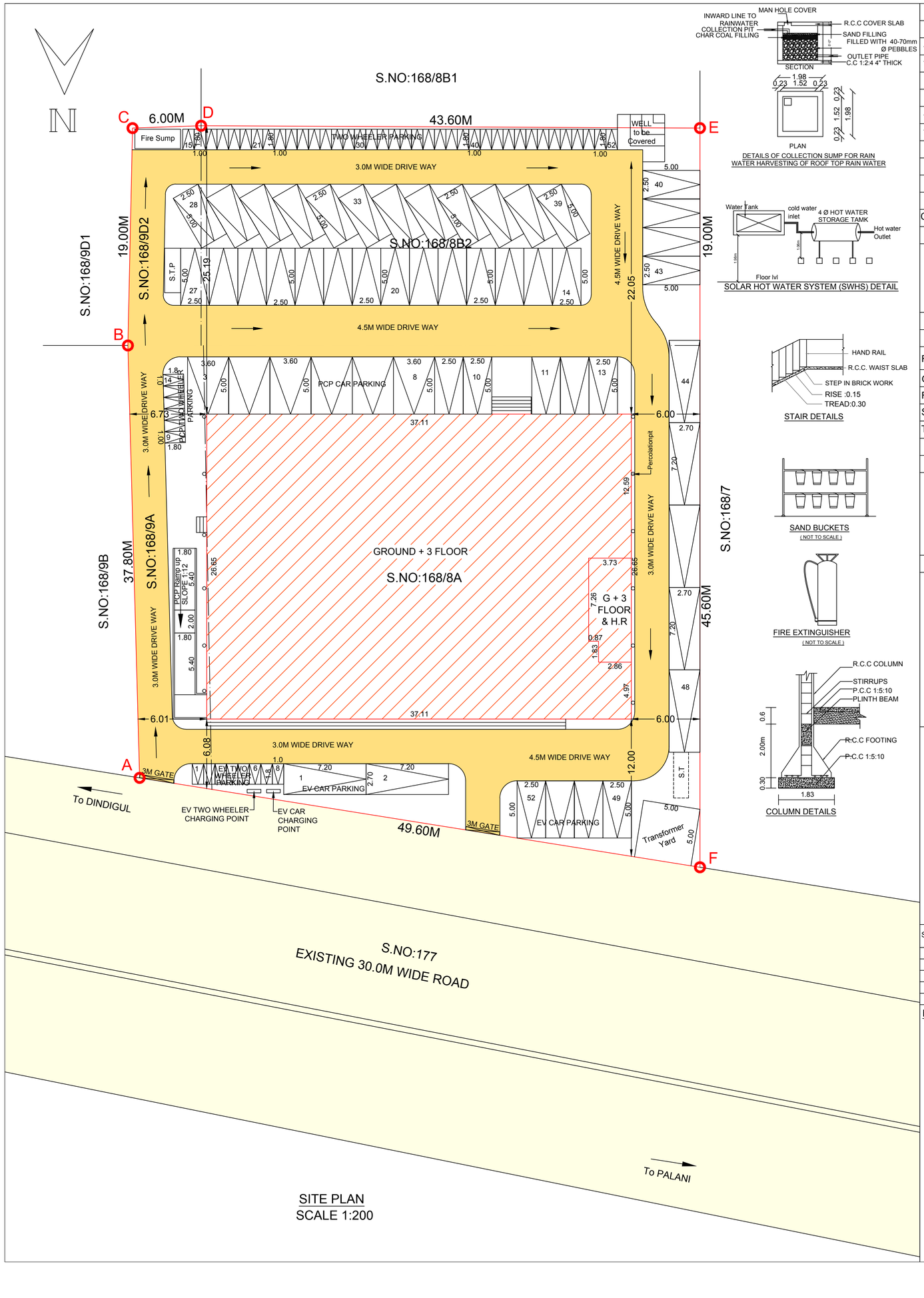
Structural Engineer

V.K.Ashok Kumaravel, B.E.,M.E.,A.I.V.,Ph.D.,
Civil & Structural Engineer
Registered Structural Engineer Grade I
Reg No. RSE/Gr-I/TVL/January/2020/019
ANGELA CONSULTANT
6-B/10, A.S.R.N. Complex, Market Road,
Palayamkottai, Tirunelveli - 627 002.

APPLICANT

Registered Engineer/Architect

Er. P. DURAIMUTHU B.E.,PGDQSV,M.Sc.,(RV)
Registered Engineer Grade - I
RE / Gr-I / March / 2019 / 009
ANGELA CONSULTANT
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile: 98421 72100
E-mail:erduraimuthu@gmail.com



SITE PLAN
SCALE 1:200

EXISTING SITE DETAILS:-

S.NO	DOCUMENT AREA IN SQ.MT	PATTA AREA IN SQ.MT
168/8A	1821.07	1825.00
168/9A	242.81	240.00
TOTAL	2063.88	2065.00
ADDITIONAL SITE DETAILS:-		
168/8B2	2525.00	832.00
168/9D2	932.00	109.00
TOTAL	3457.00	941.00
TOTAL SITE DETAILS:-		
	5520.88	3006.00

least area taken by consideration as per patta area ***3006 sq.mt***

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	3006.00	32357.00
	GROUND FLOOR AREA	988.98	10645.00
	FIRST FLOOR AREA	988.98	10645.00
	SECOND FLOOR AREA	988.98	10645.00
	THIRD FLOOR AREA	988.98	10645.00
	OPEN SPACE	2017.02	21712.00
	EXISTING ROAD		

FLOOR DETAILS	Already Appd. Area in sq.mt	Revised F.S.I Area in sq.mt	NON F.S.I Area in sq.mt	Total Buildup Area in sq.mt
GROUND FLOOR	988.98	---	---	988.98
FIRST FLOOR	924.17	64.81	---	988.98
SECOND FLOOR	909.86	79.12	---	988.98
THIRD FLOOR	63.51	925.47	---	988.98
TOTAL AREA	2886.52	1069.40	---	3955.92

FLOOR SPACE INDEX & FLOOR AREA RATIO:

SITE AREA = 3006.00 SQ.MT

ALL FLOOR (FSI) AREA = 3955.92 SQ.MT

F.S.I. = $\frac{3955.92}{3006.00}$ =1.316

1.316 < 2.00

PARKING CALCULATION-VILLAGE PANCHAYAT

SHOP PARKING = 3955.92 Sq.mt

Is up to 75 SQ.MT = Nil

Above 75 SQ.MT = 1CAR & 1 Two Wheeler

Every 75 sq.mt or Part there of Excluding the first 75 Sq.mt

3955.92-75 = 3880.92

3880.92/75 = 51.75 say 52NOS

REQUIRED PARKING = 52 Car & 52 Two Wheeler

AVAILABLE PARKING = 52 CAR & 52 TWO WHEELER INCLUDING 6 PCP CAR, 6 PCP TWO WHEELER & 6 EV CAR, 6 EV TWO WHEELER PARKING

HENCE OK

JOINERIES:-

RS	ROLLING SHUTTER	5.18 X 2.40
RS1	ROLLING SHUTTER	2.90 X 2.40
RS2	ROLLING SHUTTER	1.20 X 2.40
GD	GLASS DOOR	5.18 X 2.40
GD1	GLASS DOOR	1.20 X 2.10
D	DOOR	1.50 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.76 X 2.10
LD	LIFT DOOR	1.00 X 2.10
SD	SLIDING DOOR	1.20 X 2.10
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.52 X 1.52
V	VENTILATOR	1.22 X 0.61
V1	VENTILATOR	0.91 X 0.61
V2	VENTILATOR	0.61 X 0.91

Sl.N	Sanitary Unit/Fittings	Shops 100 Nos			
		Male-75	Female-25	Required	Provided
1	Water Closet - WC	3	2	5	14
2	Drinking Water Fountain - DW			5	5
3	Wash Basin-WB			5	14
4	Urinals-U			10	18
5	Cleaner's Sink-CS			4	4

NOTES:-

- SCALE 1 : 100 ,
- ALL DIMENSIONS ARE IN METER
- EXHAUST FAN [MECHANICAL VENTILATION] TO BE PROVIDED
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BEP ROVIDED.
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDNING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
- EMERGENCY ALARAM TO BE PROVIDED.
- 1/3 rd AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC PANELS
- LIGHTENING PROTECTION TO BE PROVIDED.
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
- SOLID WASTE TUB TO BE PROVIDED.
- SULLAGE WATER USE TO GARDEN PURPOSE.

DW DRINKING WATER FACILITIES TO BE PROVIDED.

- INSTALLATION OF CCTV UNITS PROVIDED.
- ACOUSTICS, SOUND INSULATION and NOISE CONTROL SYSTEM TO BE PROVIDED.
- BUILDING TO BE DESIGNED FOR NON AMBULANT PEOPLE USING SMALL WHEEL CHAIR.

SHEET NO :4

REVISED AND ADDITIONAL CONSTRUCTION OF COMMERCIAL SHOP BUILDING IN S.NO:168/8A, 168/8B2, 168/9A, 168/9D2, PALLAPATTY VILLAGE, PALLAPATTY PANCHAYAT, DINDIGUL WEST, DINDIGUL DISTRICT.

EXISTING APPROVAL DETAILS

SITE APPROVAL

Online Application ROC NO:SWP/BPA/0344504/2024/TCP

Site Boundary Shown As "A to D" and Numbered as SWP/LPA/DINDIGUL/site Approval no:**52/2024**

PLANNING PERMISSION

Online Application ROC NO:SWP/BPA/0344504/2024/TCP

Numbered as SWP/LPA/DINDIGUL/ Planning Permission no:**58/2024**

OFFICE USE:-

V. PIRAI SUDUM PERUMAL DCE.,B.E.,
Registered Construction Engineer
Reg. No. RCE / TVLR / 10 / 2019
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile : 94427 96534

construction engineer

V.K.Ashok Kumaravel, B.E.,M.E.,A.I.V.,Ph.D.,
Civil & Structural Engineer
Registered Structural Engineer Grade I
Reg No. RSE/Gr-I/TVL/January/2020/019
ANGELA CONSULTANT
6-B/10, A.S.R.N. Complex, Market Road,
Palayamkottai, Tirunelveli - 627 002.

Structural Engineer

APPLICANT

Er. P. DURAIMUTHU B.E.,PGDOSV,M.Sc.,(RV)
Registered Engineer Grade - I
RE / Gr-I / March / 2019 / 009
ANGELA CONSULTANT
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile: 98421 72100
E-mail:erduraimuthu@gmail.com

Registered Engineer/Architect

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.