

PP

APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi district, Tamil Nadu

APPROVAL TYPE

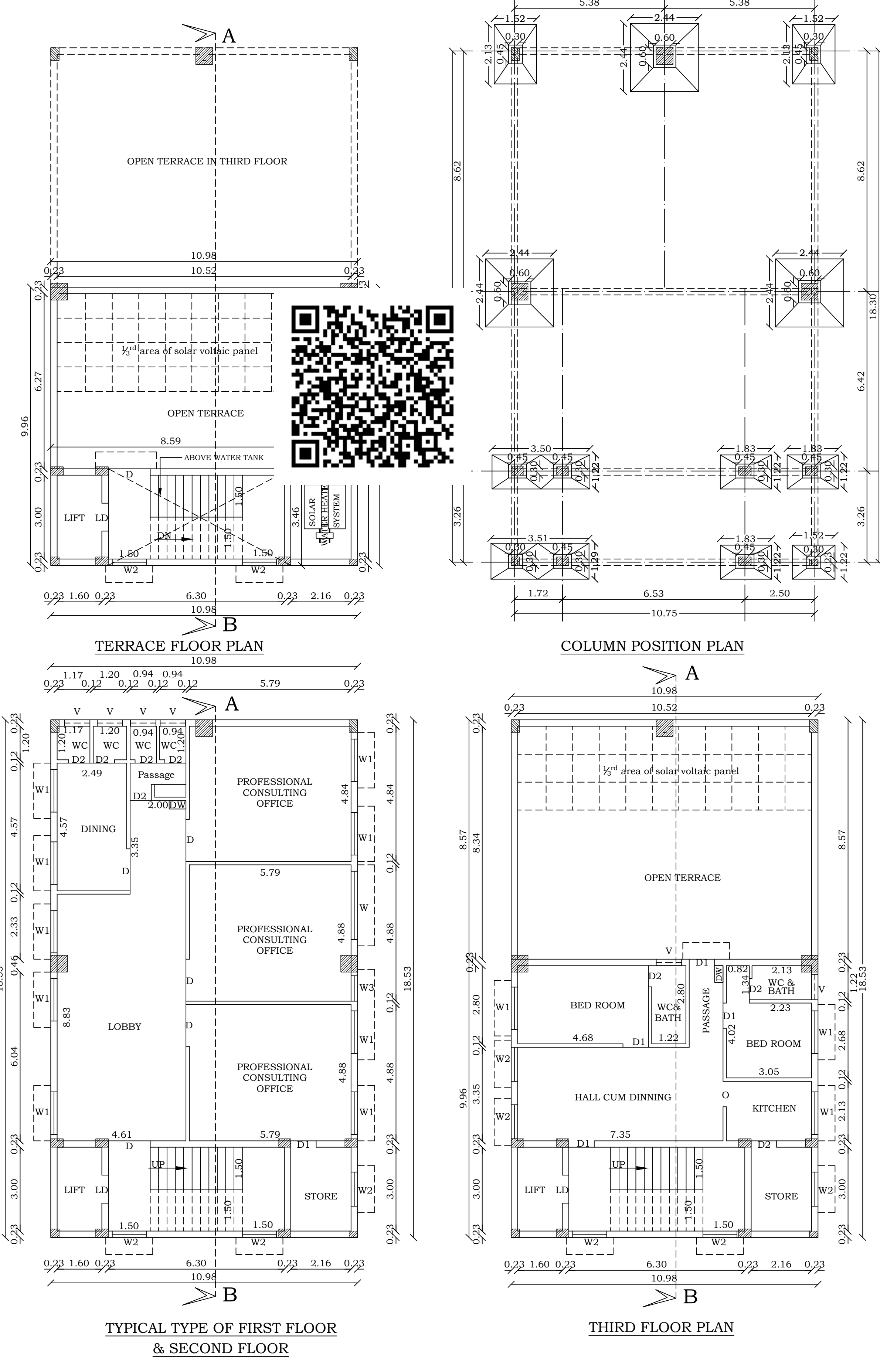
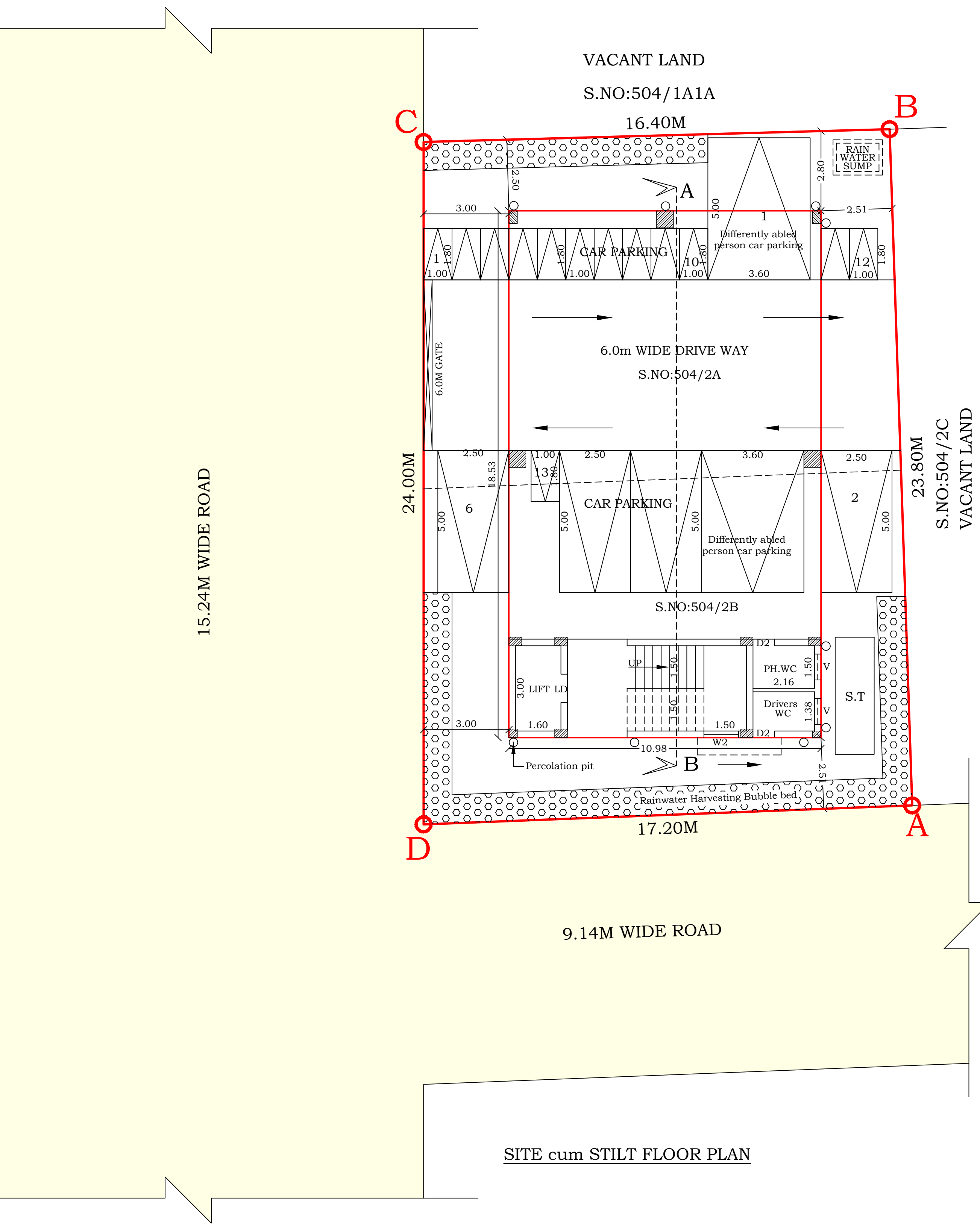
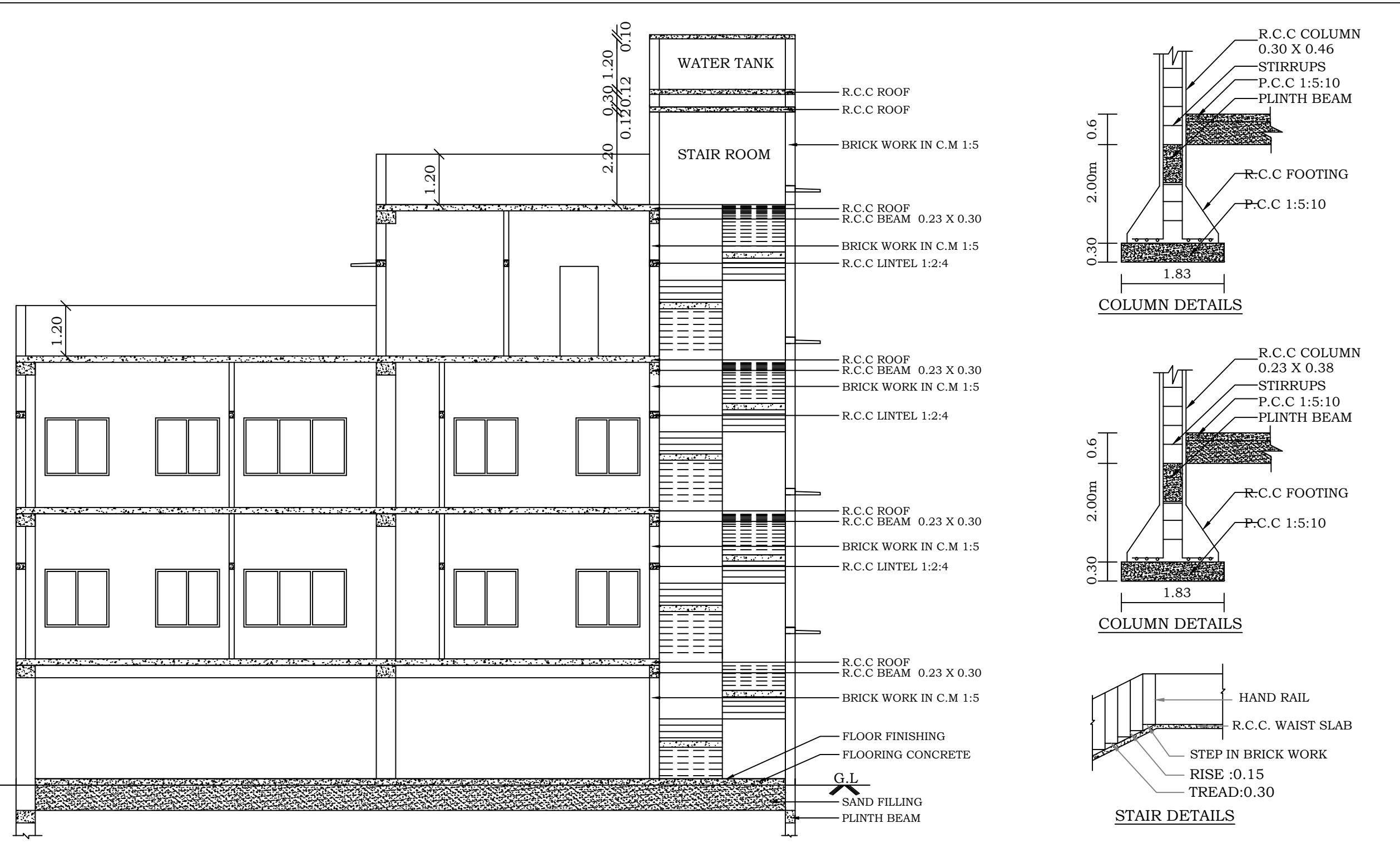
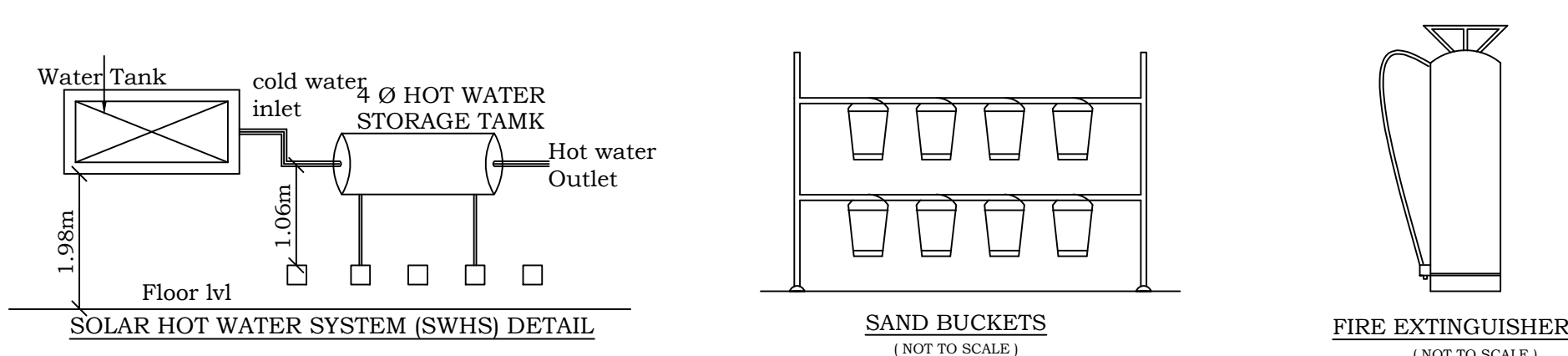
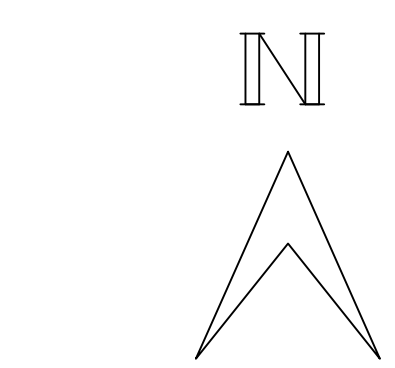
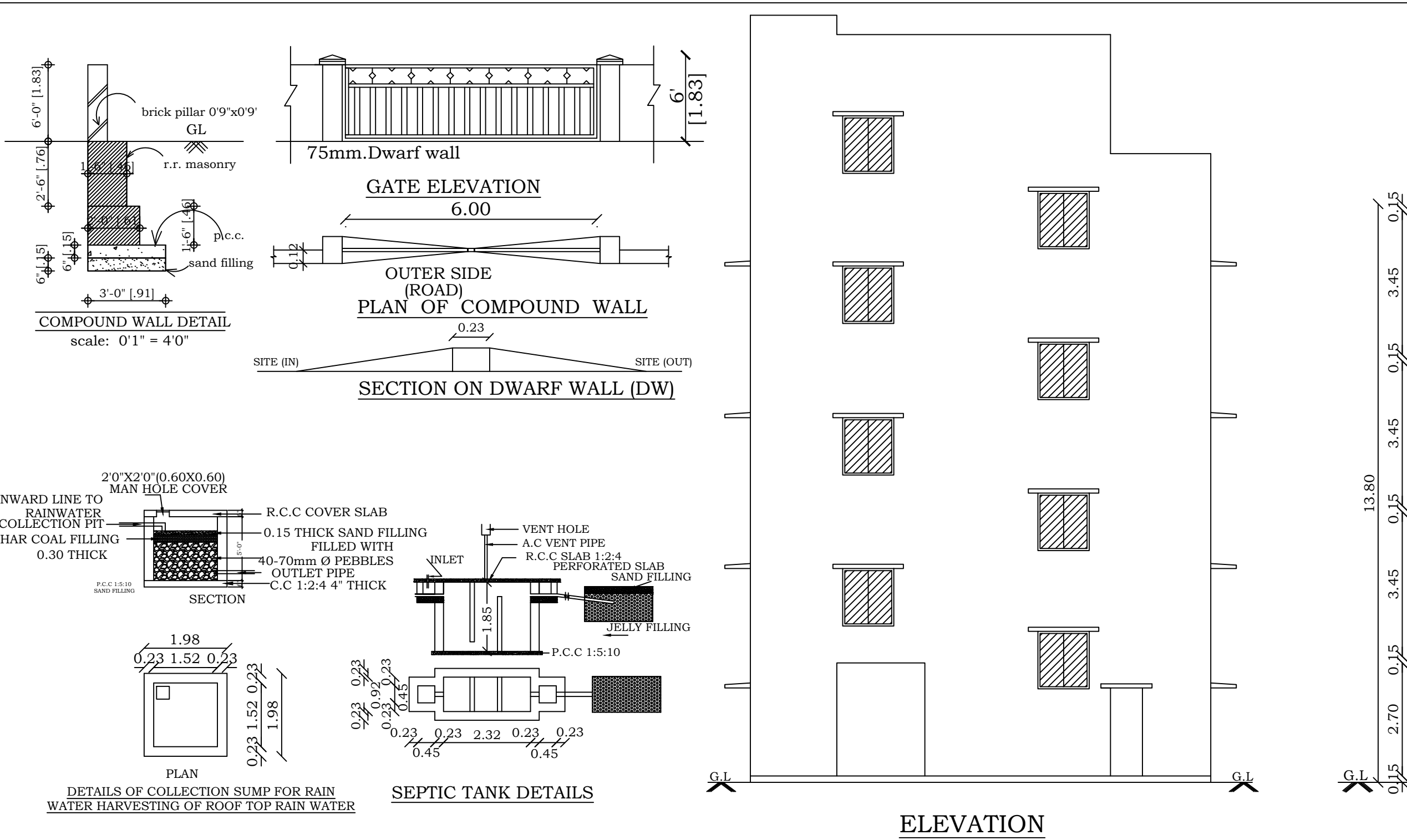
Building Plan

ISSUING AUTHORITY

Town 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.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL CUM PROFESSIONAL CONSULTING OFFICE BUILDING IN S.NO:504/2A, 504/2B, SANKAR NAGAR, NARANAMMALPURAM VILLAGE PART I, SANKAR NAGAR TOWN PANCHAYAT, TIRUNELVELI TALUK, TIRUNELVELI DISTRICT.

AREA DETAILS:-		
S.NO	DOCUMENT AREA IN SQ.MT	PATTA AREA IN SQ.MT
504/2A	202.47	202.00
504/2B	200.70	201.00
TOTAL AREA	403.17	403.00

LEAST AREA TAKEN BY CONSIDERATION AS PER PATTA AREA **403 SQ.MT**

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	403.00	4338.00
	STILT FLOOR AREA	203.46	2190.00
	FIRST FLOOR AREA	203.46	2190.00
	SECOND FLOOR AREA	203.46	2190.00
	THIRD FLOOR AREA	109.36	1177.00
	HEAD ROOM AREA	29.72	320.00
	OPEN SPACE	199.54	2148.00
	EXG. ROAD		

FLOOR DETAIL	F.S.I. AREA		Non F.S.I. Area Sq.mt	Buildup Area Sq.mt
	P.C.OFFICE	RESIDENTIAL		
STILT FLOOR	---	---	203.46	203.46
FIRST FLOOR	203.46	---	---	203.46
SECOND FLOOR	203.46	---	---	203.46
THIRD FLOOR	---	109.36	---	109.36
HEAD ROOM	---	---	29.72	29.72
TOTAL AREA	406.92	109.36	516.28	749.46

FLOOR SPACE INDEX

F.S.I = FLOOR AREA / SITE AREA

F.S.I = 516.28 / 403.00

1.281 < 2.00

PARKING CALCULATION

PROFESSIONAL CONSULTING OFFICE(PRIVATE/COMMERCIAL)

AREA = 406.92 SQ.MT

[The number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings]

PARKING AREA = 305.19 SQ.MT

EVERY 100 SQ.MT = 1 CAR

EVERY 25 SQ.MT = 1 TWO WHEELER SPACE

305.19/100 = 3.05 say 4 Nos CAR

305.19/25 = 12.20 say 13 Nos Two Wheeler

REQUIRED PARKING = 4 Car & 13 Two Wheeler

RESIDENTIAL:

25 SQ.MT - 50 SQ.MT = 1 TWO WHEELER

50 SQ.MT - 75 SQ.MT = 1 CAR SPACE FOR 2 DWELLINGS

& 1 TWO WHEELER FOR EACH DWELLINGS

ABOVE 75 SQ.MT = 1 CAR SPACE FOR EVERY 75 Sq.Mt.

DWELLING AREA = 82.36 SQ.MT

REQUIRED PARKING = 1 Car

	REQUIRED PARKING	
	CAR	TWO WHEELER
P.CONSULTING OFFICE	4	13
RESIDENTIAL	1	---
TOTAL	5	13

TOTAL REQUIRED PARKING = 5 Car & 13 Two Wheeler

TOTAL PROVIDED PARKING = 6 Car & 13 Two Wheeler

Including Differently abled person parking

HENCE OK

JOINERIES

LD	LIFT DOOR	1.00 X 2.10
D	DOOR	1.50 X 2.10
D1	DOOR	0.91 X 2.10
D2	DOOR	0.76 X 2.10
W	WINDOW	2.44 X 1.37
W1	WINDOW	1.52 X 1.37
W2	WINDOW	1.22 X 1.37
W3	WINDOW	0.91 X 1.37
V	VENTILATOR	0.91 X 0.61

PP/BP/TLPA NO:SWP/68/2024

SWP/BPA/0246554/2024

OFFICE USE:

Er. P. DURAI MUTHU B.E. PDCSVN Sr. (RV)

Registered Structural Engineer

Reg. No. RSE / (Gr-I) / TLV / March / 2010 / 014

ANGELA CONSULTANT

68/1, ASBN Complex, Market Road, Palayamkotta - 2

Mobile: 98421 72100 / 9482 - 2576182

K. VENKATESAN B.E. MBA.,

Registered Engineer

RIE/Gr.IV/TLV/March/2010/09 (LPA)

233-G, Madurai Road, Sankar Nagar, Tirunelveli-627357

STRUCTURAL ENGINEER	ARCHITECT/REGISTERED ENGINEER:

Er. P. DURAI MUTHU B.E. FIV. MSTE.

ENGINEER, LICENCED BUILDER & SURVEYOR

ANGELA CONSULTANT

PLAN ONLY

68/1, ASBN Complex, Market Road, Palayamkotta, Tirunelveli-2

Ph. 0482-2576182, Cell. 98421 72100

APPLICANT

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

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

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

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.

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.

