

PP

APPROVAL RECORD

Planning Permission

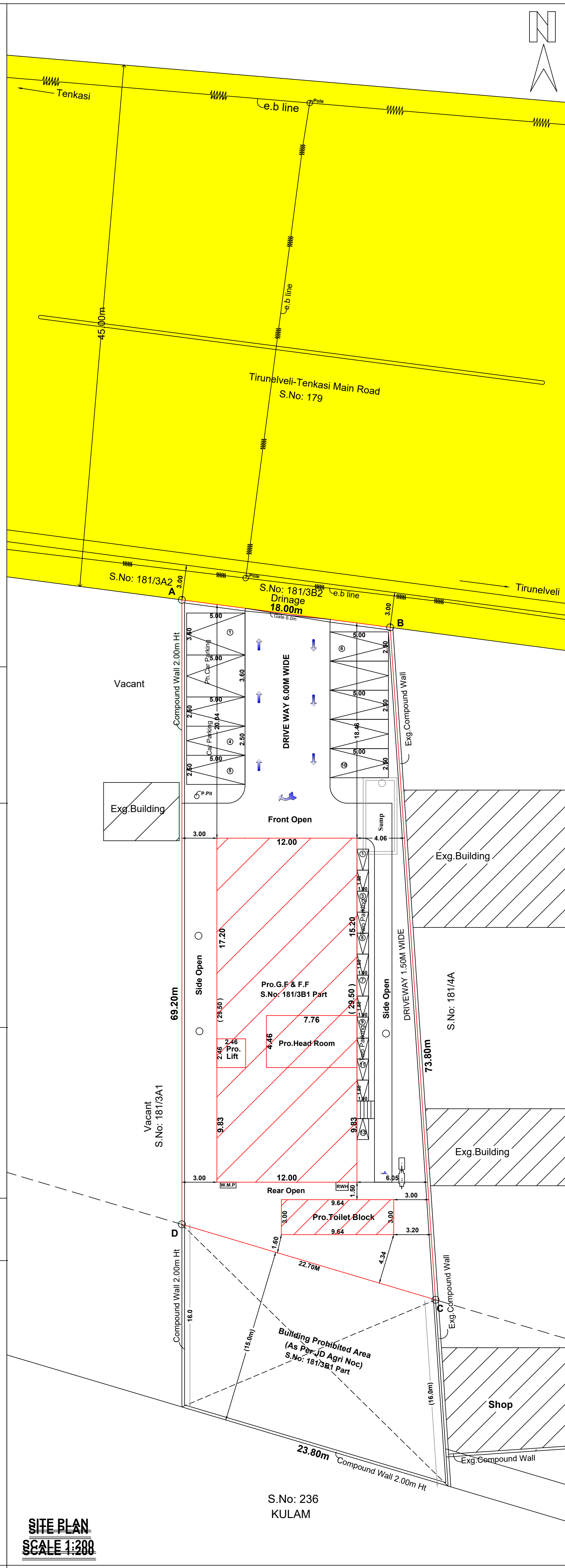
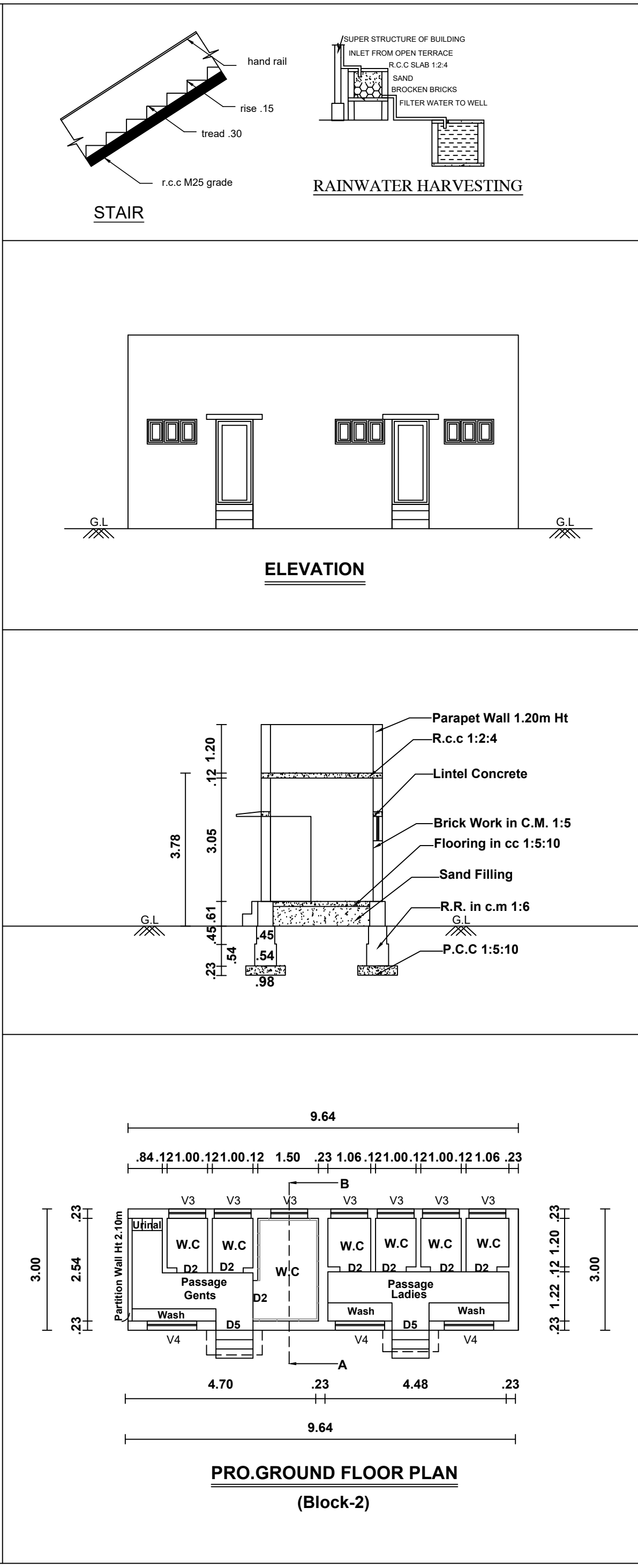
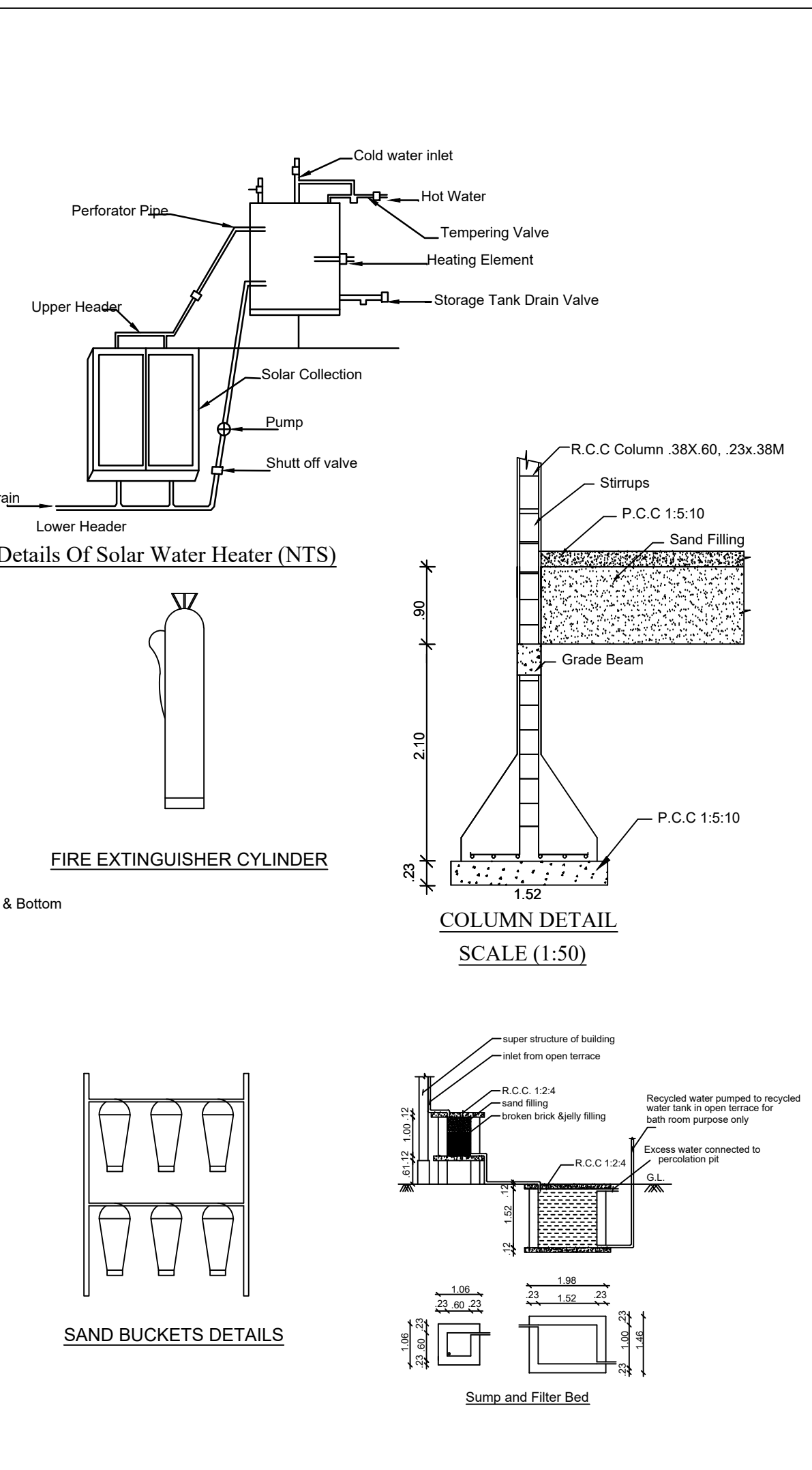
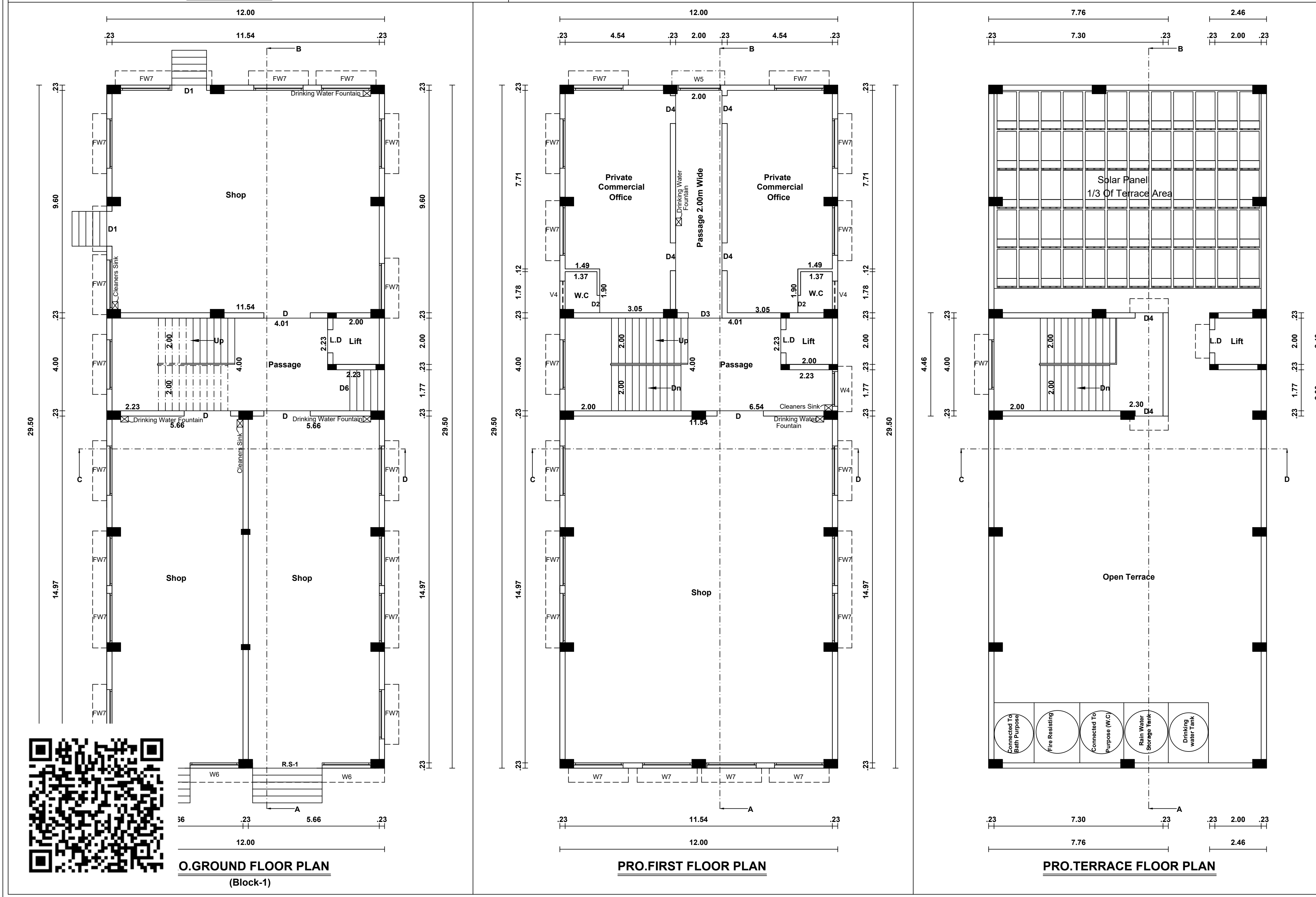
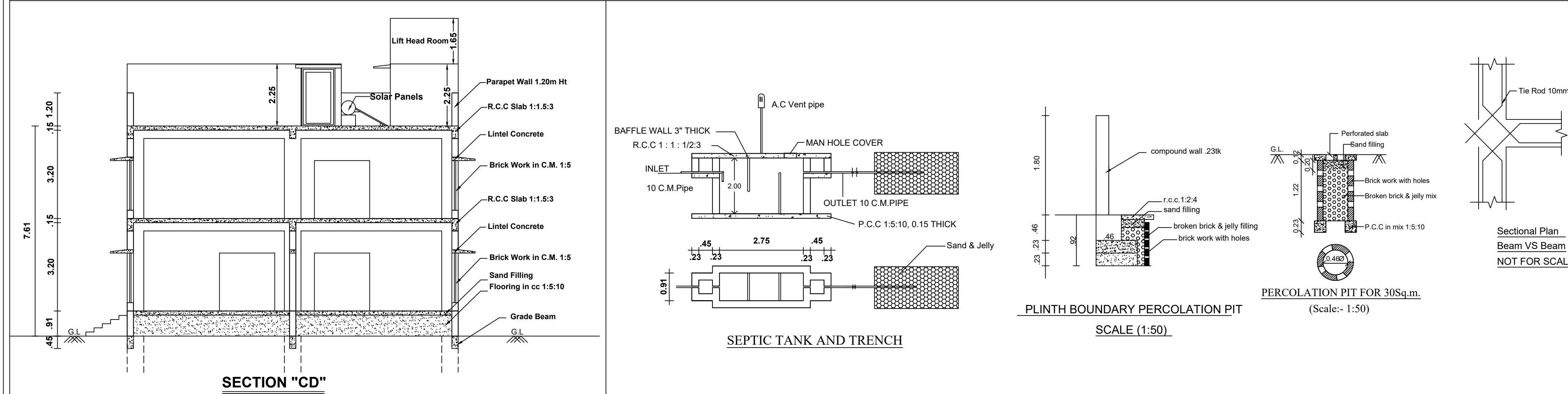
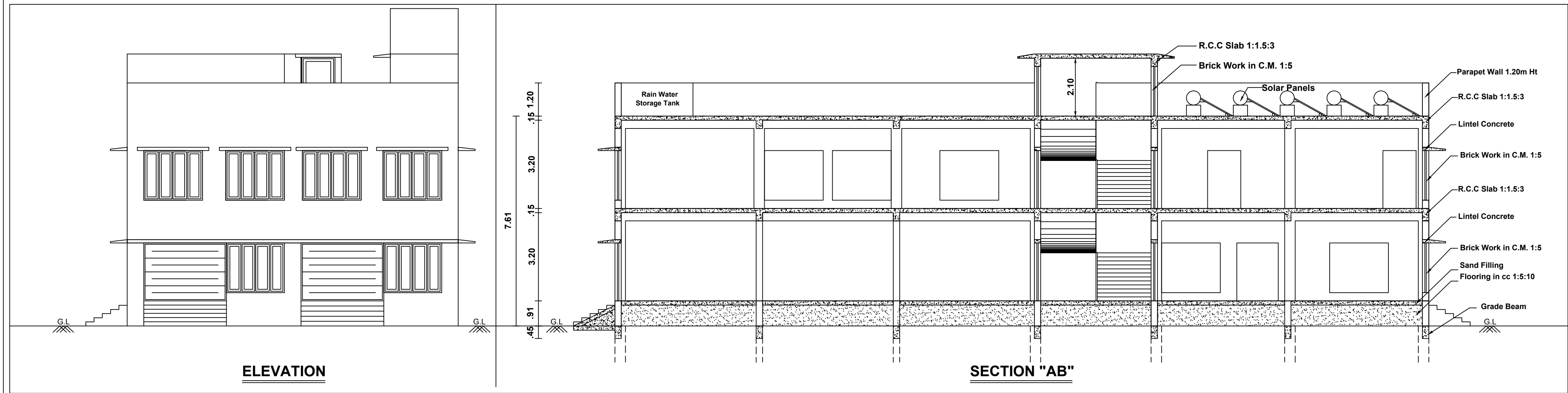
Tenkasi district, Tamil Nadu

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.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF SHOP & PRIVATE COMMERCIAL OFFICE BUILDING IN S.NO:181/3B1 PART, ALANGULAM VILLAGE, TIRUNELVELI TO TENKASI MAIN ROAD - ALANGULAM, ALANGULAM TOWN PANCHYAT, ALANGULAM TALUK, TENKASI DISTRICT.				
All Dimensions Are In Meter, Scale 1:100				
AREA DETAILS:-		Sq.Mt	Sq.Ft	Legends :
PRO.SITE AREA (ABCD)		1091.88	11753	SITE BOUNDARY PRO. BUILDING EXG. ROAD
Pro. Ground Floor Area (Block-1) Shop Building		353.97	3810	
Pro. First Floor Area Shop Building Area : 186.20 Sq.m Private Commercial Office Building Area :120.77 Sq.m Staircase & Lift Area : 48.00 Sq.m		353.97	3810	
Pro. Head Room Area		40.66	438	
Pro. Ground Floor Area (Toilet Block)		28.92	311	
Open Area		708.99	7632	
Total Pro. Building Area In G.F, F.F & H.R (For Panchayat Area)		777.52	8369	
i) SHOP BUILDING				
First 75.0 Sq.mt = Nil				
Every 75.0 sq.mt = 1 Car Space (2.50 x 5.00) & 1 Two Wheeler Space (1.0x1.80)				
Required Parking = (Ground Floor + First Floor (Shop Area (Front)) + H.R. = 353.97 + 233.20 + 40.66 = 627.83 Sq.mt				
= 627.83 - 75.00 = (552.83 Sq.mt X 75%) = 552.83 X 0.75 = 414.62 Sq.mt				
= 414.62 / 75 = 5.53 Say 6 Car & Two Wheeler Space				
ii) PRIVATE COMMERCIAL OFFICE BUILDING (For Panchayat Area)				
Every 100.0 sq.mt = 1 Car Space (2.50 x 5.00) & 1 Two Wheeler Space (1.0x1.80)				
Required Parking = First Floor (Private Commercial Office Building (Rear)) = 120.77 X 0.75 = 90.58 Sq.m				
= 90.58/100 = 0.90 Say 1 Car Space (10 % of Visitor Car Parking)				
= 1 + 1 = 2 Car Space				
= 90.58 / 25 = 3.62 Say 4 Two Wheeler Space (10 % of Visitor Car Parking)				
= 4 + 1 = 5 Two Wheeler Space				
= 28.92 Sq.mt				
iii) TOILET BLOCK				
= 1 Car & Two Wheeler Space				
Total Required Parking= 6 + 2 + 1 = 9 Car Space				
Available Parking Area : 6 + 5 + 1 = 12 Two wheelers				
Total Available Parking : 10 Car Space & 13 Two wheelers (Including Physically Handicapped Car 2 Nos.)				
FLOOR AREA RATIO				
= G.F + F.F				
Total Site Area				
= 382.89 + 353.97				
= 1091.88				
= 736.86				
= 1091.88				
= 0.675 < 2.00				
Area Details :-		Area		
=		FSI (Sq.Mt)	Non FSI (Sq.Mt)	Total (Sq.Mt)
Pro.Ground Floor Area		(353.97 + 28.92) = 382.89	-----	382.89
Pro.First Floor Area		353.97	-----	353.97
Pro. Head Room Area		-----	40.66	40.66
Total Area		736.86	40.66	777.52
Note:				
Waste Water Used for Garden				
Rain Water harvesting Details Provided				
Solar System Water tank provided				
Fire Resistance to be provided				
Emergency alarm to be provided				
Drinking water to be provided as per corporation norms				
Rain water harvesting tank to be provided				
Waste water from recycled water tank & Trench connected to sullage disposal tank				
Solid waste tub to be Provided				
"U" traps provided in septic tank to prevent curb breeding of mosquitoes				
(As per G.O (M.S) No : 341 - dated 03.11.2004)				
BP/DTCP NO : SWP / 35 / 2025				
ONLINE APPLICATION NO : SWP / BPA / 711226 / 2025				
OFFICE USE				
Registered Engineer/Architect				

Er. N. BALAMURUGAN, DCE., B.E.,
Registered Construction Engineer
Reg. No. RCE / TVLR / 11 / 2019
7/14, Shanmathi Nagar,
Gopalasamuthiram Road, TVL - 627 604.
Cell No: 81221 55332
Email ID: balamurugan18@gmail.com

CONSTRUCTION ENGINEER

P. BALA SUBRAMANIAN, M.E. (Structural)
REGISTERED STRUCTURAL ENGINEER GRADE-I
Regn. No. RSE-01/027VLD/0201
18, Penger Nagar Sali, North Higground Road,
Palayamkottai, Tirunelveli-627002.
Cell: 99949 54446

Structural Engineer

A. Duraisamy

APPLICANT

P. BALAVENKATESH, B.Arch.,LL.B.,
REGISTERED ARCHITECT
Reg. No: CA/2017/89562
106, PERIYAR NAGAR SALAI,
NORTH HIGHGROUND ROAD,
PALAYAMKOTTAI,
TIRUNELVELI - 627002.

53 | 2025
14/04/2025

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.

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.

