Verified RealEstate™

REFERENCE
52/2023-2024

ISSUED
22 January 2024

PP APPROVAL RECORD

Planning Permission

Theni

Theni 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.

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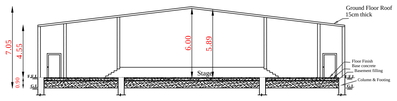
DIGITALLY VERIFIED RECORD

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN MARRIAGE HALL HAVING BLOCK-1(GROUND+FIRST FLOOR)BUILDING IN R.S.NO:645/10 AT VIKRAVANDI EAST VILLAGE , VIKRAVANDI TOWN PANCHAYAT, VIKRAVANDI TALUK, VILLUPURAM DISTRICT.

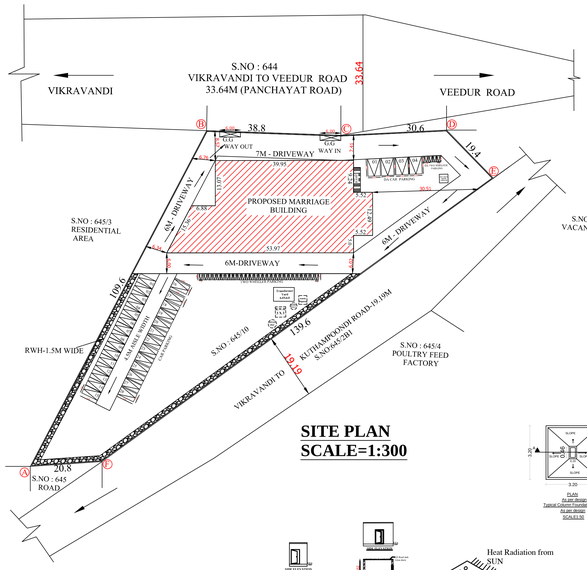
APPLICANT :Mr. K.ANAND



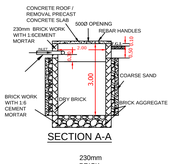
ELEVATION

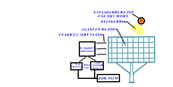


SECTION AA'

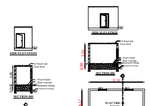


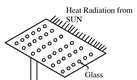
SITE PLAN
SCALE=1:300

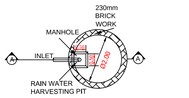




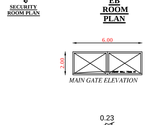
SOLAR POWER PANEL DETAIL



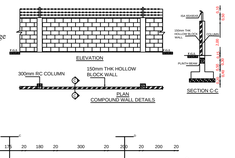


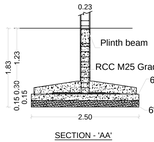


TYPICAL DETAIL FOR RAIN WATER HARVESTING PIT CAPACITY 9.42M³

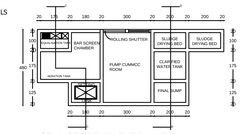




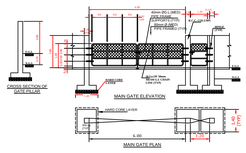


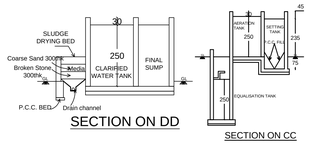


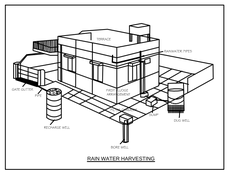
SECTION - 'AA'
As per design

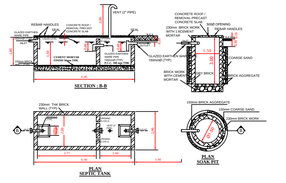


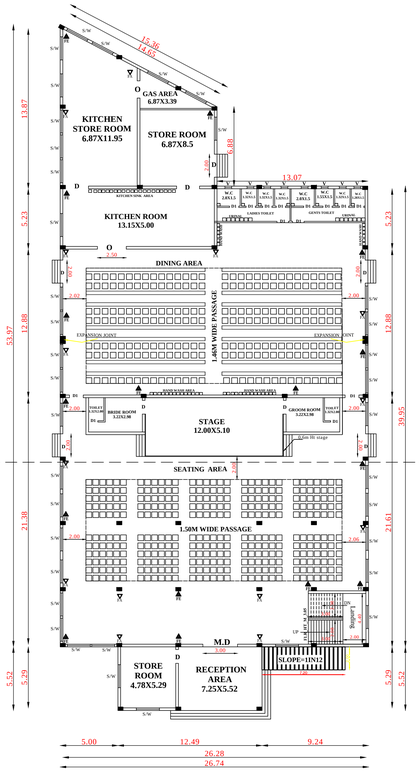
SEWAGE TREATMENT PLANT PLAN



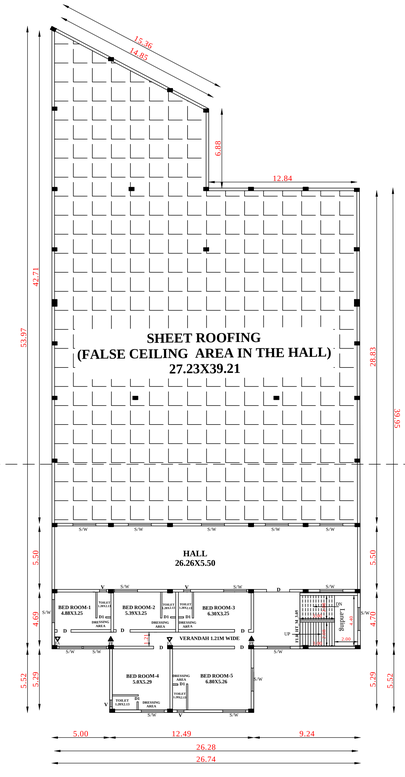




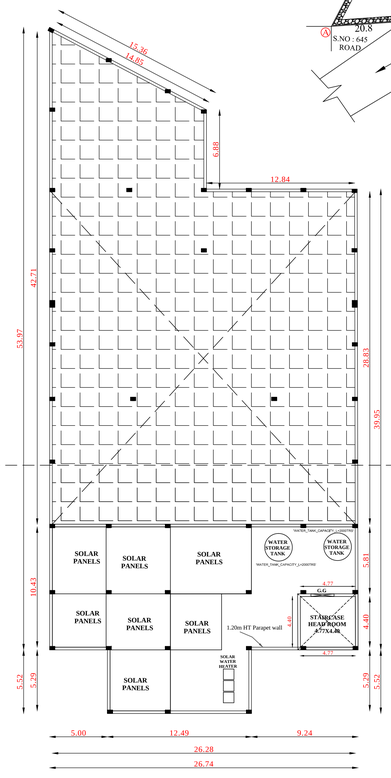




BLOCK - 1 GROUND FLOOR PLAN (MARRIAGE HALL)



BLOCK - 1 FIRST FLOOR PLAN (ROOM)



BLOCK - 1 ROOF FLOOR PLAN (MARRIAGE HALL)

JOINERY DETAILS

G.G	-	GRILL GATE	:	6.00 X 2.44
D	-	DOUBLE DOOR	:	2.00 X 2.13
D1	-	DOOR	:	0.75 X 2.13
S/W	-	SLIDING WINDOW	:	2.00 X 2.00
V	-	VENTILATIOR	:	0.60 X 0.90
FE	-	FIRE EXTINGUSHER		
FA	-	FIRE ALARAM		
SB	-	SAND BUCKET		

AREA DETAILS

AREA OF PATTA : 1.37 ACRES - 5550.00 SQ.M

BLOCK -1: FACTORY BUILDING

FLOOR DETAILS	FSI Area	Non-FSI Area	Built Up Area Sq.m
AREA OF GROUND FLOOR	1277.89	-	1277.89
AREA OF FIRST FLOOR	206.76	-	206.76
HEAD ROOM AREA	-	12.69	12.69
TOTAL BUILT UP AREA	1484.65	-	1497.34

TOTAL BUILDUP AREA = 1497.34 Sq.m

TOTAL FSI AREA = 1484.65 Sq.m

FSI = (1497.34/5544.20) = 0.27 < 2

PC = (1497.34/5544.20)X100 = 27.01%

PARKING CALCULATON:

TWO WHEELER PARKING : TOTAL FSI AREA / EVERY 50 Sq.m 1 two wheeler parking

1484.65 / 50 = 29 nos

CAR PARKING : TOTAL FSI AREA / EVERY 50 Sq.m 1 car parking

1484.65 / 50 = 29 nos

PARKING DETAILS:

PARKING :	REQUIRED	PROVIDED
TWO WHEELER	- 29 NOS	32 NOS
TWO WHEELER(DA)	- 02 NOS	04 NOS
CAR PARKING	- 29 NOS	32 NOS
CAR PARKING(DA)	- 02 NOS	04 NOS

OSR : 557.42 SQ.M (10.00% OF SITE AREA)

SPECIFICATION:

FOUNDATION: R.C.C COLUMN FOOTING. BRICK WORK - C.M 1:6 FOR SUPER STRUCTURE. PLASTERING - C.M 1:5 FOR WALLS & 1:3 FOR CEILING. FLOORING -MOSAIC FLOORING. CEMENT PAINT - 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING. R.C.C - M25 GRADE FOR ALL CONCRETE WORKS. WOOD WORK - USING BEST QUALITY TIMBER. WEATHERING COARSE AS PER NATIONAL BUILDING CODE.

SHEET :1/1

Scale : 1:100

ALL DIMENSIONS ARE IN "METER"

APPLICANT

M. Nivetha
Er.M.NIVETHA,B.E.,
Registered Engineer,
RE/GR-II/VD/APRIL-2024/079
MUTHU CADD
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Villupuram-605 602. Cell: 8489592587

REGISTERED ENGINEER

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REGISTERED ARCHITECT
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Mobile: 91505 00689

ARCHITECT

Er.M.FAGURUDEEN MOHAMED
B.E., M.Tech.(Struct.) PG. D.OSV., MIE.FIV.
Chartered Engineer
Structural Engineer Grade-I (RSE)
Reg. No: RSE/GR-IV/DI/AUGUST-2024/029
DTCP Villupuram Regional Office(VD)
Cell: 7010771257, 9150370364

STRUCTURAL ENGINEER

District Town And Country Planning Office
Villupuram District

Online Application No: **SWP/BPA/0362083/2024**

BUILDING APPROVAL:

B.P/A.D.T.C.P(V.D) No: 35/2024

COMMERCIAL BUILDING TECHNICAL APPROVAL ISSUED

SITE APPROVAL:

Site Bounded By"A to F " and Numbered as L.P/A.D.T.C.P(V.D) No: 249/2024

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

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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.