

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.

Plan Showing the Proposed construction of
Commercial building for Restaurants & food
Outlets S.F.NO:366/5, Plot No: Shop-1- Type
Shop At Chathirareddiyapatti village,
Virudhunagar Taluk & District.

Note:
(All dimensions are in metre.)
(SCALE - 1: 100)

Online Application no:SWP/BPA/281780/2024
Scrutiny Reference:84BQRR15

REFERENCE

DESCRIPTION	CALCULATION	DA VEHICLE	PERMISSIBLE	PROVIDED
FLOOR AREA RATIO	852.32/430.88		2.00	1.98
FOUR WHEELER PARKING AREA	$(852.32 \times 75\%) / 100$ $= 639.24 / 100 = 7 \text{ Nos.}$	2Nos	7 Nos	9 Cars
TWO WHEELER PARKING AREA	$(852.32 \times 75\%) / 50$ $= 639.24 / 50 = 13 \text{ Nos.}$	2Nos	13 Nos	15 Two Wheelers

AREA STATEMENT

AREA OF THE SITE	[As per Documnet]	430.88
AREA OF THE SITE	[As per PATTa]	431.00
SUPER IMPOSED PLOT AREA		430.88

FLOOR NAME	FSI Area SQM	Non FSI/Area SQM	Total Area SQM
STILT FLOOR	----	186.13	186.13
FIRST FLOOR	213.08	----	213.08
SECOND FLOOR	213.08	----	213.08
THIRD FLOOR	213.08	----	213.08
FOURTH FLOOR	213.08	----	213.08
HEAD ROOM	----	39.16	39.16
TOTAL all Floors	852.32	225.29	1077.61

$$\begin{aligned} \text{PLOT COVERAGE} &= \frac{\text{PLINTH AREA}}{\text{SITE AREA}} \times 100 \\ &= \frac{213.08}{430.88} \times 100 \\ \text{PLOT COVERAGE} &= 49.45\% \\ \text{FLOOR SPACE INDEX} &= \frac{\text{BUILTUP AREA}}{\text{SITE AREA}} \\ &= \frac{\text{F.F+S.F+T.F+F.F}}{\text{SITE AREA}} \\ &= \frac{213.08+213.08+213.08+213.08}{\text{SITE AREA}} = \frac{852.32}{430.88} \\ \text{F.S.I ACHIEVED} &= 1.98 < 2.00 \end{aligned}$$

SOLAR PANEL CALCULATION

$$\text{REQUIRED AREA} = \frac{\text{TERRACE AREA}}{3}$$

$$\text{REQUIRED AREA} = \frac{213.08}{3} = 71.03 \text{ Sq.M}$$

PROVIDED = 72.98 Sq.M

TOTAL F.S.I. AREA	852.32
TOTAL BUILT UP AREA	1077.61 Sqm
HEIGHT OF THE BUILDING	18.15 m

JOINERY DETAILS

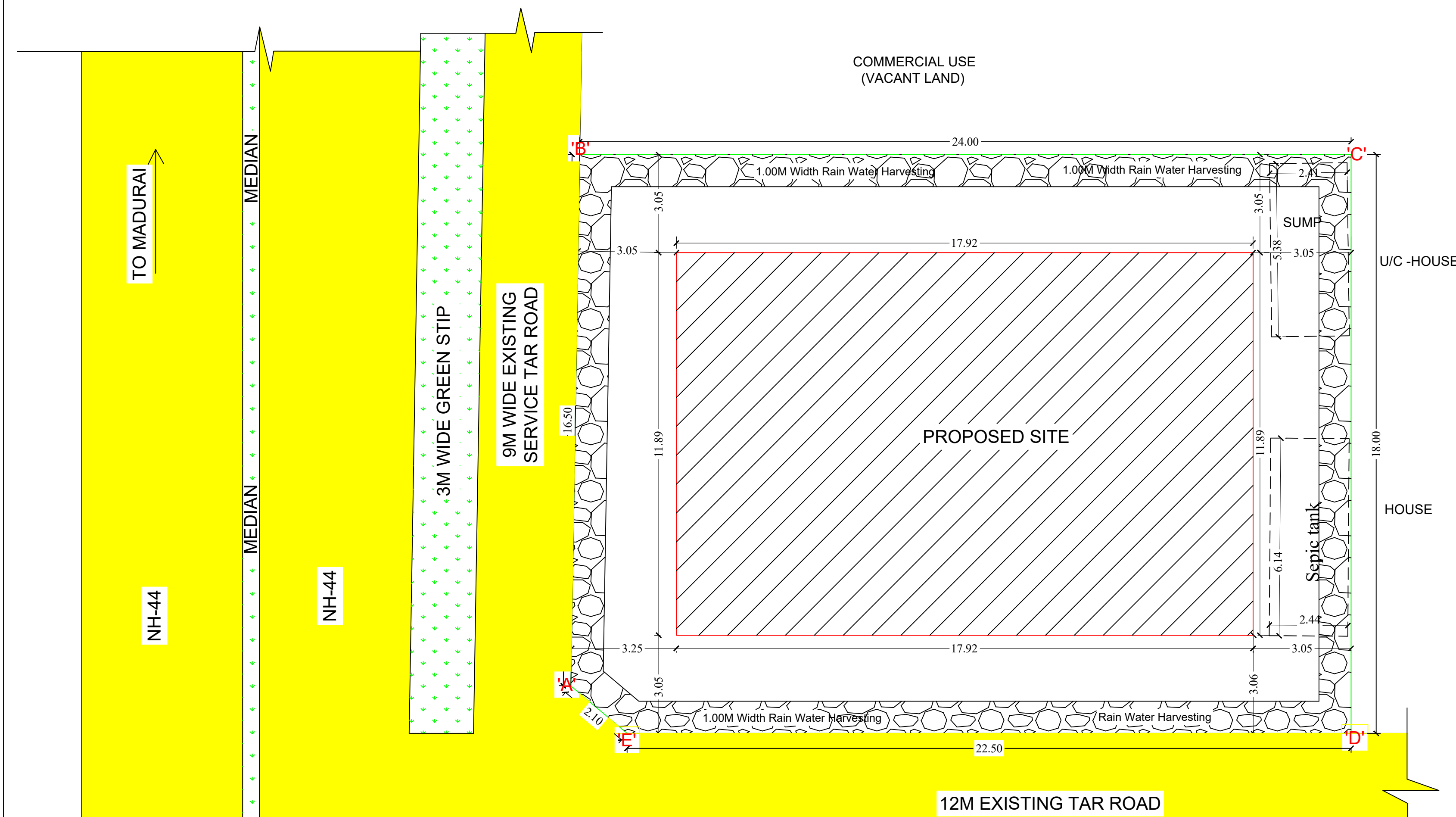
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.52M X 2.40M
D	DOOR	0.91M X 2.40M
D1	DOOR	0.75M X 2.40M
W	WINDOW	1.83M X 1.22M
V1	VENTILATOR	0.91M X 0.90M

COLOUR INDEX

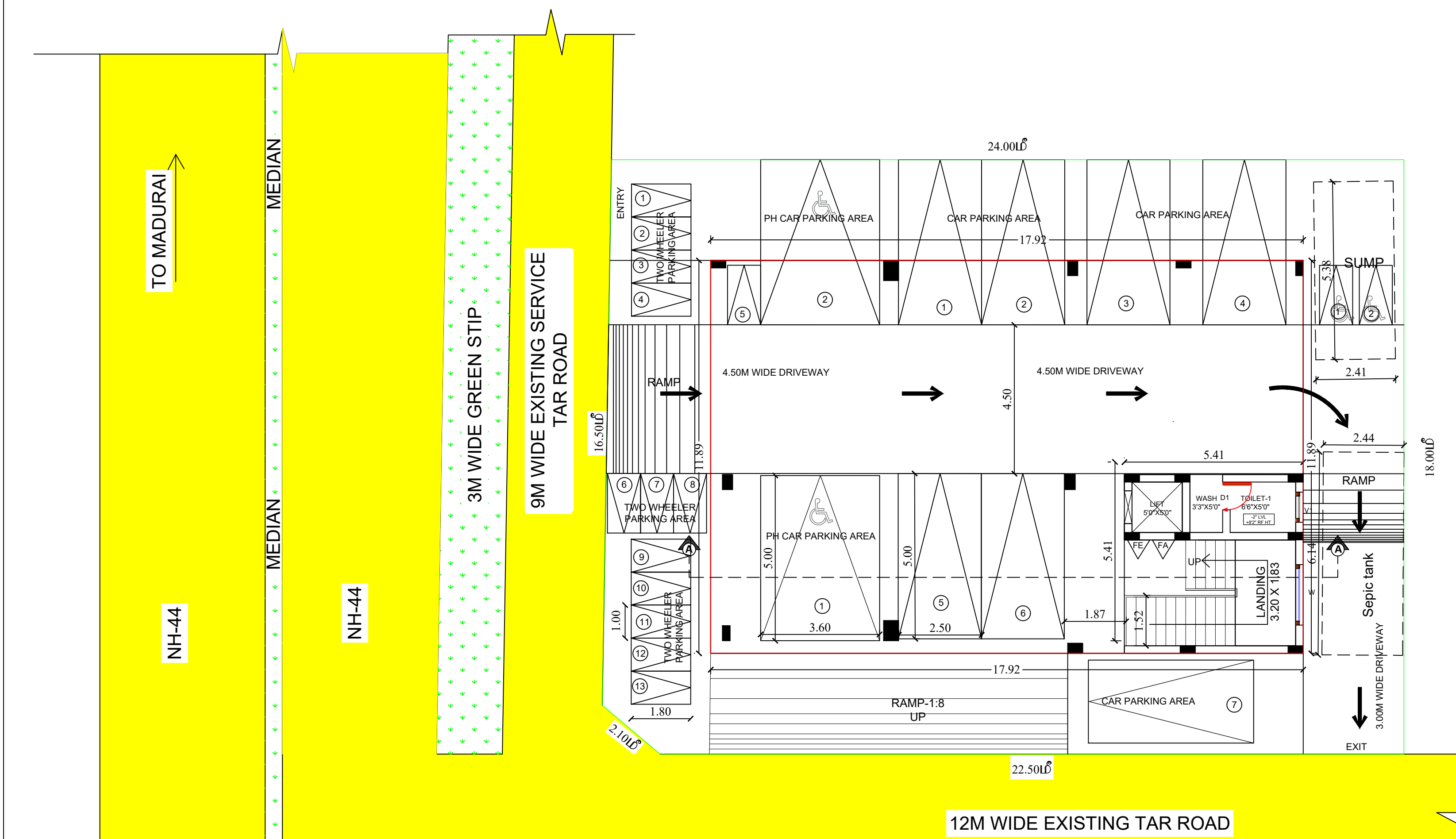
EXISTING ROAD	-	
SITE BOUNDARY	-	
PROPOSED BUILDING	-	
DRIVE WAY	-	
FIRE HYDRANT	-	
FIRE EXTINGUISHERS	-	
FIRE ALARM	-	

SWP/Virudhunagar/B.P/DD TCP NO:19/2024

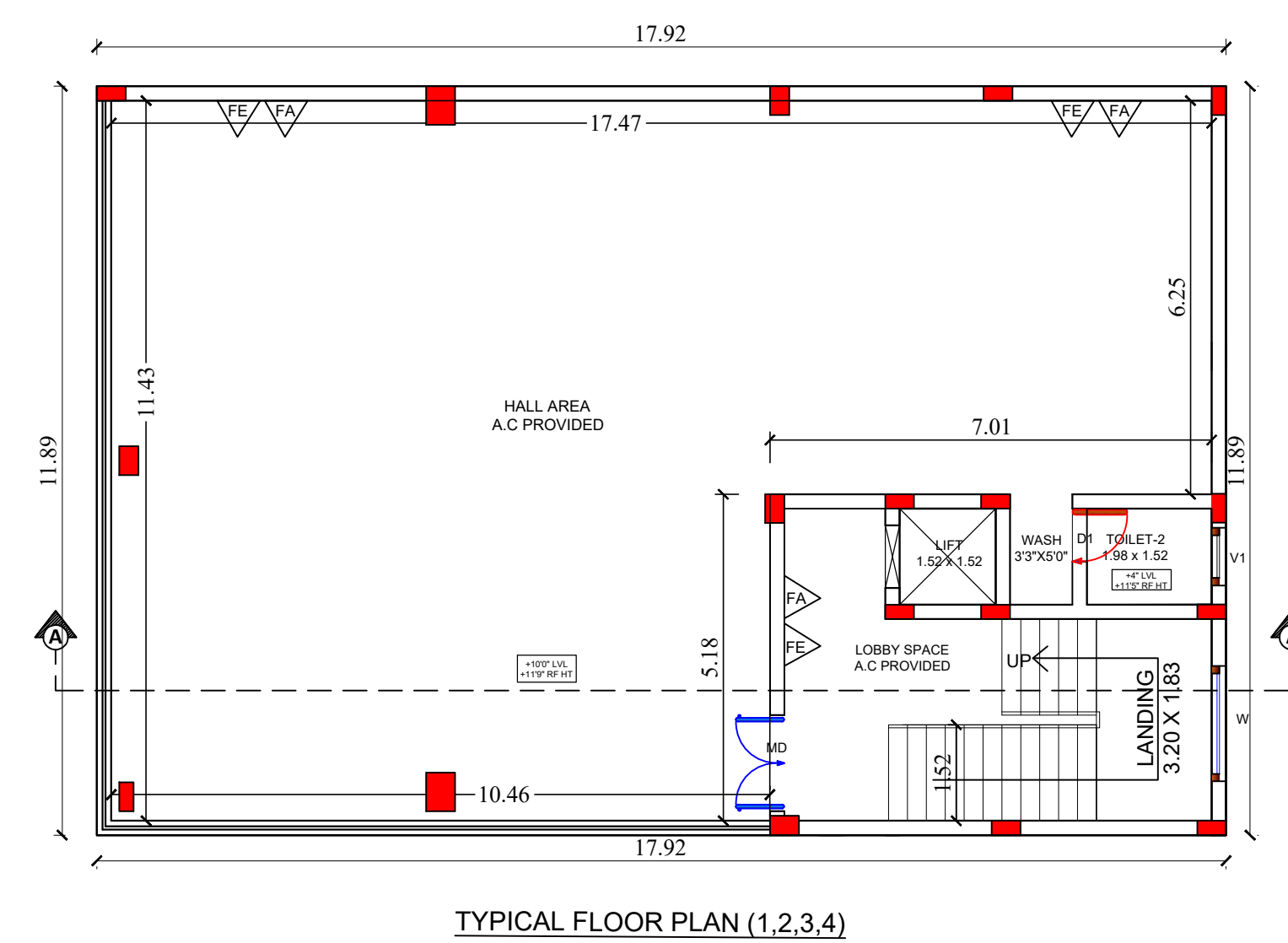
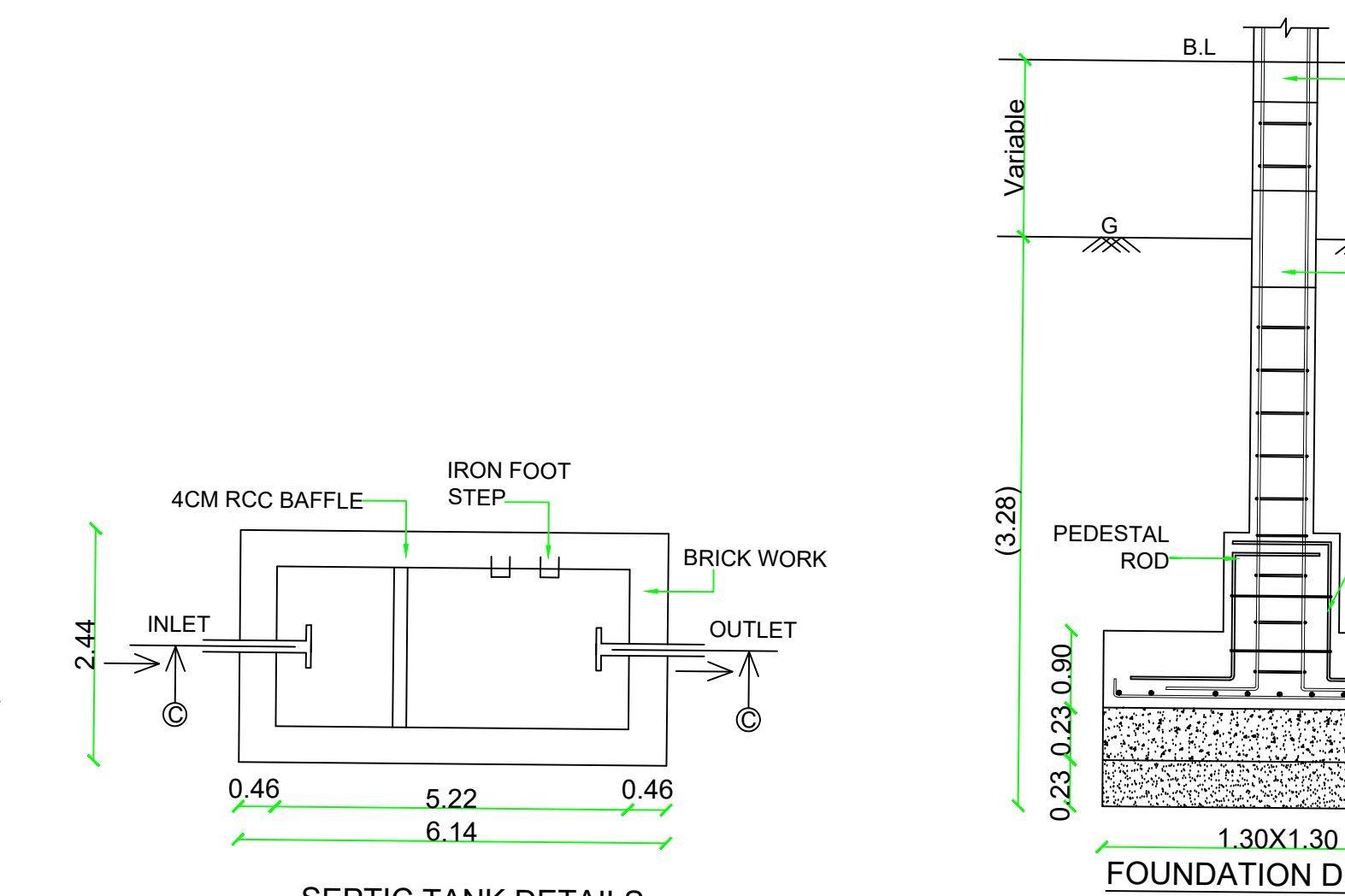
Deputy Director(I/C)
District Town and Country planning office
Virudhunagar District



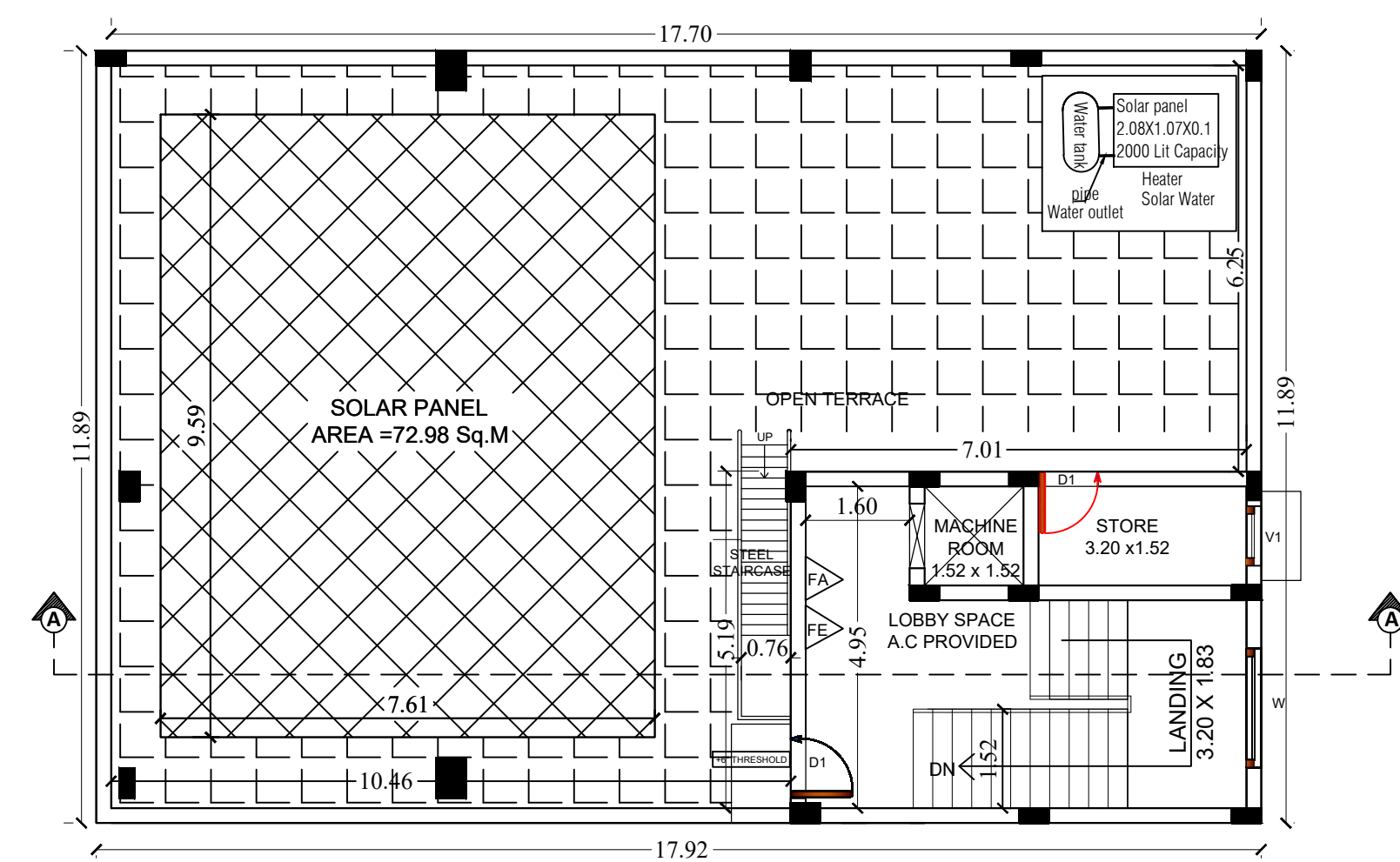
SITE PLAN



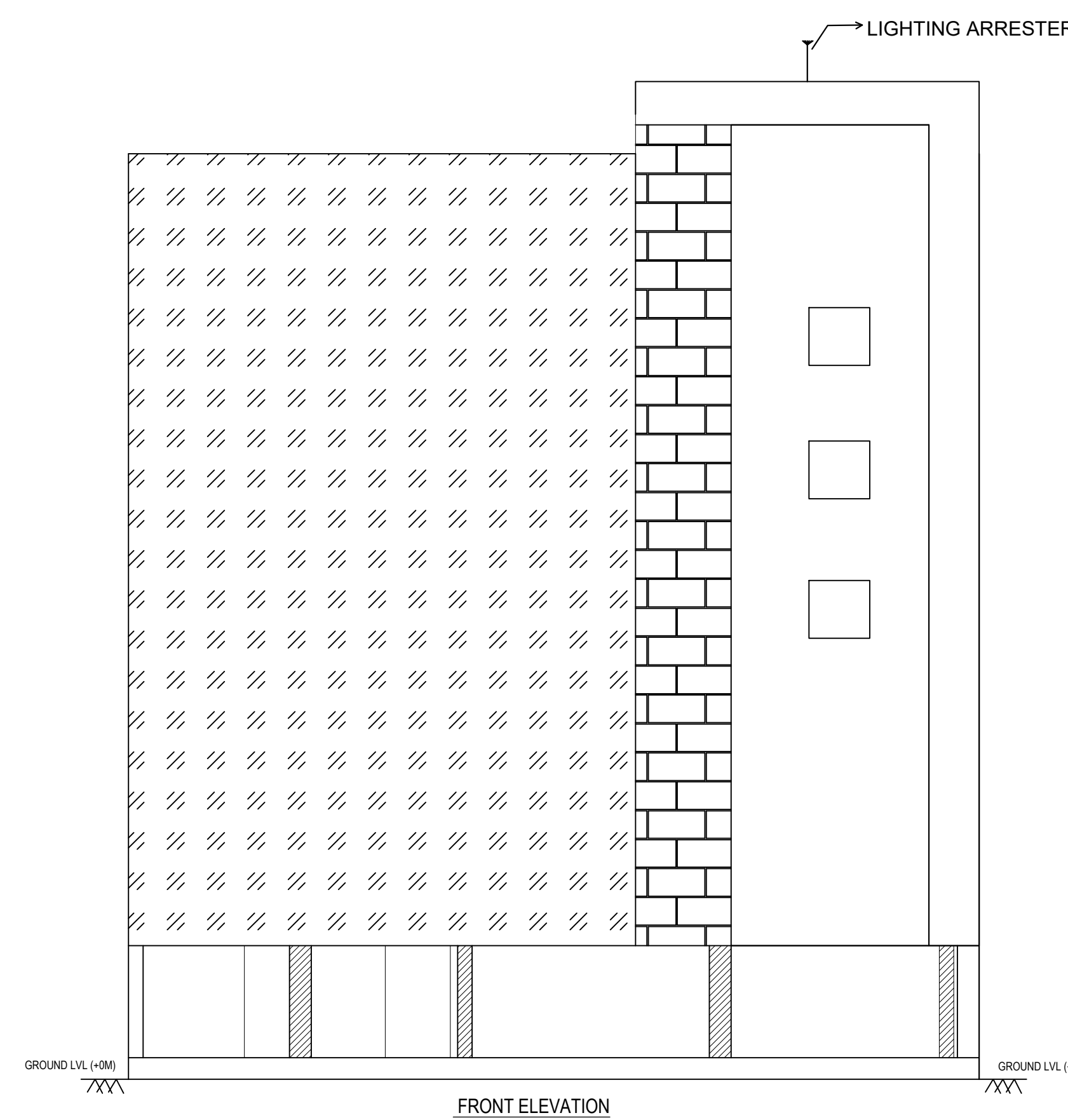
STILT FLOOR PLAN



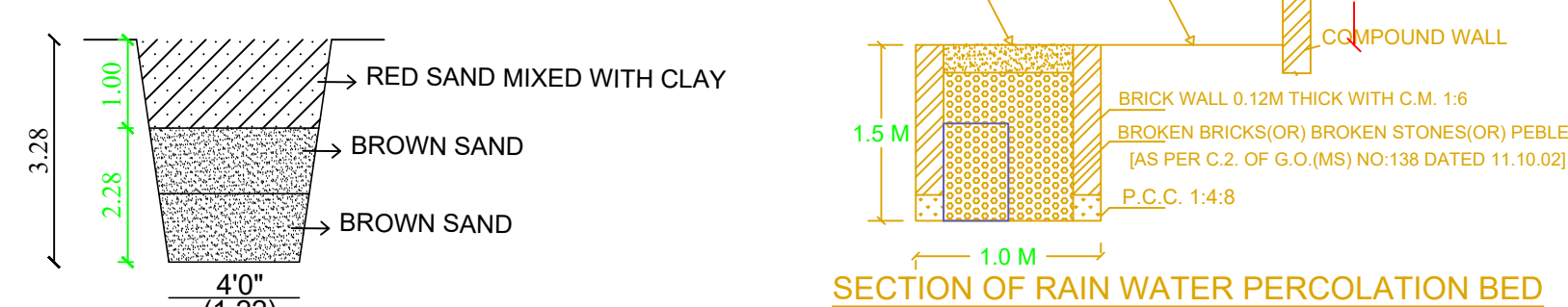
TYPICAL FLOOR PLAN (1,2,3,4)



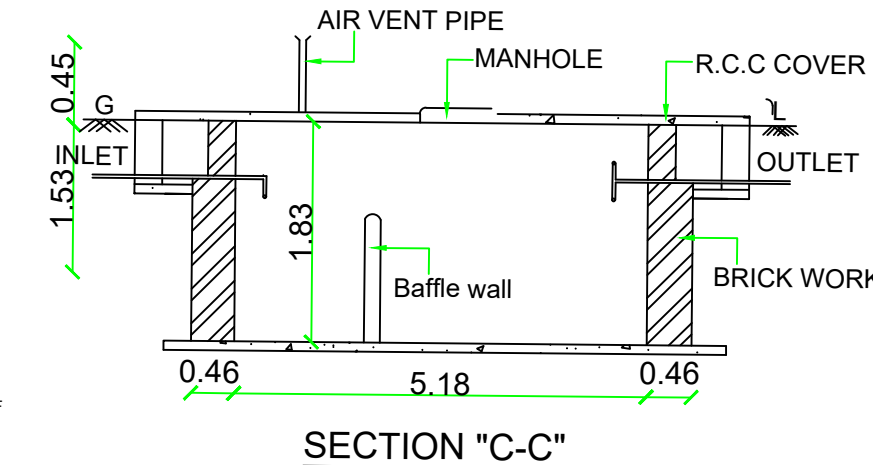
TERRACE FLOOR PLAN



FRONT ELEVATION



SECTION ON "Y-Y"



SECTION "C-C"

APPLICANT

S. Hahn

REGISTERED ENGINEER

Er. B. MURUGAN B.E., M.E., M.E. (Struct), PE (E)
Chartered Engineer / Registered Engineer / Registered Structural Engineer
Registered Construction Engineer / Professional Engineer
Testification Surveyor Value
Reg No: OTC/PM03010126240-B
Reg No: MCO/PC/022010158330-B
Reg No: OTC/PC/06102004
Reg No: PU00056/2823
PM Construction & Survey
Collectorate Office (Cmp), NH-44 State Road
Vindhusanagar 620092
Mobile: 9442377461 / 82200577461
Email id: gmcconstructionsurvey@gmail.com

STRUCTURAL ENGINEER

Er. B.MURUGAN B.E.A.M.E.(Struct).PE
Chartered Engineer Registered Engineer / Registered Structural Engineer
Registered Construction Engineer / Professional Engineer
Total Station Surveyor / Valuer
Reg No: DTCPIR000102842-01
Reg No: DTCPIR000105030-01
Reg No: DTCPIR000105030-01
Reg No: PEI000066/2023
PIL Construction & Survey
Collegiate Office (Opp). NH-44 Main Road
Vengal Rao Nagar-620002
Mobile: 9443077761 / 8220557761
Mail: m.groos@constructionersurveyors@gmail.com



PERCUSSION PIT
450MM Ø@4.8MC/C

TRENCH

SOLAR PANEL - 4NOS, 125 LITRE
EACH 2MX1M INTL.SIE

SOLAR WATER HEATING SYSTEM

SEPTIC TANK DETAILS
PLAN

1.30X1.30
FOUNDATION DETAILS(NTS)

RAIN WATER COLLECTION TRENCH

SEWAGE TREATMENT PLANT PLAN

E. B. MURUGAN B.E., A.M.I.E., M.E. (Struct.) (PE)
Chartered Engineer / Registered Engineer / Registered Structural Engineer
Registered Construction Engineer / Professional Engineer
Totalstation Surveyor
Reg No: DTCP/MS03012624/G-41
Reg No: DTCP/MS03015823/G-8
Reg No: DTCP/VC09110004
Reg No: PD09056/2823
PM Construction & Survey
Collectorate Office (Opp), NH-44 Main Road
Vengalpur-626082
Mobile: 943577741 / 8250557741
Mail Id: gpmconstructionandsurvey@gmail.com

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.

