PP APPROVAL RECORD

# Planning Permission

Veerapandianpatnam

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

PURPOSE
**Commercial**

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

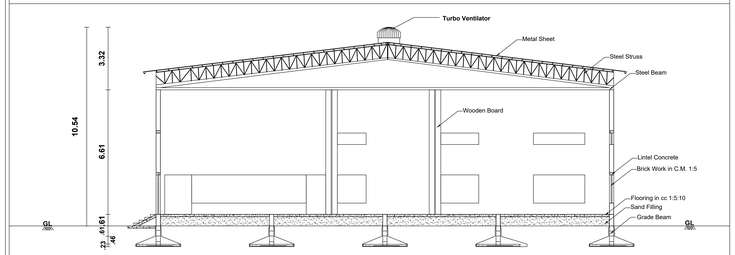
hello@verified.realestate

+91 9996 12 9996

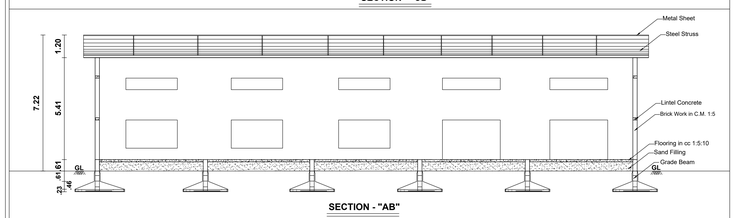
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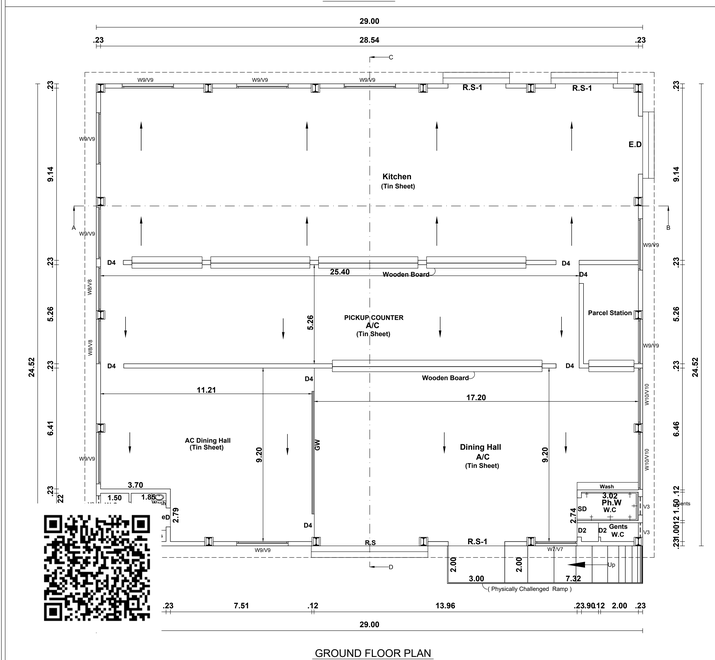

ELEVATION



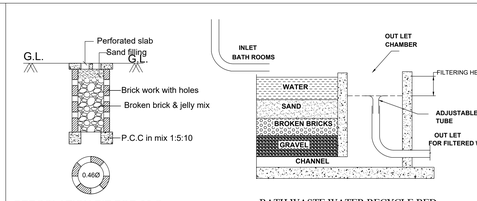

SECTION - "CD"




SECTION - "AB"




GROUND FLOOR PLAN

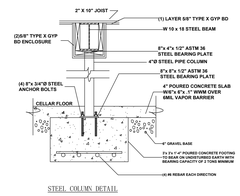



PERCOLATION PIT FOR 30 Sq. m.

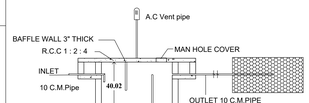
(NOT FOR SCALE)



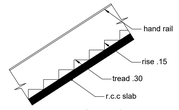

BATH WASTE WATER RECYCLE BED



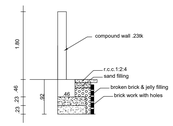

STEEL COLUMN DETAIL




SEPTIC TANK AND TRENCH

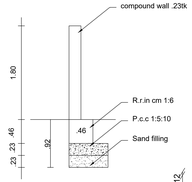



STEPS



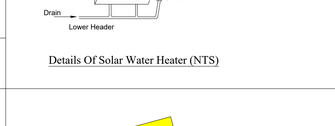

PLINTH BOUNDARY PERCOLATION PIT

SCALE (1:50)

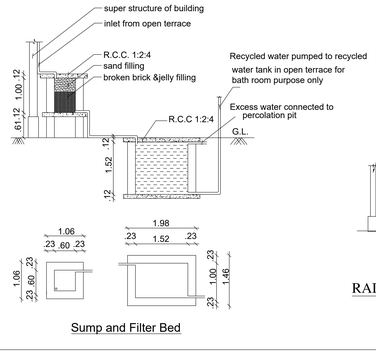



Compound Wall Detail

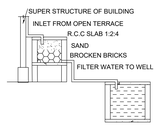
SCALE :(1:50)



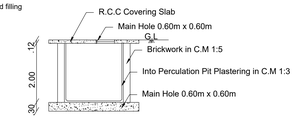

Details Of Solar Water Heater (NTS)



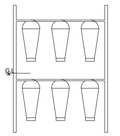

Sump and Filter Bed




RAINWATER HARVESTING




WATER SUMP

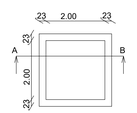


SAND BUCKETS DETAILS

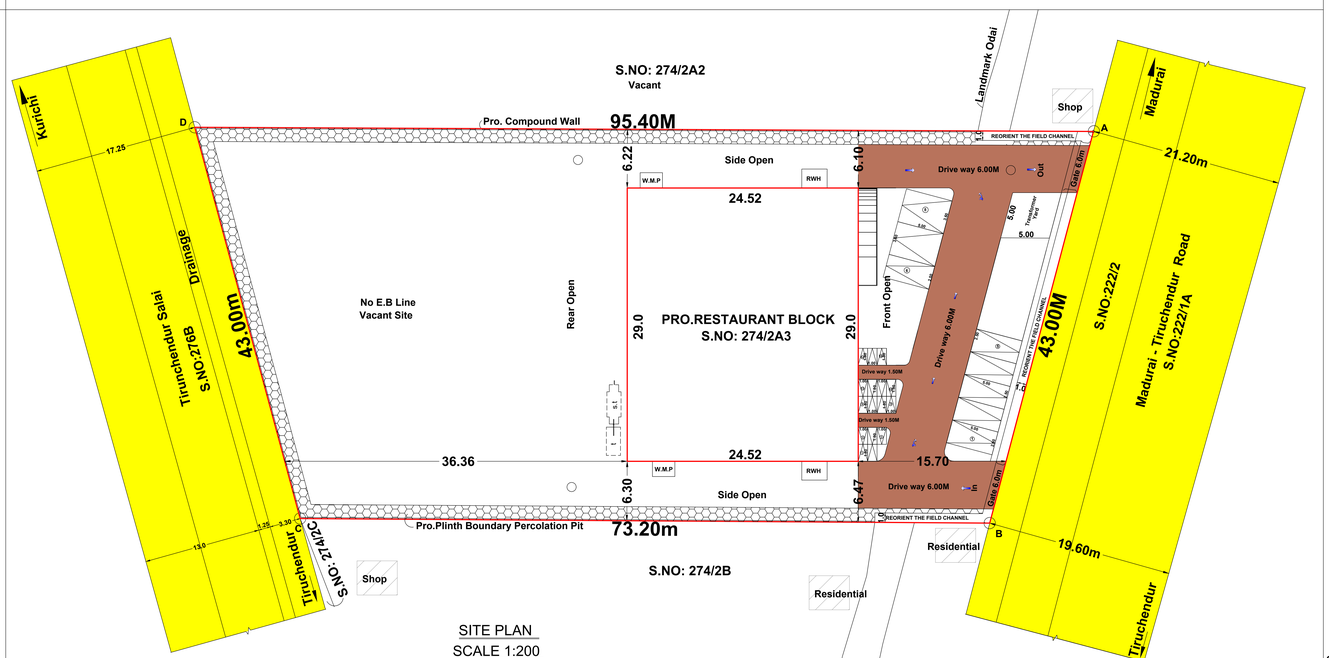


FIRE EXTINGUISHER CYLINDER

FIRE EXTINGUISHER DETAILS




Section on AB




SITE PLAN

SCALE 1:200

**Required Parking :**

i) Restaurant Building Parking:

Every 100 Sq.mt = 1 Car Space (2.50x5.00) & (2.70x7.20)

Every 50 Sq.mt = 1 Two Wheeler Space (1.00 x 1.80)

Required Parking = 75 % Of Plinth Area

( G.F ) = 711.08 x 0.75

Required Car Parking = ( 533.31 / 100 )

Required Car Parking = 6 Cars

Required Two Wheeler Parking = ( 533.31 / 50 )

Required Two Wheeler Parking = 11 Two Wheelers

Required Parking = 6 Cars & 11 Two Wheeler Space

Available Parking = 8 Cars & 16 Two Wheeler Space

(Including 2 Physically challenged car parking (3.60 x 5.00) & (3.60 x 7.20)

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESTAURANT BUILDING (GALVANIZED IRON-METAL SHEET ROOF) IN S.NO:274/2A3 VEERAPANDIYANPATTANAM VILLAGE, VEERAPANDIYANPATTANAM PANCHAYAT, TIRUCHENDUR PANCHAYAT UNION, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT.

Scale 1:100 All Dimensions are in Metre

| AREA DETAILS:- | SQ.M | SQ.FT. |
|---|---|---|
| Site Area (ABCD) (As Per Patta) | 3595.00 | 38697 |
| Pro. Ground Floor Area | 711.08 | 7654 |
| Open Area | 2883.92 | 31043 |
| Total Pro.Building Area In G.F | 711.08 | 7654 |

References:-

- Site Boundary
- Pro. Building
- Exg. Road

| Site Area S.No - 274/2A3 | As Per Document | As Per Patta |
|---|---|---|
| | 3601.70 Sq.mt | 3595.00 Sq.mt |

**Building Area Details**

| Block Name | Floor Name | FSI Area In Sq.m | Non FSI Area In Sq.m | Total Buildup Area In Sq.m |
|---|---|---|---|---|
| Restaurant | Ground Floor | 711.08 | ------ | 711.08 |

**FLOOR SPACE INDEX CALCULATION:**

FSI Area = 711.08 Sq.mt

FSI = 711.08 / 3595.00

= 0.198 < 2.00

**JOINERY DETAILES:-**

| | | |
|---|---|---|
| R.S | - Rolling Shutter | 5.27 x 2.10 |
| R.S1 | - Rolling Shutter | 3.07 x 2.10 |
| D | - Door | 1.00 x 2.10 |
| D2 | - Door | 0.75 x 2.10 |
| D4 | - Door | 1.20 x 2.10 |
| ED | - Emergency Door | 3.07 x 2.10 |
| GW | - Glass Window | 6.51 x 1.80 |
| W7 | - Window | 2.21 x 1.80 |
| W8 | - Window | 2.36 x 1.80 |
| W9 | - Window | 2.70 x 1.80 |
| W10 | - Window | 3.05 x 1.80 |
| V3 | - Ventilator | 0.90 x 0.60 |
| V7 | - Ventilator | 2.21 x 0.60 |
| V8 | - Ventilator | 2.36 x 0.60 |
| V9 | - Ventilator | 2.70 x 0.60 |
| V10 | - Ventilator | 3.05 x 0.60 |

**SANITATION REQUIREMENTS PROVIDED**

| Male Staffs- 25 nos | | | Female Staffs- 25 nos | | |
|---|---|---|---|---|---|
| Sanitary Unit / Fittings | Required | | Available | | |
| | Gents | Ladies | Gents | Ladies | |
| Water Closet | 2 | 2 | 2 | 2 | OK |
| Abultion Taps | 2 | | 10 | | OK |
| Wash Basin | 2 | | 2 | | OK |
| Urinals | 2 | | 5 | | OK |
| Cleaners Sink | 3 | | 3 | | OK |

Er. S. SYED ABDUL KADER M.E.,M.B.A.,
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Reg. No: RSE-Gr.I/01/TVLD/2024
Mobile : 9944445983

STRUCTURAL ENGINEER

Er. S. SELVAKUMAR
Registered Construction Engineer (RCE)
Tirunelveli Local Planning Authority
Reg. No: RCE/TVL/July/2020/25

CONSTRUCTION ENGINEER

APPLICANT

TECHNICAL APPROVAL
ROC NO. SWP/BPA/ 502401/2025
SWP/THOOTHUKUDI/BPA/AD/DTCP/NO: 53/2025

OFFICE USE

S. BALSINGH, B.Arch.,
REGISTERED ARCHITECT
Reg. No : CA / 2017 / 81182
102, EG STREET,
TIRUNELVELI TOWN.
TAMIL NADU - 627 008.

REGISTERED ENGINEER / ARCHITECT

46 2025
25 03 2025

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**
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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.