

PP

APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

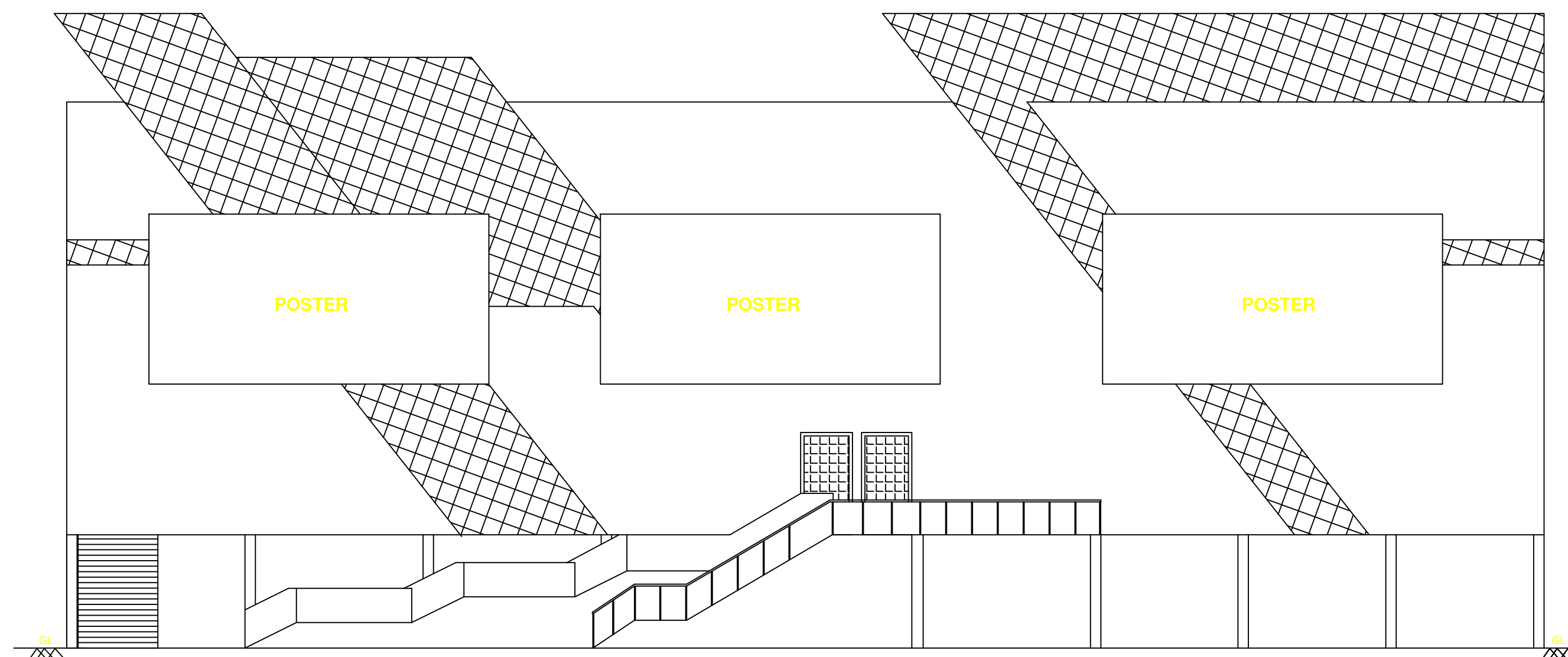
Building Plan

ISSUING AUTHORITY

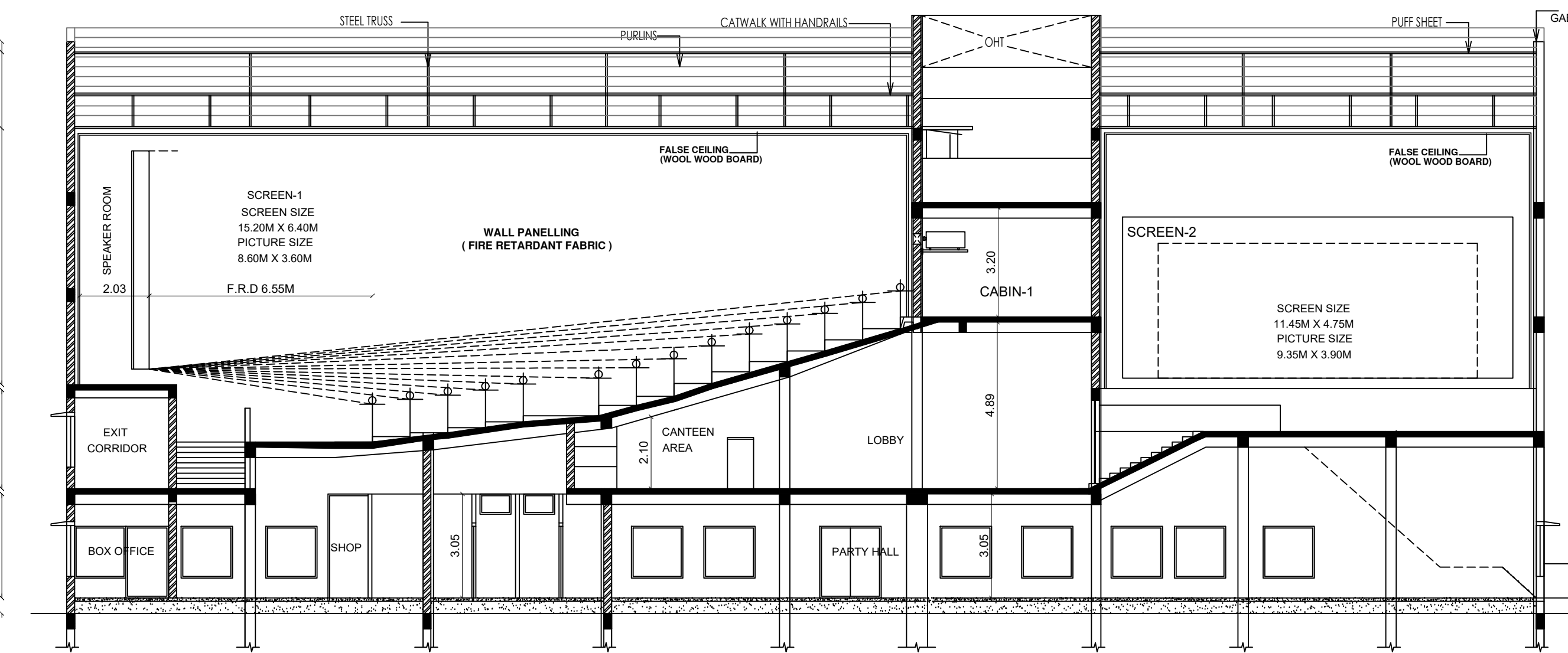
Town Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

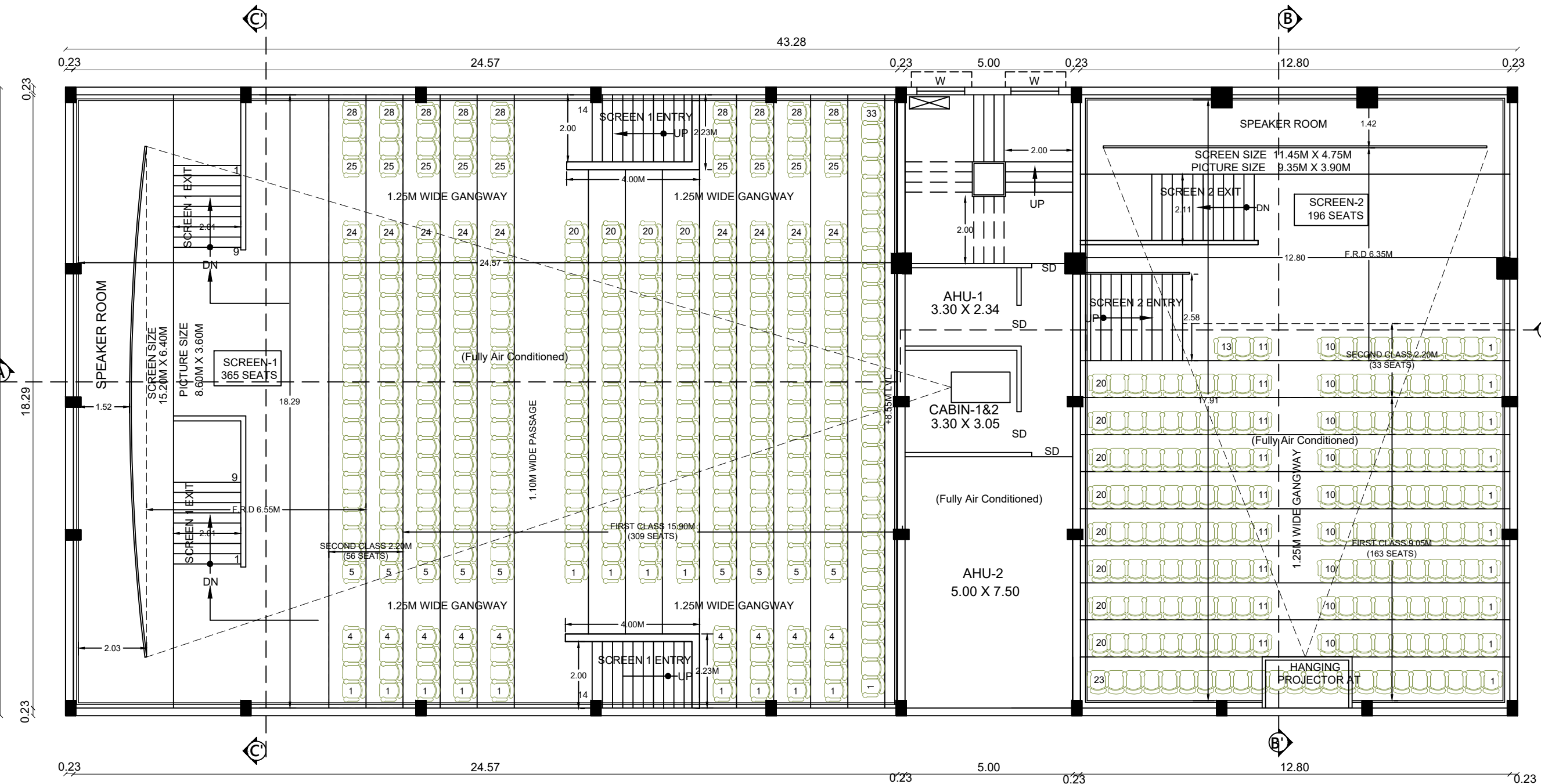
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



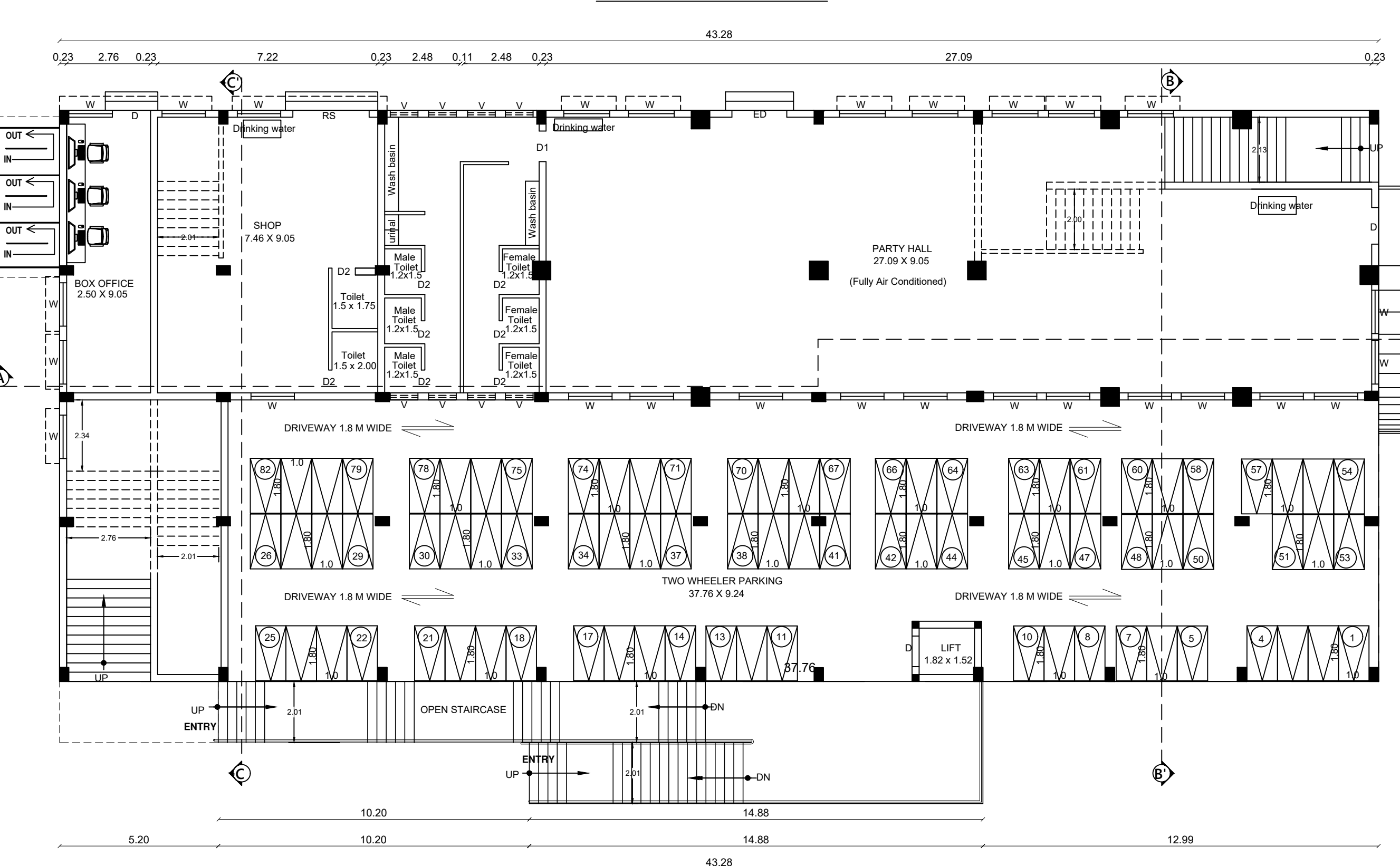
FRONT ELEVATION



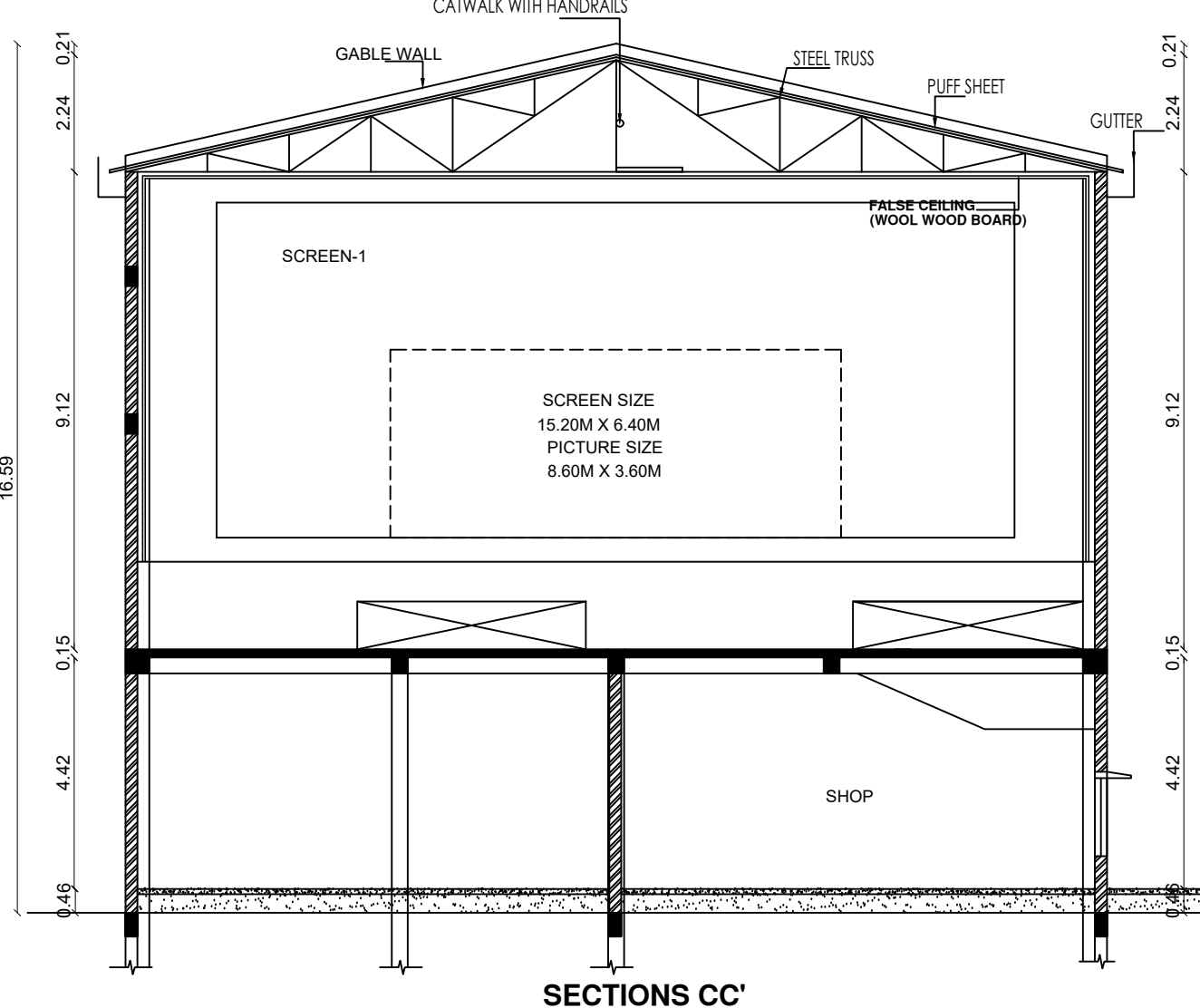
LONGITUDINAL SECTION - AA'



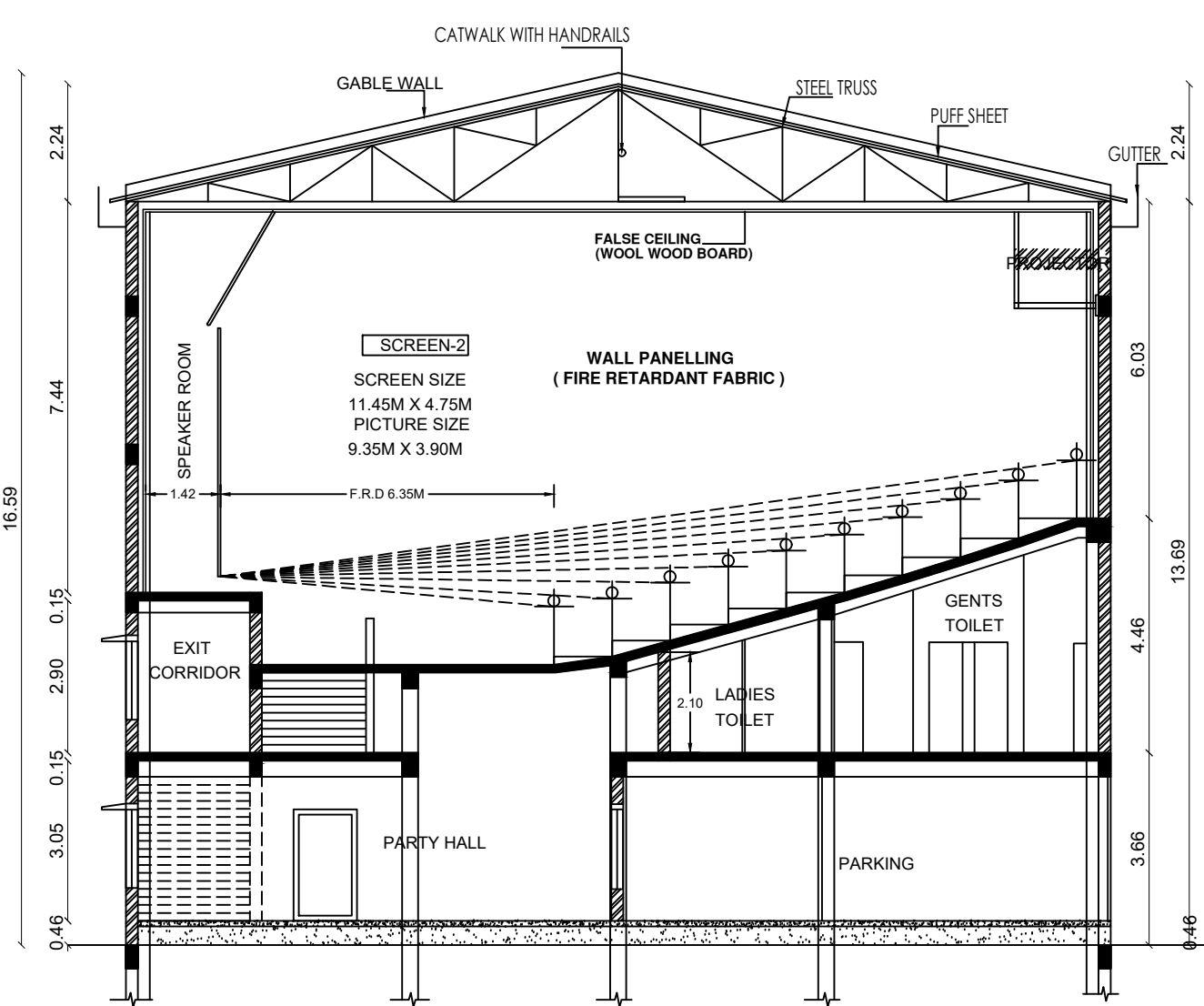
SECOND FLOOR PLAN (Fully Air Conditioned)



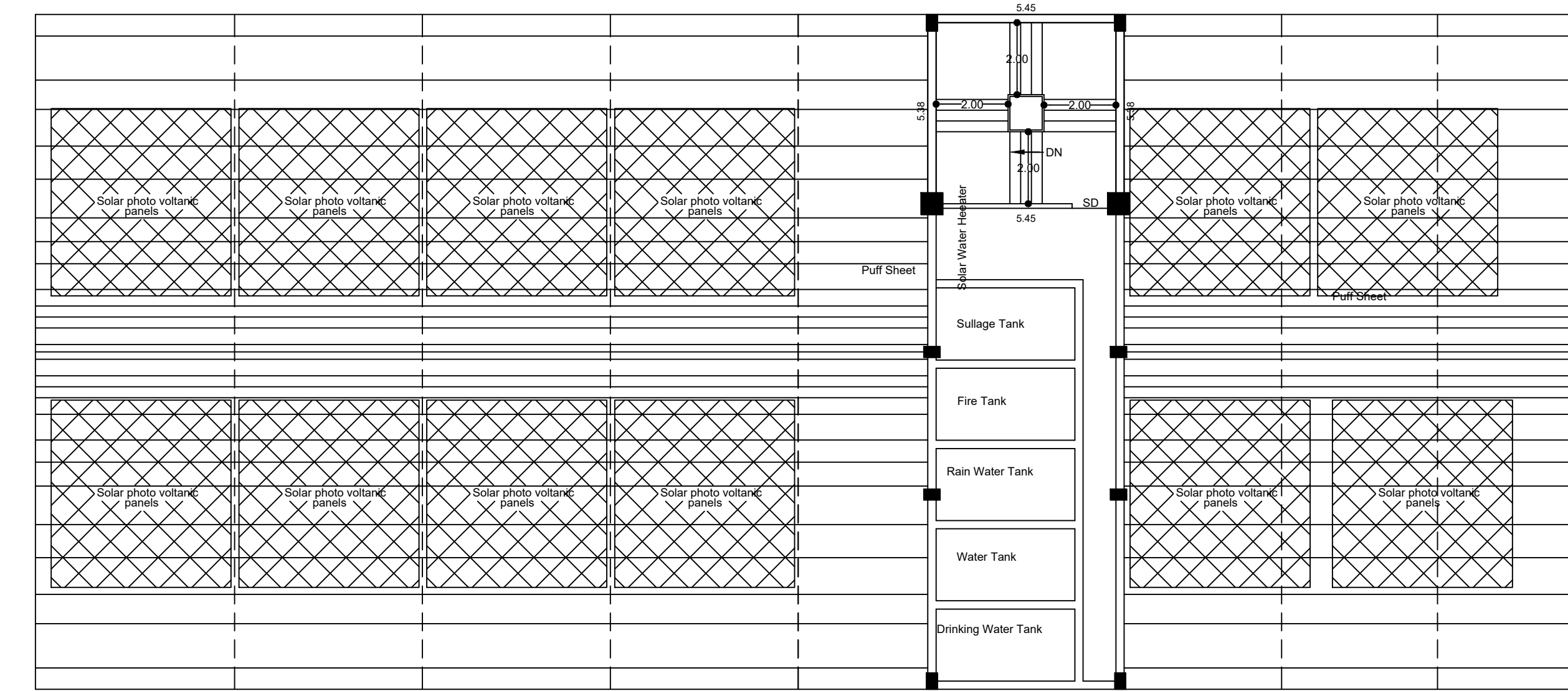
GROUND FLOOR PLAN (Fully Air Conditioned)



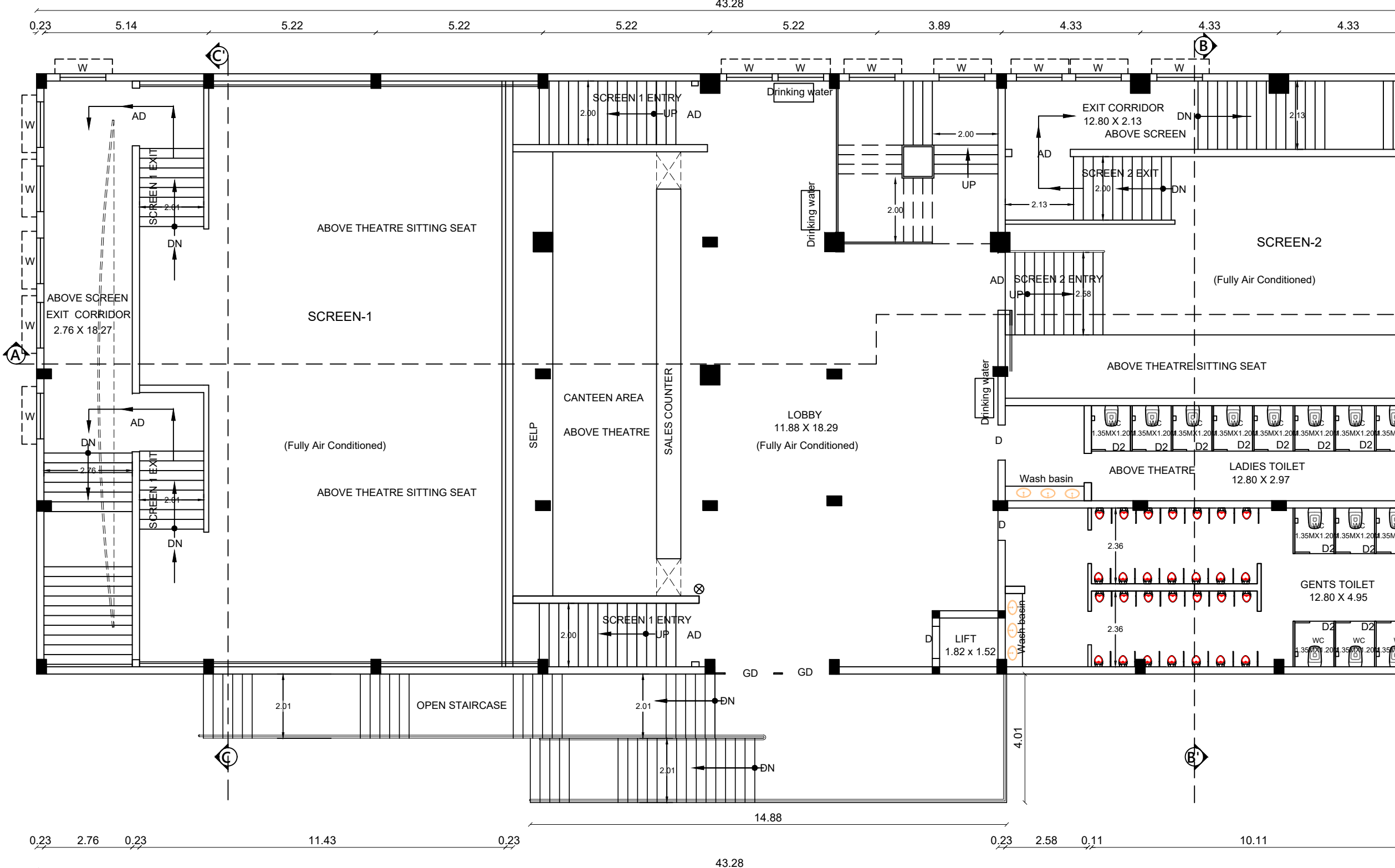
SECTIONS CC'



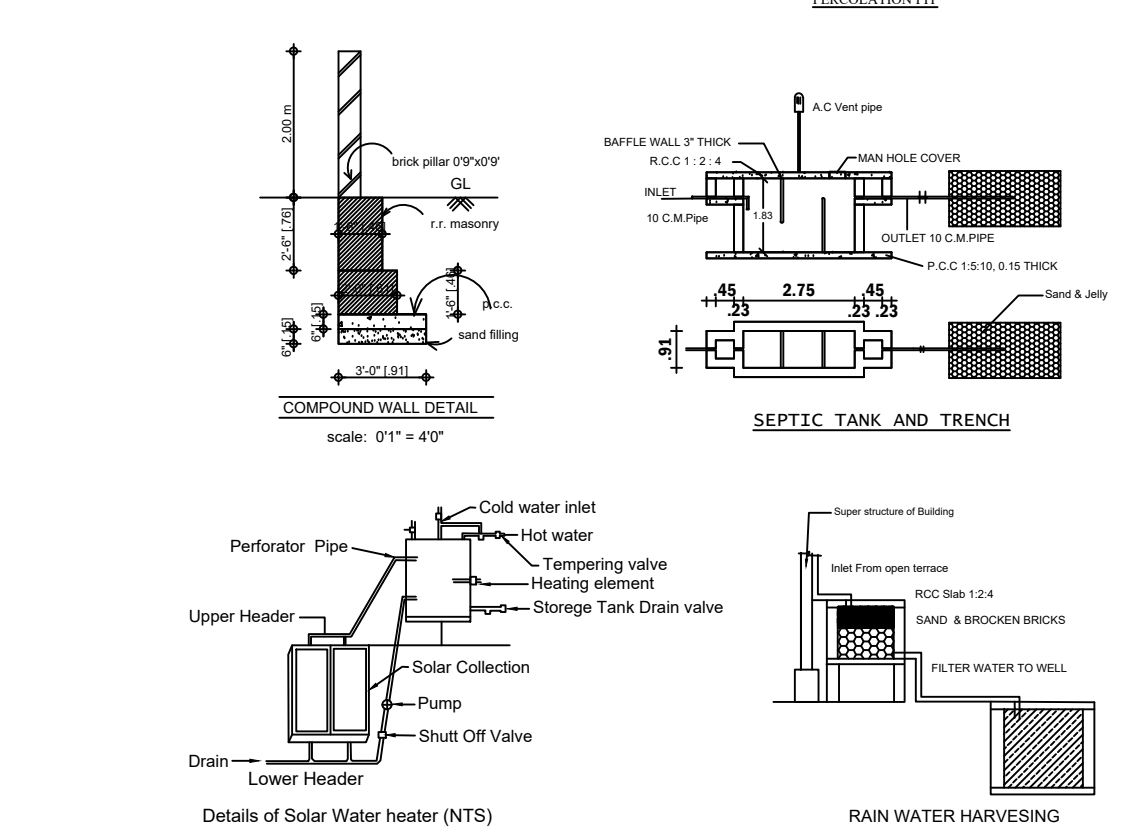
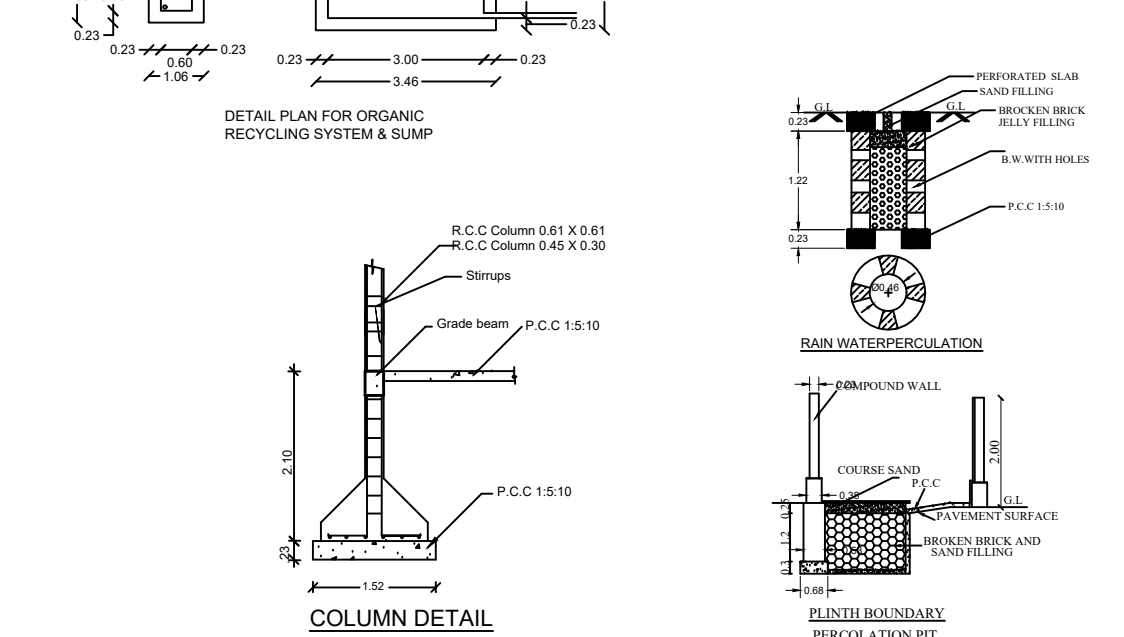
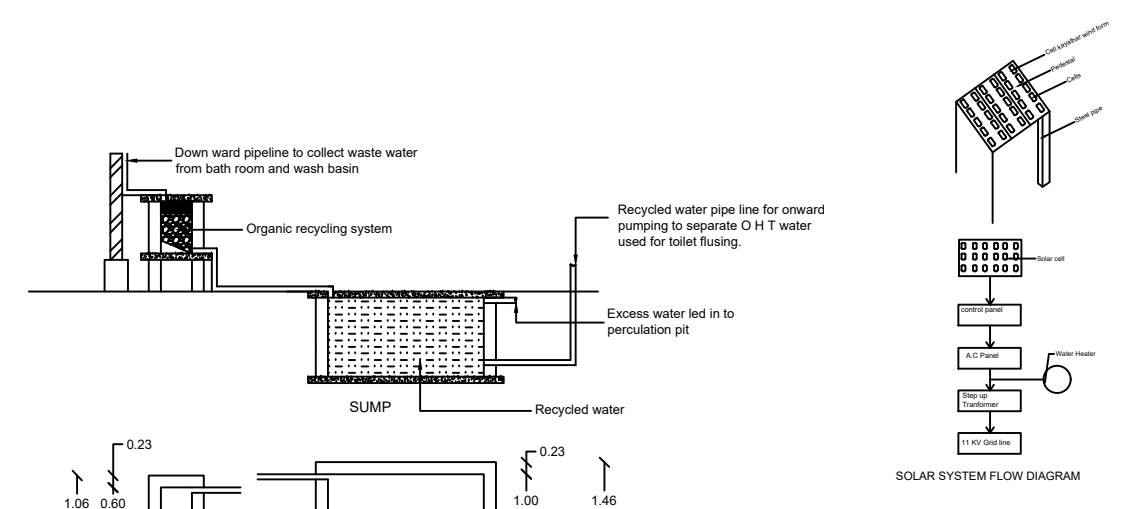
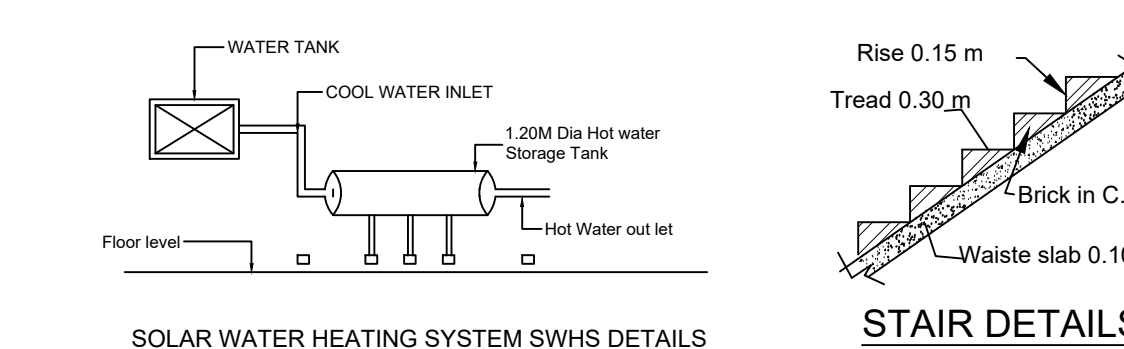
SECTIONS BB'



TERRACE FLOOR PLAN



FIRST FLOOR PLAN (Fully Air Conditioned)



SEATING ARRANGEMENTS			
SCREEN - 1 FIRST CLASS - SEATS -	07 ROW	X 28 SEATS	- 196 SEATS
	04 ROW	X 20 SEATS	- 80 SEATS
	01 ROW	X 33 SEATS	- 33 SEATS
TOTAL			- 309 SEATS
SECOND CLASS - SEATS -	02 ROW	X 28 SEATS	- 56 SEATS
	TOTAL SEATS IN SCREEN 1		- 365 SEATS

SCREEN - 2			
FIRST CLASS - SEATS -	07 ROW	X 20 SEATS	- 140 SEATS
	01 ROW	X 23 SEATS	- 23 SEATS
	TOTAL		- 163 SEATS
SECOND CLASS - SEATS -	01 ROW	X 13 SEATS	- 13 SEATS
	01 ROW	X 20 SEATS	- 20 SEATS
TOTAL			- 33 SEATS
TOTAL SEATS IN SCREEN 2			- 196 SEATS
TOTAL SEATS			- 561 SEATS

No of Persons (Public) :		No of Persons (Staffs) :	
Female :	170 Nos	Female :	5 Nos
Male :	391 Nos	Male :	5 Nos
Total :		Total :	
		391 Nos	

SANITATION REQUIREMENTS PROVIDED FOR THEATRE AS PER RULE 54 (2) (B) :			
Sanitary Unit	Required Person	Required Staff	Available
Water Closet	2	1	1
Drinking Water Fountain	6	6	6
Wash Basin	5	5	6
Urinals	8	9	28
Cleaners Sink	3	3	3
Ablution Taps	14	14	14

LEGENDS :-			
	Site Boundary		
	Proposed Building		
	Drive Way		
	Existing Road		

PARTY HALL SHOP			
		-	120 PERSON
		-	20 PERSON

SANITATION REQUIREMENTS PROVIDED FOR PARTY HALL & SHOP AS PER RULE 54 (2) (B) :			
Sanitary Unit	Required Person	Required Staff	Available
Water Closet	2	2	4
Drinking Water Fountain	2	2	3
Wash Basin	2	2	2
Urinals	2	2	2
Cleaners Sink	2	2	2
Ablution Taps	8	8	8

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTIPLEX TWO SCREEN AIR-CONDITIONED CINEMA THEATRES BUILDING BEARING S.NO.129/1B1A & 129/1B2, AT NANDHANKULAM ROAD, THISSAIYANVILLAI VILLAGE, THISSAIYANVILLAI SPECIAL GRADE TOWN PANCHAYAT, THISSAIYANVILLAI TALUK, TIRUNELVELI DISTRICT.			
PLANNING AREA			
ALL DIMENSIONS ARE IN METER, SCALE 1:100&200			
SITE AREA DETAILS			
As Per PATTI in Sq.m	As Per Document in Sq.m	Sq.ft	
4584.00	4584.00	49342.18	

BUILDING AREA DETAILS			
FLOOR NAME	FLOOR USE	FSI AREA IN SQ.M	TOTAL AREA IN TOTAL AREA IN SQ.M
GROUND FLOOR	Parking & Party Hall	462.42	462.42
FIRST FLOOR	Lobby & Toilet	473.73	473.73
SECOND FLOOR	Theatre Cabin 1,2 & A.H.U.	811.32	811.32
REAR ROOM		29.32	29.32
TOTAL AREA		1747.47	1747.47

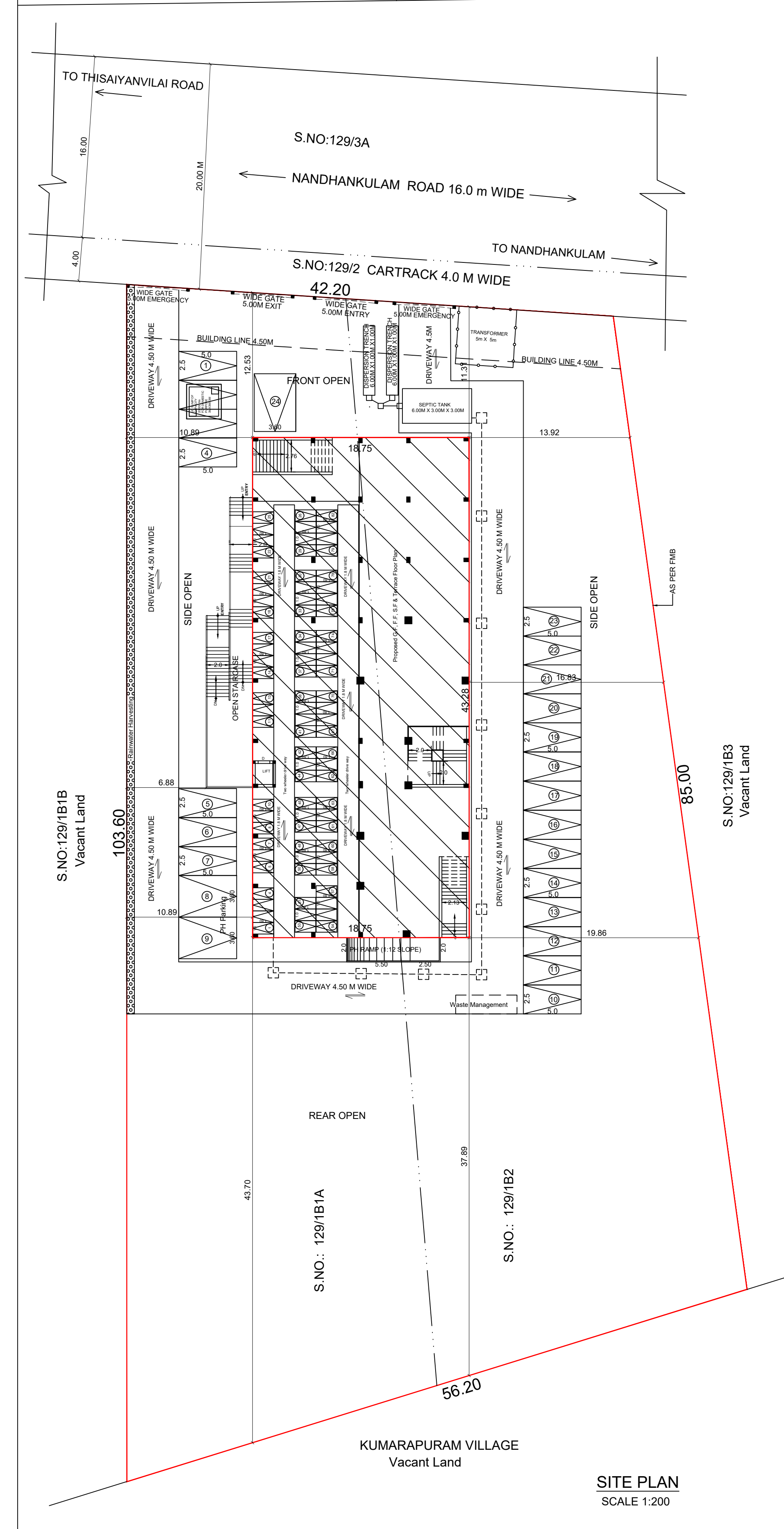
JOINERY DETAILS :-			
ED	ENTRANCE DOOR	1.80m X 2.40m	
AD	AUDITORIUM DOOR	1.80m X 2.40m	
GD	GLASS DOOR	1.50m X 2.40m	
D	FLUSH DOOR	1.20m X 2.10m	
D1	FLUSH DOOR	0.90m X 2.10m	
D2	FLUSH DOOR	0.75m X 2.10m	
SD	STEEL DOOR	1.00m X 2.10m	
W	WINDOW	1.50m X 1.50m	
V	VENTILATOR	0.90m X 0.60m	

FLOOR SPACE INDEX			
= G.F + F.F + S.F			
SITE AREA			
= 1747.87 / 4584.00 = 0.38 < 2.0			
PARKING CALCULATION :-			
Town Panchayat & Panchayat Area			
Every 50sq.m Cinema Hall area for 1Car & 1Two wheeler			
Screen 1 Area = 469.11Sq.mt			
Screen 2 Area = 249.25Sq.mt			
G.F. Party Hall Area = 261.82Sq.mt			
Shop Area = 261.82 / 50 = 5.24			
Total Required Parking = 22 Car Space + 22 Two Wheeler			
PROVIDED PARKING :-			
Normal Parking = 21 Car Space + 82 Two Wheeler			
P.H.Parking = 3 Car Space + 82 Two Wheeler			
Total Parking = 24 Car Space + 82 Two Wheeler			

NOTE :- All dimension are metre
Plan Scale 1:100 ; Site Plan Scale 1: 200
Waste water used to garden.
Rain water Harvest well provided in site.
Rain water filtration bed sump and tank to be provided
Emergency alarm to be provided
Percolation pit to be provided
Solar water heating system to be provided
Sullage water connection to drainage
Plinth boundary percolation pit to be provided
Foundation details varies as per site condition.
"U" trap provided for septic tank
Solid waste Tub Provided
Physically challenged persons amenities provided
Sewage treatment plant provided
Centralised Airconditioner to be provided
CCTV to be provided

OSR DETAILS	
SITE AREA BELOW 10000.00SQ.M AS PER TNC&BR RULE 2019	
OSR CHARGES TO REMITTED	

Office Use	
P. Mathiasan ER, P. Mathiasan, DCE Registered Construction Engineer Reg. No. RCE/TN/0010919 Methi Consultancy & Construction D.No. 694/C, Madhavapuri Road, Kannur Nagar, Kovalam - 625051 Cell: 986525914, 986525914	
Construction Engineer	Applicant
R.P.N. SRINIVASAN, M.E., STRUCTURAL ENGINEER CONSULTING CIVIL ENGINEER 5/26, Narayana Nagar (H) Cross, Pattanam, Tirunelveli - 627002 SCMC NO. 62017-18 ELPA NO. 38-96-19-1856-0014	Dr. P. Shrinivasan ER, K. Subramanian B.E., M.Sc. (Valu.) Registered Engineer - Grade - II Reg. No. RE/CV. ITTN/Mech/2018008 29, Suresh Babu Pillayar Kott Street, Pattanam, Tirunelveli - 627002 E-mail: benmavallan@gmail.com Cell: 9845172943
Structural Engineer	Registered 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

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.

