

PP

APPROVAL RECORD

Planning Permission

Virudhunagar district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural 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.

District Town and Country

Planning office Virudhunagar District

Plan showing the proposed construction of Commercial building in shopping complex building Old S.F.NO:24/1A,2,1B1 New S.F.NOS:33/2,3B,14A,14B,14C,15,Plot nos:1, 1B,1C,2,3,1A,2 in Pelampatti village, Sivagnanapuram Panchayat, Virudhunagar Taluk & District

(Planning Area)

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

Online Application No:SWP/BPA/058388/2023
Scrutiny Reference:DCR112023RCUPR

AREA STATEMENT			
AREA OF THE SITE	(As per Councinment)	SQM	
AREA OF THE SITE	(As per PATTAL)	1646.00	
SUPER IMPOSED PLOT AREA		1646.82	

FLOOR NAME	FSI Area SQM	Non FSI Area SQM	Total Area SQM
BASEMENT FLOOR	---	1114.97	1114.97
GROUND FLOOR	1047.06	---	1047.06
FIRST FLOOR	1114.97	---	1114.97
SECOND FLOOR	1114.97	---	1114.97
TERRACE FLOOR	---	107.38	107.38
TOTAL all Floors	3277.00	1222.35	4499.35

PLOT COVERAGE = $\frac{\text{SITE AREA}}{\text{SITE AREA}} \times 100$

= $\frac{1114.97}{1114.97} \times 100$

PLOT COVERAGE = 67.77%

FLOOR SPACE INDEX = $\frac{\text{BUILTUP AREA}}{\text{SITE AREA}} = \frac{\text{G.F.+F.F.+S.F.}}{\text{SITE AREA}}$

= $\frac{1047.06+1114.97+1114.97}{1646.00} = \frac{3277.00}{1646}$

F.S.I ACHIEVED = 1.99 < 2.00

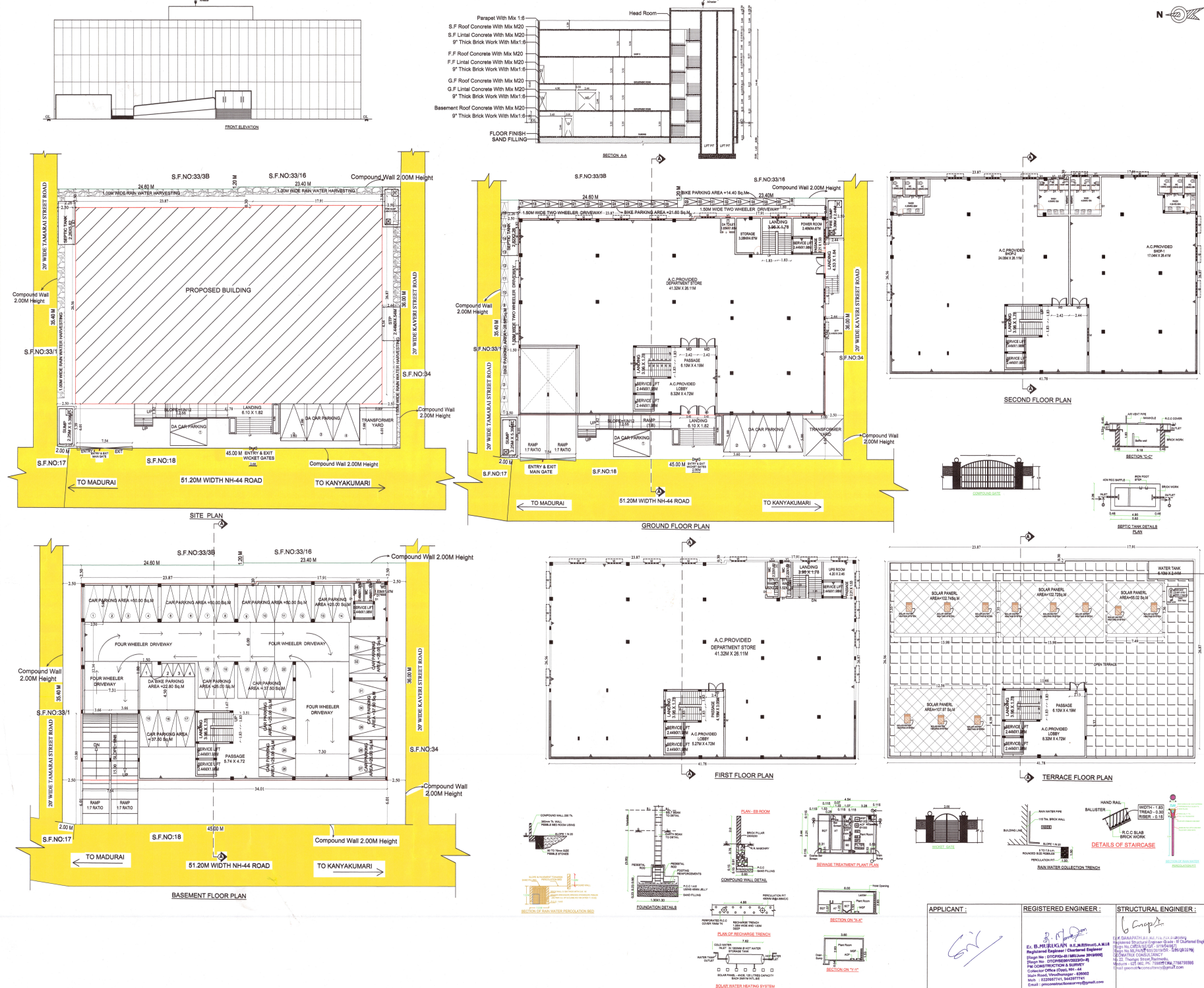
REFERENCE					
DESCRIPTION	CALCULATION	REQUIRED	PH VEHICLE	PROVIDED	TOTAL
FLOOR AREA RATIO	$\frac{3277.00}{1646.00}$	2.00		1.99	
CAR PARKING AREA	2457.75-7575	32nos	4Nos	33 NOS	37 NOS
TWO WHEELER PARKING AREA	2457.75-7575	32nos	4Nos	36 NOS	40 NOS
TOTAL F.S.I. AREA				3277.00sqm	
TOTAL BUILT UP AREA				4499.35 Sqm	
NUMBER OF DWELLINGS				3 Nos.	
HEIGHT OF THE BUILDING				12.63 m	

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
MG	MAIN GATE	7.54M X 2.00M
WG	WICKET GATE	2.00M X 2.00M
ED	ENTRANCE DOOR	2.42M X 2.40M
MD	MAIN DOOR	2.42M X 2.40M
D	DOOR	0.90M X 2.40M
D1	DOOR	0.75M X 2.40M
W	WINDOW	1.80M X 1.20M
V1	VENTILATOR	0.60M X 0.90M

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

PLANNING PERMISSION NO:
BP/DTCP(VLPA) NO-01/2024

Deputy Director
District Town and Country planning office
Virudhunagar District



APPLICANT:	REGISTERED ENGINEER:	STRUCTURAL ENGINEER:
		
	Dr. B. R. VELKANN, S.E., VIRUDHUNAGAR Registered Engineer / Chartered Engineer Registration No: DTCP/058388/2023 Address: 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100, 10/101, 10/102, 10/103, 10/104, 10/105, 10/106, 10/107, 10/108, 10/109, 10/110, 10/111, 10/112, 10/113, 10/114, 10/115, 10/116, 10/117, 10/118, 10/119, 10/120, 10/121, 10/122, 10/123, 10/124, 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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.

