

PP

APPROVAL RECORD

Planning Permission

Virudhunagar district, Tamil Nadu

APPROVAL TYPE

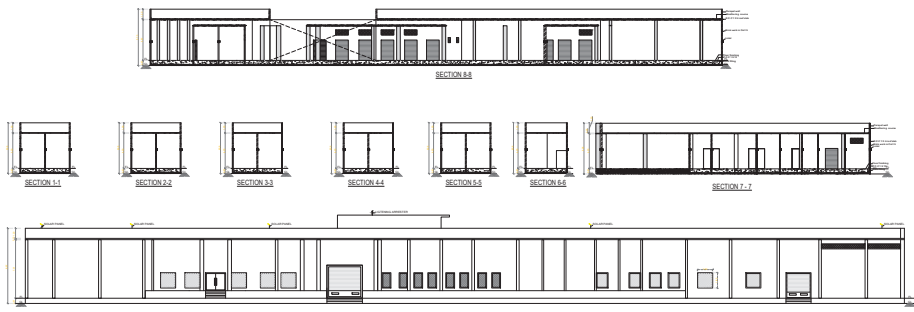
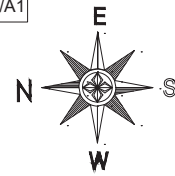
Building Plan

ISSUING AUTHORITY

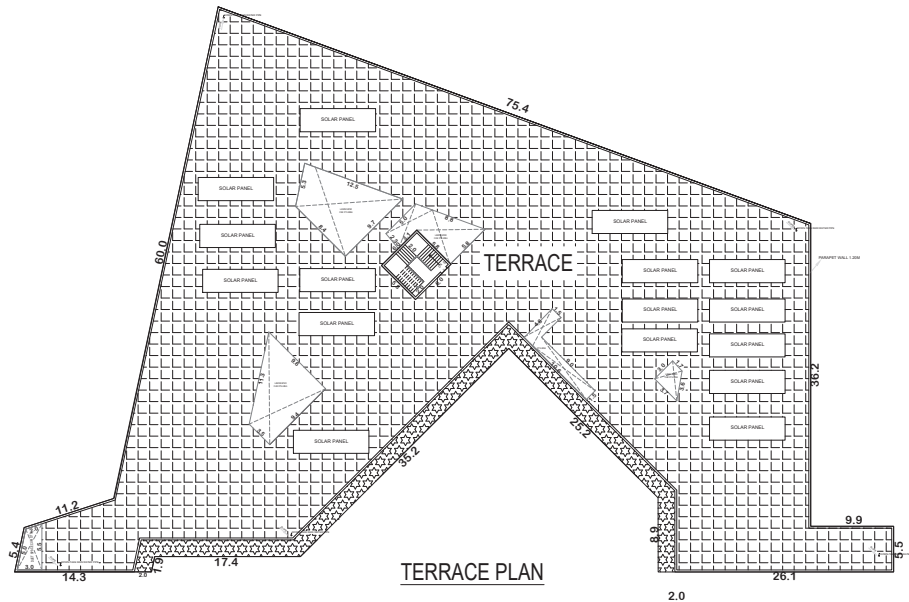
DTCP

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.



ELEVATION



TERRACE PLAN



GROUND FLOOR

SITE PLAN SHOWING THE PROPOSED BUS TERMINAL WITH COMMERCIAL BUILDING AT S.NO.106/16, ATHIKULAM SENGULAM VILLAGE, SRIVILLIPUTHUR TALUK, VIRUDHUNAGAR DISTRICT - 626125.

NON PLANNING AREA

APPLICANT NAME: THE COMMISSIONER SRIVILLIPUTHUR MUNICIPALITY.

AREA DETAILS:

AS PER PATTA AREA = 14500.00 SQ.M

PROPOSED BUILDING AREA DETAILS

FLOOR	FSI AREA (SQ.M)	NON-FSI AREA (SQ.M)	TOTAL BUILTUP AREA (SQ.M)
G.F	3601.00	0.00	3601.00
T.F	0.00	34.50	34.50
TOTAL AREA	3601.00	34.50	3635.50

$$\text{PLOT COVERAGE AREA} = \frac{3601.00 \times 100}{14500.00} = 24.83\%$$

$$\text{FLOOR SPACE INDEX} = \frac{3601.00}{14500.00} = 0.24 < 1.00$$

JOINERY DETAILS:

ITEM	SPECIFICATION	SIZE
RS	ROLLING SHUTTER	1.60X2.44
MD	MAIN DOOR	1.06X2.13
D	DOOR	0.91X2.13
D1	DOOR	0.76X2.13
W	WINDOW	1.22X1.22
W1	WINDOW	0.91X1.22
V	VENTILATOR	0.76X0.61
SD	DOOR	0.91X2.13
V1	VENTILATOR	2.30X0.61
V2	VENTILATOR	1.60X0.61

PARKING & OSR AREA DETAILS

PARKING AREA IS 10% OF THE TOTAL SITE EXTENT
REQUIRED PARKING AREA = 1450.00 SQ.M

PROVIDED PARKING AREA = 1486.10 SQ.M (10.24%)

OSR AREA IS 10% OF THE TOTAL AREA

REQUIRED OSR AREA = 1450.00 SQ.M

TOTAL OSR AREA = 1458.60 SQ.M (10.05%)

COMMERCIAL PARKING DETAILS

S.NO	DESCRIPTION	CALCULATION	REQUIRED CAR	TW	PROVIDED CAR	TW
1	SHOP AREA	547.4/75 = 7.29 547.4/75 = 7.29	8	8	8	8
2	RESTAURANT	127.5/100 = 1.27 127.5/50 = 2.55	2	3	2	4
	TOTAL		10	11	10	12

Dr. K. Sethuraman, M.E. (Geo Tech) MIE, MGS, MITT Archt, FIV, P. Engg.
Govt. Approved Geo Tech Engineer / Chartered Engineer / Valuer
SASTHA SOIL TESTING SERVICES
As per SQ. 17025: 2017 NABL Accredited Laboratory (TC-10677)
LAB No: PTE/01/2019, CHDGA: GTE/2022/07/57, GCC/RE10382022.
Branch Office: No. 2, 94th Street, 21st Avenue, Ashok Nagar, Chennai-600093
Contact No: 93441 04070, 63825 34513
www.sasthasoiltesting.com

Geo Tech ENGINEER

Dr. R. VIGNESH, B.E.,
Engineers & Architect, Builders, Valuers
Registered Engineer Grade-II (RE)
DTCP - Register No: RE/G-I/DEC 2021/131
ACHIEVE BUILDERS & CONSTRUCTIONS
No. 18/85, Rasi Arunachalam Street,
Jopalaipuram, Gudiyatham - 632 602.
E-Mail: achievebuildersandconstruction@gmail.com
Cell: 9677466818.

REGISTERED ENGINEER

Dr. R. Vignesh B.E.,
Structural Engineer Grade - II (SE)
Reg. No RSE-I/M/R, DTCP/REB-2024/01
No.28/85, Rasi Arunachalam Street,
Opp. Gengamman Temple, Nadupet,
Gudiyatham-632 602. M : 96774 66818
Email: achievebuildersandconstruction@gmail.com

STRUCTURAL ENGINEER

APPLICANT SINGNATURE

Technical Clearance : SWP/DTCP (VNR) NO. 29/2026

Application Number : SWP/BPA/774829/2026

Site Boundary : A-D



SITE PLAN SHOWING THE PROPOSED BUS TERMINAL WITH COMMERCIAL BUILDING AT S.NO.106/16 ATHIKULAM SENGILAM VILLAGE SRIVILLUPUTHUR TALUK, VIRUDHUNAGAR DISTRICT - 626125.

NON PLANNING AREA

APPLICANT NAME: THE COMMISSIONER SRIVILLUPUTHUR MUNICIPALITY.

AREA DETAILS:

AS PER PATA AREA = 14500.00 SQ. M

PROPOSED BUILDING AREA DETAILS

FLOOR	FSI AREA (SQ.M)	NONFSI AREA (SQ.M)	TOTAL FLOOR AREA (SQ.M)
G.F	3601.00	0.00	3601.00
T.F	0.00	34.50	34.50
TOTAL AREA	3601.00	34.50	3635.50

PLOT COVERAGE AREA = $\frac{3601.00 \times 100}{14500.00} = 24.83\%$

FLOOR SPACE INDEX = $\frac{3601.00}{14500.00}$

JOINERY DETAILS:

ITEM	SPECIFICATION	SIZE
RS	ROLLING SHUTTER	1.80X2.44
MD	MAIN DOOR	1.00X2.13
D	DOOR	0.91X2.13
D1	DOOR	0.70X2.13
W	WINDOW	1.22X1.22
W1	WINDOW	0.91X1.22
V	VENTILATOR	0.70X0.81
SD	DOOR	0.91X2.13
V1	VENTILATOR	2.30X0.81
V2	VENTILATOR	1.60X0.61

PARKING & OSR AREA DETAILS

PARKING AREA IS 10% OF THE TOTAL SITE EXTENT

PROPOSED PARKING AREA = 1450.00 SQ. M (10.24%)

OSR AREA IS 10% OF THE TOTAL AREA

REQUIRED OSR AREA = 1450.00 SQ. M

TOTAL OSR AREA = 1458.60 SQ. M (10.05%)

COMMERCIAL PARKING DETAILS

S.NO	DESCRIPTION	CALCULATION REQUIRED	PROVIDED
1	SHOP AREA	517.475 = 7.29	8
2	RESTAURANT	127.5150 = 2.55	2
	TOTAL		10

REGISTERED ENGINEER

Dr. R. VIGNESH B.E.

Engineers & Architect, Builders, Valuers

Registered Engineer Grade-II (RE2)

Office: 208/5, Rajarajeshwari Street, Chennai - 600 005

ACHIEVE BUILDERS & CONSTRUCTORS

Plot No. 208/5, Rajarajeshwari Street, Chennai - 600 005

Mobile: 98401 94171, 98401 94172

Landline: 044-2622 4622

Cell: 98774 66818

Email: achievebuildersandconstructors@gmail.com

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Peculation Plt To Be Provided All round The Site Boundary

2M HEIGHT COMPOUND WALL

S.NO.106/6B3B

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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

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.

