

PP

APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi district, Tamil Nadu

APPROVAL TYPE

Building Plan

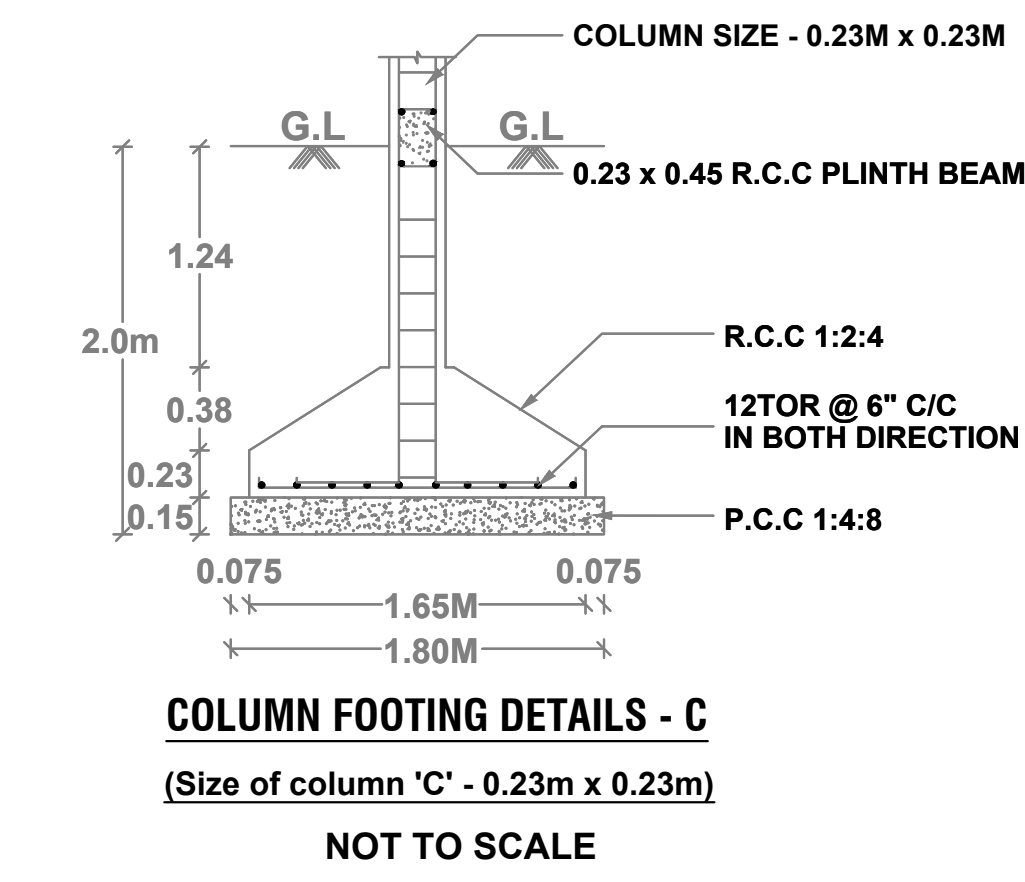
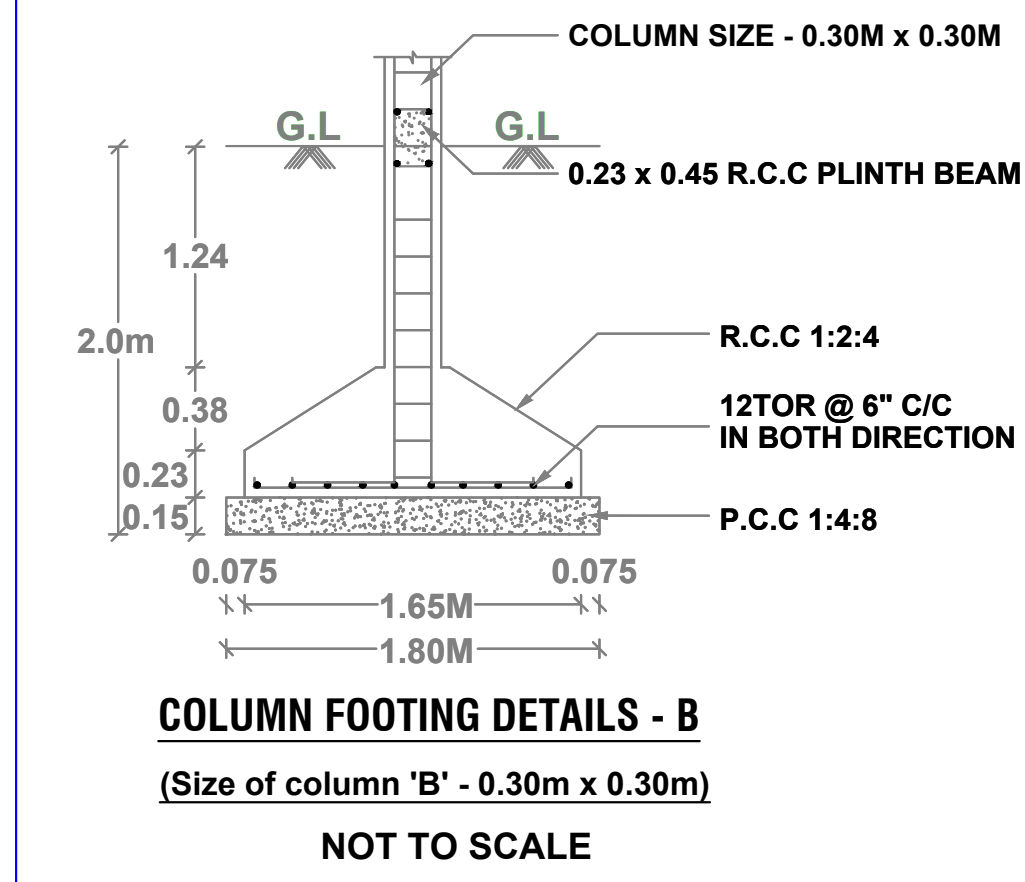
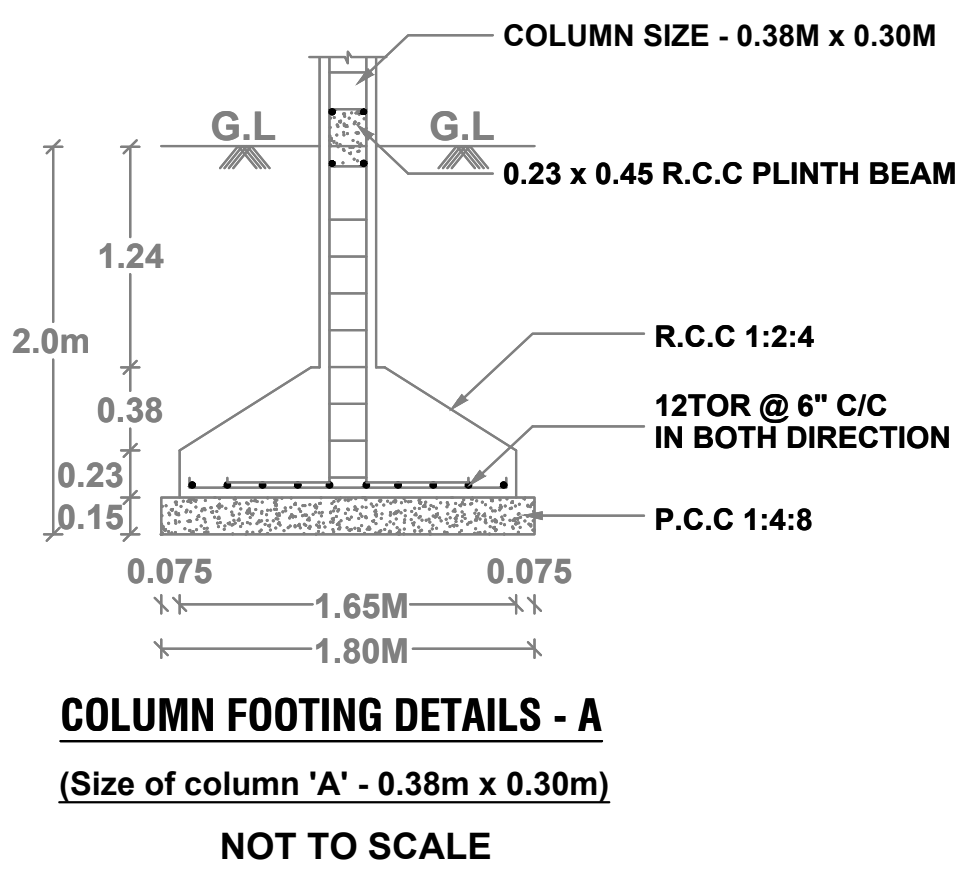
ISSUING AUTHORITY

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 RETAIL SHOP BUILDING IN TOWN
SURVEY NO: 22, TS WARD: AT, BLOCK: 09, OLD SURVEY NO: 985/3 PART AT KULAVANIKARPURAM
VILLAGE, MELAPALAYAM D.D. PLAN NO: 2, MELAPALAYAM WARD OF TIRUNELVELI CITY
MUNICIPAL CORPORATION, TIRUNELVELI LPA, TIRUNELVELI DISTRICT.
All Dimensions are in metre Scale= 1 : 100



REFERENCE:

RS ROLLING SHUTTER -	1.50m x 2.10m
D DOOR	- 1.20m x 2.10m
D1 DOOR	- 0.90m x 2.10m
LD LIFT DOOR	- 1.00m x 2.10m
W WINDOW	- 1.80m x 1.52m
V VENTILATOR	- 0.90m x 0.60m

SITE AREA:

As per Document	= 288.93 Sq.m
As per TSLR	= 290.00 Sq.m
Taken least value	= 288.93 Sq.m

AREA DETAILS

AREA OF THE SITE	288.93 sq.m	
	F.S.I SQ.M	NON F.S.I SQ.M
PRO. STILT FLOOR (Parking)	3.98 (Ph Toilet)	117.25 (Parking)
PRO. FIRST FLOOR (Retail shop)	121.23	-
PRO. SECOND FLOOR (Retail shop)	121.23	-
PRO. HEAD ROOM	-	28.63
TOTAL AREA	246.44	145.88
AREA OF OPEN SPACE		167.70 SQ.M

PARKING SPACE CALCULATION AS PER TNCDBR, 2019 (Annexure - IV, Part-I, SI No 2)		
COMMERCIAL BUILDING	UPTO 50 SQ.M	- NIL
	ABOVE 50 SQ.M	1 CAR PARKING 1 TWO WHEELER PARKING
AVAILABLE	246.44 SQ.M (246.44-50.00 = 196.44SQ.M)	4 CAR PARKING 4 TWO WHEELER PARKING (Required)
196.44 SQ.M	50.00 SQ.M	= 4 Car Parking & 4 Two Wheeler Parking
Size of Two wheeler parking - 1.00m x 1.80m Size of Car parking - 2.50m x 5.00m		

PARTICULARS	REQUIRED	PROVIDED
PARKING SPACE	4 Car parking 4 Two wheeler parking	4 Car parking (Included 2 PH Parking) 4 Two wheeler parking
FLOOR AREA RATIO	2.00	246.44 / 288.93 = 0.852

AMENITIES PROVIDED :

- 1) HEADROOM PROVIDED - 2.20m HEIGHT
- 2) SEPTIC TANK WITH DISPERSTION TRENCH
- 3) "U" TRAP PROVIDED IN SEPTIC TANK.
- 4) SOLAR POWER ASSISTED LIGHTNING SYSTEM & PHOTO VOLTANIC PANEL.
- 5) DRINKING WATER SUMP WITH TANK.
- 6) PERCULATION PIT 0.30 M Ø x 3 M DEPTH.
- 7) F.S - FIRE SERVICE WATER SUMP.
- 8) EMERGENCY ALARM.
- 9) THUNDER AND LIGHTNING ARRESTOR.
- 10) EARTH QUAKE RESISTANCE STRUCTURE.
- 11) TOILET AND PARKING PROVIDED FOR HANDICAPED PERSONS.
- 12) FIRE EXTINGUISHER PROVIDED.
- 13) SOLID WASTE TUB PROVIDED.
- 14) BORE WELL PROVIDED WITH OHT
- 15) FIRST AID BOX PROVIDED.

SANITARY REQUIREMENTS:

	REQUIRED	PROVIDED
MALE WATER CLOSET	1	2
FEMALE WATER CLOSET	1	2
PH TOILET	-	1
DRINKING WATER	1	2
WASH BASIN	1	2
CLEANER SINK	1	2

- EA EMERGENCY ALARM
FE FIRE EXTINGUISHER
DW DRINKING WATER
WB - WASH BASIN
CS - CLEANER SINK

COLOUR CODE REFERENCE	
SITE BOUNDARY	
PRO. CONS.	
EXG. ROAD	

Online application no: SWP/BPA/244899/2024
PP/BP/TLPA NO: SWP/115/2024

Er. S. SYED ABDUL KADER M.E., M.B.A.,
Registered Construction Engineer
Reg. No: RCE/TVLR/03/2019
Mobile: 9944449324

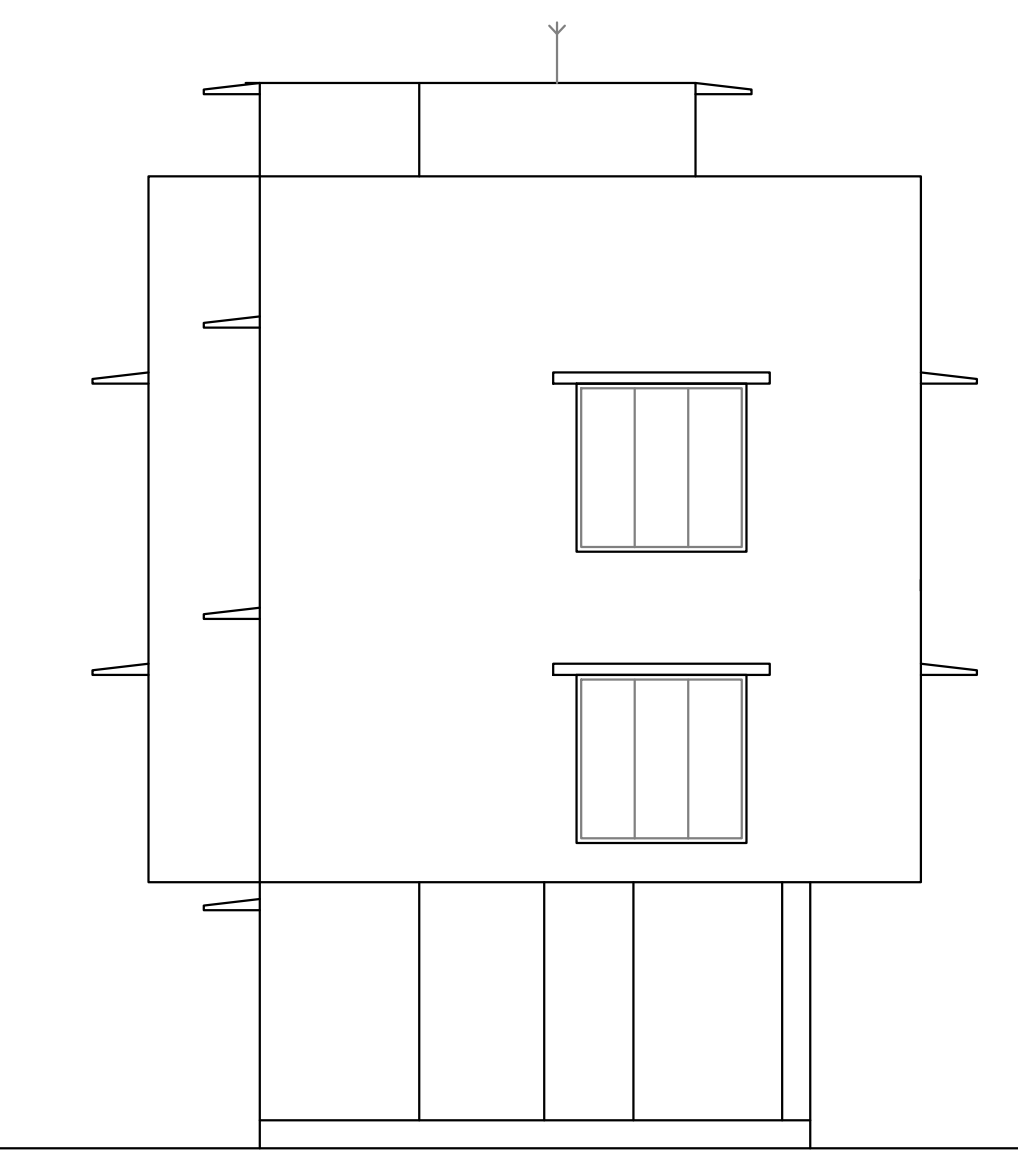
Applicant

Er. S.M. MOHAMMED SHAFIULLAH M.E., M.B.A. (P.D.)
Chartered Str. Engg. No. CE/ISE/TLN / 241
A.A.A. DESIGN CONSULTANT
Flitthouse Complex, Melapalayam, Tirunelveli-627005
Mobile: 9444 444 539/923

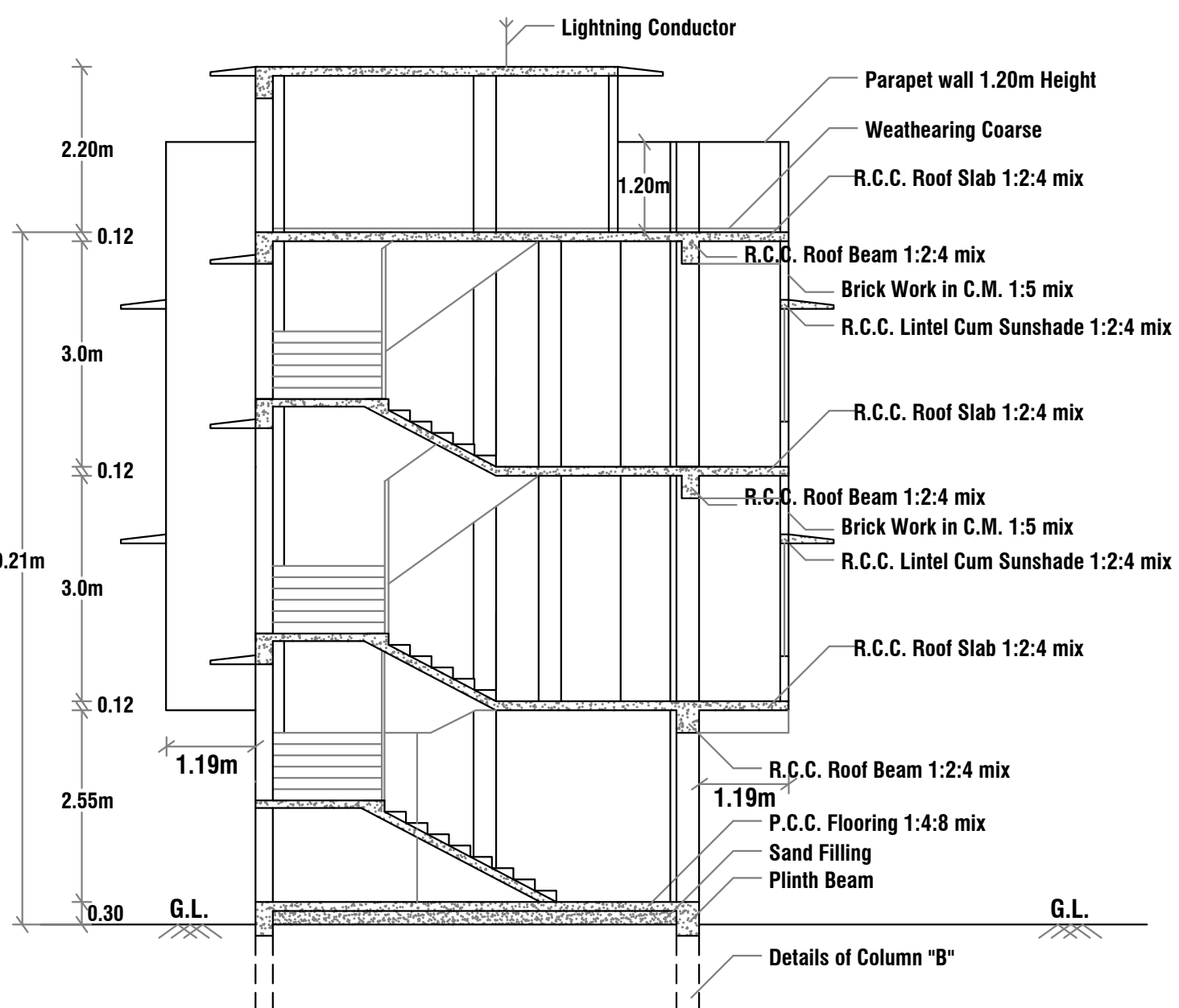
Registered Structural Engineer

Er. V. MUTHURAJ, D.C.E., B.E.,
REGISTERED ENGINEER
REG.No: RE/Gr.III/TVL/March/2019/028
SHRI SATHYA SAI CONSTRUCTION
103, WEST CAR STREET, (NADAMPOKKI STREET),
SHA COMPLEX, TIRUNELVELI-627 006.
Cell: 9866045050

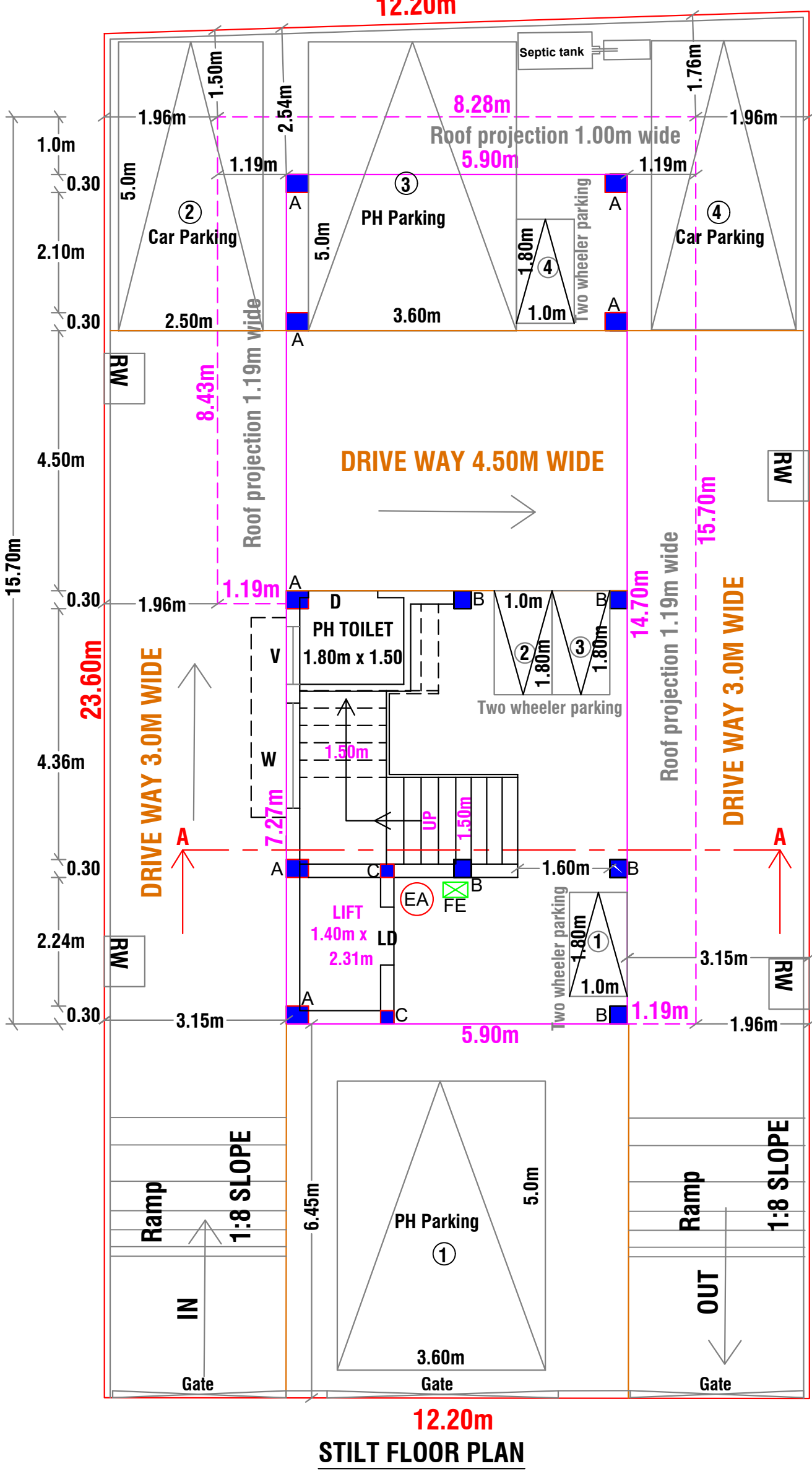
Registered Engineer



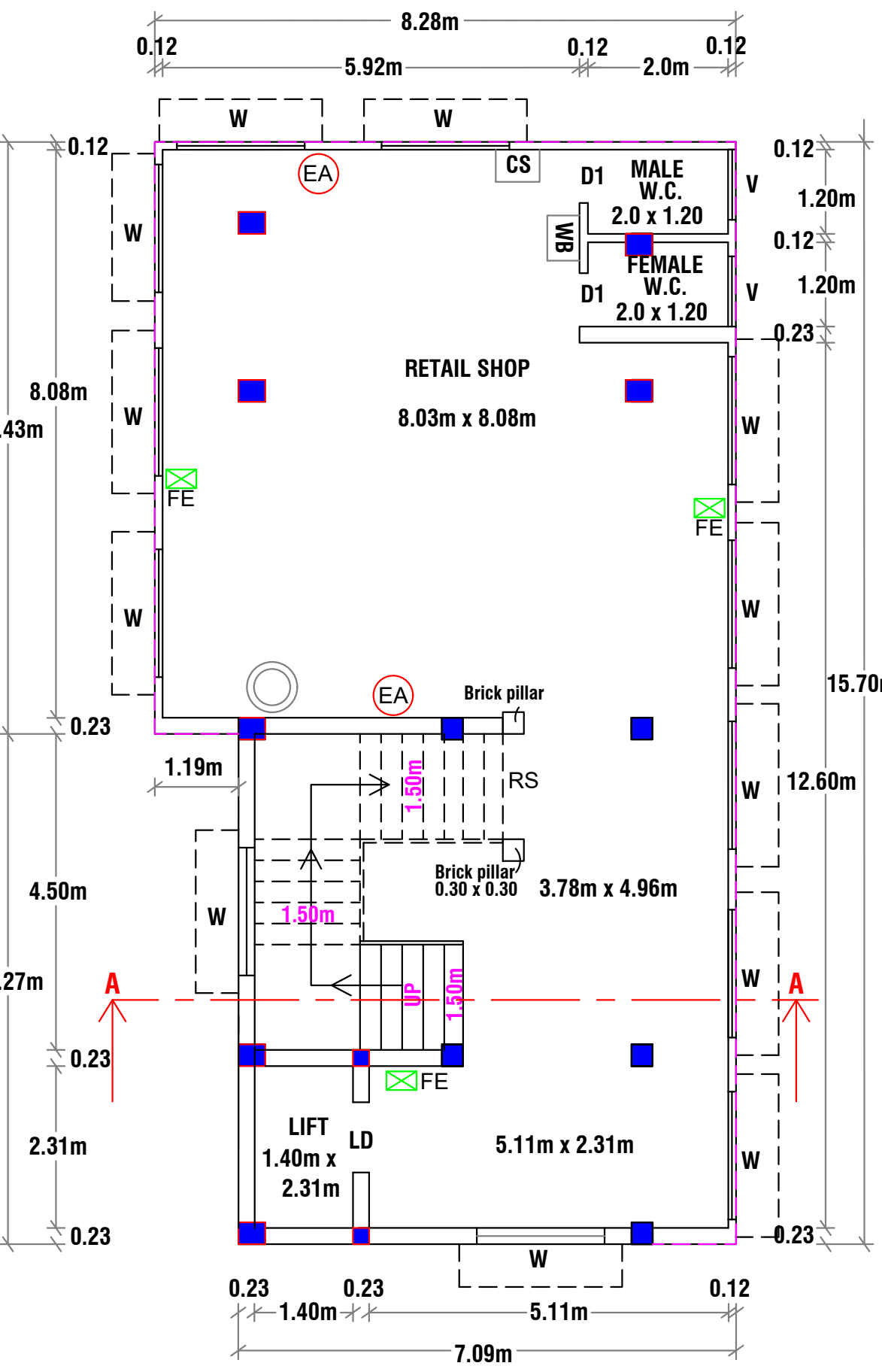
FRONT ELEVATION



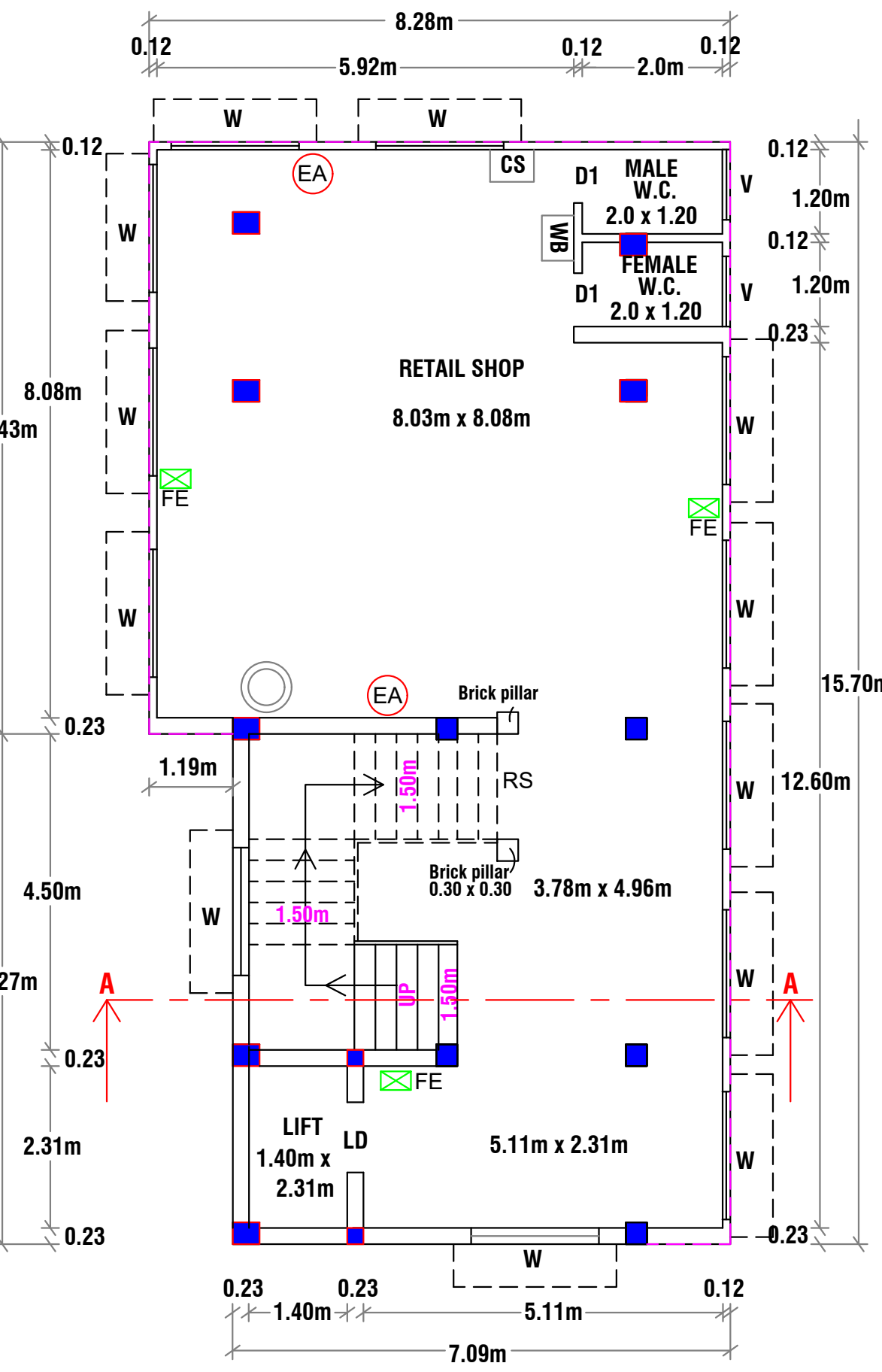
SECTION ON "AA"



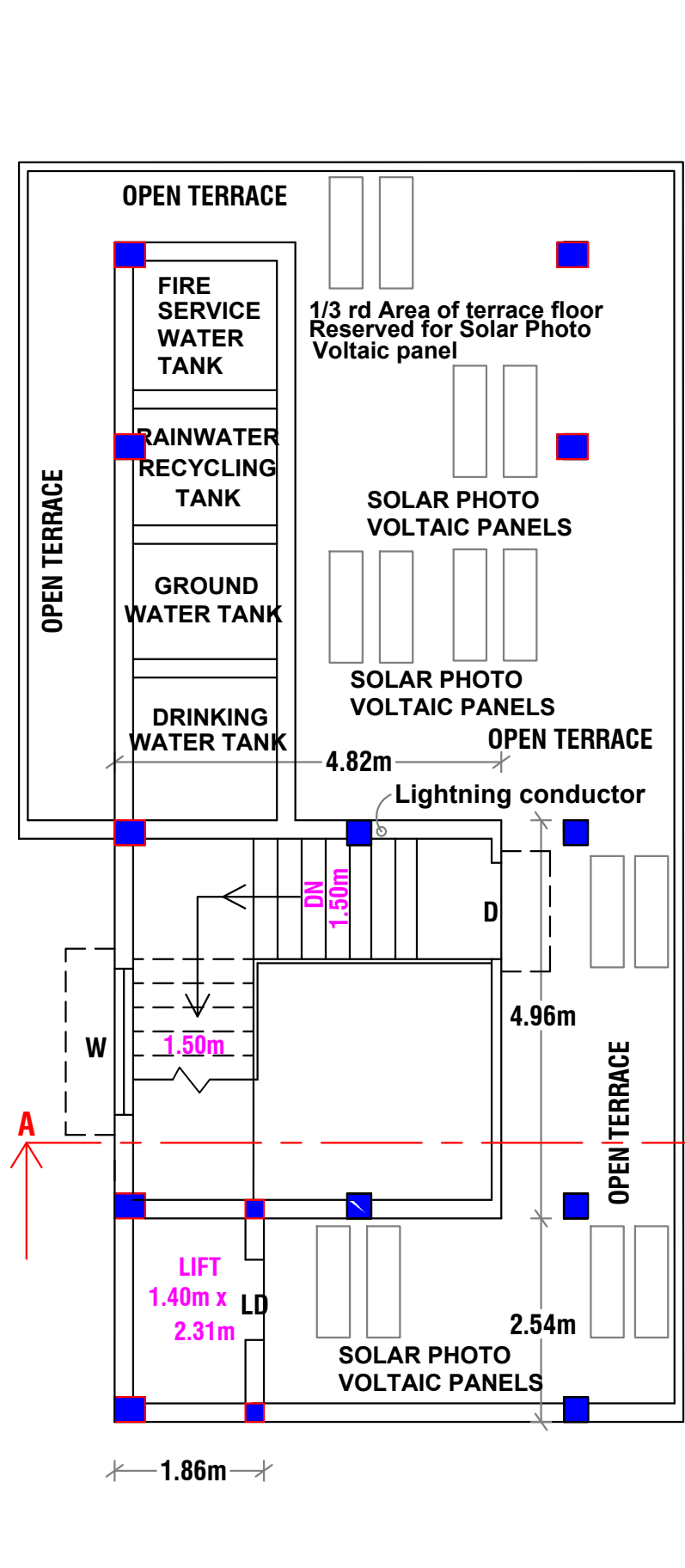
STILT FLOOR PLAN



FIRST FLOOR PLAN

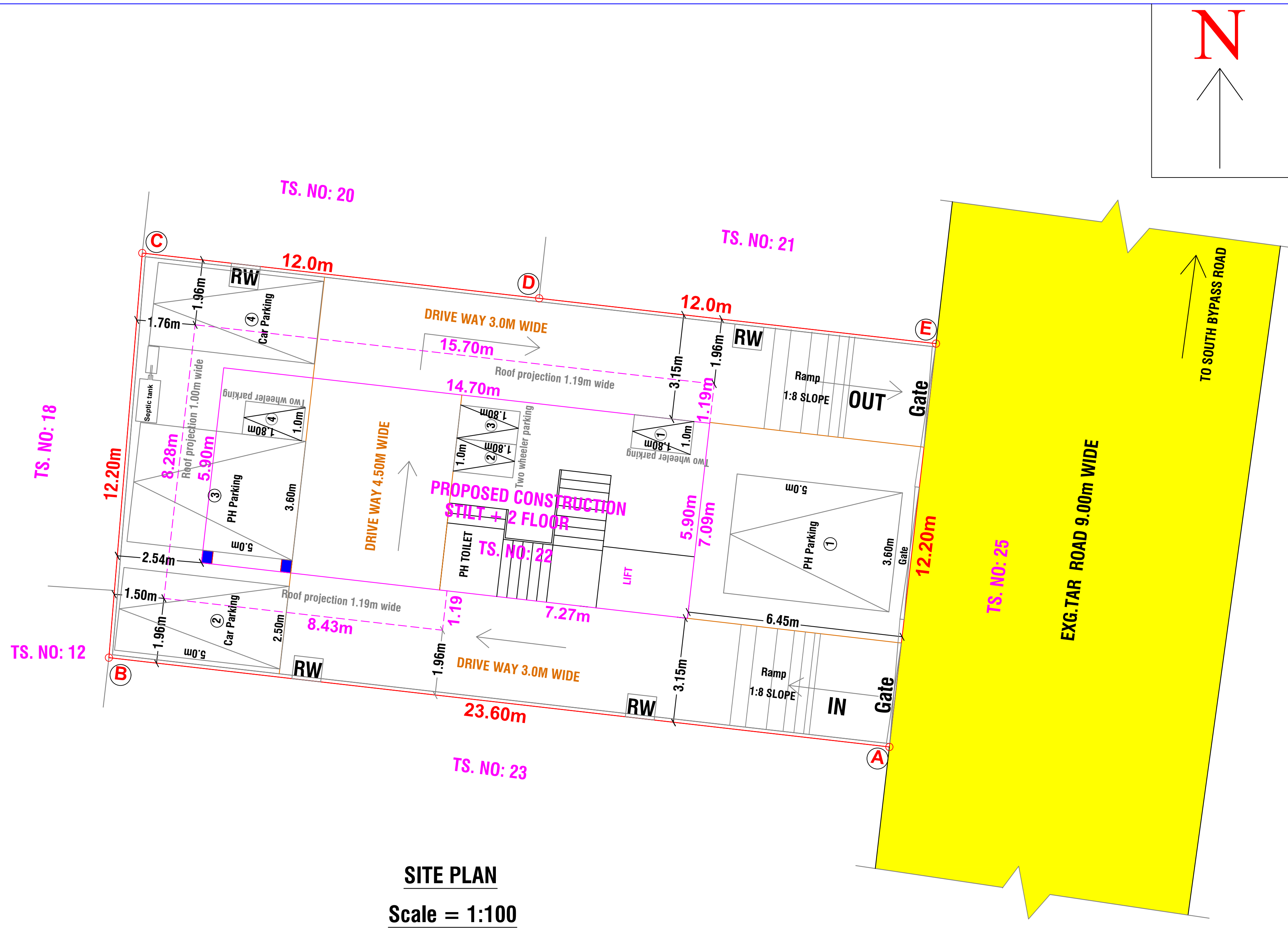


SECOND FLOOR PLAN



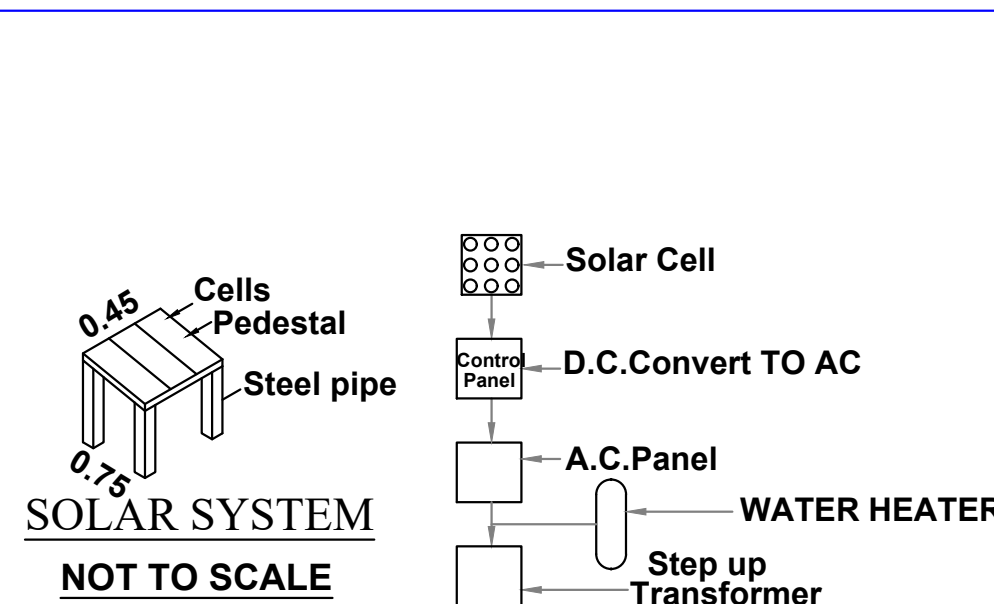
TERRACE FLOOR PLAN

Scale = 1:100

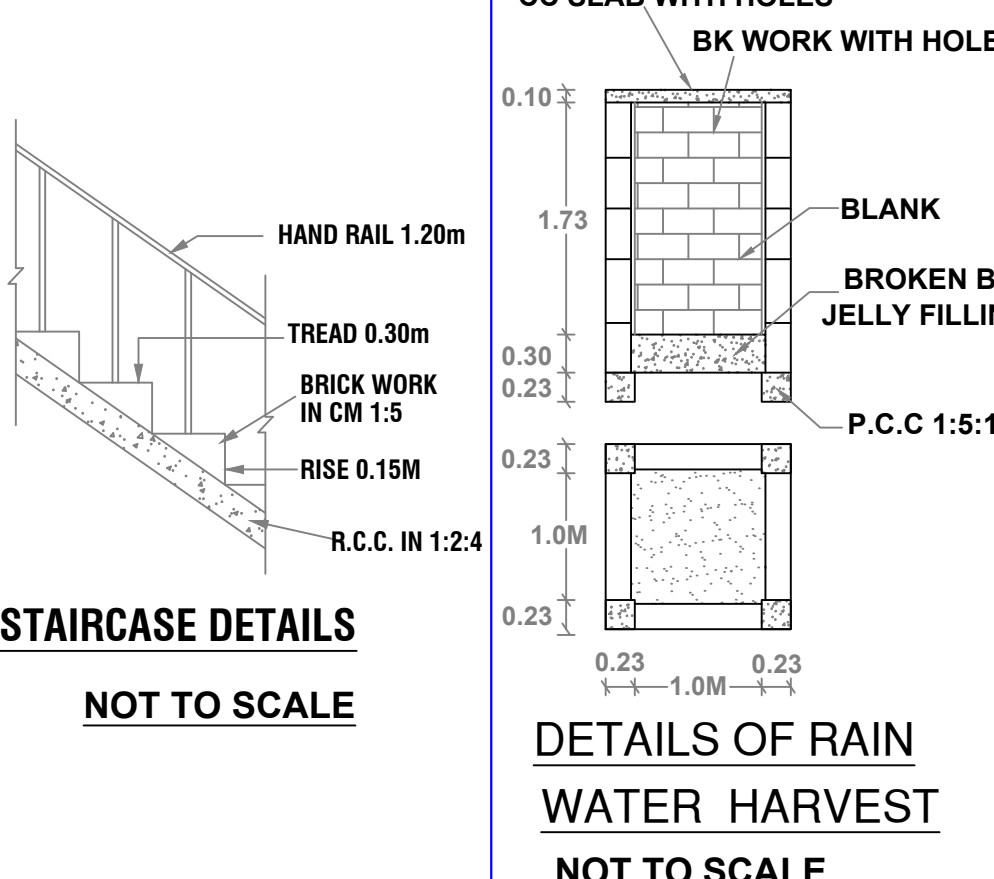


SITE PLAN

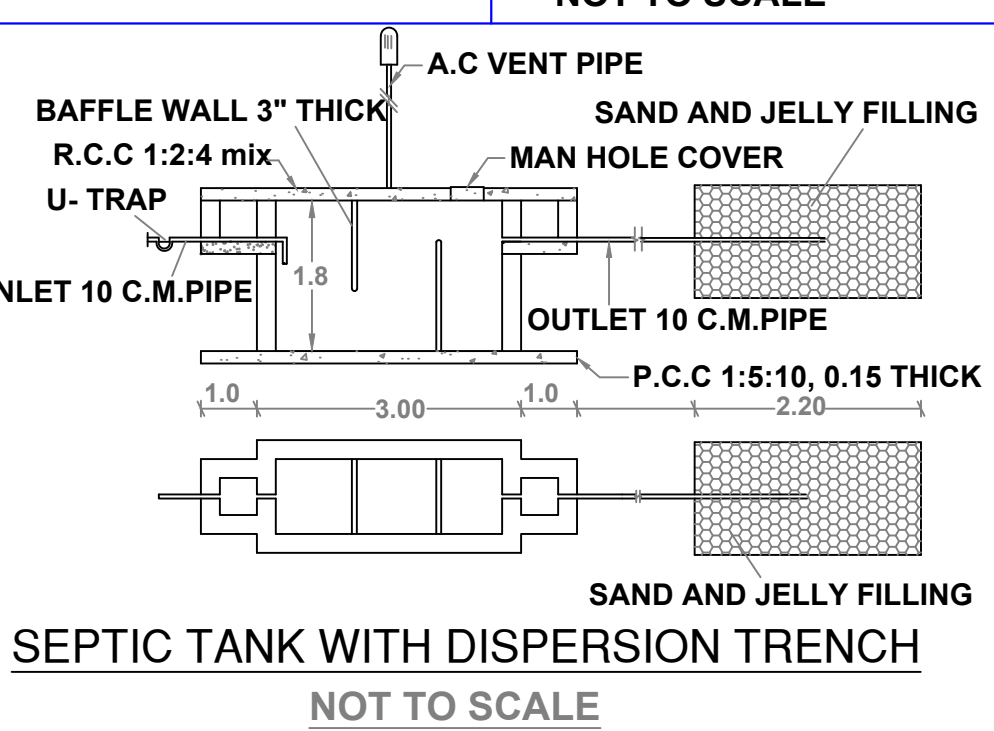
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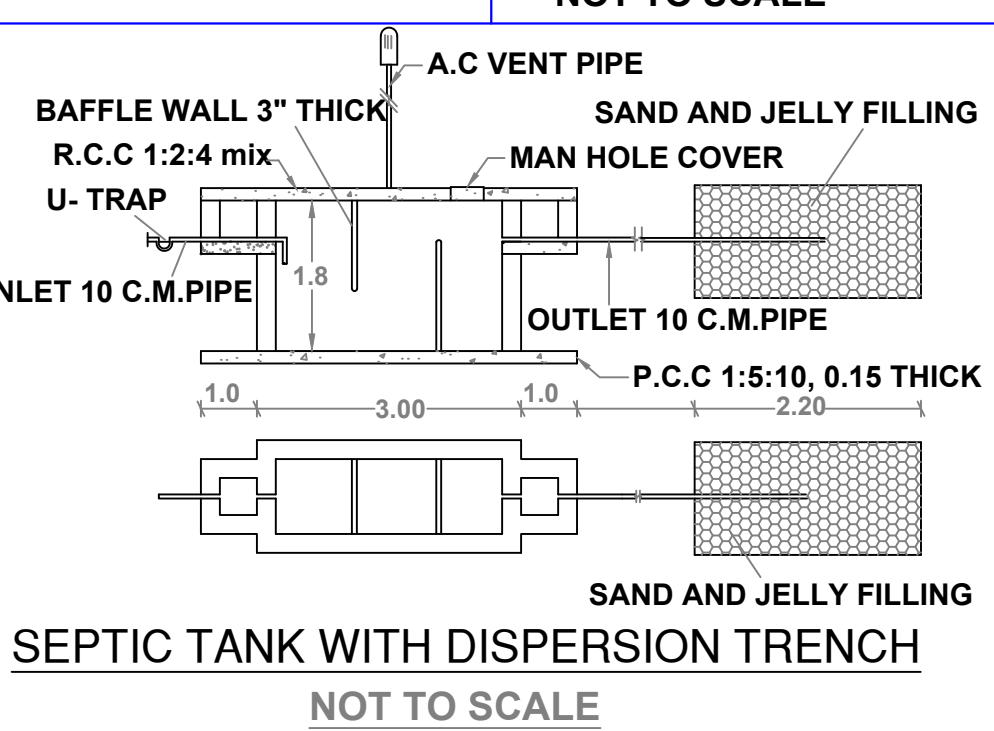
SOLAR SYSTEM FLOW DIAGRAM



STAIRCASE DETAILS
NOT TO SCALE



DETAILS OF RAIN
WATER HARVEST
NOT TO SCALE



SEPTIC TANK WITH DISPERSION TRENCH
NOT TO SCALE



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.

