

PP

APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

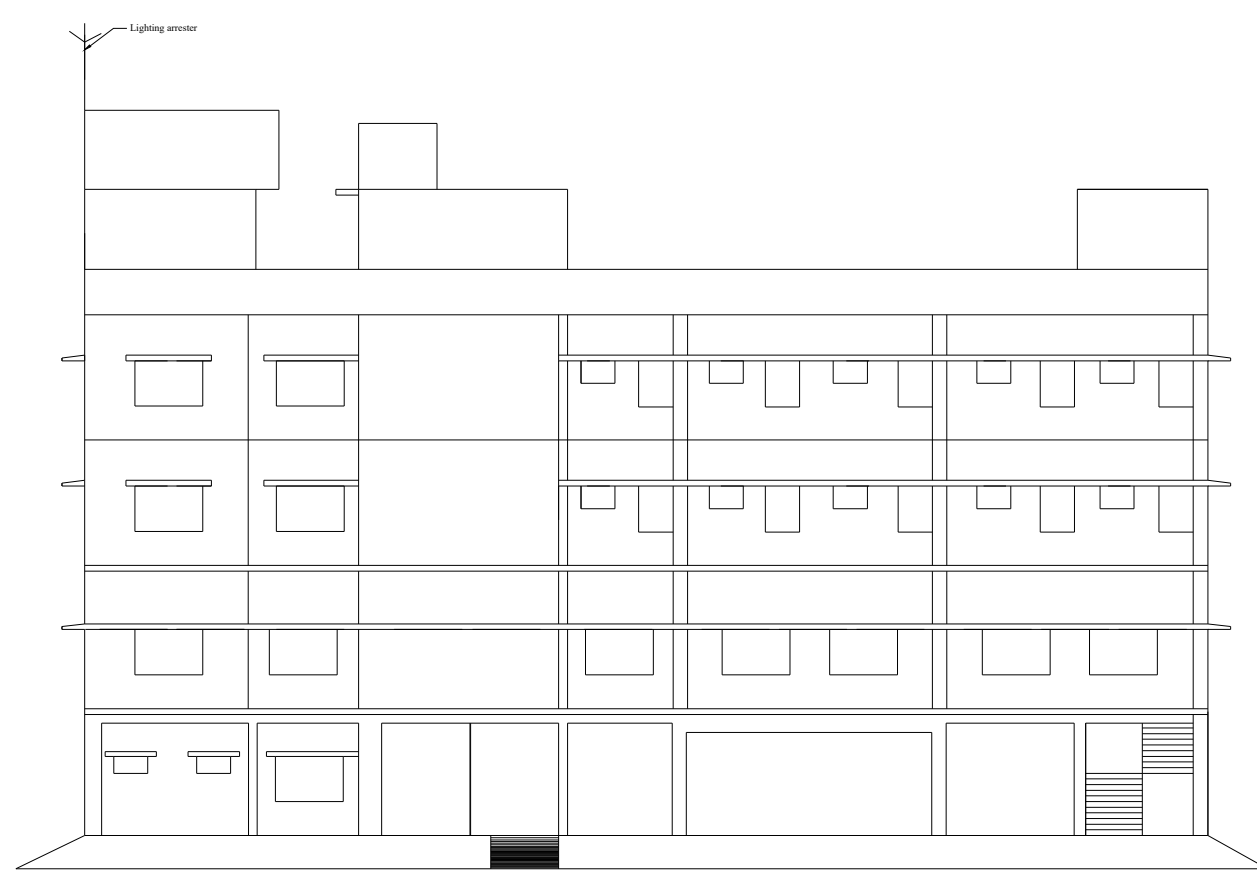
Building Plan

ISSUING AUTHORITY

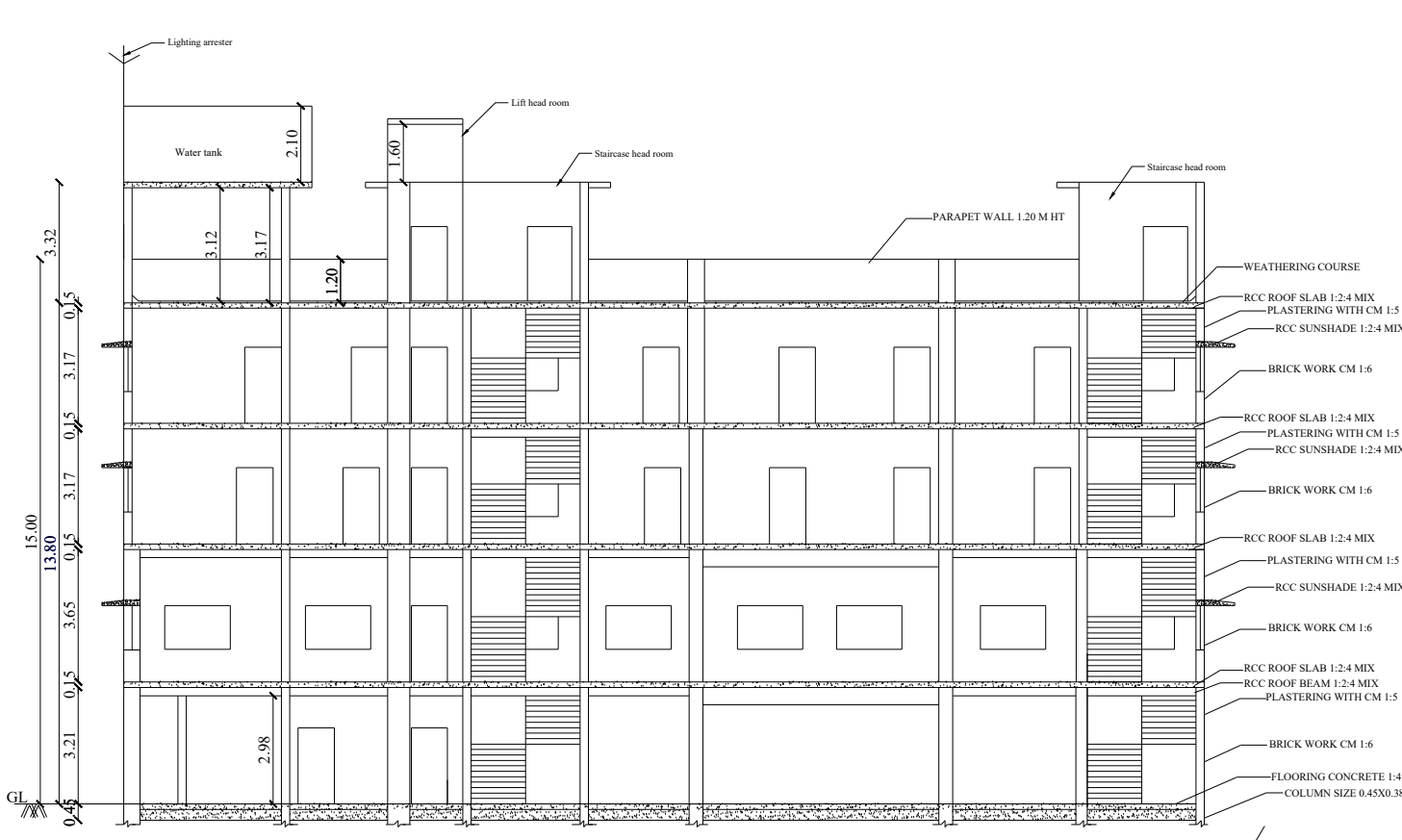
DTCP

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

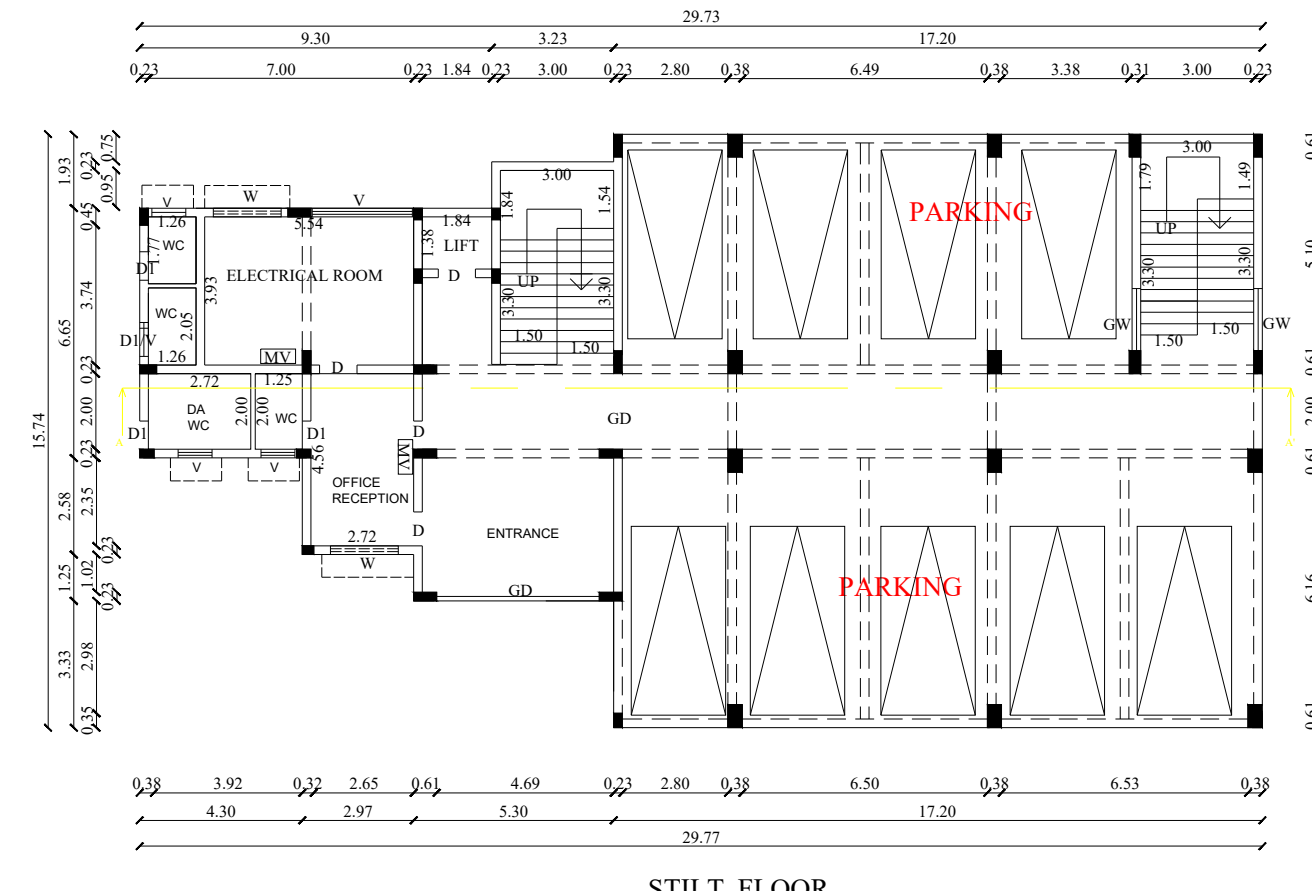
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



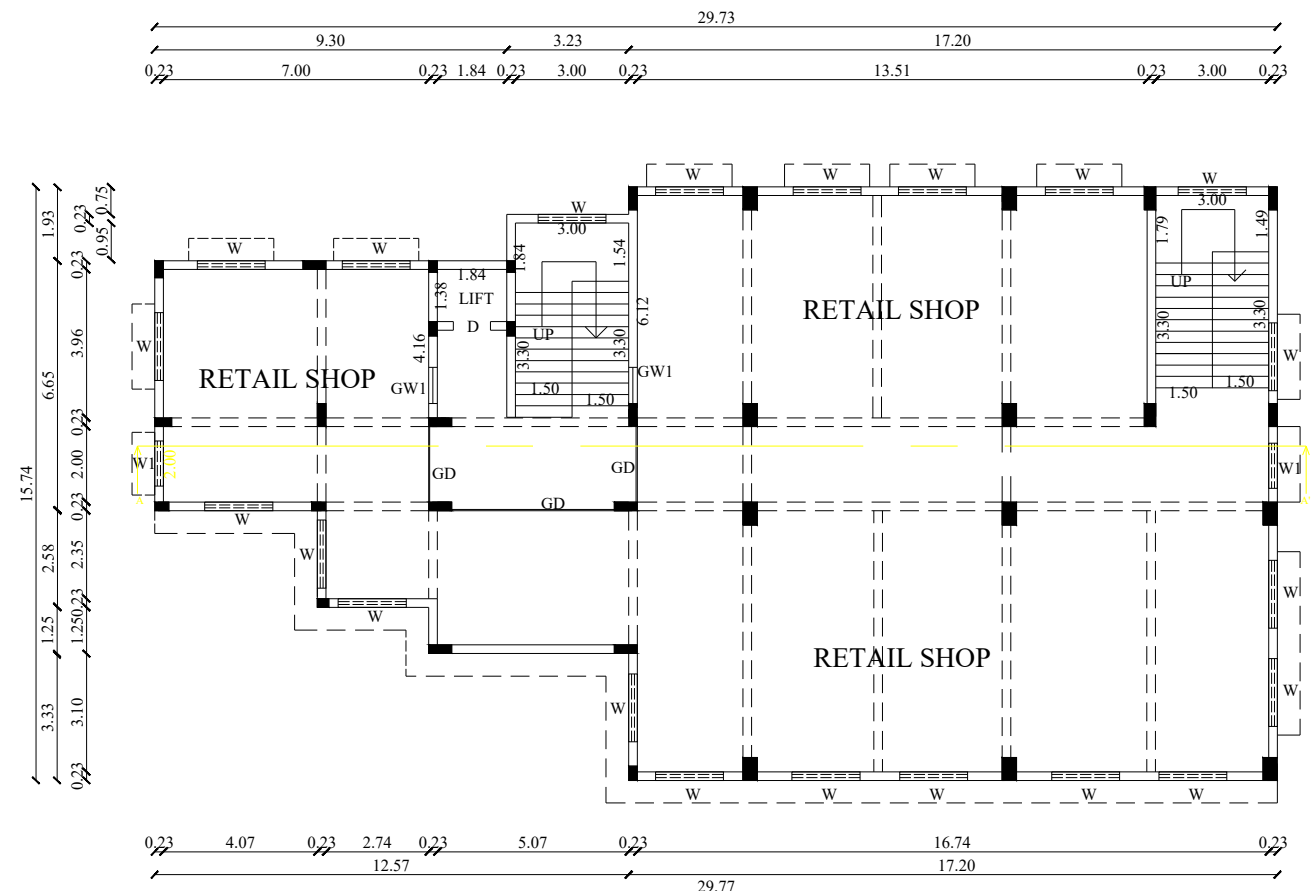
ELEVATION



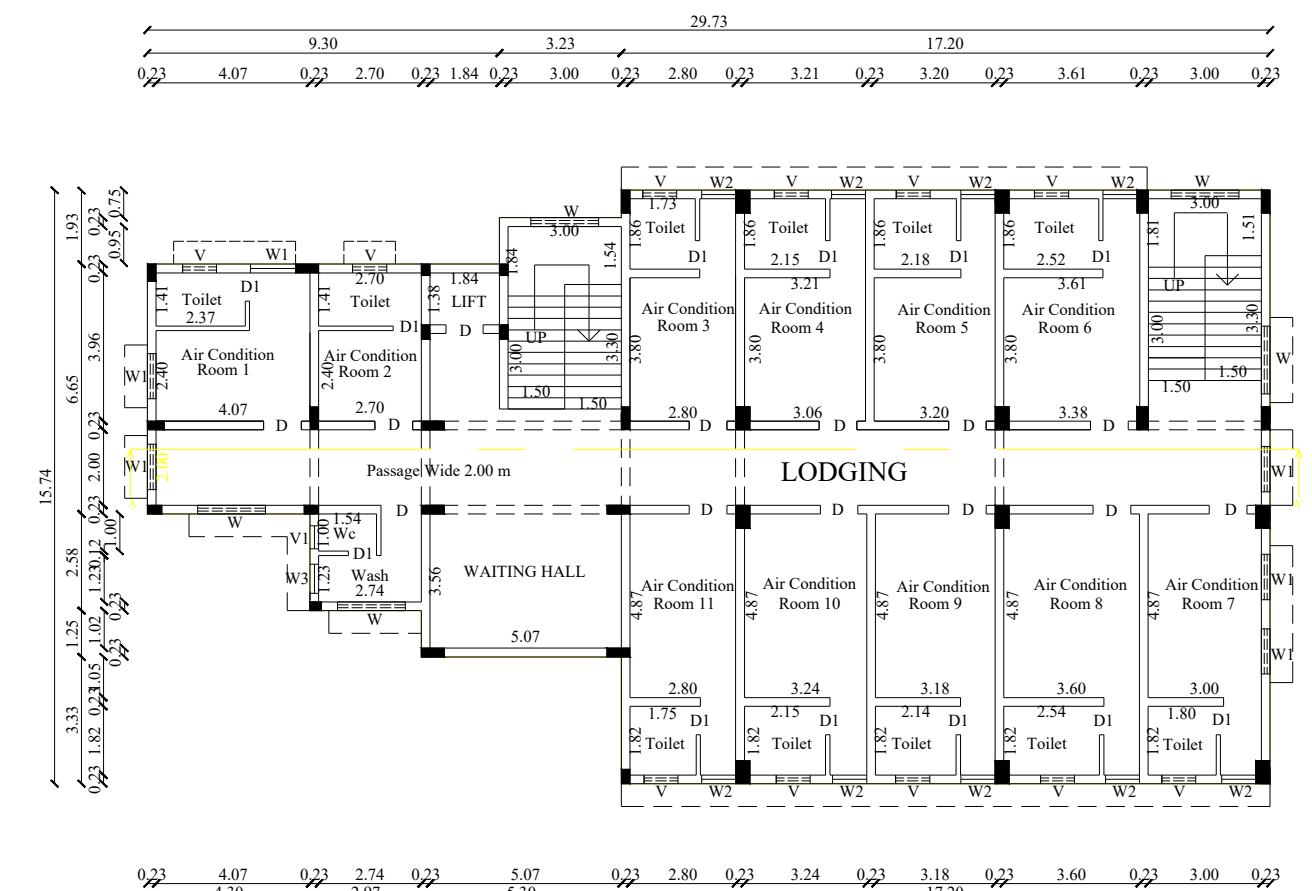
SECTION ON AB



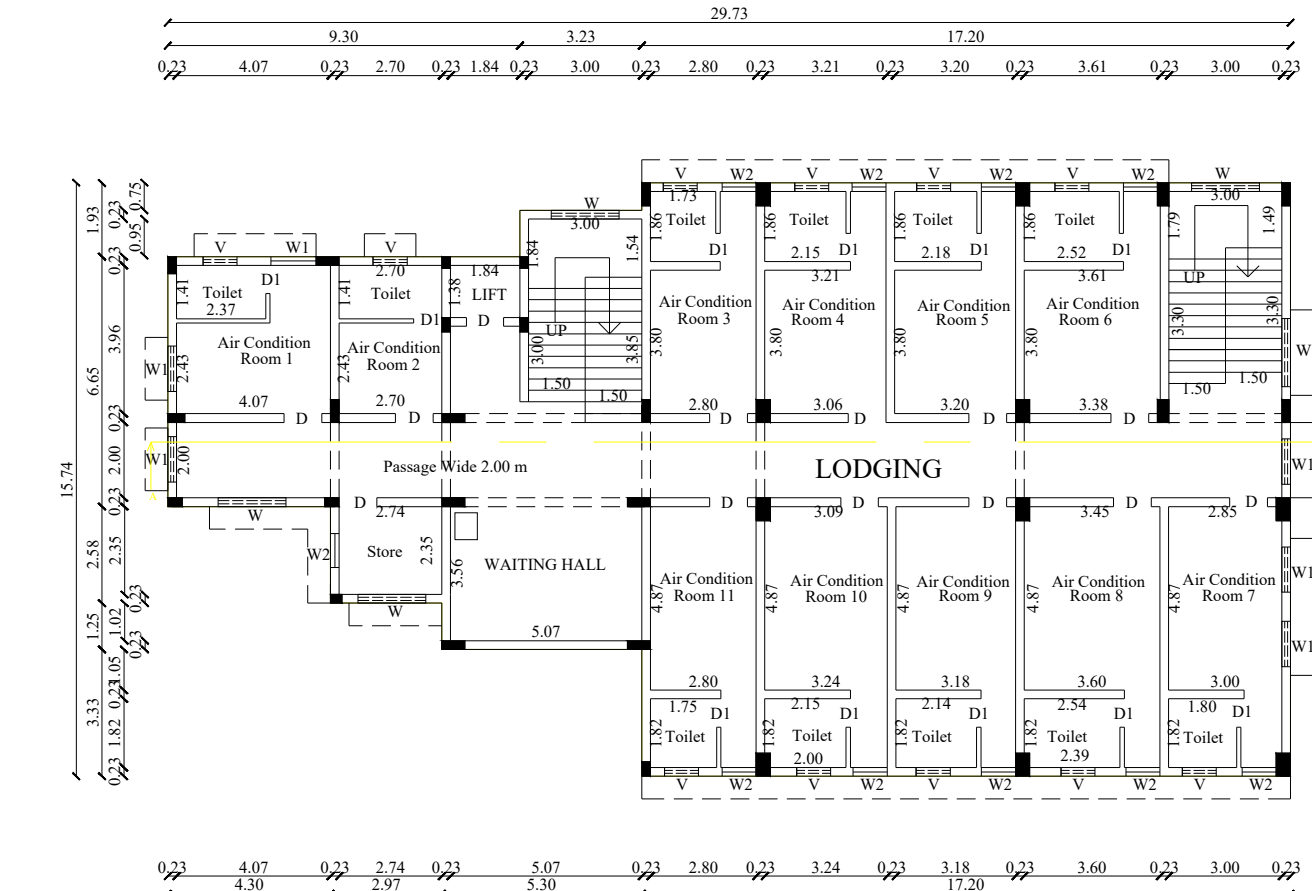
STILT FLOOR



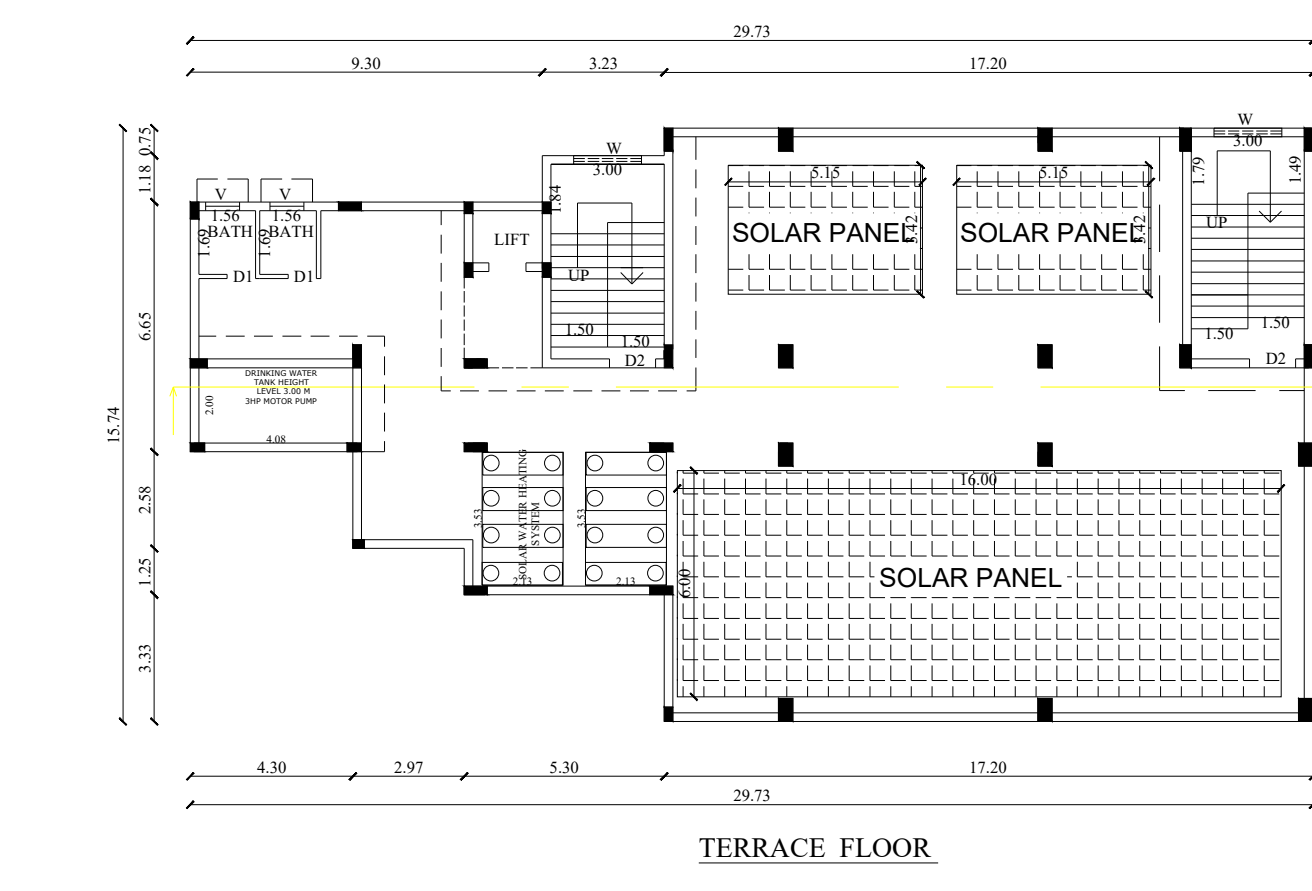
FIRST FLOOR



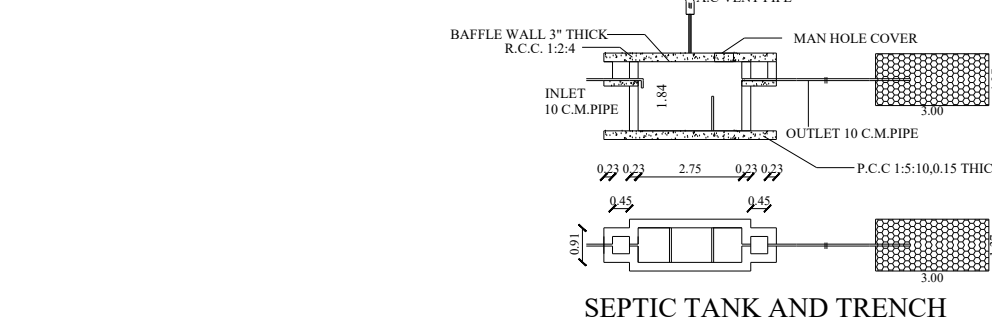
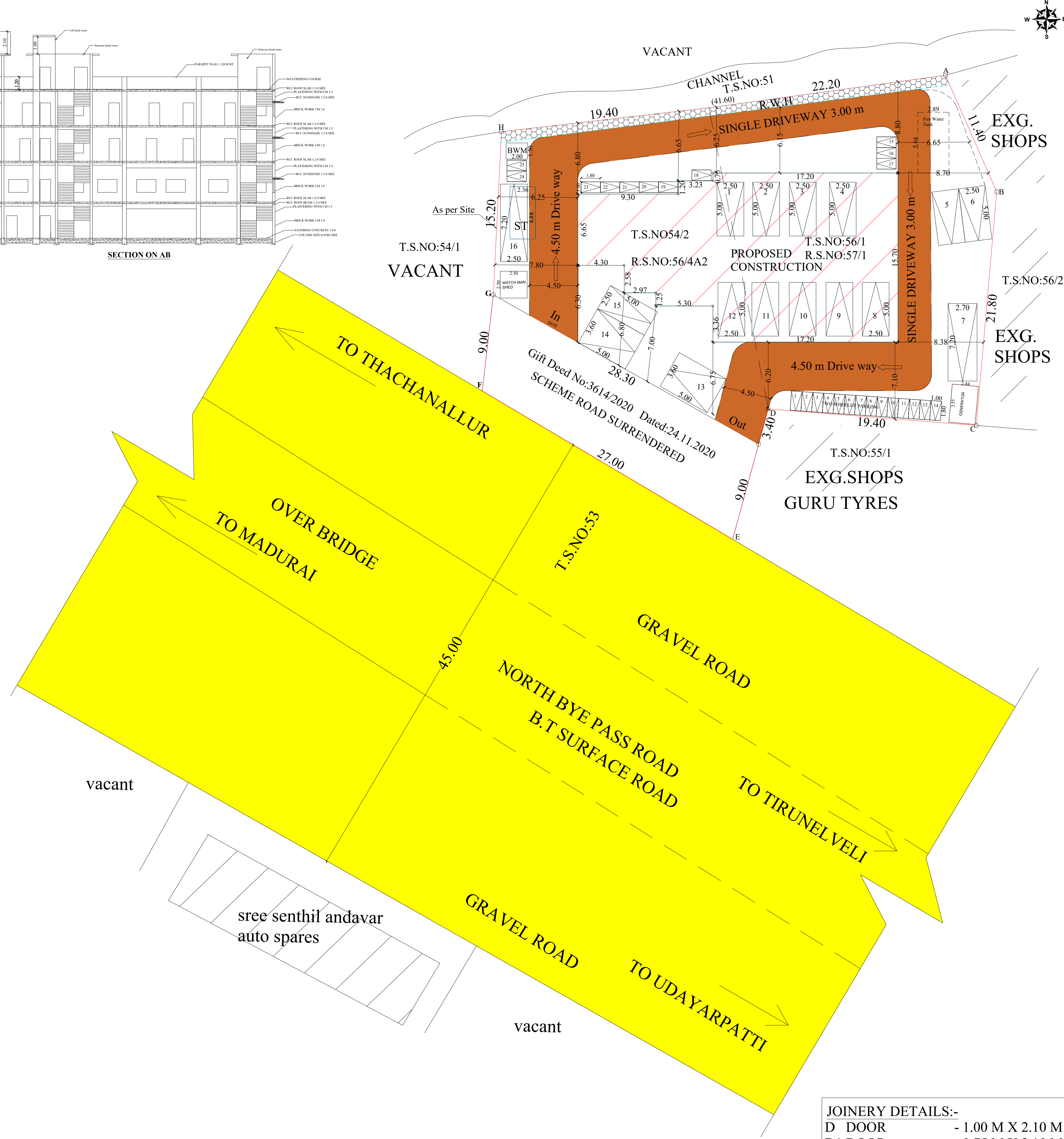
SECOND FLOOR



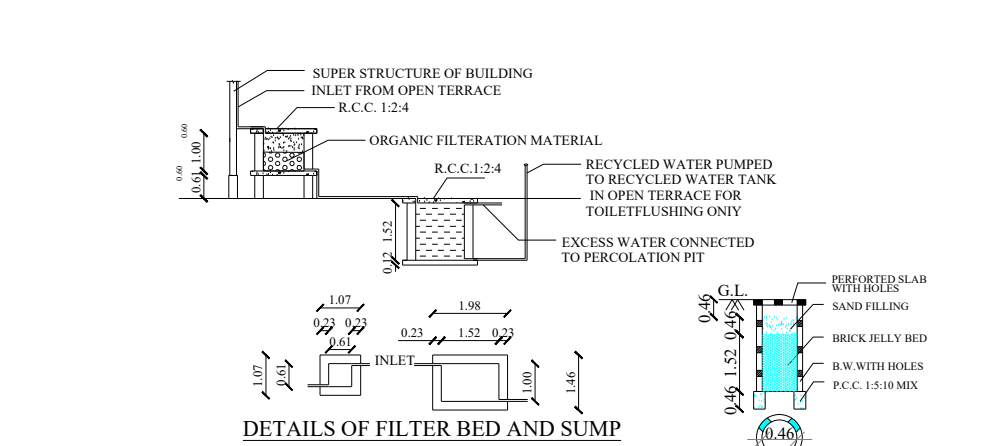
THIRD FLOOR



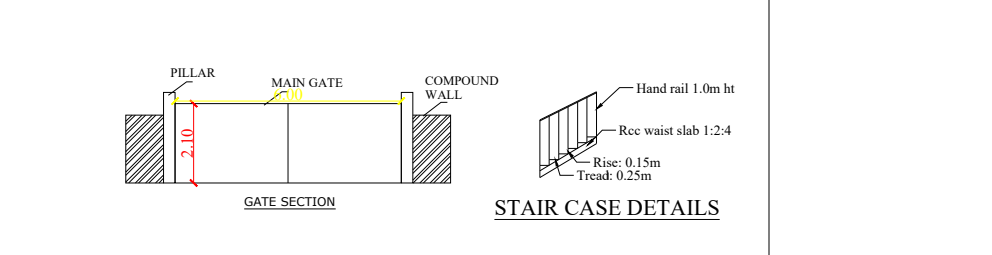
TERRACE FLOOR



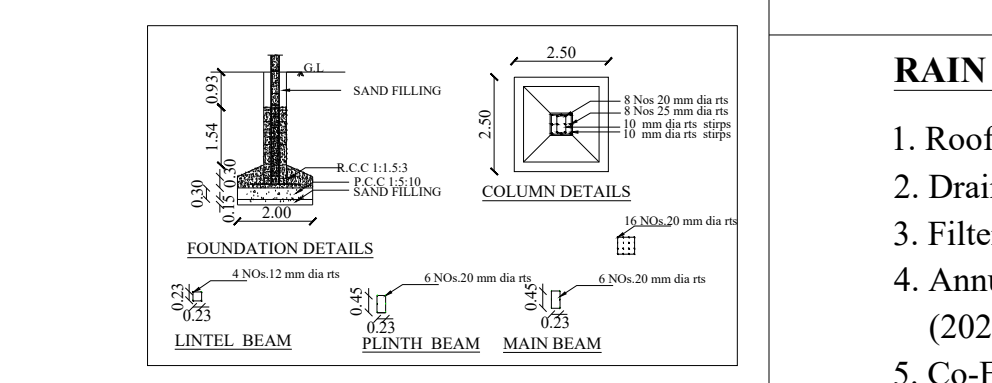
SEPTIC TANK AND TRENCH



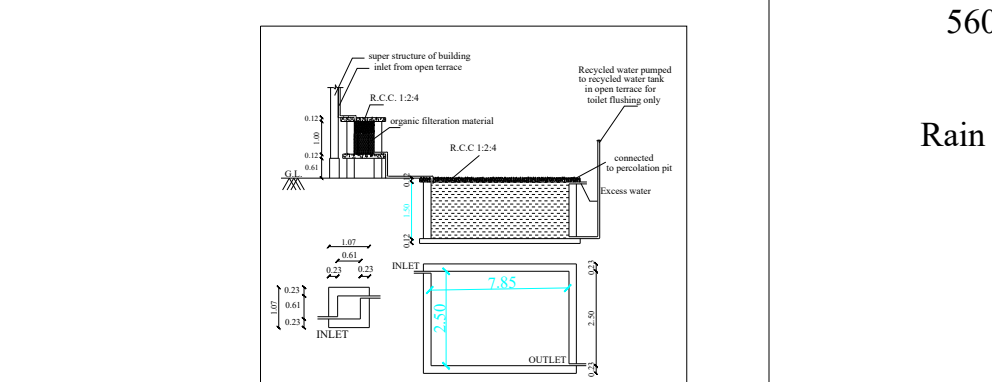
DETAILS OF FILTER BED AND SUMP



STAIR CASE DETAILS



COLUMNS DETAILS



FOUNDATION DETAILS

FLOOR SPACE INDEX

FSI	TOTAL PLINTH AREA
	= SITE AREA
	=1243.68/1308.50
	= 0.95 < 2.00

RAIN WATER HARVESTING DETAILS:

1. Roof Carpet Area	-	322.00 Sq.m
2. Drainage Co-Efficient	-	0.80
3. Filter Efficient	-	0.95
4. Annual Rainfall	-	800 mm
5. Co-Efficient	-	0.05

Therefore,
560.35 Sq.m x 0.80 x 0.95 x 800mm x 0.05
9788.80 Liters (or) 9.79 Cu.m

Rain Water collection tank to be Provided Size,
= 9.79 Cu.m / 1.5m Height
= 6.53 Sq.m

Rain water collection tank to be
Provided Size - 2.61 x 2.50 m.

Parking Calculation

A) EB Room, Office, Reception, and
Retail Shop (commercial)

= 473.56 sq.mt
Upto 50.00 sq.mt = Nil
Above 50.00 sq.mt = 1 Car space and
1 Two wheeler space
= 423.56 sq.mt/50
= 8.47

Say = 9 car space and 9 two wheeler space
B) Lodge Area
(1 car space for every 10 guest room and 1
car space for every 100.00 sq.mt for the non
room area and 1 two wheeler space for every
50.00 sq.mt of floor area)

1. Car Space
i) No of Rooms = 22 rooms
Required car = 22/10 = 2.20 say 3 cars
ii) Non Room area = 355.30 sq.mt
= 355.30/100 = 3.55 cars
Say = 4 cars

2. Two wheeler space
Total Floor area = 770.12 sq.mt
= 770.12/50 = 15.40
Two wheeler space
Say = 16 Two wheeler Space

Required Parking
1.Car space = 16 Nos
2. Two wheeler space = 25 Nos
Provided Parking
1.Car space = 16 Nos
2. Two wheeler space = 25 Nos

JOINERY DETAILS:-

D DOOR	-	1.00 M X 2.10 M
D1 DOOR	-	0.75 M X 2.10 M
D2 DOOR	-	1.22 M X 2.10 M
W WINDOW	-	1.80 M X 1.20 M
W1 WINDOW	-	1.20 M X 1.20 M
W2 WINDOW	-	0.90 M X 1.20 M
V VENTILATOR	-	0.90 M X 0.60 M
GLASS WINDOW	-	1.65 M X 2.10 M
GLASS WINDOW 1	-	0.96 M X 2.10 M

SOLAR POWER DETAILS:

1. Area of Solar Panel	-	131.17 Sq.m
2. Rate of 1 Sq.m	-	1 kw

Therefore,
131.17 Sq.m x 1kw = **131.17 kw (or) 13000 watts.**
1000w Water Heater 10 nos = 10000 watts
100w Street Light 30 nos = 3000 watts
Total = **13000 watts.**

PLINTH AREA OF G.F. X 100
PLOT COVERAGE = SITE AREA
=385.06/1308.50 X 100
= 29.43 %

NOTES:

- SCALE 1:100
- ALL DIMENSIONS ARE IN METER
- STORM WATER DRAINAGE SYSTEM PROVIDED
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDENING PURPOSE
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED
- EMERGENCY ALARM TO BE PROVIDED
- 10% AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTATIC PANELS
- LIGHTENING PROTECTION TO BE PROVIDED
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED
- SOLID WASTE TUB TO BE PROVIDED
- SULLAGE WATER USE TO GARDEN PURPOSE
- DRINKING WATER FACILITIES AS PER CORPORATION NORMS PROVIDED
- INSTALLATION OF CCTV UNITS PROVIDED
- ACOUSTICS, SOUND INSULATION AND NOISE CONTROL SYSTEM TO BE PROVIDED

REVISED PLAN SHOWING THE
PROPOSED CONSTRUCTION OF RETAIL
SHOP AND LODGE BUILDING AT
THATCHANALLUR VILLAGE,
S.NO:56/4A2 & 57/1,T.S.WARD:G,
BLOCK:2,T.S.NO:54/2 & 56/1,
THATCHANALLUR DD PLAN NO:3
NORTH BYE PASS ROAD, TIRUNELVELI
TALUK, THATCHANALLUR WARD
OFFICE, TIRUNELVELI CITY MUNICIPAL
CORPORATION.

ALL DIMENSIONS ARE IN METER SCALE 1:100
Planning permission Roc No: 5902/2020/TVD3 dated : 22.01.2021 of
Tirunelveli Local Planning Authority.

Planning Permission No: PP/BP/L/TLPA No: 5/2021
Building Plan approval No:GP1/5299/2019 dated:16.03.2021
Commissioner, Tirunelveli City Municipal Corporation.

SITE AREA DETAILS

SL NO	DETAILS	AREA Sq.mt	AREA Sq.ft
1	As Per Document	1547.50 239.00 (-) 1308.50	14084.69
2	As Per TSLR	1311.00	14111.60

Area As Per Site = 1308.50 Sq.mt (least area)

FLOOR DETAILS

sl. no	Floor Details	FSI in sq.mt	Non FSI in sq.mt	Total Area in Sq.mt	Total Area in Sq.ft
1	Stilt Floor a) Parking Area b) EB Room c) Office and Reception	- 26.34 62.16	296.56 - -	296.56 26.34 62.16	3192.17 283.52 669.09
2	First Floor (Retail Shop)	385.06	-	385.06	4144.79
3	Second Floor (Lodge)	385.06	-	385.06	4144.79
4	Third Floor (Lodge)	385.06	-	385.06	4144.79
5	Terrace Floor i) Head room 1 ii) Head room 1	- - -	28.70 22.01 -	28.70 22.01 -	308.92 236.91 -
	Total	1243.68	347.27	1590.95	17124.99

COLOUR CODE REFERENCE:-

	SITE AREA		EXG.ROAD
	PRO.BLDG		EXG.ROAD
	EXG.BLDG		RWH

OFFICE USE

PP/BP/TLPA NO : 51 / 2023
FILE NO : SWP/BPA/007564/2023

APPLICANT'S SIGNATURE

REGISTERED ENGINEER

E. SESHASHINEE, B.E.,
ENGINEER GRADE I - RE
Regn.No: RE-I/TVLD/02/2020

REGISTERED STRUCTURAL ENGINEER
E. SESHASHINEE, B.E.,
Reg. Construction Engineer
RCE/TVL/December/2019/001
Insulation of Engineer (India) AM-149/1876
District Panel Engineer, Tirunelveli
R.O.C.No. C/20058/14
11/1A, Sivan West Car Street,
Palayamkottai - 627 002.

REGISTERED CONSTRUCTION ENGINEER

Er. P. SIVAKUMAR OCE., B.E.,
RCE/TVL/December/2019/014
S.S. CONSTRUCTIONS
154/3, Unstarred Madurai Road,
THACHANALLUR - 627 355.

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.

