

PP

APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

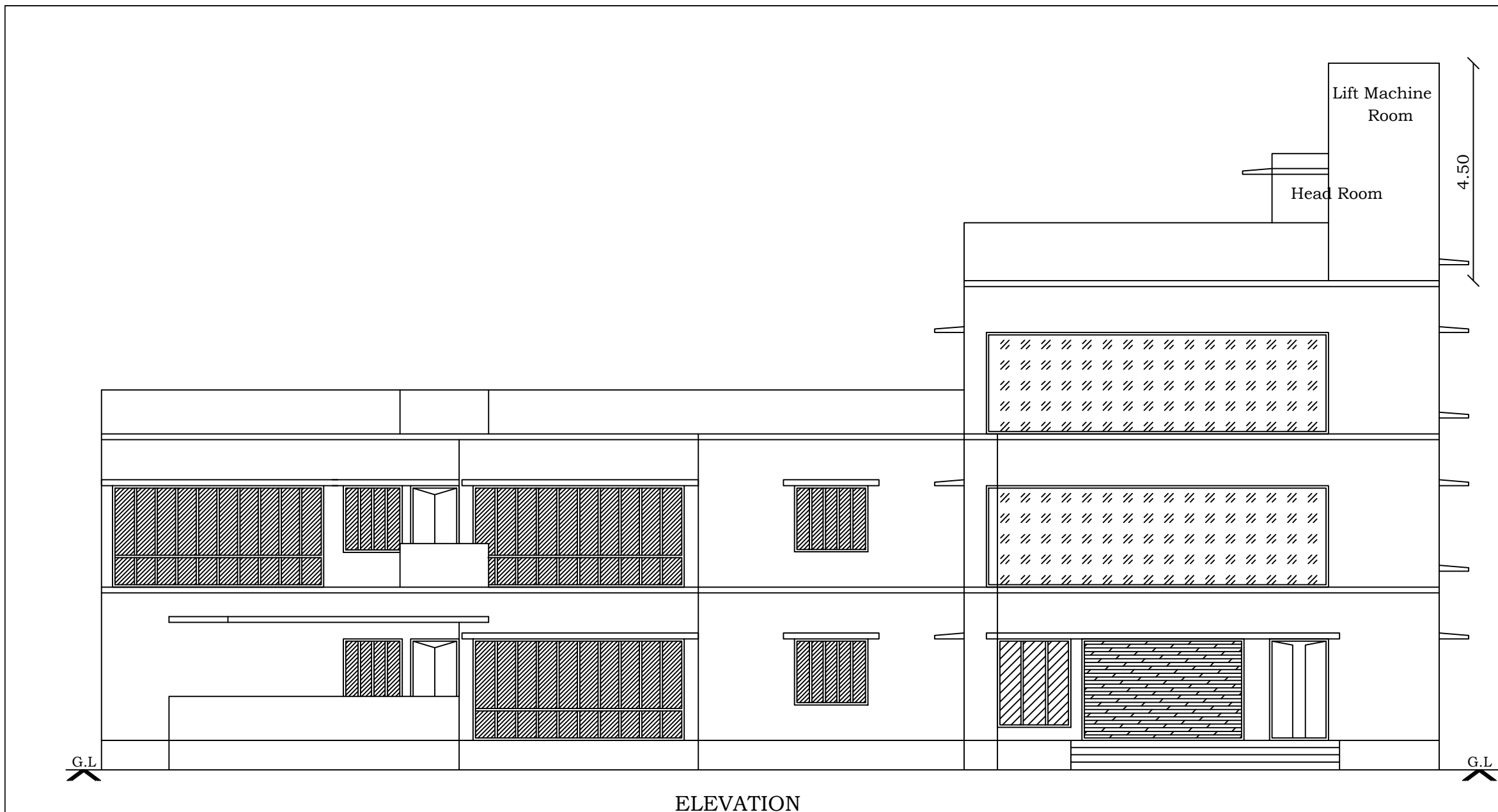
Building Plan

ISSUING AUTHORITY

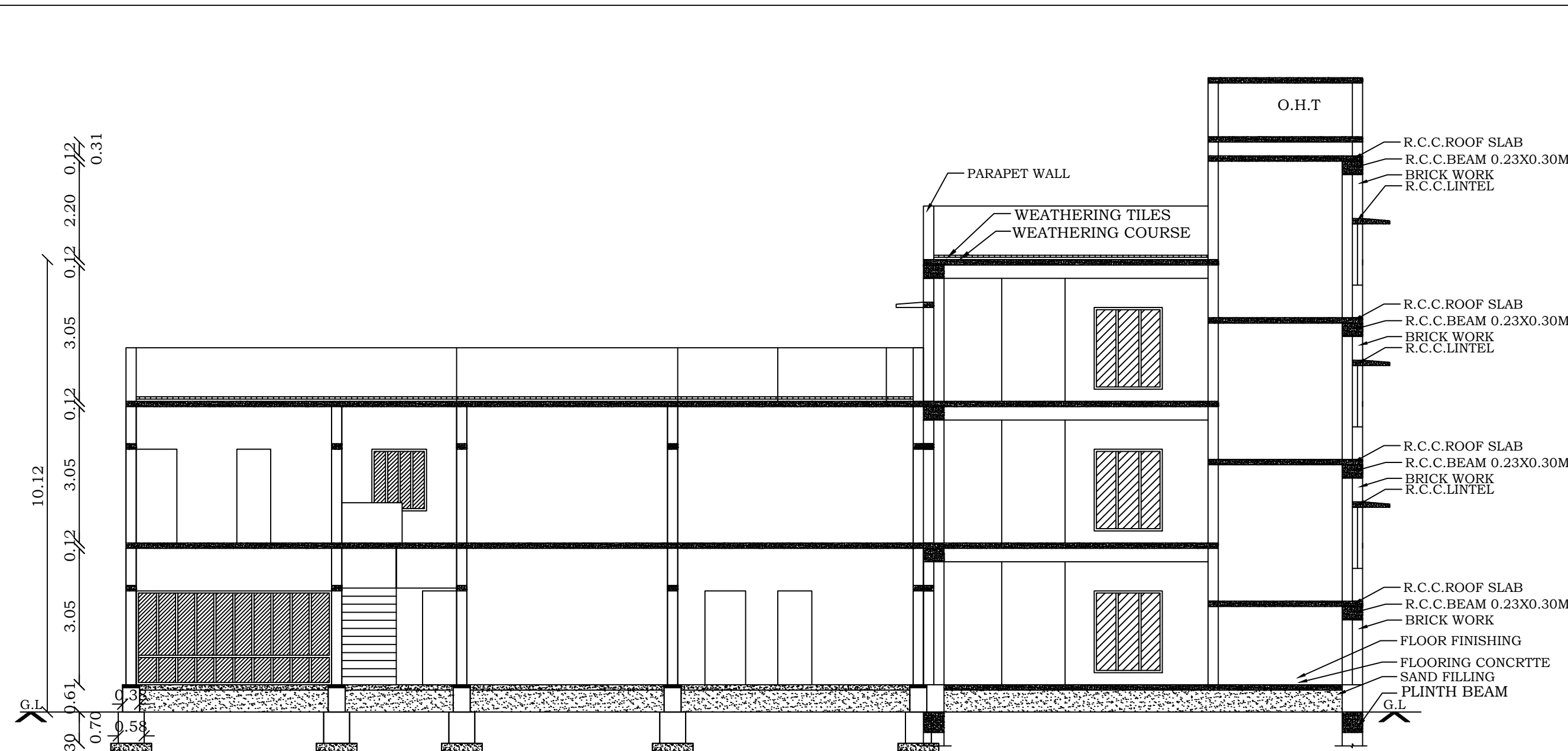
DTCP

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

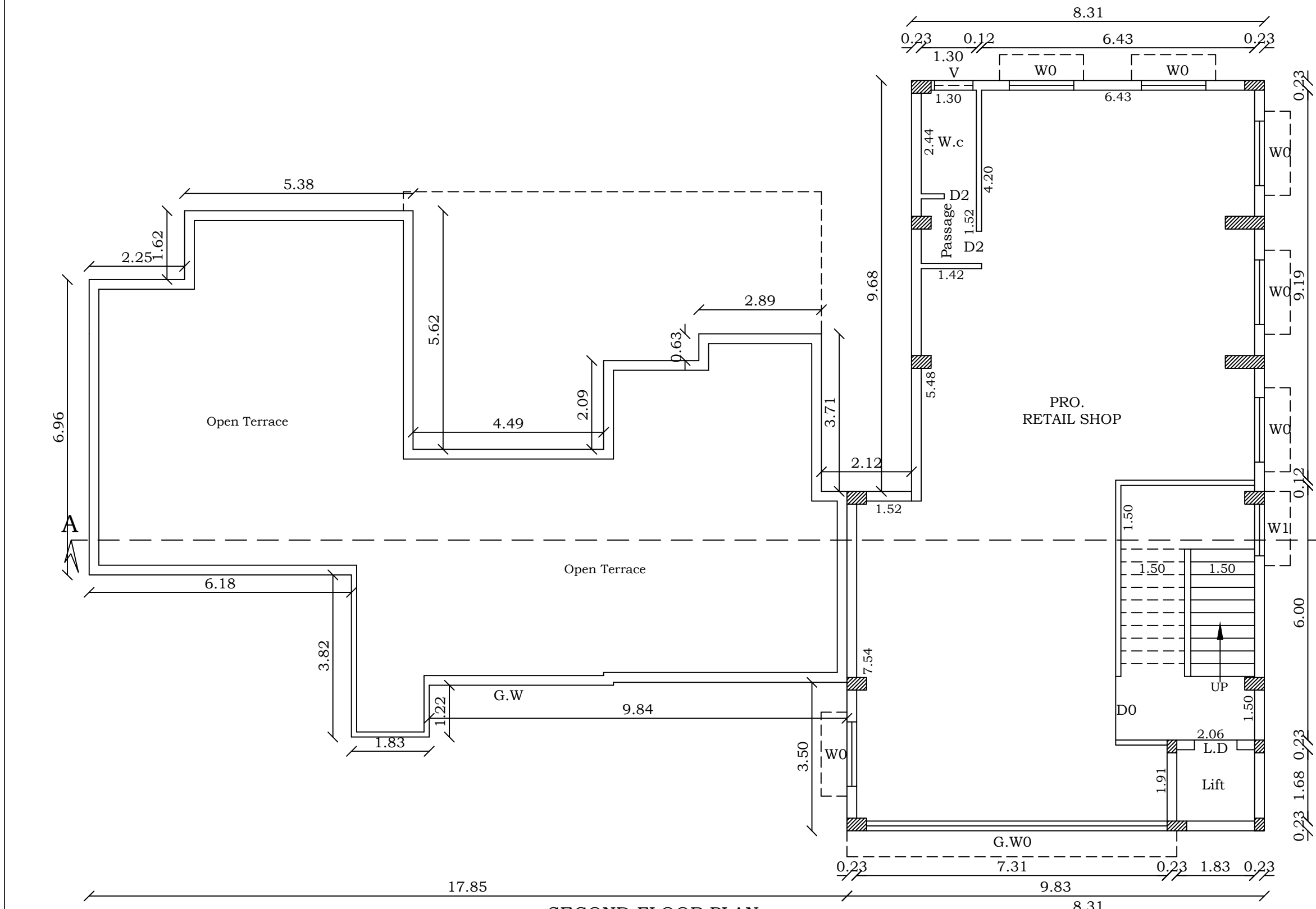
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



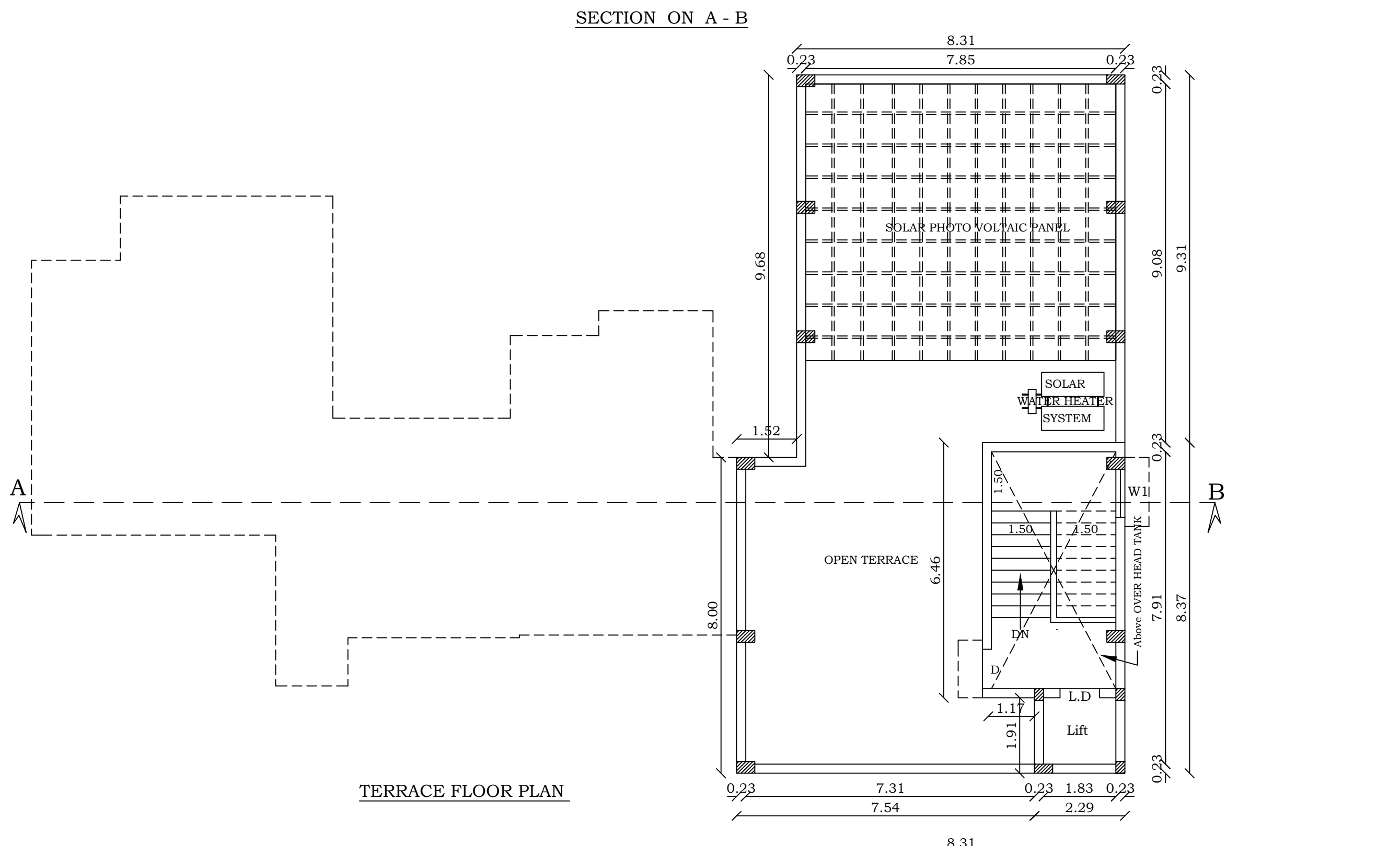
ELEVATION



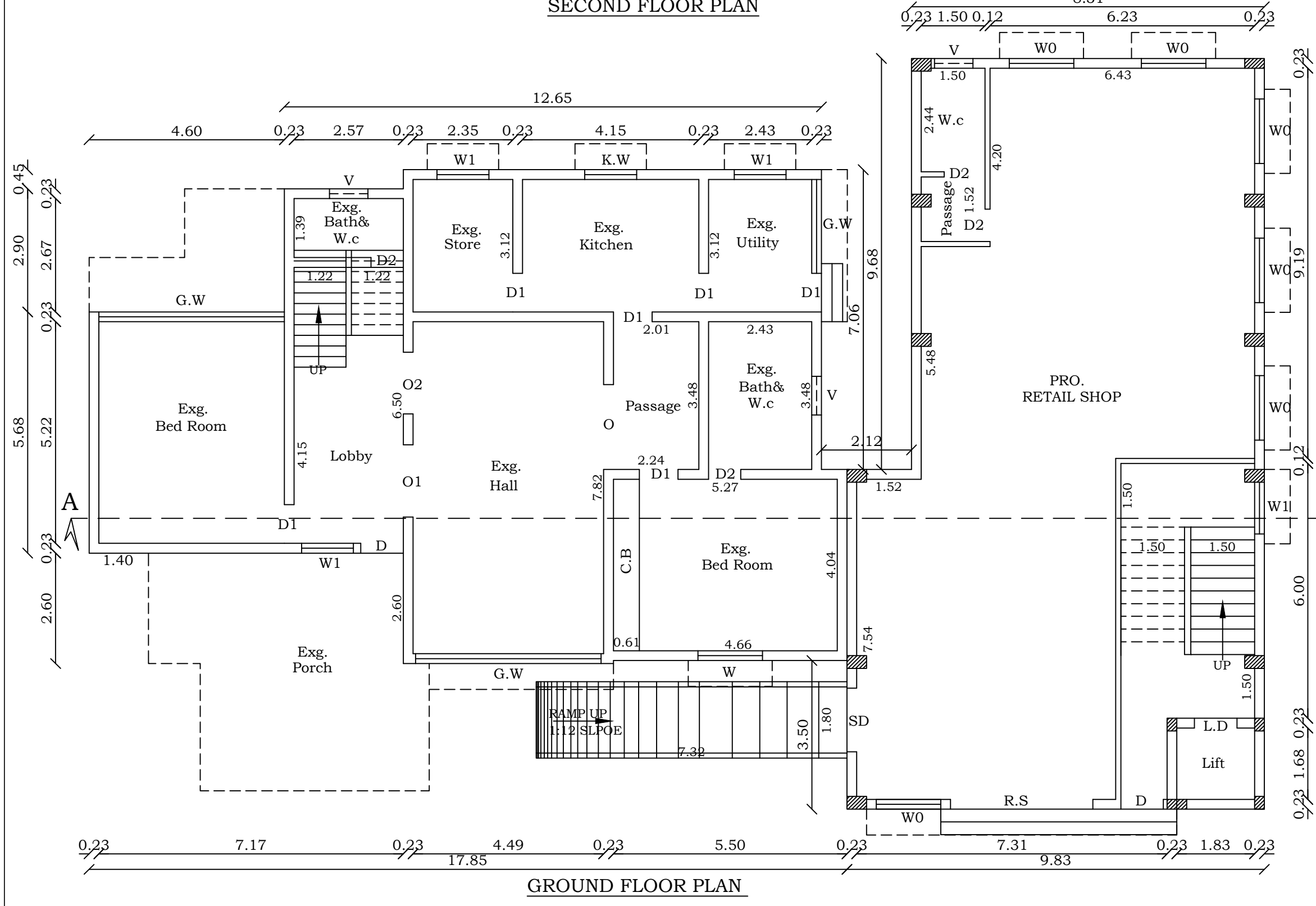
SECTION ON A - B



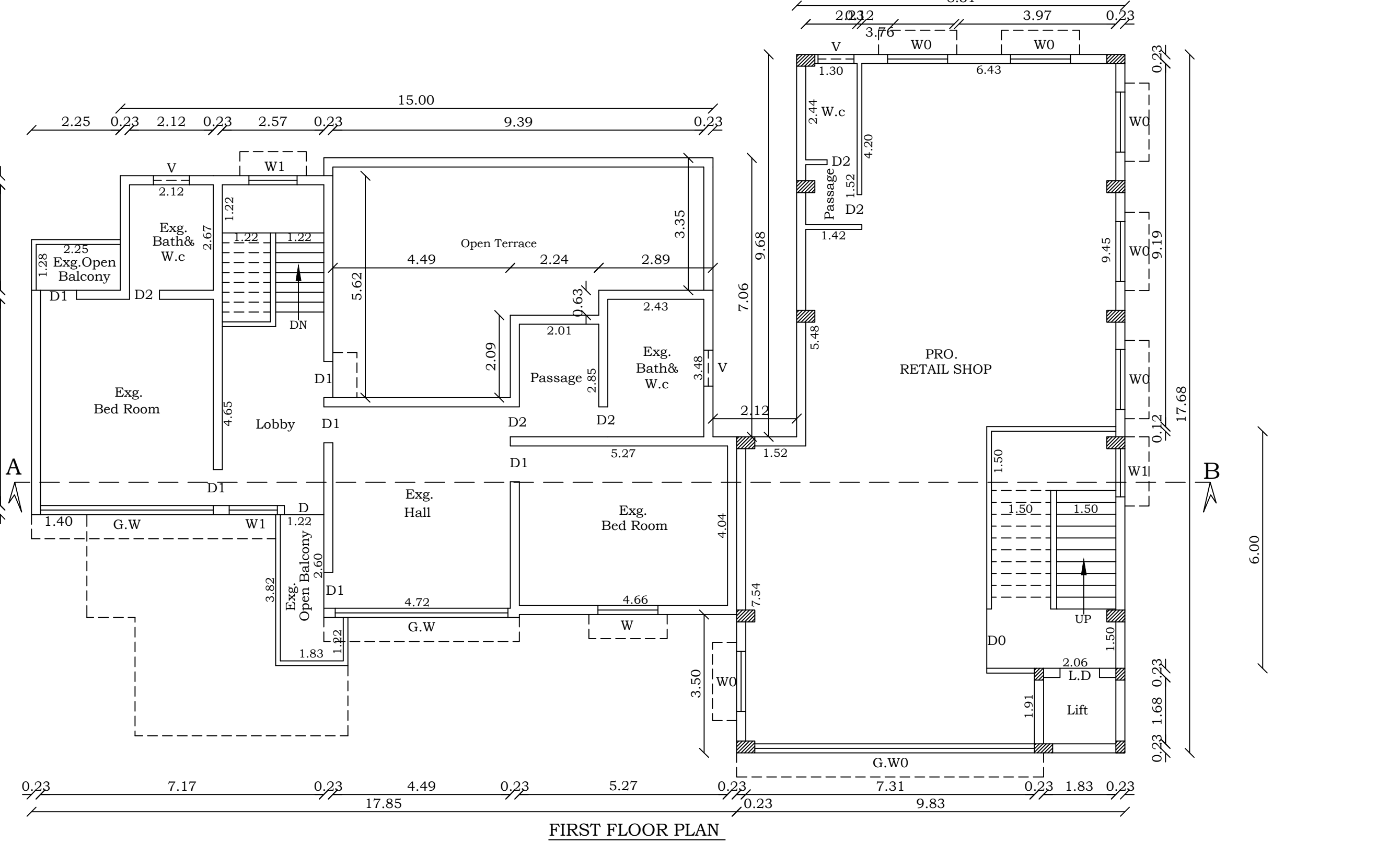
SECOND FLOOR PLAN



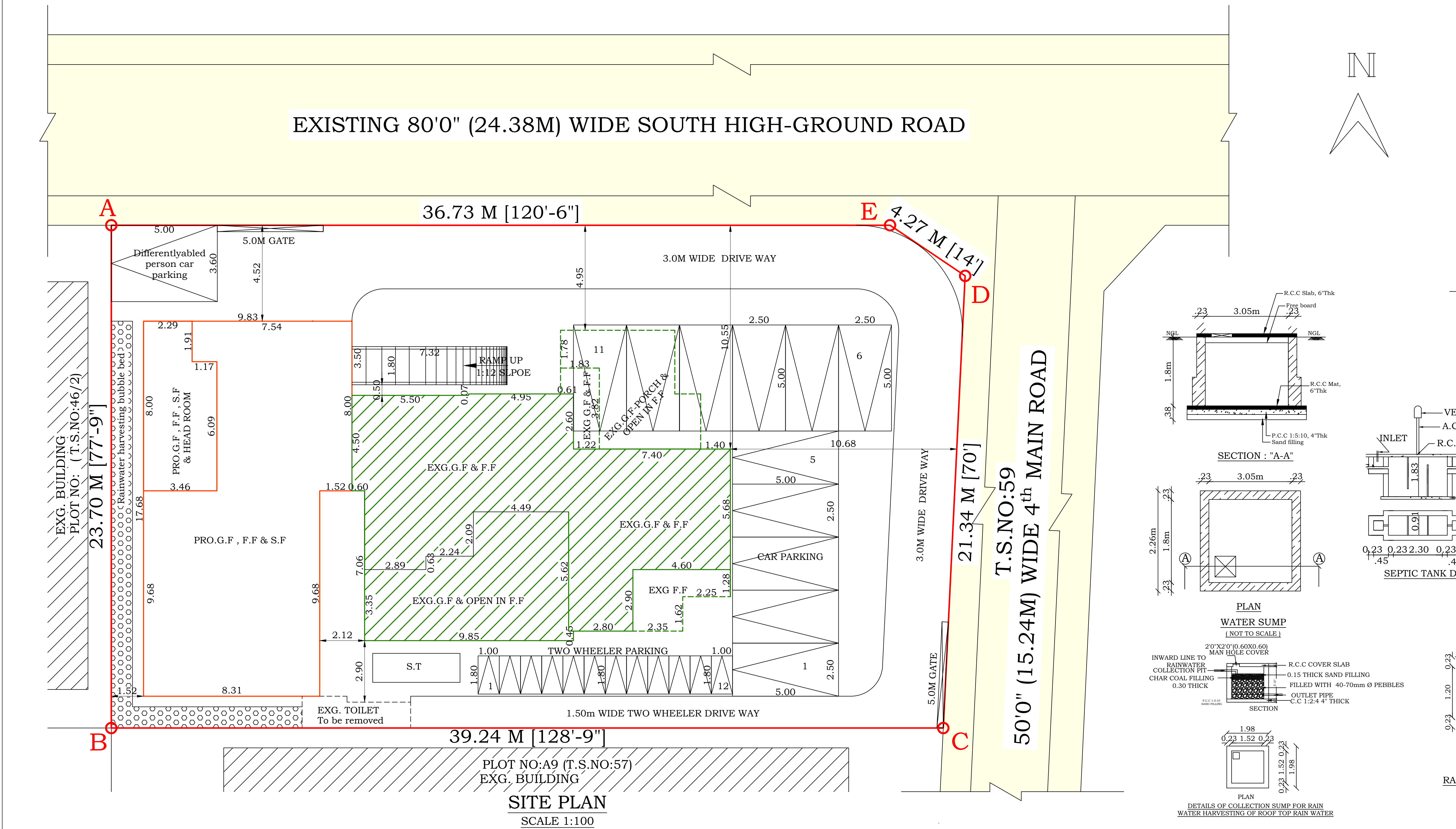
TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN
SCALE 1:100

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RETAIL-SHOP BUILDING TO THE EXISTING RESIDENTIAL BUILDING BEARING DOOR NO:A10, (OLD R.S.NO:285/8) NEW T.S.WARD NO:BS, BLOCK NO:6, T.S.NO:58, 4th MAIN ROAD, MAHARAJA NAGAR COLONY, APPROVED LAYOUT L.P.H./D.T.P NO: 56/62, V.M.CHATHRAM VILLAGE, HIGH-GROUND ROAD D.D PLAN, PALAYAMKOTTAI WARD OFFICE, TIRUNELVELI CITY MUNICIPAL CORPORATION.

EXISTING RESIDENTIAL BUILDING APPROVED PLAN
SR NO:146/CP/22-23/0023697,
BP NO: 146/BL/2022/01493

JOINERIES		
R.S	ROLLING SHUTTER	3.35 X 2.10
L.D	LIFT DOOR	1.00 X 2.10
D	DOOR	1.50 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.91 X 2.10
SD	SLIDING DOOR	0.76 X 2.10
G.WO	GLASS WINDOW	1.50 X 2.10
G.W	GLASS WINDOW	4.37 X 2.10
W	WINDOW	1.50 X 1.83
W1	WINDOW	1.50 X 1.37
K.W	KITCHEN WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.61
V1	VENTILATOR	0.61 X 0.61

AREA DETAILS			
OLD S.NO	DOCUMENT AREA in SQ.MT	T.S.L.R AREA in SQ.MT	SUPER IMPOSED PLOT AREA in SQ.MT
285/8	945.09	900.00	939.22

AREA TAKEN BY CONSIDERATION AS PER T.S.L.R AREA in 900.00 SQ.MT

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
SITE AREA		900.00	9687.60
EXG.GROUND FLOOR (Residence)		198.83	2140.00
PRO.GROUND FLOOR (Shop)		159.08	1712.00
EXG.FIRST FLOOR (Residence)		122.93	1323.00
PRO.FIRST FLOOR (Shop)		159.08	1712.00
PRO.SECOND FLOOR (Shop)		159.08	1712.00
PRO.HEAD ROOM AREA		25.45	274.00
OPEN SPACE		542.09	5835.60
EXG.ROAD			

EXG. BUILDING TO BE REMOVED AREA = 55.00 SQ.MT				
FLOOR DETAIL	F.S.I. AREA in Sq.mt	Existing Area in sq.mt	Non F.S.I. PRO.	Total Buildup area in sq.mt
GROUND FLOOR	198.83	159.08	---	---
FIRST FLOOR	122.93	159.08	---	282.01
SECOND FLOOR	---	159.08	---	159.08
HEAD ROOM	---	---	25.45	25.45
TOTAL AREA	321.76	477.24	25.45	824.45

FLOOR SPACE INDEX & FLOOR AREA RATIO:	
F.S.I. =	TOTAL SITE AREA
EXG. F.S.I. =	321.76 / 900.00 = 0.358
PRO. F.S.I. =	477.24 / 900.00 = 0.530
F.S.I. =	799.00 / 900.00 = 0.888
	0.888 < 2.00

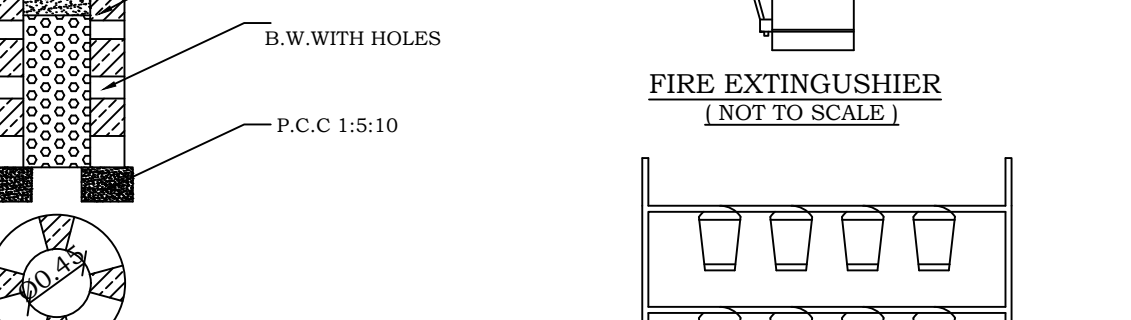
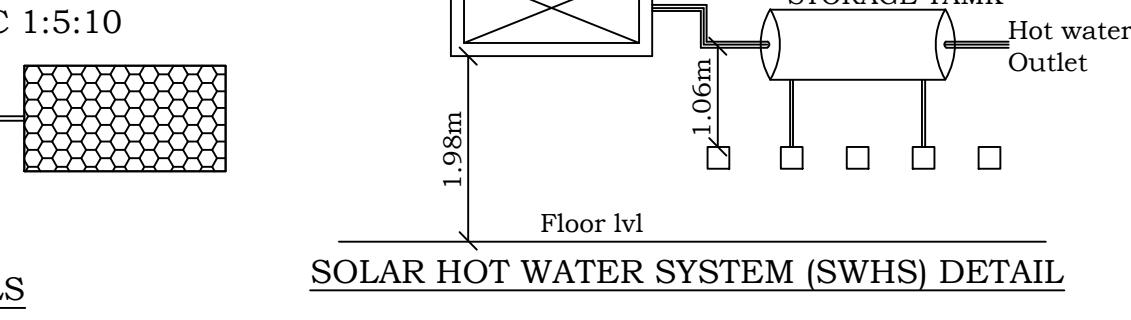
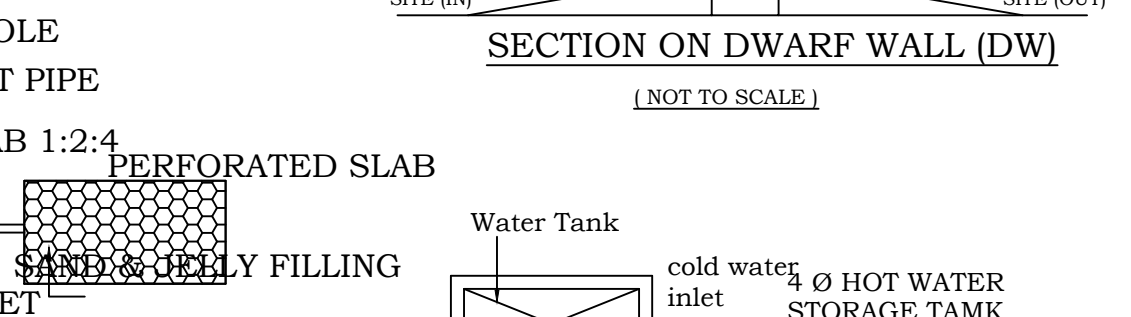
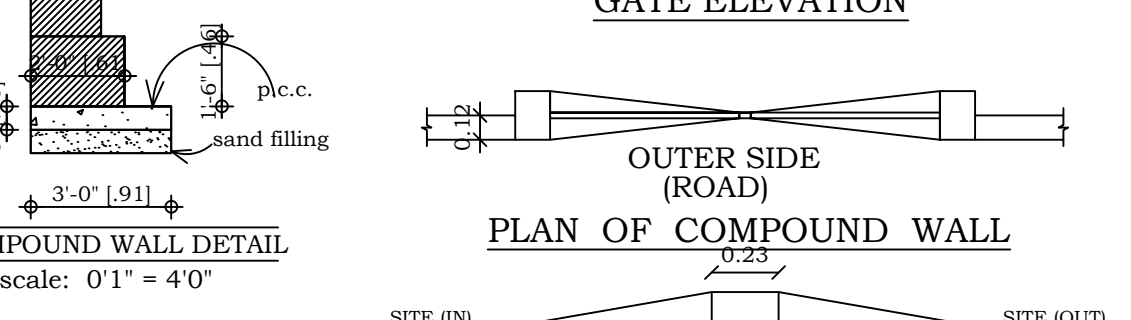
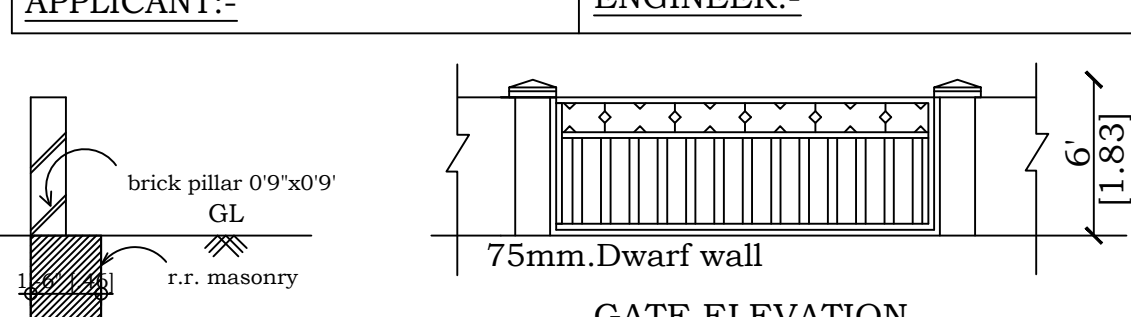
PARKING CALCULATION
EXISTING RESIDENTIAL PARKING = 2 Nos of Car & Two wheeler
PROPOSED SHOP-
TOTAL FLOOR AREA = 477.24 SQ.MT
[The number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings]
Is up to 50 SQ.MT = Nil
Above 50 SQ.MT = 1 CAR & 1 Two Wheeler Every 50 sq.mt or Part thereof
75% OF PARKING AREA = 357.93 SQ.MT
357.93/50 = 7.15 say 8 Nos of Car & Two wheeler
Total Required Parking = 10 Car & 10 Two Wheeler
Total Available Parking = 12 Car & 12 Two Wheeler (HENCE OK)

- NOTES:-**
- SCALE: 1 : 100
 - ALL DIMENSIONS ARE IN METER
 - EXHAUST FAN (MECHANICAL VENTILATION) TO BE PROVIDED
 - 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.
 - FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
 - EMERGENCY ALARM TO BE PROVIDED.
 - 1/3rd AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC 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.

PP/BP/TLPA NO:SWP/46/2023
SWP/BPA/0007919/2023

OFFICE USE

APPLICANT:-
ENGINEER:-
Dr. P. DURAI (P) BE, PDOSV(M.Sc.)
Registered Engineer Grade - I
RE / G-1 / March / 2019 / 008
ANGELA CONSULTANT
307/A, ASR Complex, Market Road,
Palayamkottai - 2. Mobile: 98421 72166
E-mail: reedurai@gmail.com



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.

