

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL & PROFESSIONAL CONSULTING OFFICE IN PLOT NO.: 107, RAJARAJESWARI NAGAR, T.S.NO:114, T.S.WARD:BM, BLOCK NO :12, APPROVED LAYOUT NO: L.P / R (TK) NO: 20/85, KULAVANIGARPURAM VILLAGE, S.NO.: 822/1 PART, PERUMALPURAM EXTENSION D.D PLAN NO.: 7, MELAPALAYAM WARD OFFICE, TIRUNELVELI CITY MUNICIPAL CORPORATION.

S.NO	EXTENT As Per TSLR in Sq.m	As Per Document in Sq.m	As Per Superimposed Plot Area in Sq.m
1.	275.00	280.56	273.68

Area Details:

Color Reference	FLOOR DETAILS	Sq. m	Sq. ft
	Site Area	273.68	2945.90
	Stilt Floor Area	141.69	1525.16
	First Floor Area	141.69	1525.16
	Second Floor Area	141.69	1525.16
	Head Room Area	43.42	467.37
	Open Area	131.99	1420.74
	Total Area St.F+F.F+S.F+H.R	468.49	5042.82

S.NO	FLOOR DETAILS	FSI AREA in Sq.m	NON-FSI AREA in Sq.m	TOTAL AREA in Sq.m
1.	PROPOSED STILT FLOOR AREA	-	141.69	141.69
2.	PROPOSED FIRST FLOOR AREA	141.69	-	141.69
3.	PROPOSED SECOND FLOOR AREA	141.69	-	141.69
4.	PROPOSED HEAD ROOM AREA	-	43.42	43.42
	TOTAL AREA	283.38	185.11	468.49
	OPEN SPACE			131.99

JOINERIES		
LD	DOOR	1.00 X 2.10
D	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
WS	WINDOW	1.52 X 1.37
V	VENTILATOR	0.91 X 0.61

COLOUR REFERENCE

SITE BOUNDARY	
EXISTING ROAD	
EXISTING BUILDING	
PROPOSED BUILDING	

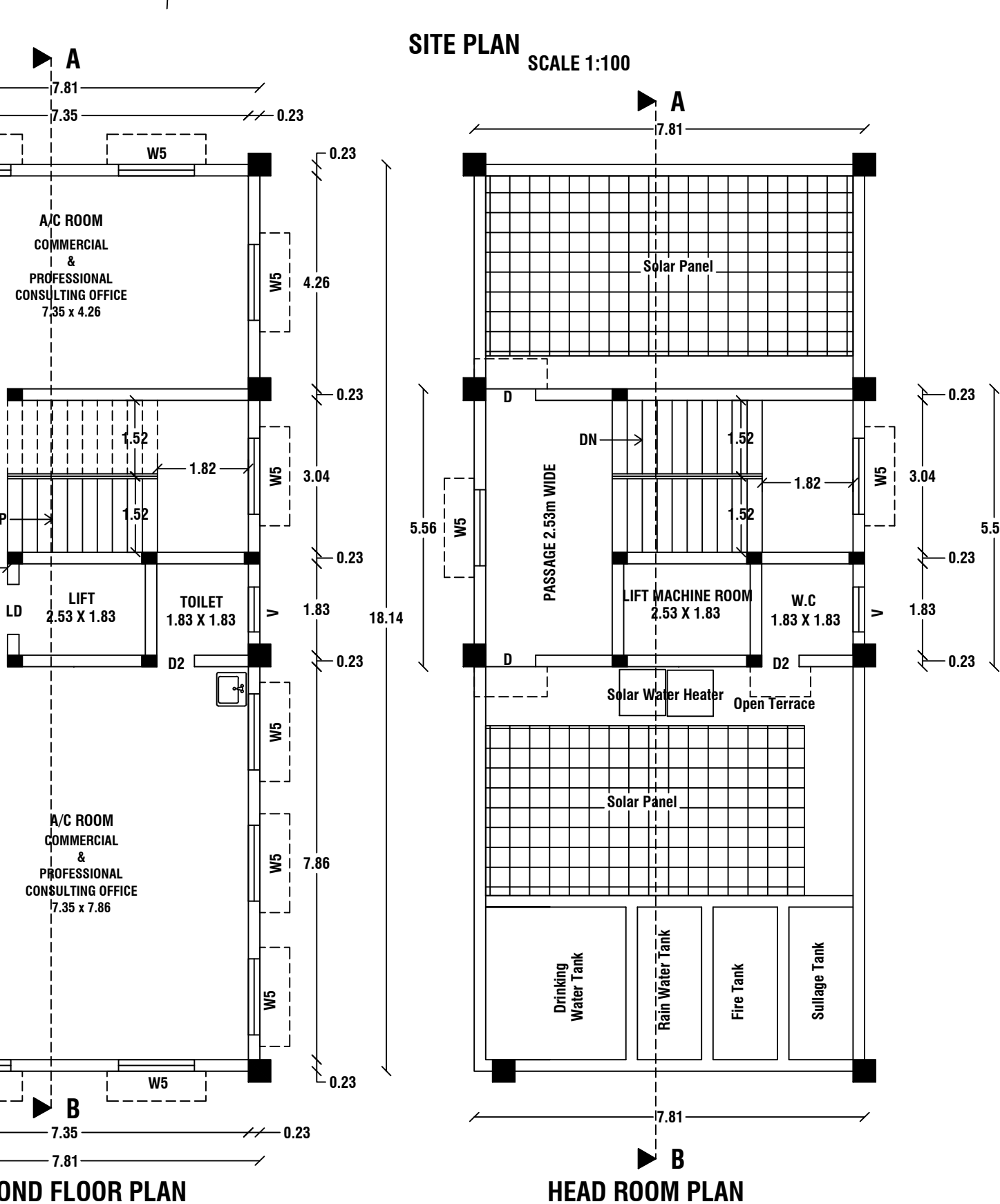
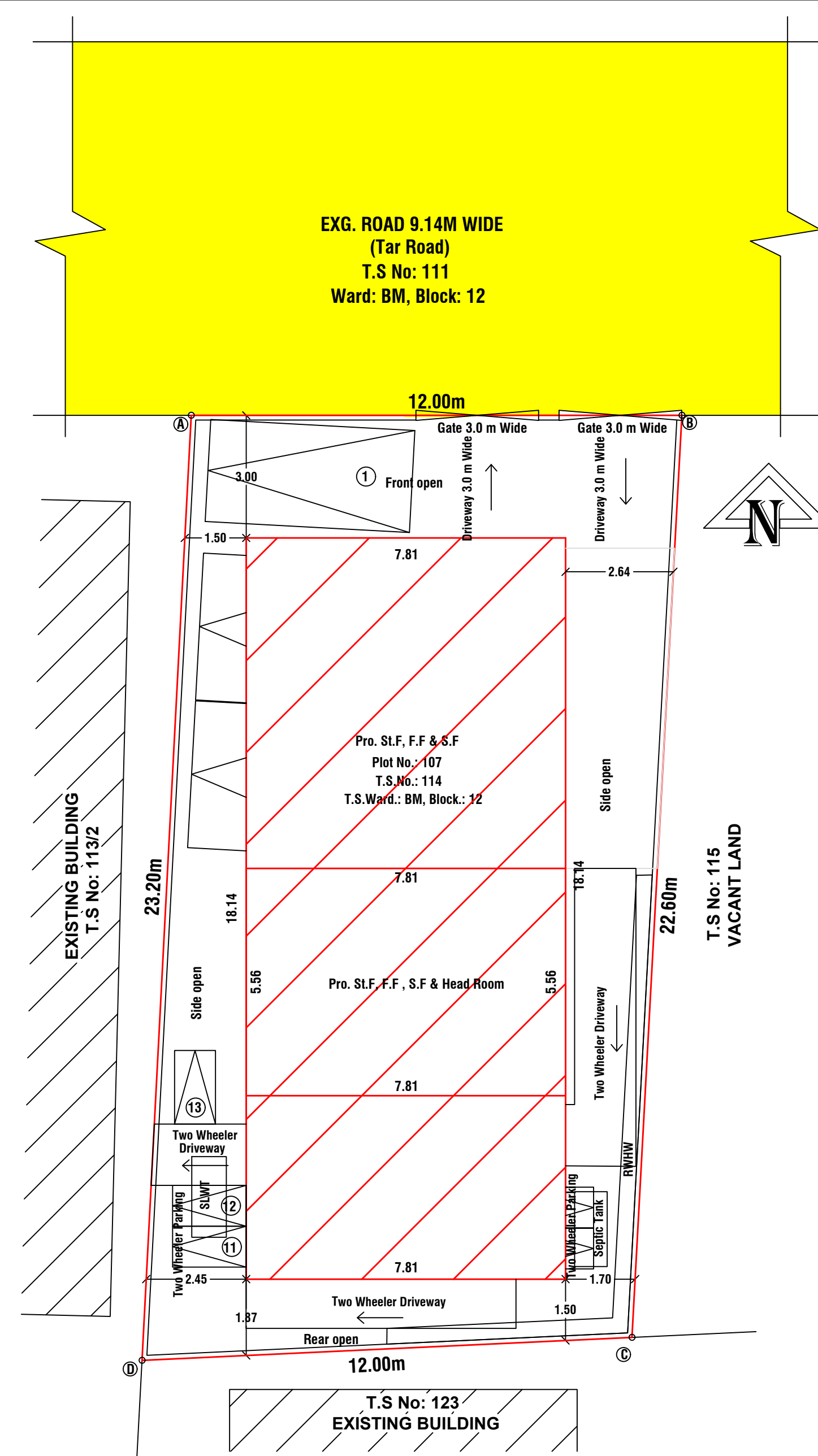
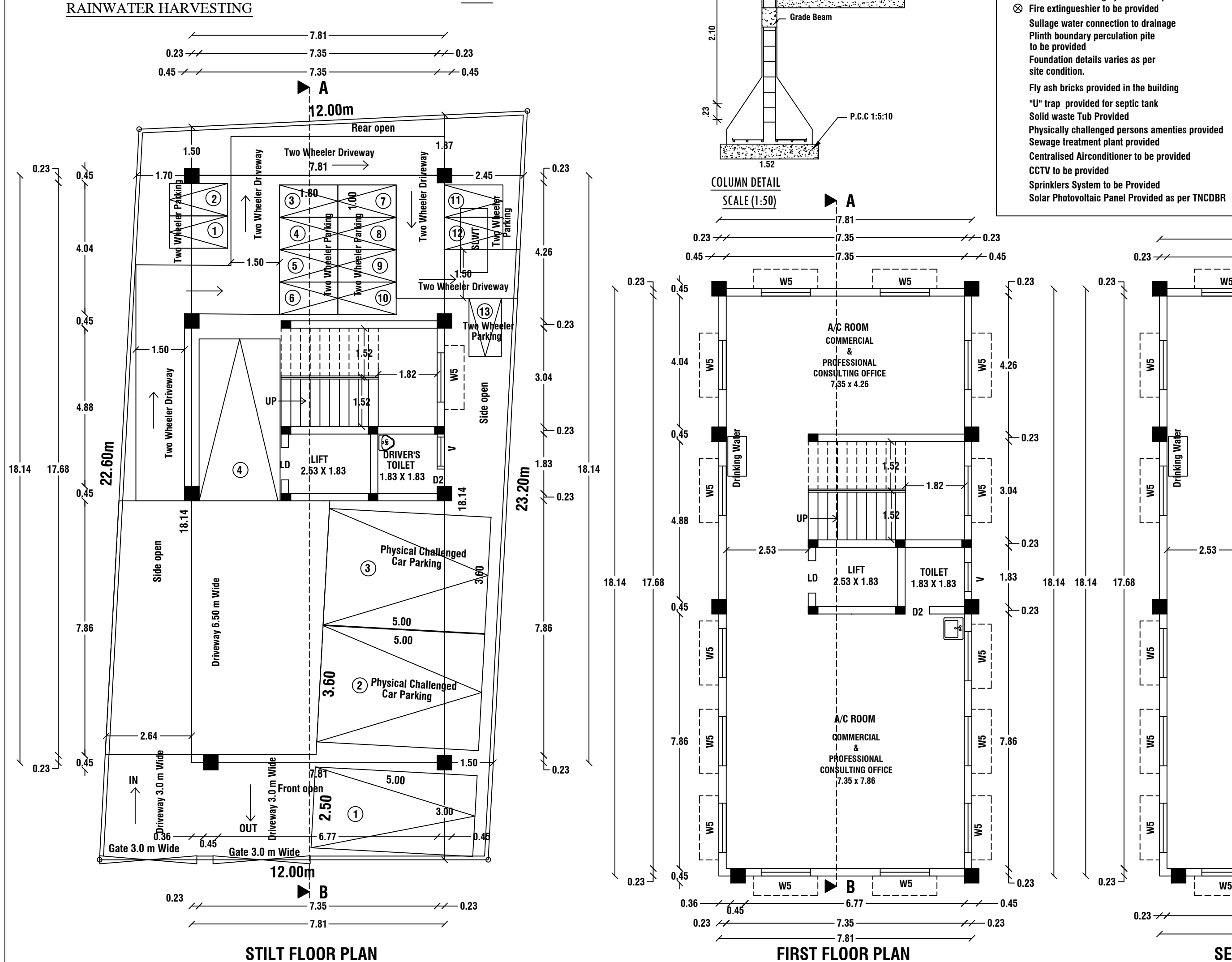
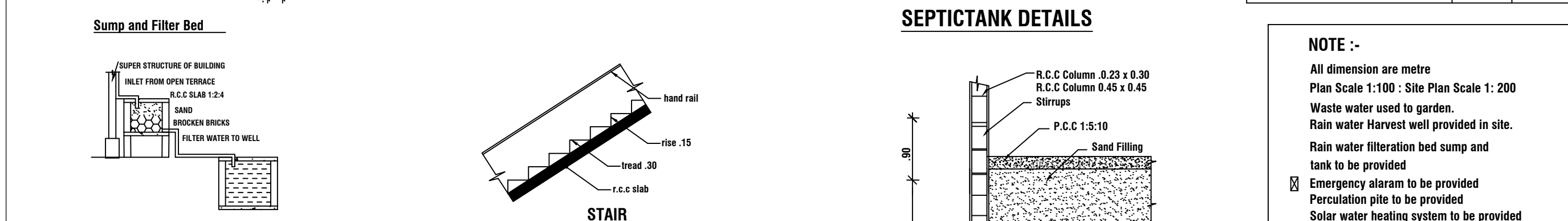
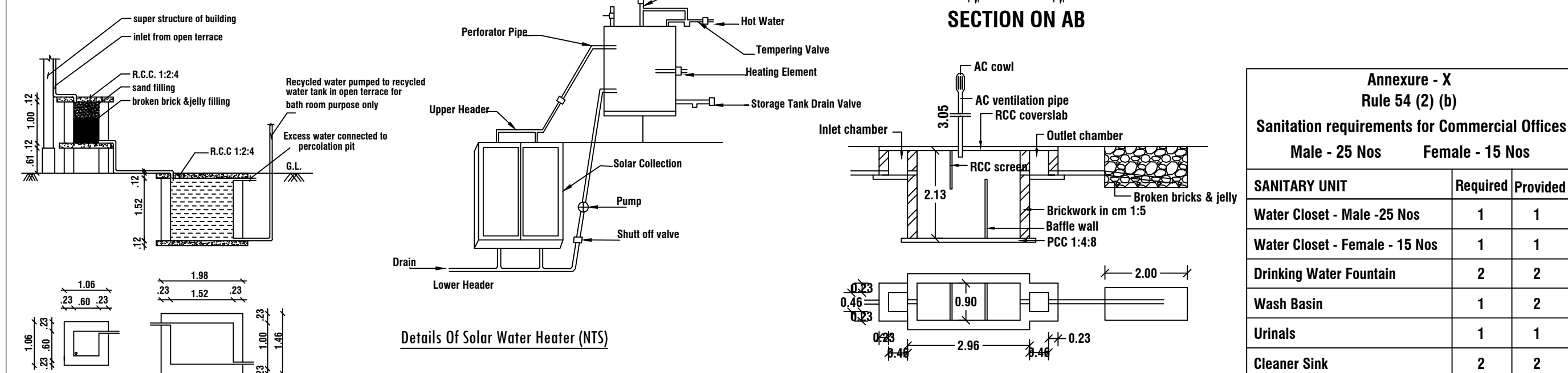
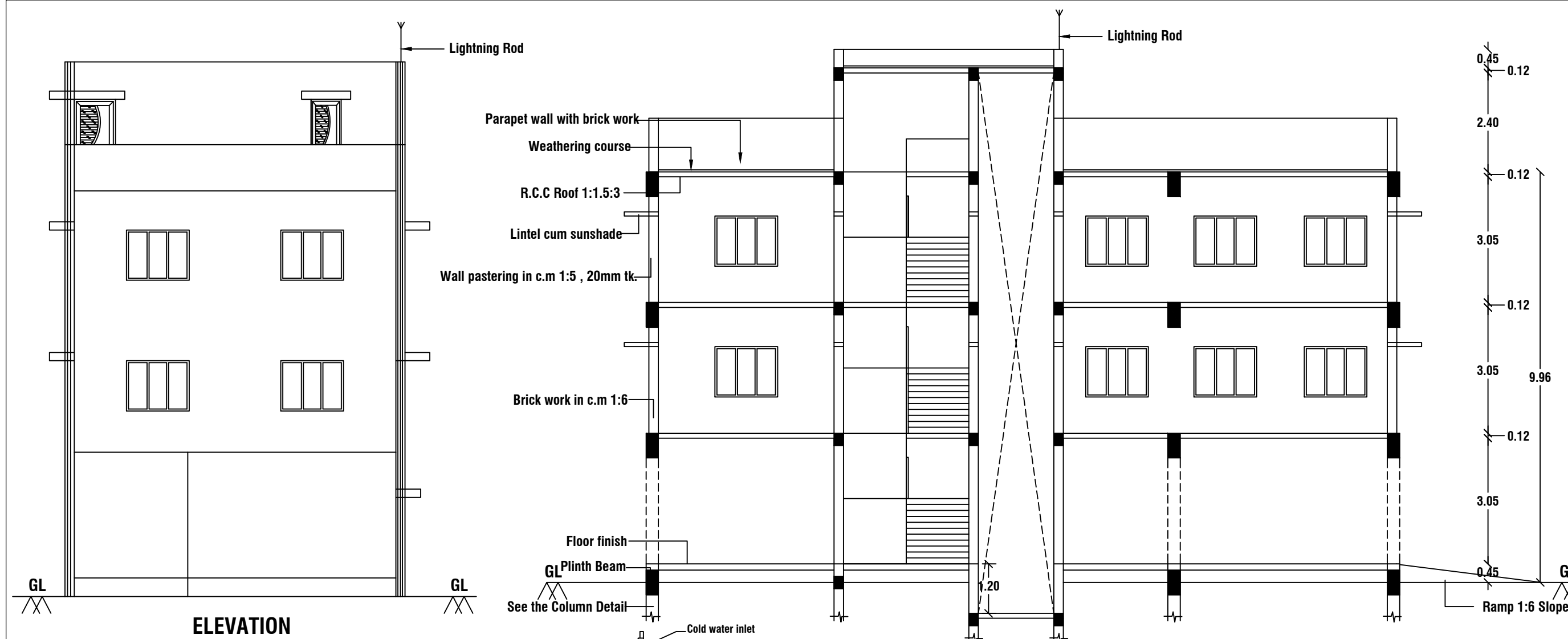
PARKING CALCULATION

1 Car Space for Every 100 Sq.m and 1 Two wheeler space for every 25 Sq.m of Floor Area (1 Car Space 2.50 x 5.0 m) (1 Two wheeler Space 1.0 x 1.80 m)

Building area FF + SF = 283.38 Sq.m
 Required Car Space = $\frac{283.38}{250} = 2.8$ Nos. = 3 Nos.
 100
 Required Two wheeler Space = $\frac{283.38}{25} = 11.4$ Nos. = 12 Nos.
 25
 Visitors Parking 1 Car + 1 Two wheeler Required
 Total Required - 4 Car Space Available - 4 Car Space
 Total Required - 13 Two wheeler Space Available - 13 Two wheeler Space

FLOOR SPACE INDEX

FF + S.F SITE AREA	
283.38	
273.68	
1.035	< 2.0



PP/BP/LPA NO: SWP / 61 / 2023
 FILE NO: SWP / BPA/008696/ 2023

OFFICE USE

K. Subramanian
 Er. K. Subramanian B.E.(Civil), M.E.(Structural), AMIE.
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 DTCP Reg.No. RSE- II/TVLD/05/2020
 EMS Construction, Tirunelveli.
 Cell : 9894074705, 8015687966

STRUCTURAL ENGINEER

Dee Immanuel
 Er. R.K. Subramanian B.E., M.Sc (Valu.)
 Register Engineer - Grade - II
 Reg.No. RE/Gr II/TVL/March/2019/008
 29, Soursashtra Patu Pillayar Kovil Street,
 Palayamkottai, Tirunelveli - 627002
 E-mail : bennamanoorworks@gmail.com
 Cell : 94431 72043

REGISTERED ENGINEER

APPLICANT

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.

