

PP

APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

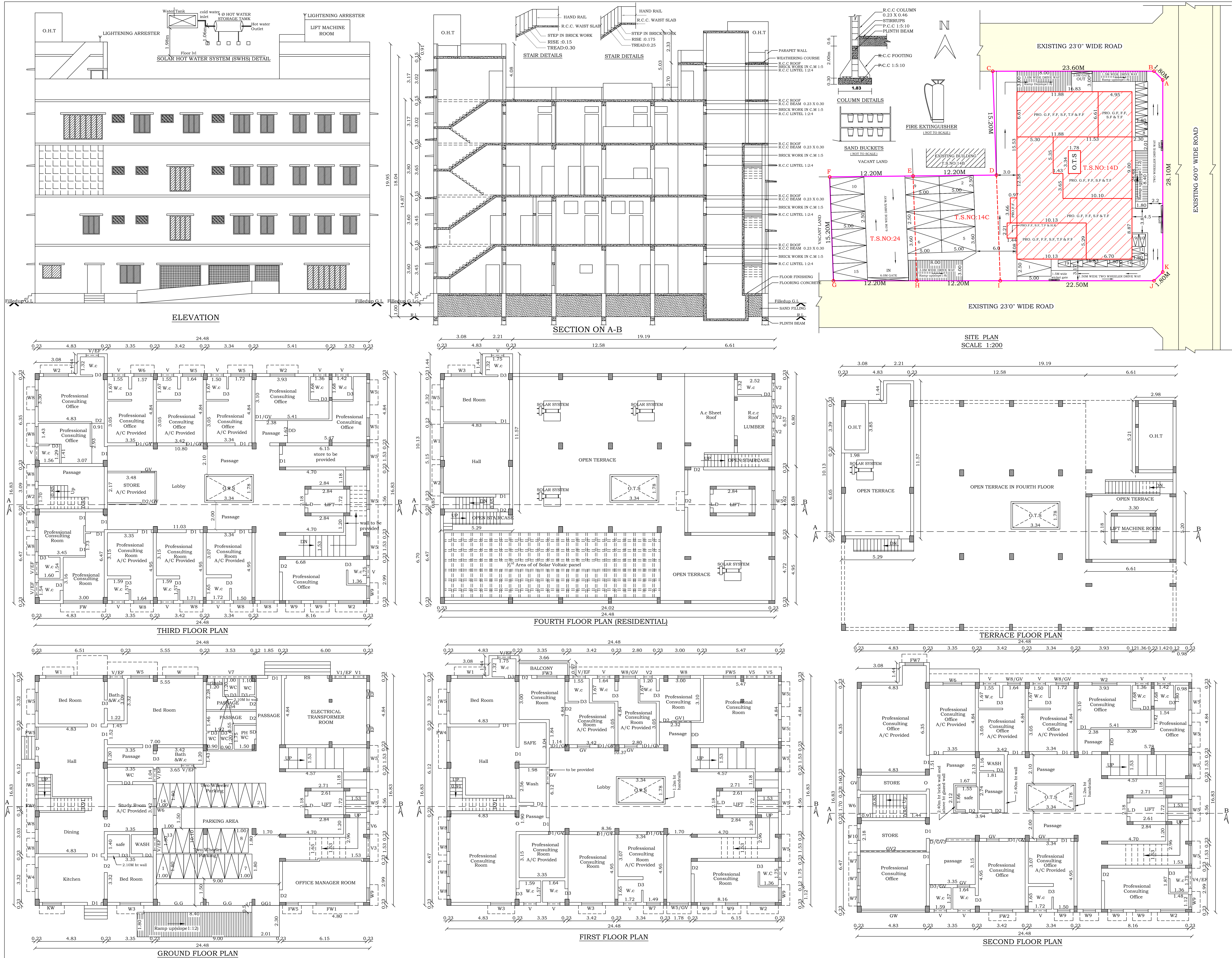
Building Plan

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 AMALGAMATION WITH CONSTRUCTION OF RESIDENTIAL CUM PROFESSIONAL CONSULTING OFFICE (PRIVATE/COMMERCIAL) BUILDING IN NEW T.S.WARD NO: BQ, BLOCK NO:7, T.S.NO:46/14D, 46/14C & 46/24, PLOT NO: 69, 70, 71 & 72 APPROVED LAYOUT NO:L.P/D.T.C.P NO:18/2006, V.M.CHATHRAM VILLAGE, OLD S.NO:15/5Bpart, V.M.CHATHRAM D.D.PLAN NO:1, PALAYAMKOTTAI WARD OFFICE, TIRUNELVELI CITY MUNICIPAL CORPORATION.

AREA DETAILS:-			
(OLD) S.NO	(NEW) T.S.NO	Document Area in sq.mt	T.S.L.R Area in sq.mt
69	46/14D	371.61	755.00
70	46/14C	371.61	195.00
71	46/24	185.80	186.00
72	46/24	185.80	186.00
TOTAL AREA		1124.11	1136.00

LEAST AREA TAKEN BY CONSIDERATION AS PER DOCUMENT AREA **1124.11 SQ.MT**

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	1124.11	12100.00
	GROUND FLOOR AREA	418.73	4507.00
	FIRST FLOOR AREA	418.73	4507.00
	SECOND FLOOR AREA	409.23	4405.00
	THIRD FLOOR AREA	409.23	4405.00
	FOURTH FLOOR AREA	135.30	1456.00
	LIFT MACHINE ROOM	34.37	370.00
	OPEN SPACE	705.38	7593.00
	EXG. ROAD		

FLOOR DETAIL	F.S.I. AREA	Non F.S.I. Buildup Area	Total Area Sq.mt
	P.OFFICE/RESIDENTIAL		
GROUND FLOOR	197.42	221.31	418.73
FIRST FLOOR	353.62	65.11	418.73
SECOND FLOOR	397.80	11.43	409.23
THIRD FLOOR	388.12	21.11	409.23
FOURTH FLOOR	---	135.30	135.30
LIFT MACHINE ROOM	---	34.37	34.37
TOTAL AREA	1336.96	454.26	1791.22

FLOOR SPACE INDEX	
F.S.I. = (G.F + 4 FLOOR)	
TOTAL SITE AREA	1791.22
F.S.I. = 1124.11 / 1791.22	= 1.593
1.593 < 2.00	

PARKING CALCULATION

PROFESSIONAL CONSULTING OFFICE/PRIVATE/COMMERCIAL

AREA = 1336.96 SQ.MT

[The number of car/two wheeler parking spaces required shall be calculated for 75% of the total plot area in the buildings]

PARKING AREA = 1002.72 SQ.MT

EVERY 100 SQ.MT = 1 CAR

EVERY 25 SQ.MT = 1 TWO WHEELER SPACE

1002.72/100 = 10.02 say 10 Nos CAR

1002.72/25 = 40.10 say 40 Nos Two Wheeler

REQUIRED PARKING = 10 Car & 40 Two Wheeler

RESIDENTIAL:-

25 SQ.MT = NIL

25 SQ.MT - 50 SQ.MT = 1 TWO WHEELER

50 SQ.MT - 75 SQ.MT = 1 CAR SPACE FOR 2 DWELLINGS

& 1 TWO WHEELER FOR EACH DWELLINGS

ABOVE 75 SQ.MT = 1 CAR SPACE FOR EVERY 75 Sq.Mt.

TOTAL RESIDENTIAL AREA = 454.26

Deduction OF Stair room Area IN S.F & T.F = 11.43+21.11 = 32.54

= 454.26-32.54=422.02

REQUIRED PARKING = 5 Car

REQUIRED PARKING		
P.CONSULTING OFFICE	CAR	TWO WHEELER
RESIDENTIAL	10	40
	5	---
TOTAL	15	40

TOTAL REQUIRED PARKING = 15 Car & 40 Two Wheeler

TOTAL PROVIDED PARKING = 15 Car & 40 Two Wheeler

HENCE OK

JOINERIES:-

R.S	ROLLING SHUTTER	3.00 X 2.44	W4	WINDOW	1.52 X 1.37
G.G	GRILL GATE	3.00 X 2.44	W5	WINDOW	1.52 X 0.77
G.D1	GRILL GATE	1.78 X 2.44	W6	WINDOW	1.37 X 1.30
D	DOUBLE DOOR	1.02 X 2.10	W7	WINDOW	1.26 X 1.52
D1	DOOR	1.00 X 2.10	W8	WINDOW	0.91 X 1.30
D2	DOOR	0.91 X 2.10	W9	WINDOW	0.91 X 1.20
D3	DOOR	0.76 X 2.10	W10	WINDOW	0.85 X 1.20
O	OPEN	1.00 X 2.10	W11	WINDOW	0.85 X 1.20
GW	GLAZED WINDOW	4.67 X 2.10	KW	KITCHEN WINDOW	1.37 X 1.00
F.W	WINDOW	3.00 X 2.10	GV	GLAZED VENTILATOR	0.91 X 0.91
F.W1	WINDOW	2.85 X 2.10	GV1	GLAZED VENTILATOR	2.31 X 0.76
F.W2	WINDOW	1.52 X 1.83	GV2	GLAZED VENTILATOR	4.82 X 0.76
F.W3	WINDOW	1.46 X 2.10	V	VENTILATOR	0.91 X 0.61
F.W4	WINDOW	1.00 X 2.10	V1	VENTILATOR	0.76 X 0.76
F.W5	WINDOW	0.91 X 2.10	V2	VENTILATOR	0.61 X 0.91
F.W6	WINDOW	0.87 X 1.83	V3	VENTILATOR	1.30 X 0.52
F.W7	WINDOW	1.37 X 2.10	V4	VENTILATOR	1.20 X 0.46
W	WINDOW	2.85 X 1.83	V5	VENTILATOR	0.73 X 0.70
W1	WINDOW	2.13 X 1.30	V6	VENTILATOR	1.83 X 1.37
W2	WINDOW	1.83 X 1.37	V7	VENTILATOR	3.20 X 0.61
W3	WINDOW	1.83 X 1.20			

OFFICE USE:-

PP/BP/TLPA NO:SWP/92/2023

Online application no: SWP/BPA/010198/2023

A. BHUVANESHWARI, ARCHITECT

Regd. No. CA / 2002 / 28951

SP-448, Lucky Colony, Ambu Nagar, Tirunelveli - 7. Mob: 9894530080

ARCHITECT:

STRUCTURAL ENGINEER

M. P. DURAI MUTHU M.E. CIVIL ENGINEER, LICENSED SURVEYOR

ANGELA CONSULTANT

6/8/10, ASHA Complex, Market Road, Palayamkottai, Tirunelveli-2

Ph: 0462-2576182, Cell: 98421 72100

APPLICANT

ENGINEER

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.

