

PP

APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

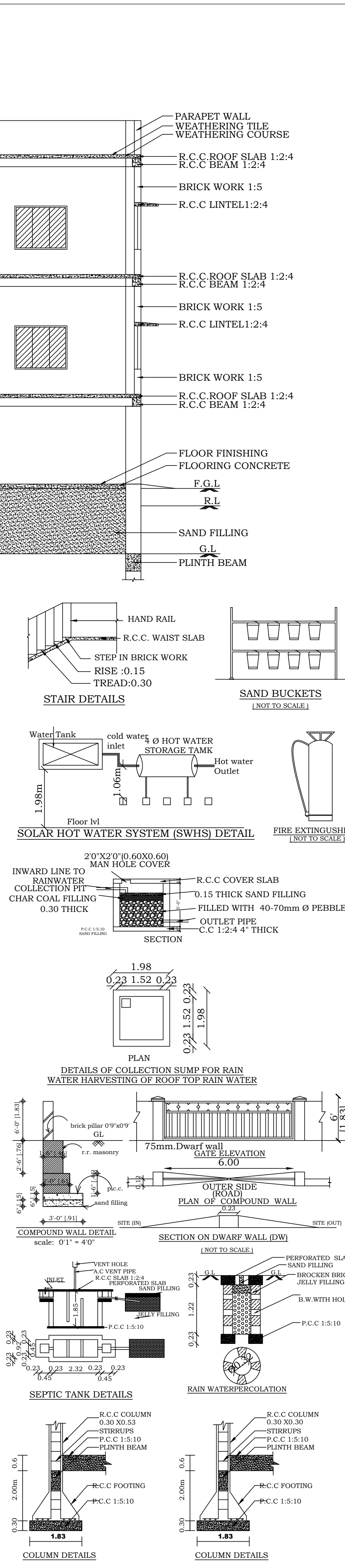
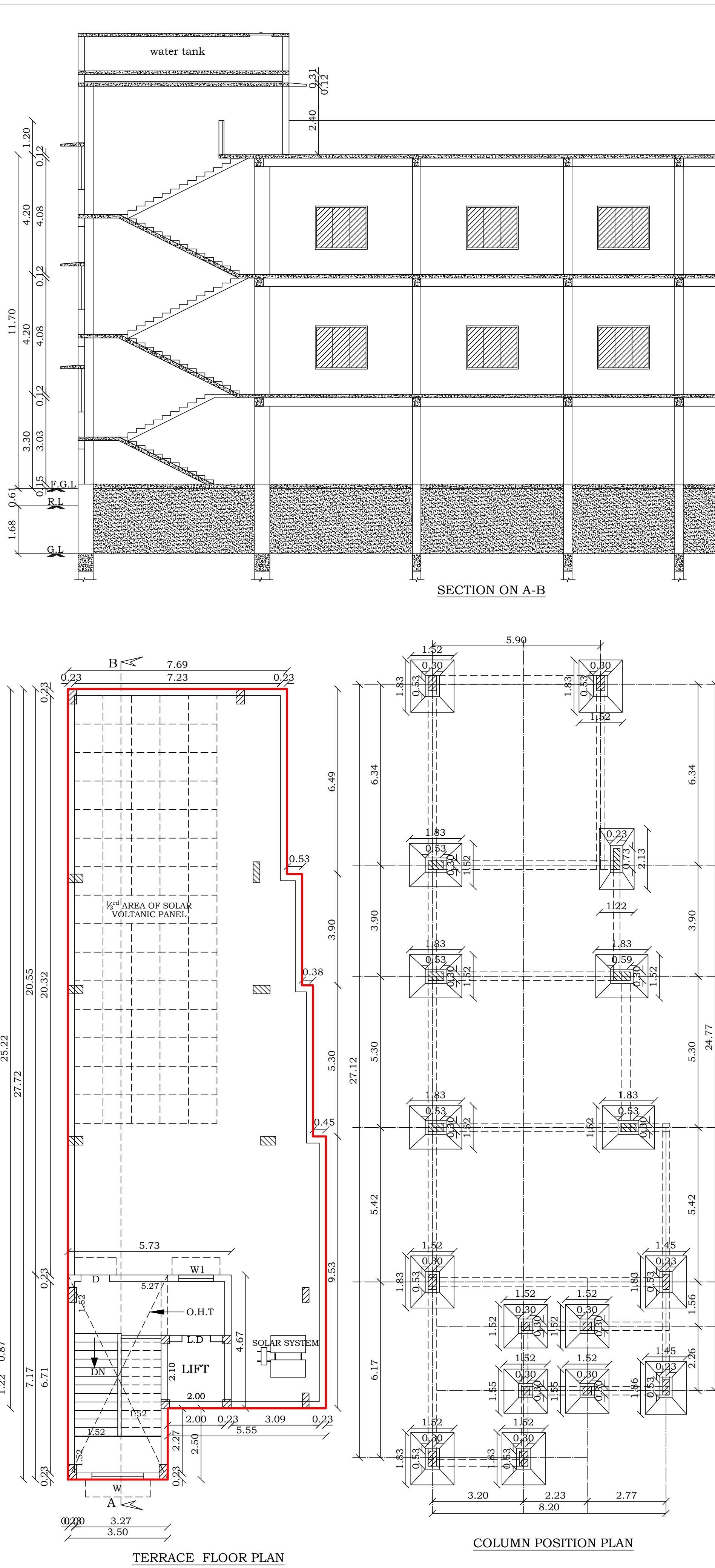
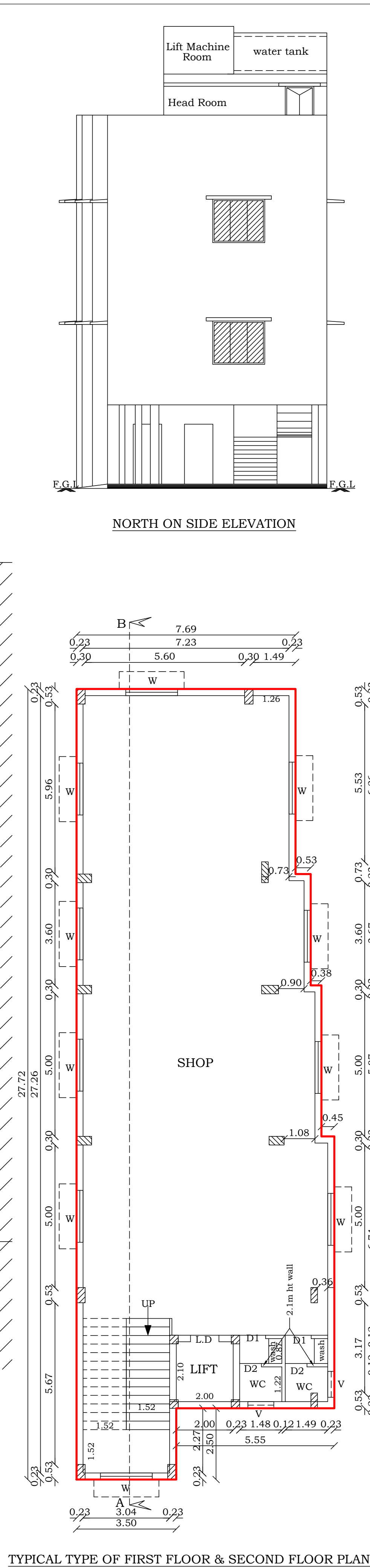
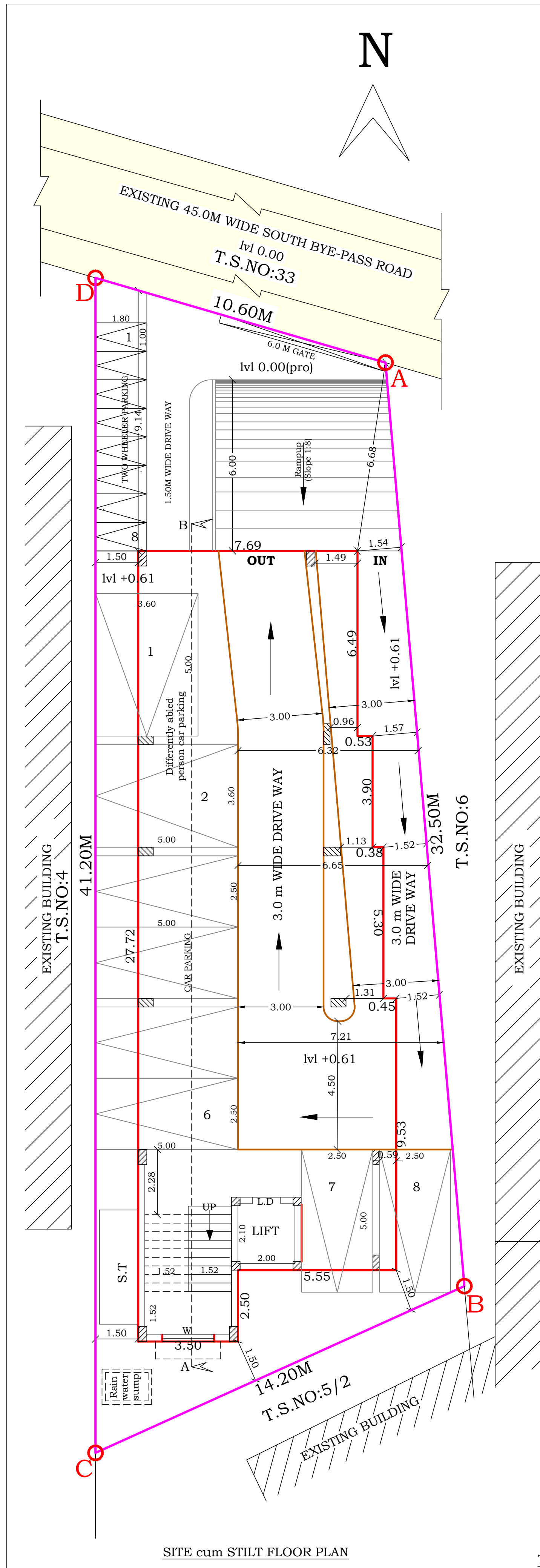
Building Plan

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 RETAIL SHOP BUILDING IN KULAVANIGARPURAM VILLAGE, S.NO:988/1A1Apart, 989/2A2Apart, NEW T.S.WARD:AU, BLOCK:10, T.S.NO:5/1, SOUTH BYE PASS ROAD (XAVIER COLONY) MELAPALAYAM D.D. PLAN NO:2, MELAPALAYAM WARD OFFICE, TIRUNELVELI CITY MUNICIPAL CORPORATION, TIRUNELVELI DISTRICT.			
OLD S.NO 989/2A2Apart 988/1A1Apart	NEW T.S.NO 5/1	TSLR Area Sq.mt 424.00	Document Area Sq.mt 436.25 (10.78 CENT)
Area Taken By Consideration As Per TSLR Area 424.00 sq.mt			
Colours	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	424.00	4564.00
	STILT FLOOR AREA	222.54	2395.00
	FIRST FLOOR AREA	222.54	2395.00
	SECOND FLOOR AREA	222.54	2395.00
	HEAD ROOM AREA	35.50	382.00
	OPEN SPACE	201.46	2167.00
	EXG. ROAD		
FLOOR	F.S.I AREA IN SQ.MT	NON F.S.I Area in sq.mt	Total Builtup Area in sq.mt
STILT FLOOR AREA	---	222.54	222.54
FIRST FLOOR AREA	222.54	---	222.54
SECOND FLOOR AREA	222.54	---	222.54
HEAD ROOM AREA	---	35.50	35.50
TOTAL AREA	445.08	258.04	703.12
FLOOR SPACE INDEX & FLOOR AREA RATIO:			
F.S.I. = ALL FLOOR AREA TOTAL SITE AREA F.S.I. = 445.08 424.00 = 1.050 1.05 < 2.00			
PARKING CALCULATION ACCORDING TO TNCDBR			
TOTAL FLOOR AREA = 445.08 SQ.MT			
Is up to 50 SQ.MT = Nil			
Above 50 SQ.MT = 1 CAR & 1 Two Wheeler Every 50 sq.mt or Part thereof Excluding the first 50 Sq.mt			
445.08-50 = 395.08			
395.08/50 = 7.90, say 8 NOS			
REQUIRED PARKING = 8 Car & 8 Two Wheeler			
AVAILABLE PARKING = 8 Car & 8 Two Wheeler INCLUDING DIFFERENTLY ABLED PERSON CAR PARKING (HENCE OK)			
JOINERIES:-			
L.D	LIFT DOOR	1.00	X 2.40
S.D	SILDING DOOR	1.00	X 2.40
D	DOOR	1.00	X 2.10
D1	DOOR	0.91	X 2.10
D2	DOOR	0.76	X 2.10
W	WINDOW	1.83	X 1.52
W1	WINDOW	1.22	X 1.52
V	VENTILATOR	0.91	X 0.61
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 GARDNING PURPOSE.			
• RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.			
• FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.			
• EMERGENCY ALARM TO BE PROVIDED.			
• 1/3 rd 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.			
OFFICE USE:-			
PP/BP/TLPA NO:SWP/102/2023			
SWP/BPA/0011618/2023			
ARCHITECT		STRUCTURAL ENGINEER	
A. MOHAMED MURZOOK, B.Arch, MCA, AIA Registered Architect Grade-I (RA) REG. NO: DTPC - COL RGN/56-Gr-1/2019/00030 Council of Architects - CA/RS/7884 No. 4, Police Bungalow Street, Ayyerpet, Chennai - 600 043.		H.S. UDHANJAL PRABHAKAR, M.E. (Structural Eng.) Registered Structural Engineer (Grade-I) Reg. No: DTPC - COL RGN/56-Gr-1/2019/00037 Plot No. 112, 2nd Floor, 2nd Street, Zamin Pallavaram, Pallava Garden, Ayyerpet, Chennai - 600 043.	
APPLICANT		ENGINEER	
Er. P. DURAI MUTHU M.E. FIV.MSTE ENGINEER, LICENSED BUILDER & SURVEYOR ANGELA CONSULTANT 68/10, ASHRAH ONLY Palayamkottai, Tirunelveli-2 Ph. 0462-2576162, Cell. 98421 72100			

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.

