

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 PRIVATE/ COMMERCIAL OFFICE AND RETAIL SHOP BUILDING AFTER DEMOLISING THE EXISTING HOUSE BUILDING BEARING PLOT NO.: B300(1), DOOR NO.: B300/1 & B300/2, N.G.O B COLONY 23RD STREET, JAWAHAR NAGAR, T.S.NO: 65, T.S.WARD: BM, BLOCK NO -9, KULAVANIGARPURAM VILLAGE, S.NO.: 941 PART, PERUMALPURAM EXTENSION D.D PLAN NO.: 6, MELAPALAYAM WARD OFFICE, TIRUNELVELI CITY MUNICIPAL CORPORATION, REV. WARD NO.: 53. APPROVED LAYOUT NO: L.P / R [TK] NO: 20/85.

S.NO	EXTENT As Per TSLR in Sq.m	As Per Document in Sq.m	As Per Superimposed Plot Area in Sq.m	
1.	475.00	453.18	454.72	
APPLICANT SITE AREA = 453.18 Sq.m				
	FLOOR DETAILS	FSI AREA in Sq.m	NON-FSI AREA in Sq.m	TOTAL AREA in Sq.m
2.	PROPOSED STILT FLOOR AREA	17.45	227.48	244.93
3.	PROPOSED FIRST FLOOR AREA	244.93	-	244.93
4.	PROPOSED SECOND FLOOR AREA	244.93	-	244.93
5.	PROPOSED HEAR ROOM AREA	-	36.13	36.13
6.	TOTAL AREA	507.31	263.61	770.92
7.	OPEN SPACE			208.25

FLOOR DETAILS	Sq. m	Sq. ft
Site Area (As per Document)	453.18	4878.00
Stilt Floor Area	244.93	2636.42
First Floor Area	244.93	2636.42
Second Floor Area	244.93	2636.42
Head Room Area	36.13	388.90
Total Buildup Area	770.92	8298.18
Open Area	208.25	2241.60
EXISTING BUILDING TO BE REMOVED	137.62	1481.34
DEMOLISHING AREA - 137.62 Sq.m		

RS	ROLLING SHUTTER	2.44 X 2.44
SD	SLID DOOR	1.00 X 2.10
D	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
LD	LIFT DOOR	1.80 X 2.10
W4	WINDOW	1.20 X 1.37
W5	WINDOW	1.50 X 1.37
W6	WINDOW	1.80 X 1.37
V	VENTILATOR	0.90 X 0.60
V5	VENTILATOR	1.52 X 0.60

FLOOR SPACE INDEX	
TOTAL FLOOR AREA	< 2.0
SITE AREA	< 2.0
507.31	< 2.0
453.18	< 2.0
1.12	< 2.0
HENCE OK	

PARKING CALCULATION	
For Shop	Above 50 sq.m - 1 car space and 1 Two wheeler space for every 50 sq.m or part thereof excluding the first 50 sq.m
Buildup area excluding first 50 sq.m area	= 194.93 Sq.m
Required Car & Two wheeler Space	= 194.93 / 50 = 4 Nos.
For Private / Commercial Space	1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sq.m of floor area or part thereof.
Required Car Space	= 244.93 / 100 = 3 Nos.
Required Two wheeler Space	= 244.93 / 25 = 10 Nos.
(1 Car Space 2.50 x 5.0 m)	(1 Two wheeler Space 1.80 x 1.0 m)
Required - 7 Car Space	Available - 8 Car Space
Required - 14 Two wheeler Space	Available - 17 Two wheeler Space

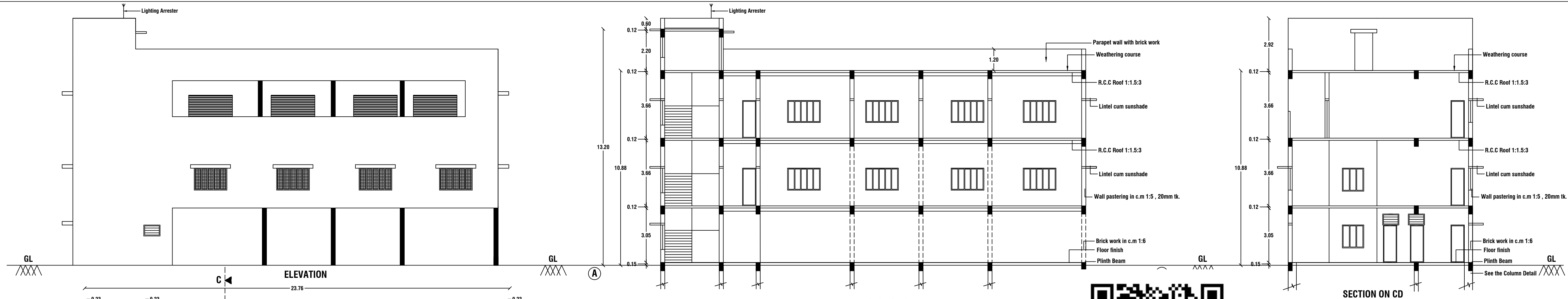
COLOUR REFERENCE	
SITE BOUNDARY	---
EXISTING ROAD	----
EXISTING BUILDING	=====
PROPOSED BUILDING	=====
Exp. Building to be Removed	=====

PP/BP/TLPA No: SWP / 62 / 2024
Office use FILE NO: SWP / BPA / 135952 / 2024

<i>V.K. KAJA</i> ER. K. KAJA MOHIDEEN ME (Sr) Registered Structural Engineer Reg No. RSE-II/TVLD/01/2020 46, Methamarpalayam East New Street Melapalayam, Tirunelveli-627005 Ph: 91 9586424141	<i>Er. A. Manmathan</i> Er. A. Manmathan, B.E.M.Sc(Vol) Registered Construction Engineer RCE/TVL/2020/030
<i>MAHAA CONSULTANTS</i> MAHAA CONSULTANTS Registered Engineer - Gr. II RE/Gr.II/TVL/March/2019/903 79-C, Ramalingam Street, Vannarpattai - 627 003. Cell: 94433 96871	<i>Manmathan</i> REGISTERED ENGINEER

REGISTERED ENGINEER

APPLICANT

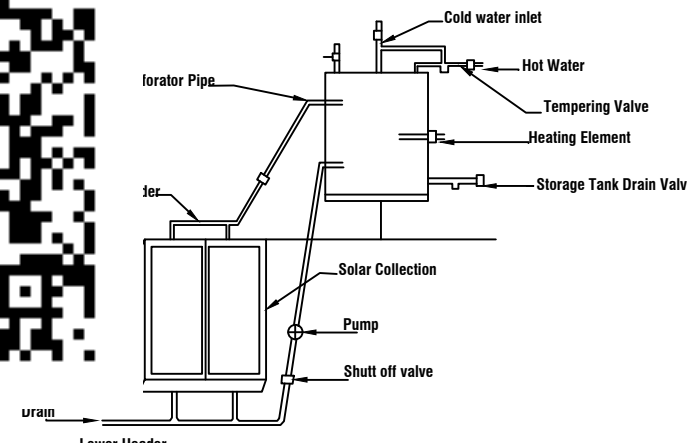


SECTION ON AB

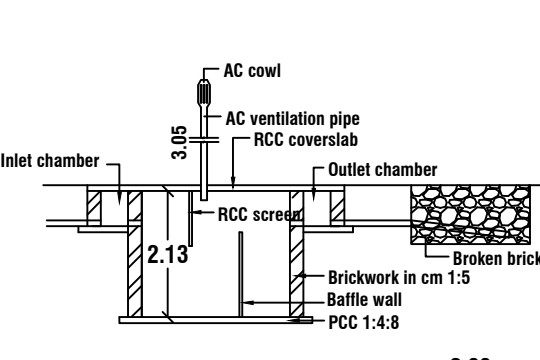
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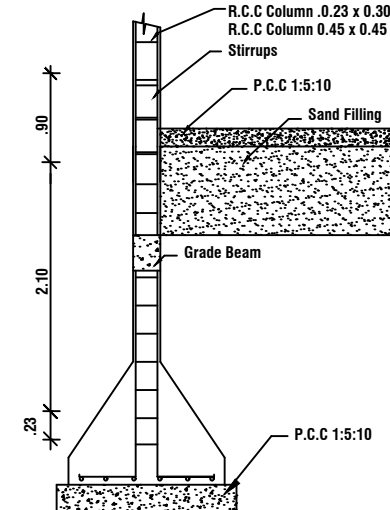
RAINWATER HARVESTING



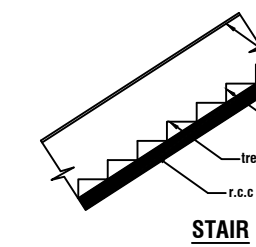
Details Of Solar Water Heater (NTS)



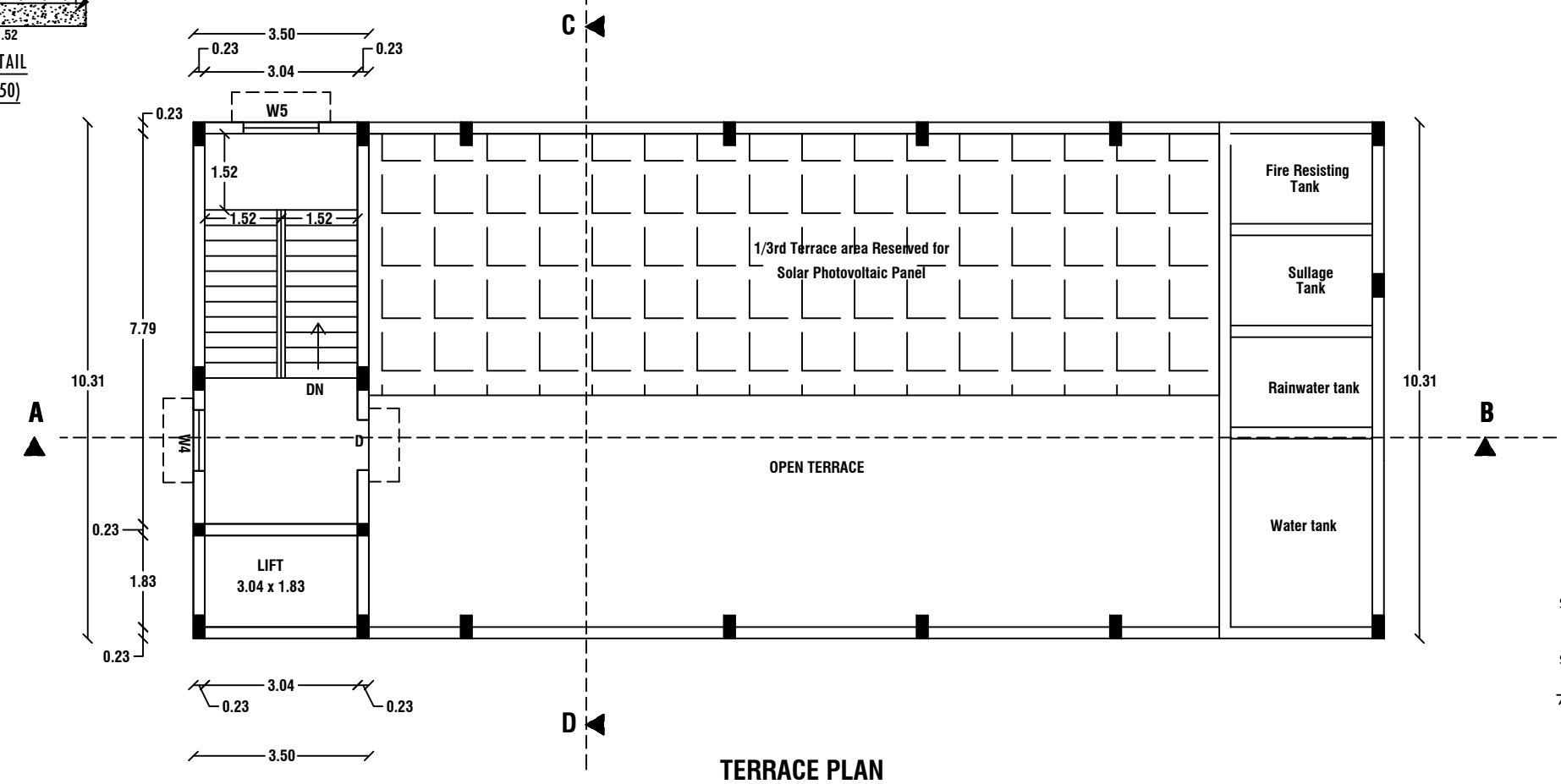
SEPTICTANK DETAILS



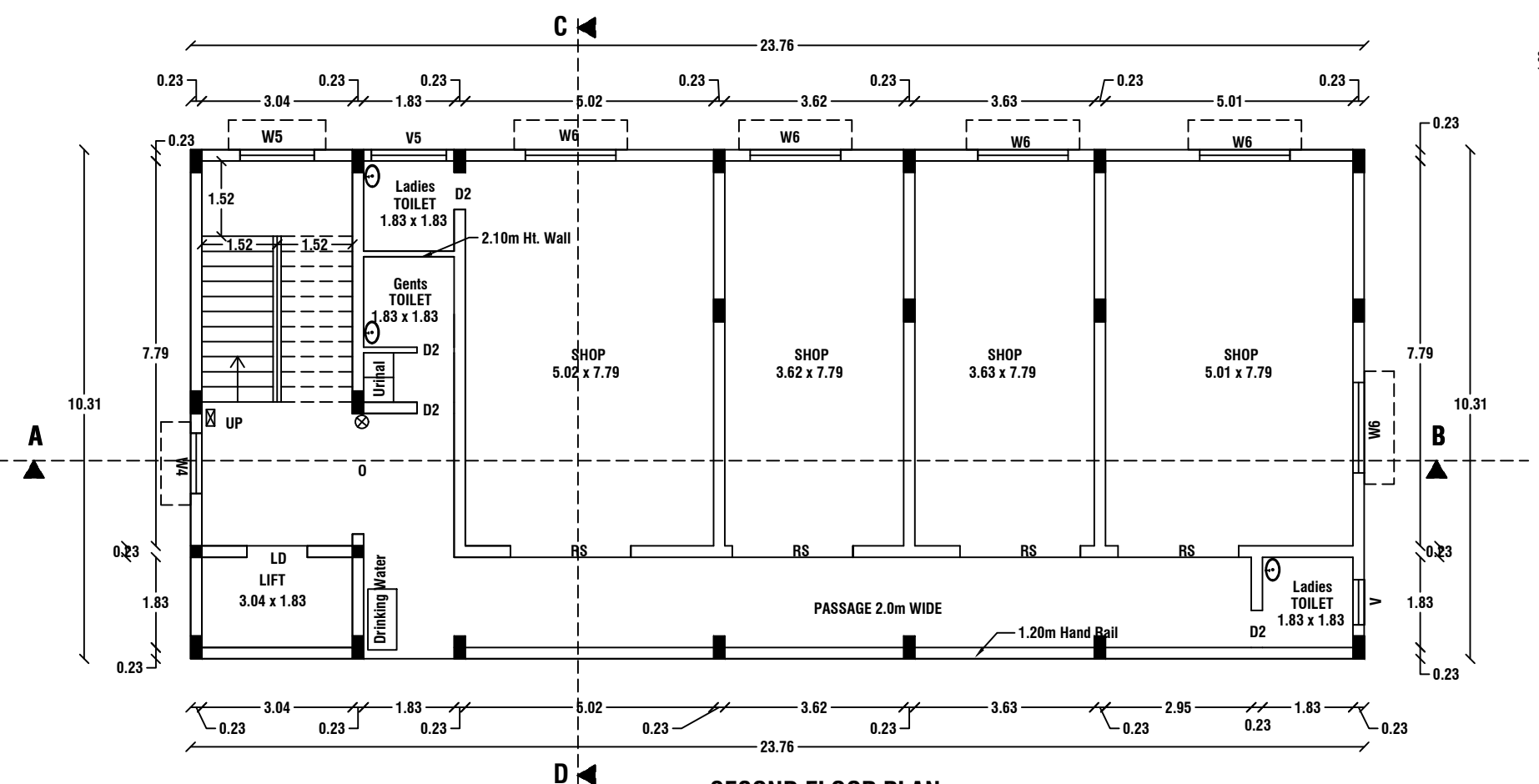
COLUMN DETAIL SCALE (1:50)



STAIR

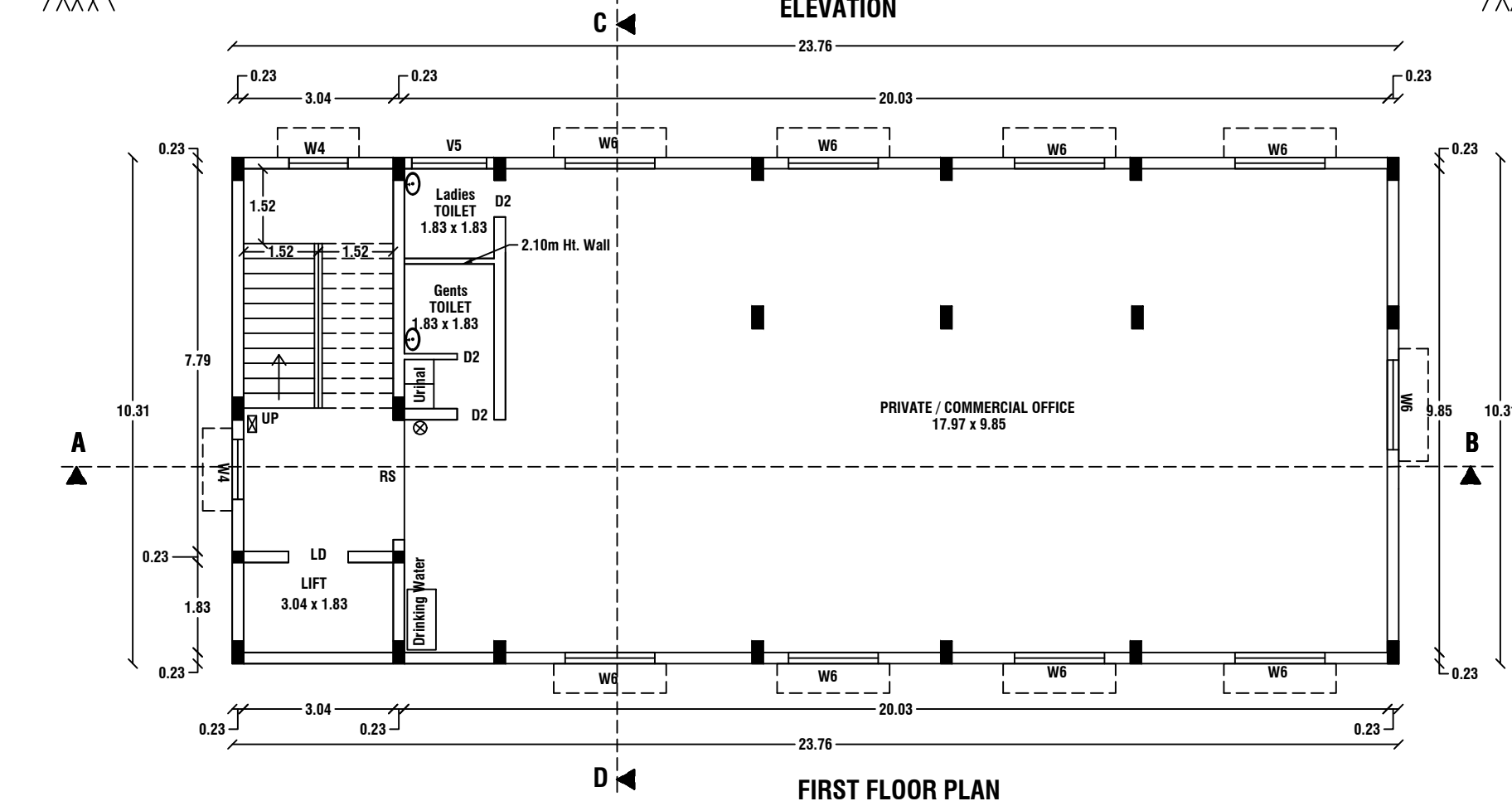


TERRACE PLAN



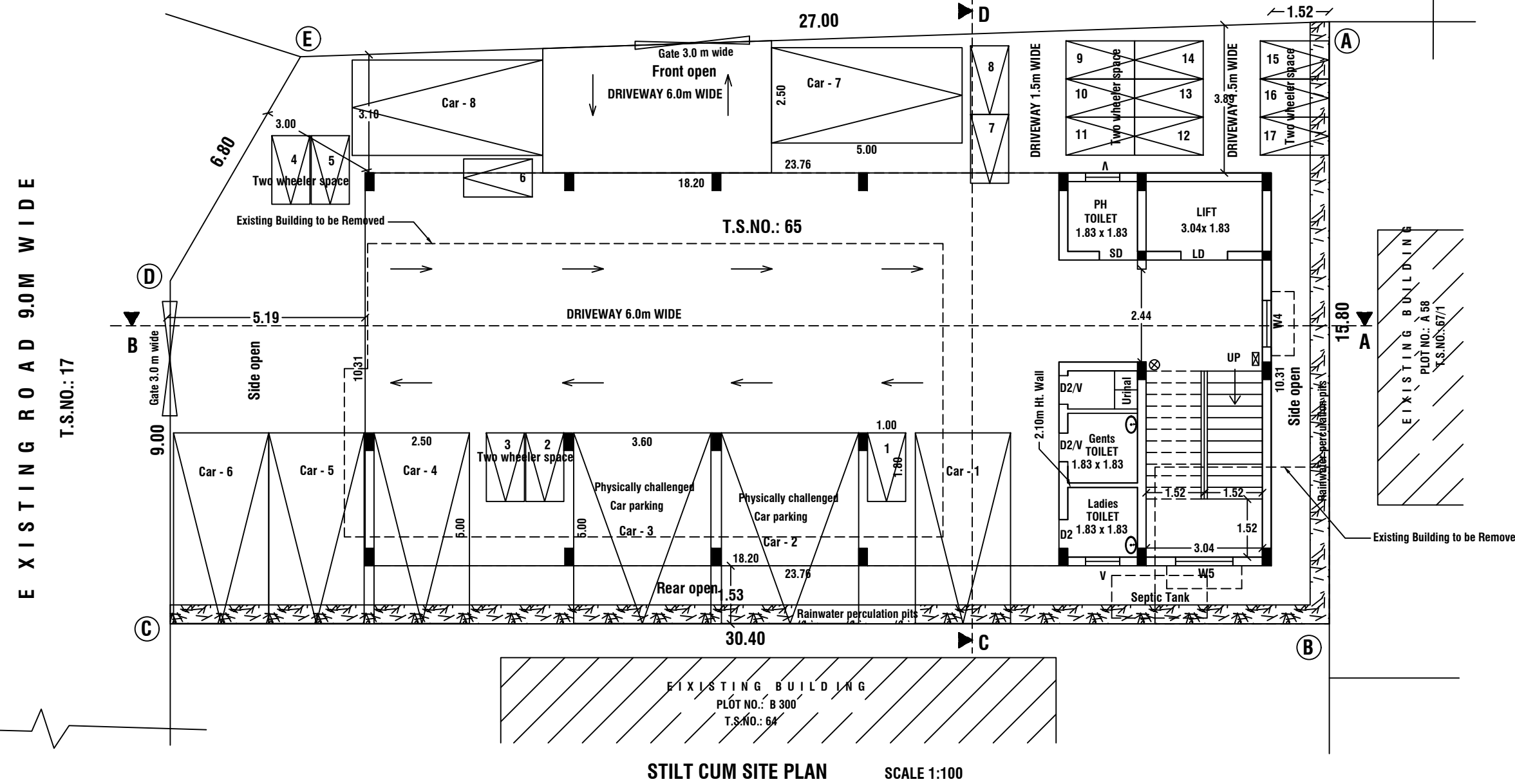
SECOND FLOOR PLAN

NOTE :-
All dimension are metre
Plan Scale 1:100 : Site Plan Scale 1: 200
Waste water used to garden.
Rain water Harvest well provided in site.
Rain water filtration bed sump and tank to be provided
Emergency alarm to be provide
Percolation pile to be provide
Solar water heating system to be provide
Fire extinguisher to be provide
Sulphage water connection to drainage
Plinth boundary percolation pile to be provide
Foundation details varies as per site condition.
Fly ash bricks provided in the building
"U" trap provided for septic tank
Solid waste Tub Provided
Physically challenged persons amenities provided
Sewage treatment plant provided
Centralized Airconditioner to be provided
CCTV to be provided



FIRST FLOOR PLAN

EXISTING ROAD 18.0M WIDE
T.S.NO: 66



STILT CUM SITE PLAN SCALE 1:100

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.

