

PP

APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

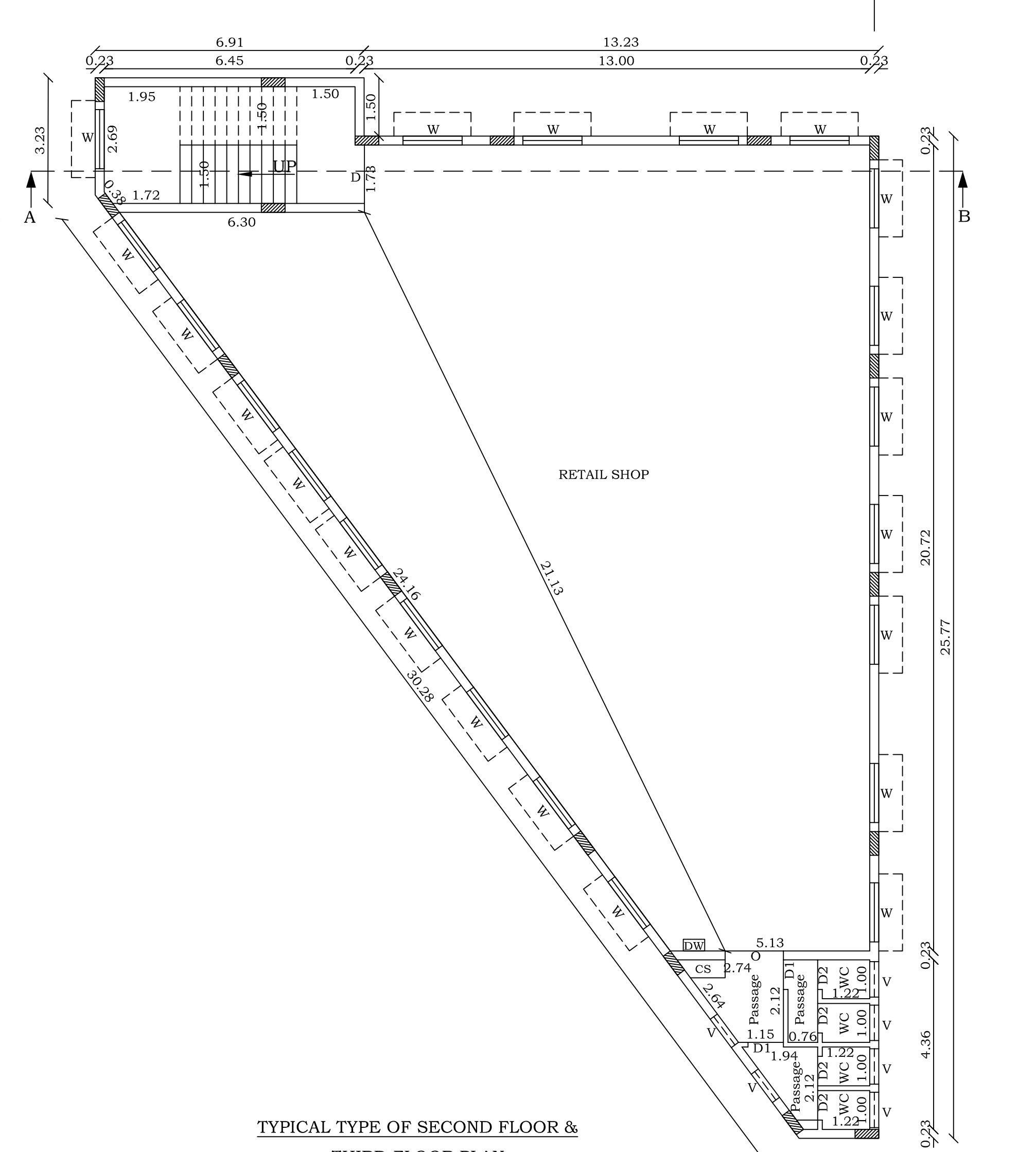
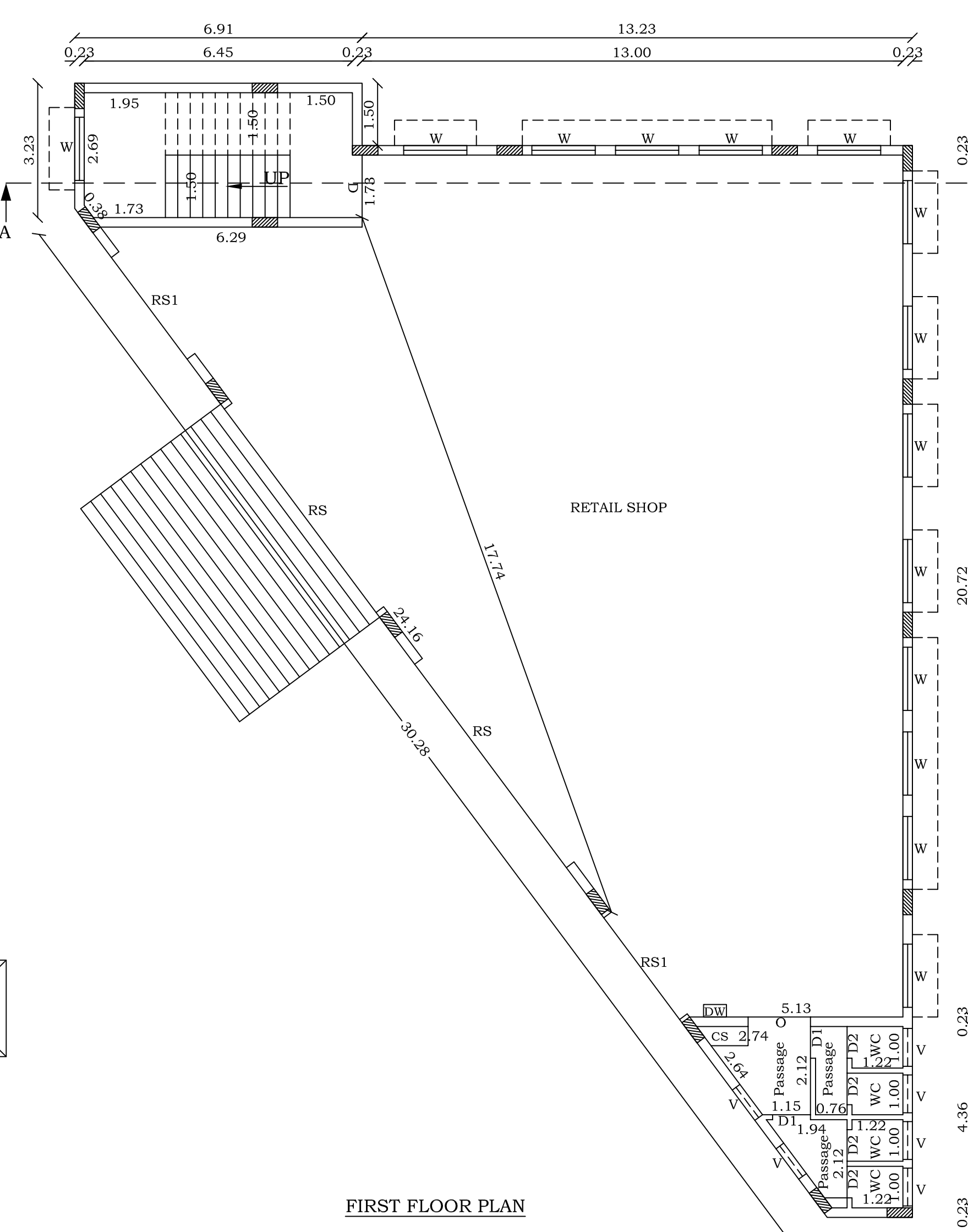
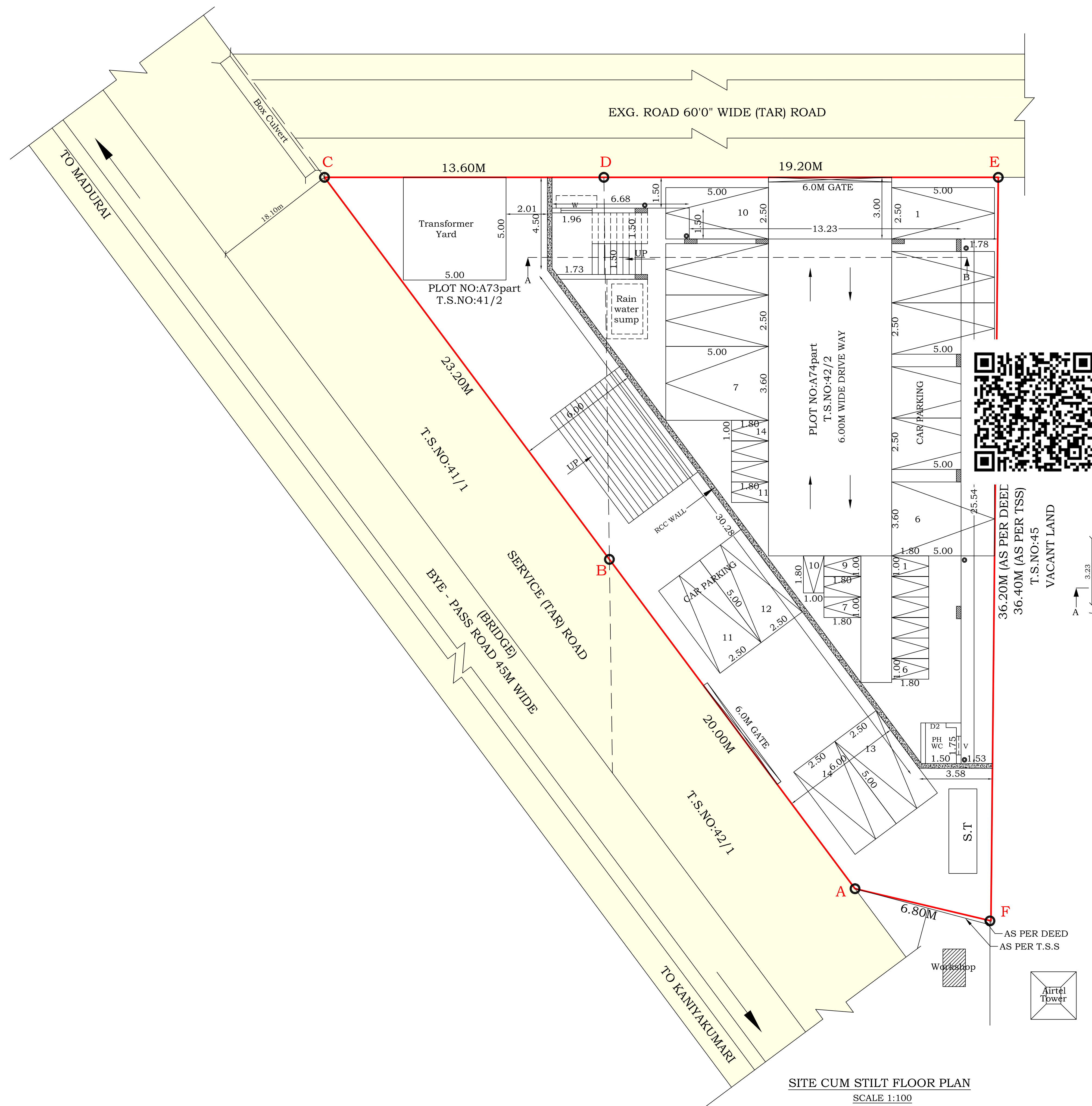
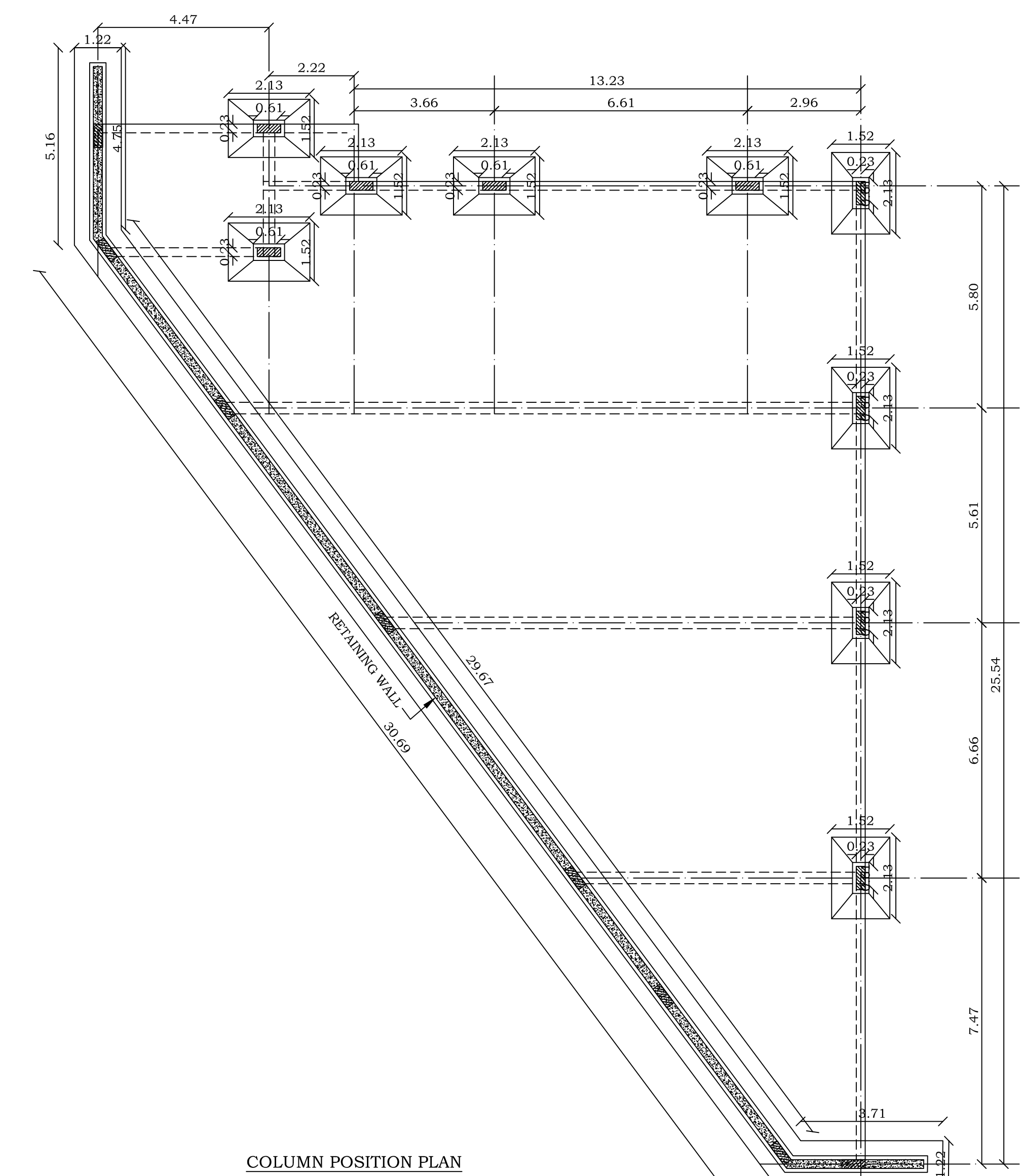
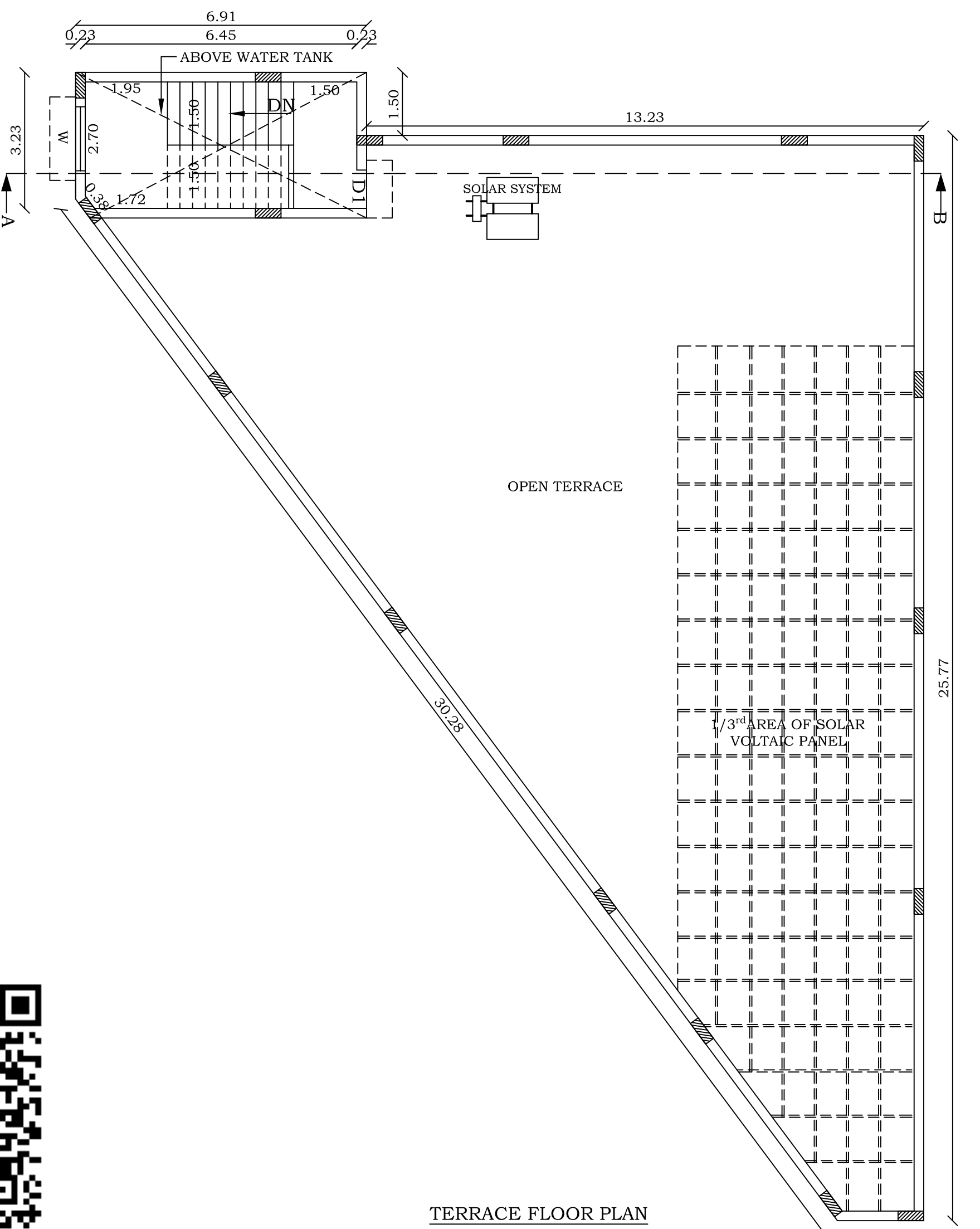
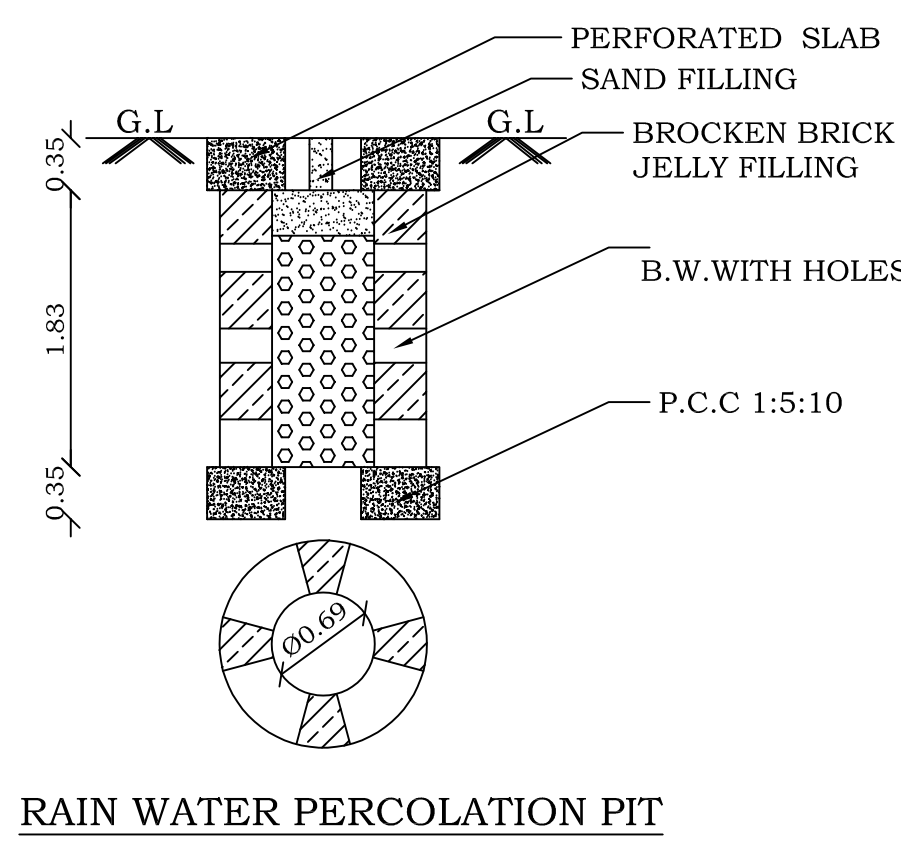
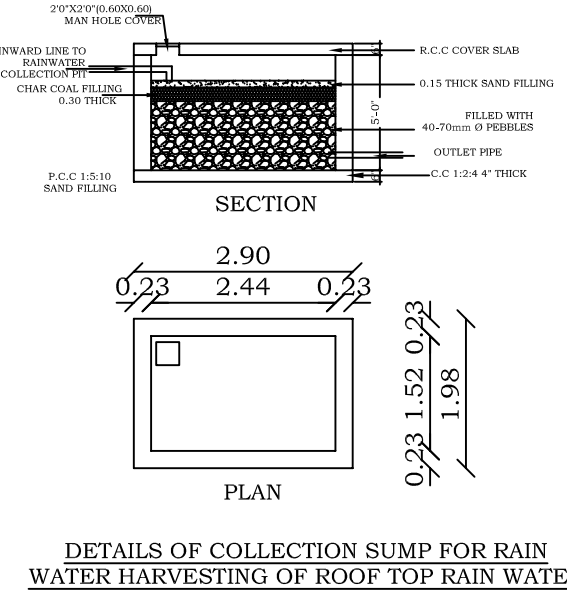
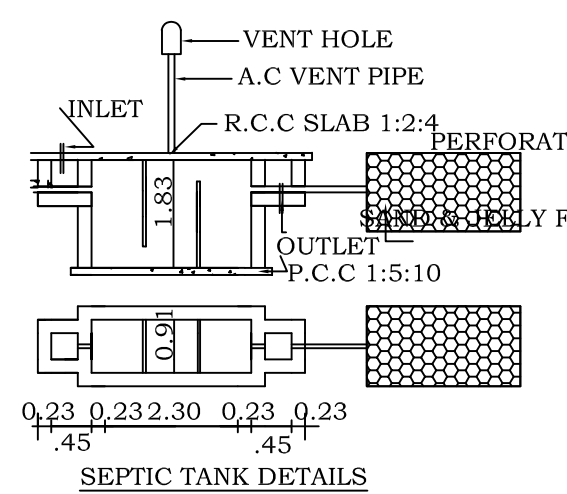
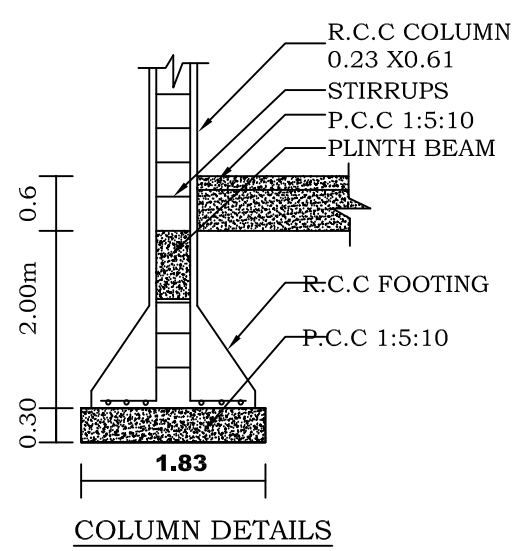
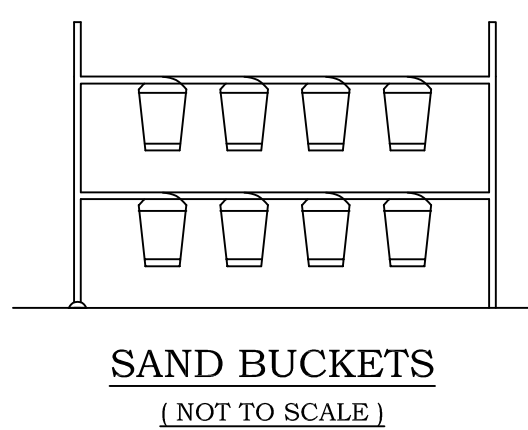
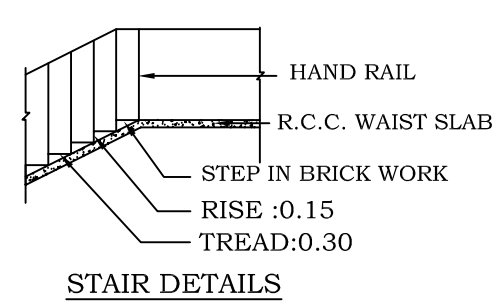
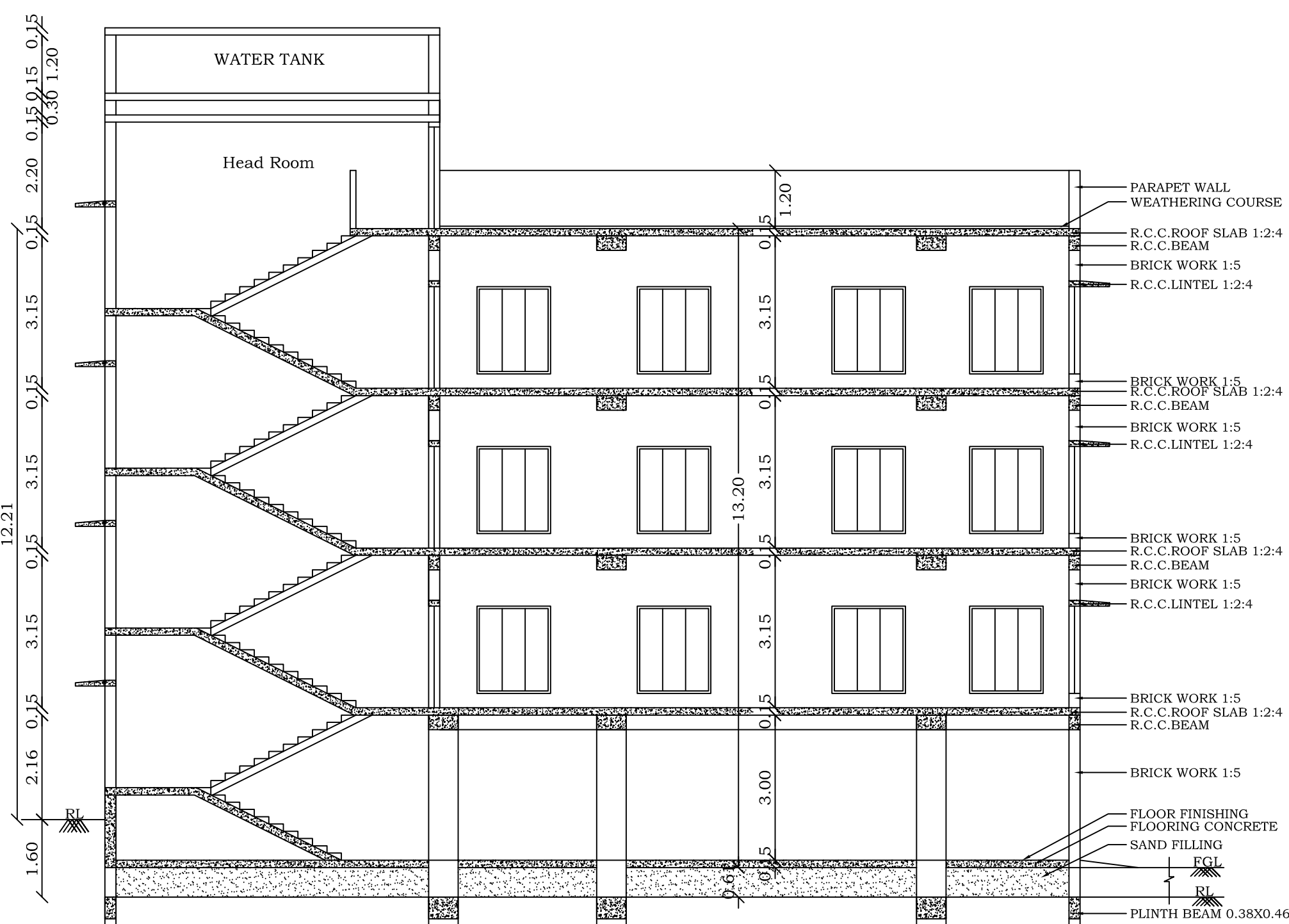
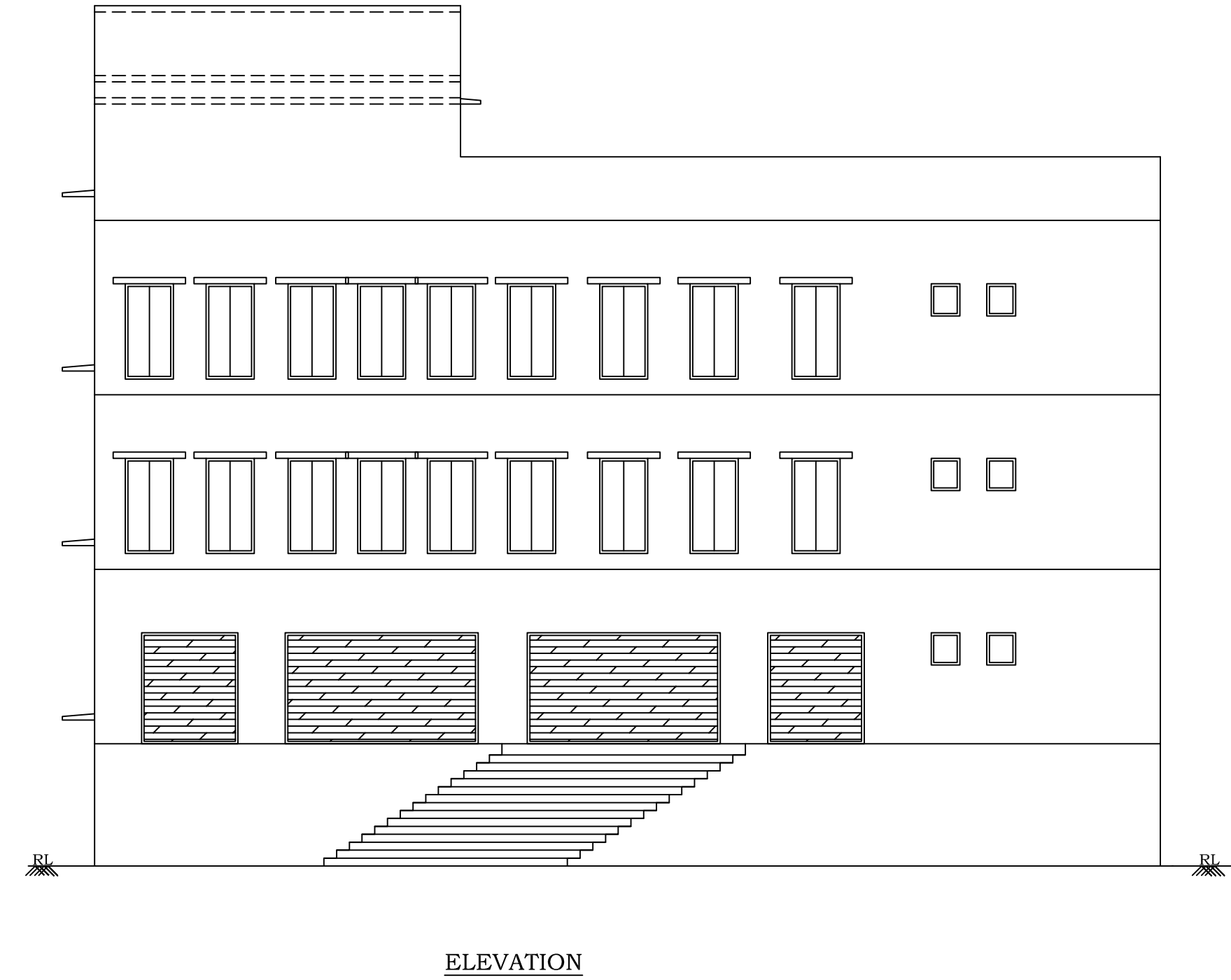
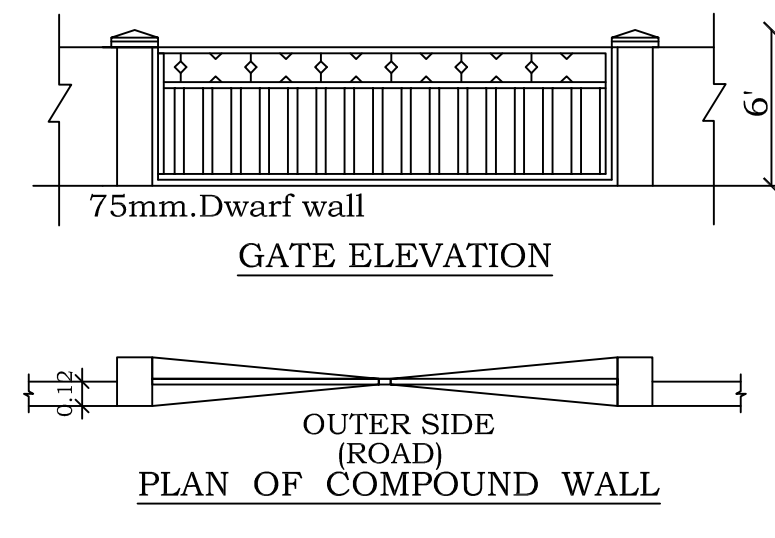
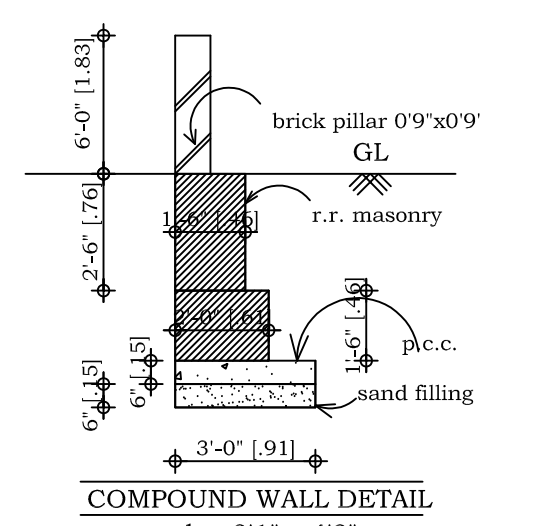
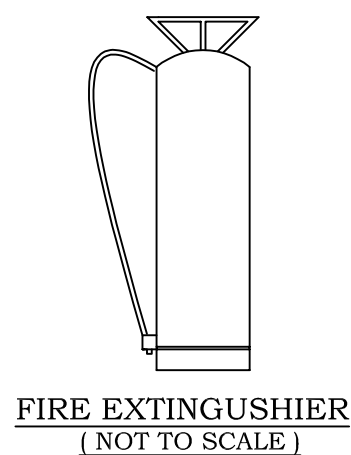
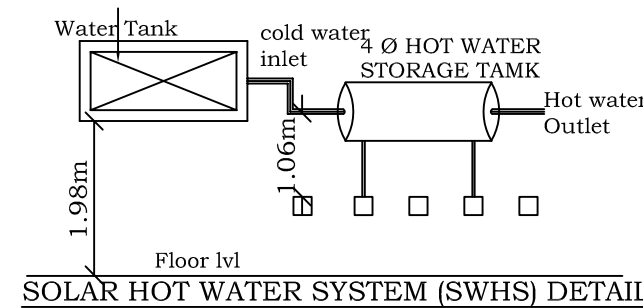
Building Plan

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 RETAIL-SHOP BUILDING IN PLOT NO: A-73part, A74part, OLD S.NO:718part, T.S WARD NO:BF, BLOCK NO:24, T.S.NO:41/2, 42/2, APPROVED LAYOUT L.P/H/D.T.P NO: 15/68 & L.P/RT/K 45/78, RAHUMATH NAGAR COLONY, RAHUMATH NAGAR D.D. PLAN, PALAYAMKOTTAI VILLAGE, PALAYAMKOTTAI WARD OFFICE, TIRUNELVELI CITY MUNICIPAL CORPORATION.

JOINERIES:-				
	DOOR	WINDOW	VENTILATOR	
D	1.50 X 2.10			
D1	0.91 X 2.10			
D2	0.75 X 2.44			
SD	1.00 X 2.10			
W	1.52 X 1.83			
V	0.91 X 0.61			

AREA DETAILS:-				
OLD S.NO	PLOT NO	NEW T.S.NO	Document Area in sq.mt	TSLR Area in sq.mt
718 Part	A-73	41/2	126.48	126.00
	A-74	42/2	362.66	587.00
TOTAL AREA			712.11	713.00

AREA TAKEN BY CONSIDERATION AS PER DOCUMENT AREA 712.11 SQ.MT

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	712.11	7665.00
	PRO.STILT FLOOR AREA	309.94	3336.00
	PRO.FIRST FLOOR AREA	309.94	3336.00
	PRO.SECOND FLOOR AREA	309.94	3336.00
	PRO.THIRD FLOOR AREA	309.94	3336.00
	PRO.HEAD ROOM AREA	23.85	257.00
	OPEN SPACE	402.15	4329.00
	EXG.ROAD		

TOTAL FLOORS	F.S.I. AREA Sq.mt	NON F.S.I. AREA Sq.mt	TOTAL BUILT UP AREA Sq.mt
STILT FLOOR	---	309.94	309.94
FIRST FLOOR	309.94	---	309.94
SECOND FLOOR	309.94	---	309.94
THIRD FLOOR	309.94	---	309.94
HEAD ROOM	---	23.85	23.85
TOTAL AREA	929.82	333.79	1263.61

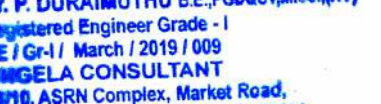
FLOOR SPACE INDEX
 $F.S.I = \frac{(F.F + S.F + T.F)}{\text{TOTAL SITE AREA}}$
 $F.S.I = \frac{929.82}{712.11} = 1.3057$
 $1.306 > 2.00$

COMMERCIAL PARKING CALCULATION
TOTAL FLOOR AREA = 929.82 SQ.MT
[The number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings]

PARKING AREA = 697.37 SQ.MT
Is up to 50 SQ.MT = Nil
Above 50 SQ.MT = 1 CAR & 1Two Wheeler Every 50 sq.mt or Part thereof Excluding the first 50 Sq.mt
 $697.37/50 = 13.95$ SQ.MT, say 14 NOS
REQUIRED PARKING = 14 Car & 14 Two Wheeler
AVAILABLE PARKING = 14 Car & 14 Two Wheeler
HENCE OK

SANITATION REQUIREMENTS FOR SHOPS				
SL NO	SANITARY UNIT	For Personnel	Male-Snos	Female-Snos
1.	WATER CLOSET (WC)	One for every 25 persons or part thereof, exceeding 15 (including employees and customers) For female personnel 1 for every 15 persons or part thereof, exceeding 10	1	1
2.	DRINKING WATER (DW)	One for every 100 persons with a minimum of one on each floor.		
3.	WASH BASINS	One for every 25 persons or part thereof.		
4.	URINALS	Nil up to 6 persons, 1 for 7-20 persons, 2 for 21-45 persons, 3 for 46-70 persons, 4 for 71-100 persons From 101 to 200 add at the rate of 3%; For over 200 persons add at the rate of 2.5%.		
5.	CLEANER'S SINK (CS)	One per floor minimum, preferably in or adjacent to sanitary rooms.		

File no: SWP/BPA/177506/2024/TCP
PP/BP/TLPA NO:SWP/45/2024

OFFICE USE:	
 V. PRASAD Registered Construction Engineer Reg. No. 1281 (T.S.R) 10/2019 BPA, ASRA Complex, Market Road, Palayamkottai - 2. Mobile: 9447185554	 V. PRASAD Registered Structural Engineer Reg. No. 1281 (S.E) 10/2019 BPA, ASRA Complex, Market Road, Palayamkottai - 2. Mobile: 9447185554
CONSTRUCTION ENGINEER	STRUCTURAL ENGINEER
 G. Manojkumar	 V. PRASAD Registered Engineer Grade - I Reg. No. 1281 (S.E) 10/2019 BPA, ASRA Complex, Market Road, Palayamkottai - 2. Mobile: 9447185554 Email: vprasad@bpa.com
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

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.

