

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 RE-CONSTRUCTION OF
RETAIL SHOP BUILDING (AFTER REMOVED THE EXG.BUILDING)
IN DOOR NO:110K, "BYPASS ROAD EAST, BHARANI NAGAR",
T.S.NO:34, T.S.WARD:AZ, BLOCK: 2, S.NO: 40/3A PART,
PALAYAMKOTTAI VILLAGE, VANNARPETTAI BYE-PASS ROAD
D.D PLAN NO:2, THATCHANALLUR WARD OFFICE,
TIRUNELVELI CITY MUNICIPAL CORPORATION.

ORDINARY BUILDING (Scale 1:100) (ALL DIMENSION ARE IN METRE)

AREA DETAILS:-	Sq.m	Sq.ft	LEGENDS :-
Site Area (Super Imposed Area)	221.89	2388	Site Boundary
Pro. Still Floor Area	114.33	1231	Pro. Building
Pro. First Floor Area	114.33	1231	Exg. To Be Removed
Pro. Second Floor Area	114.33	1231	Exg. Road
Pro. Third Floor Area	66.34	714	
Pro. Head Room Area	33.46	360	
Exg. Building To Be Removed Area G.F	90.00	969	
Open Area	107.56	1157	
Total Pro. Building Area in S.L.F., F.F., S.F., T.F. & H.R.	442.79	4767	
FSI Area F.F., S.F. & T.F.	295.00	3176	

Required Parking :
Retail Shop Building Parking:
First 50 Sq.mt = Nil
Next Every 50 Sq.mt = 1 Car Space (2.50 x 5.00) &
1 Two Wheeler Space (1.00 x 1.80)
= 75 % of Plinth area
Required Parking = F.F. + S.F. + T.F. + H.R.
= 114.33 + 114.33 + 66.34 + 33.46
= 328.46 Sq.Mt
= 328.46 X 0.75 Sq.Mt
= 246.35 Sq.Mt
Required Parking = (246.35 / 50)
Required Parking = 5 Cars & 5 Two Wheeler Space
Available Parking = 5 Cars & 5 Two Wheeler Space
(Including 2 Physically challenged car parking (3.60 x 5.00))

Area Details :-	As Per Document	As Per T.S. Sketch	Least Value
North	18.75m (61'-6")	18.60m	18.60m
East	11.66m (38'-3")	11.60m	11.60m
West	12.34m (40'-6")	12.60m	12.34m
South	18.75m (61'-6")	18.60m	18.60m
Total Area	224.97 Sq.mt	230.00 Sq.mt	223.20 Sq.mt
As Per Least Site Area		223.20 Sq.mt (min)	
Site Area :-			
Site Area (As Per Document)		223.20 Sq.Mt	
Deduction (-)			
Play Area		1.13 Sq.Mt	
(1.50m x 1.50/2)			
Pro. Site Area		222.07 Sq.Mt	

Male Staffs - 5 nos	Female Staffs - 5 nos
Sanitary Unit /	Required
Water Closet	1
Drinking Water	1
Wash Basin	1
Urinals	1
Cleaners Sink	2

Area Details :-	FSI	Non FSI	Total
Pro. Still Floor Area	114.33 Sq.Mt	114.33 Sq.Mt	114.33 Sq.Mt
Pro. First Floor Area	114.33 Sq.Mt	114.33 Sq.Mt	114.33 Sq.Mt
Pro. Second Floor Area	114.33 Sq.Mt	114.33 Sq.Mt	114.33 Sq.Mt
Pro. Third Floor Area	66.34 Sq.Mt	66.34 Sq.Mt	66.34 Sq.Mt
Pro. Head Room Area	33.46 Sq.Mt	33.46 Sq.Mt	33.46 Sq.Mt
Total Area	295.00 Sq.mt	147.79 Sq.Mt	442.79 Sq.mt

JOINERY DETAILS:-	
D - Door	1.50 x 2.10
D2 - Door	0.75 x 2.10
D4 - Door	1.20 x 2.10
LD - Lift Door	1.00 x 2.10
W5 - Window	1.50 x 1.50
W6 - Window	1.80 x 1.50
V3 - Ventilator	0.90 x 0.60

Note:
Waste Water Used for Garden
Rain Water Harvesting Details Provided
Solar System Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms
Rain water harvesting tank to be provided
Waste water from recycled water tank & Trench connected to sullage disposal tank
Solid waste tub to be Provided
U/ traps provided in septic tank to prevent curb breeding of mosquitoes
(As per G.O (M.S) No : 341 - dated 03.11.2004)

STRUCTURAL ENGINEER

APPLICANT

REGISTERED ENGINEER / ARCHITECT

OFFICE USE

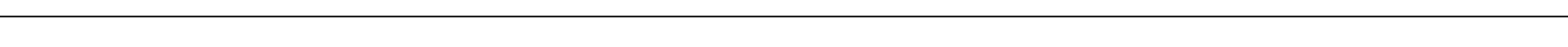
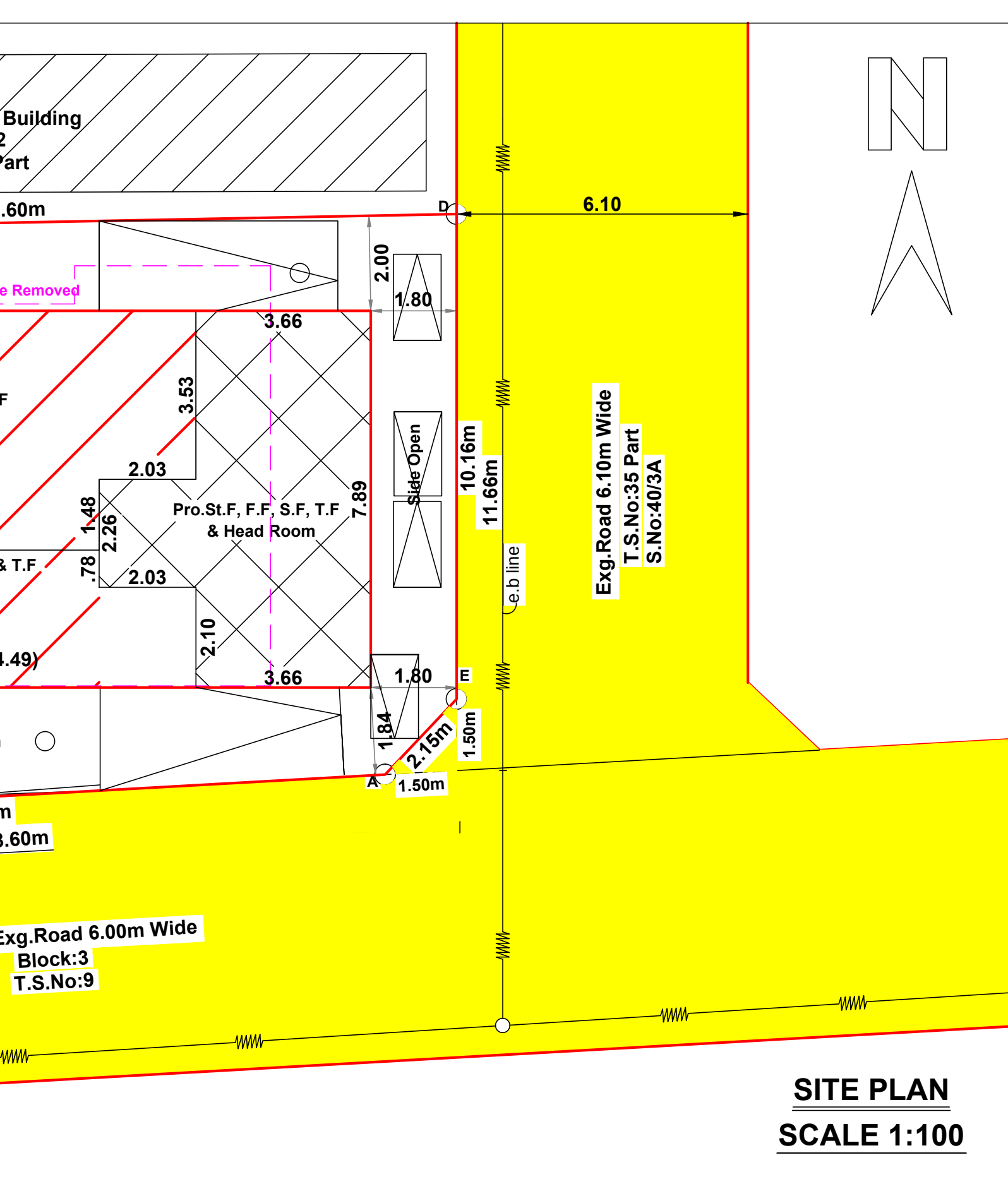
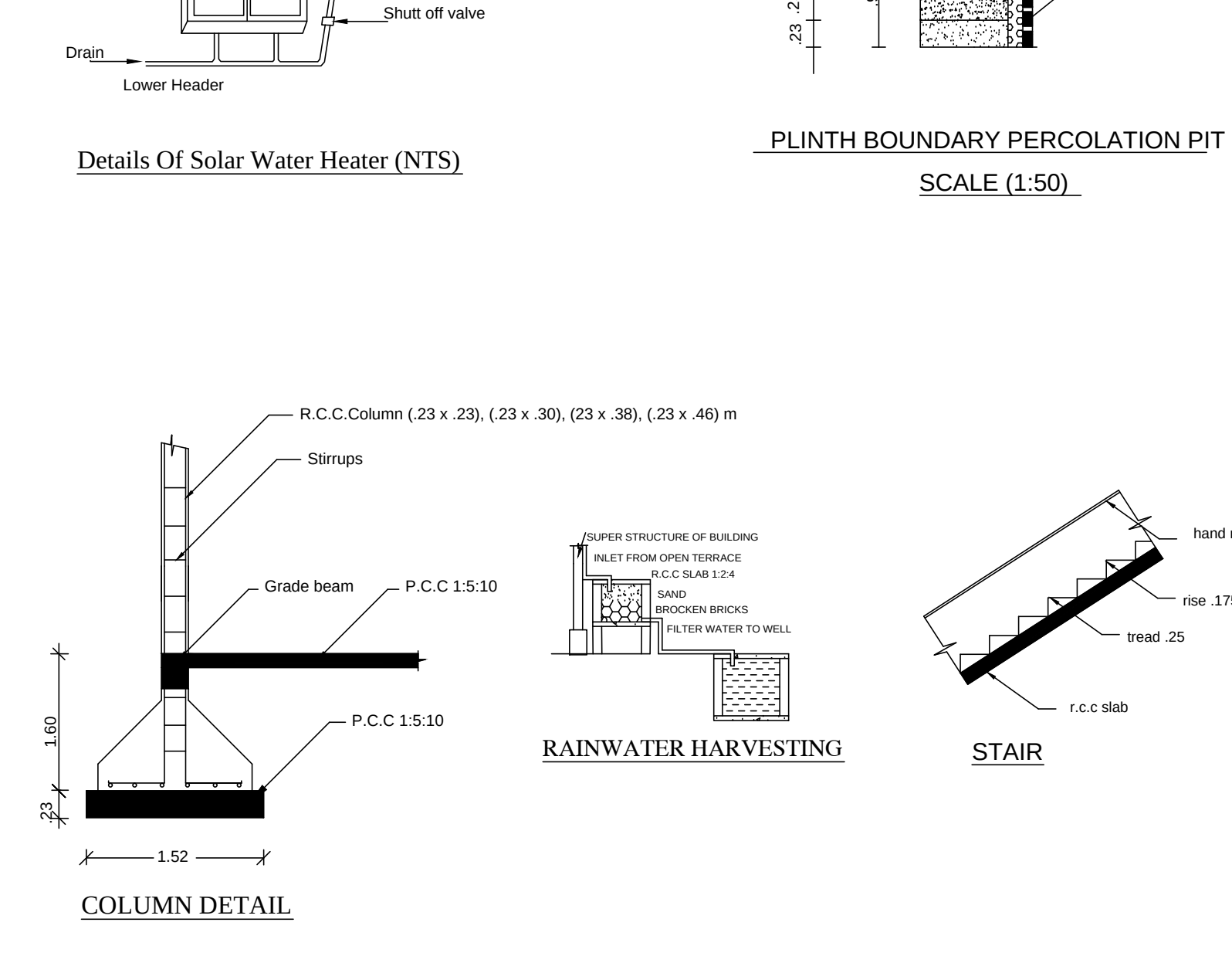
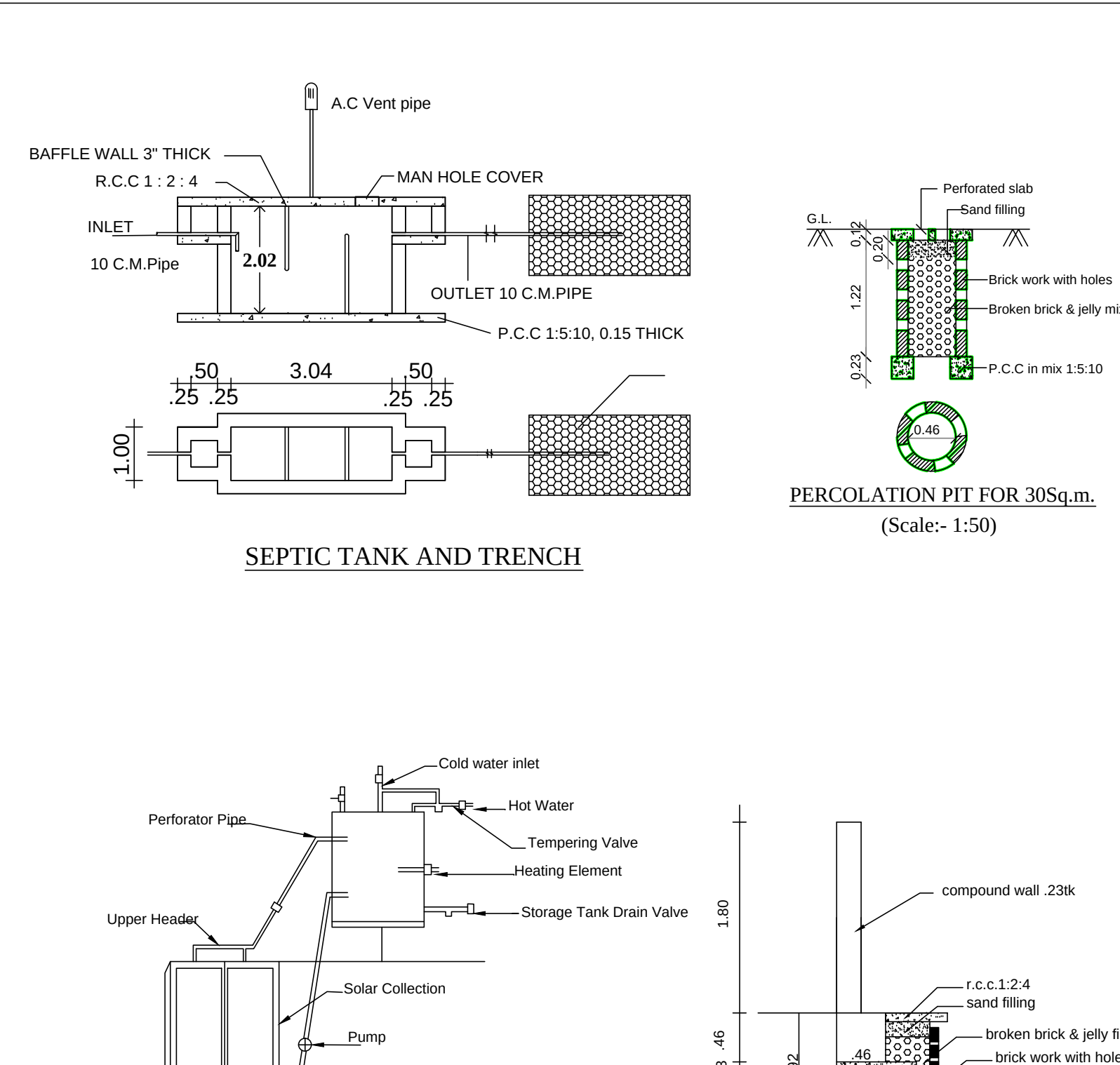
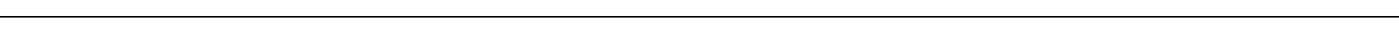
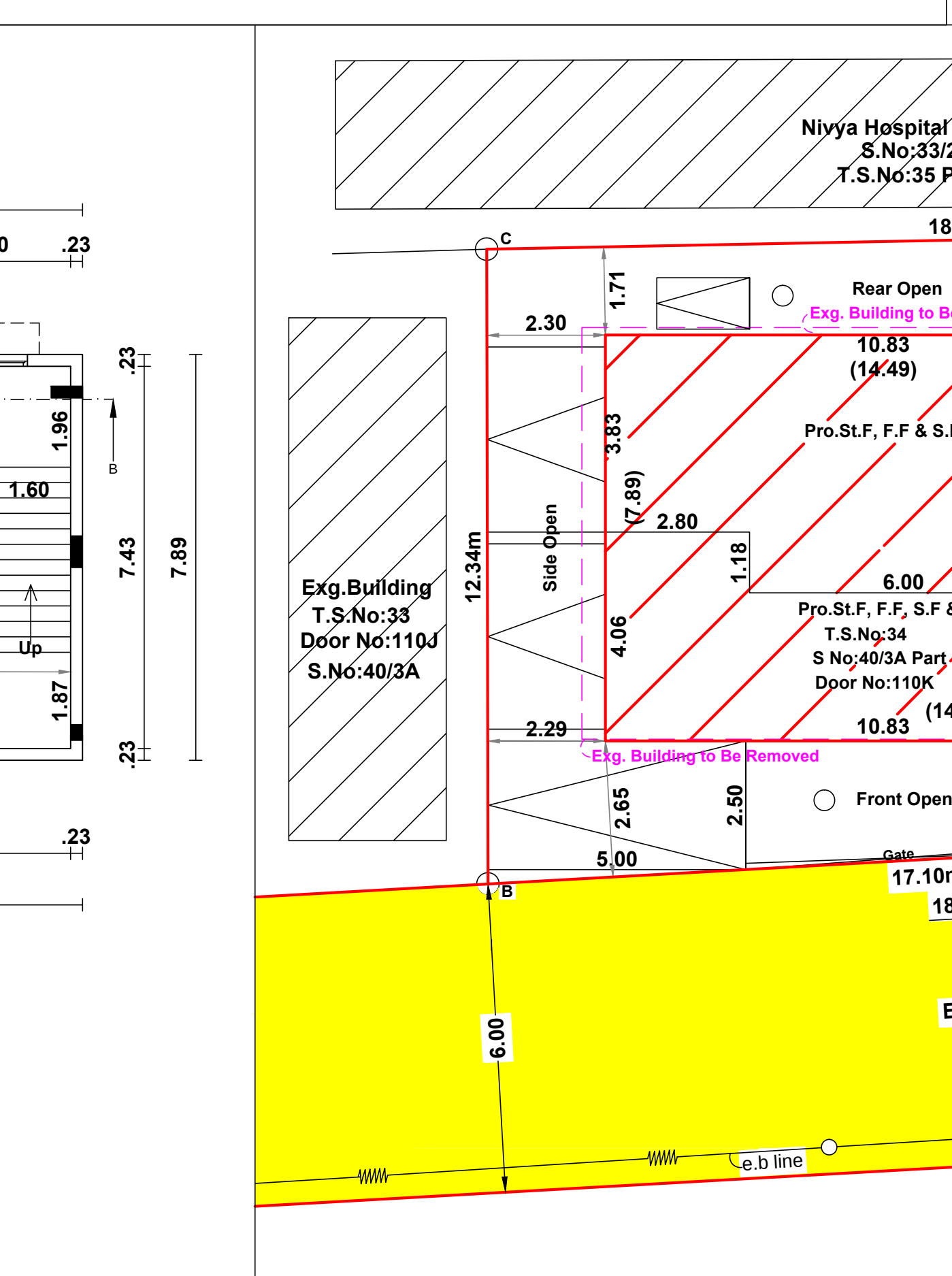
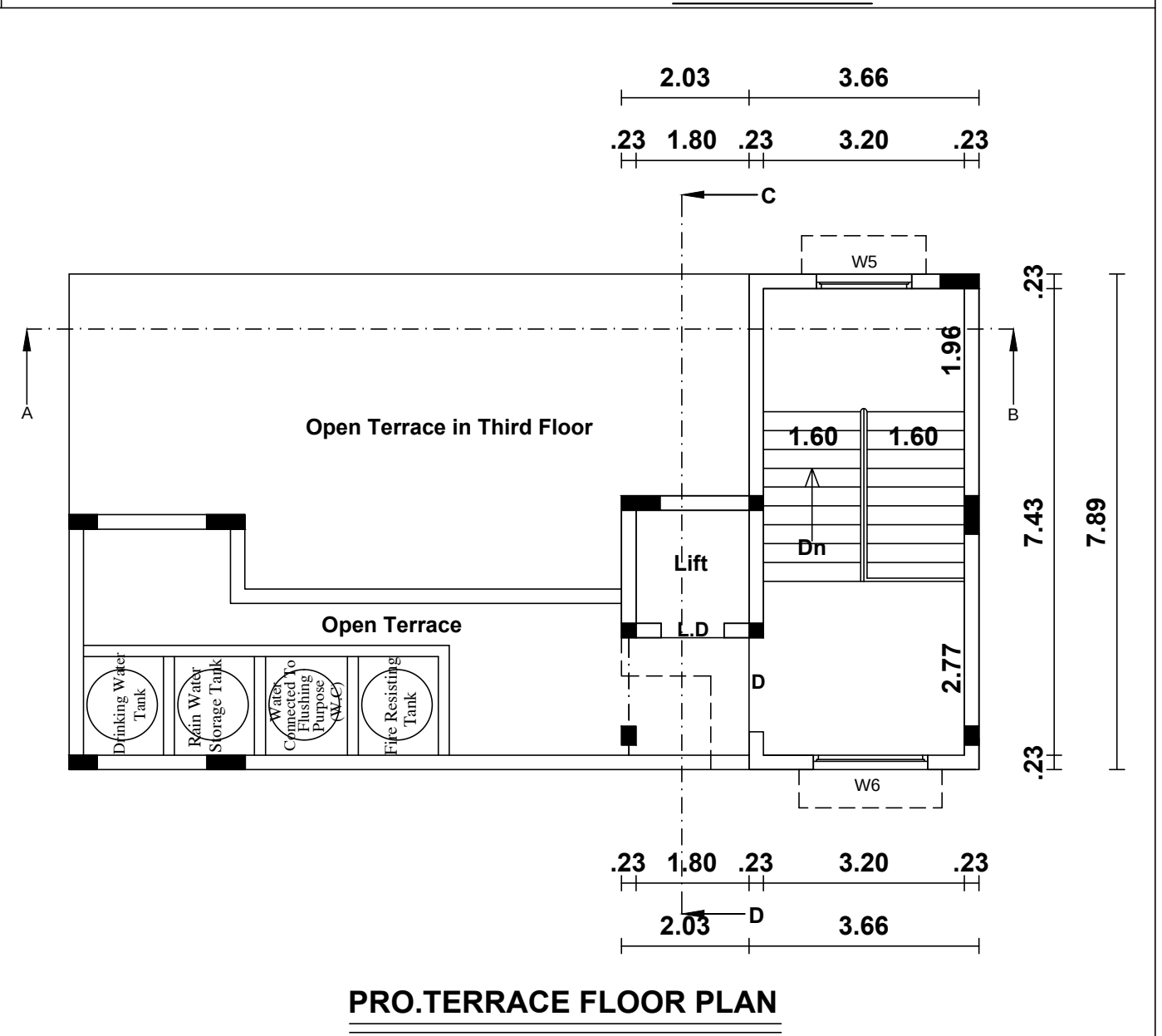
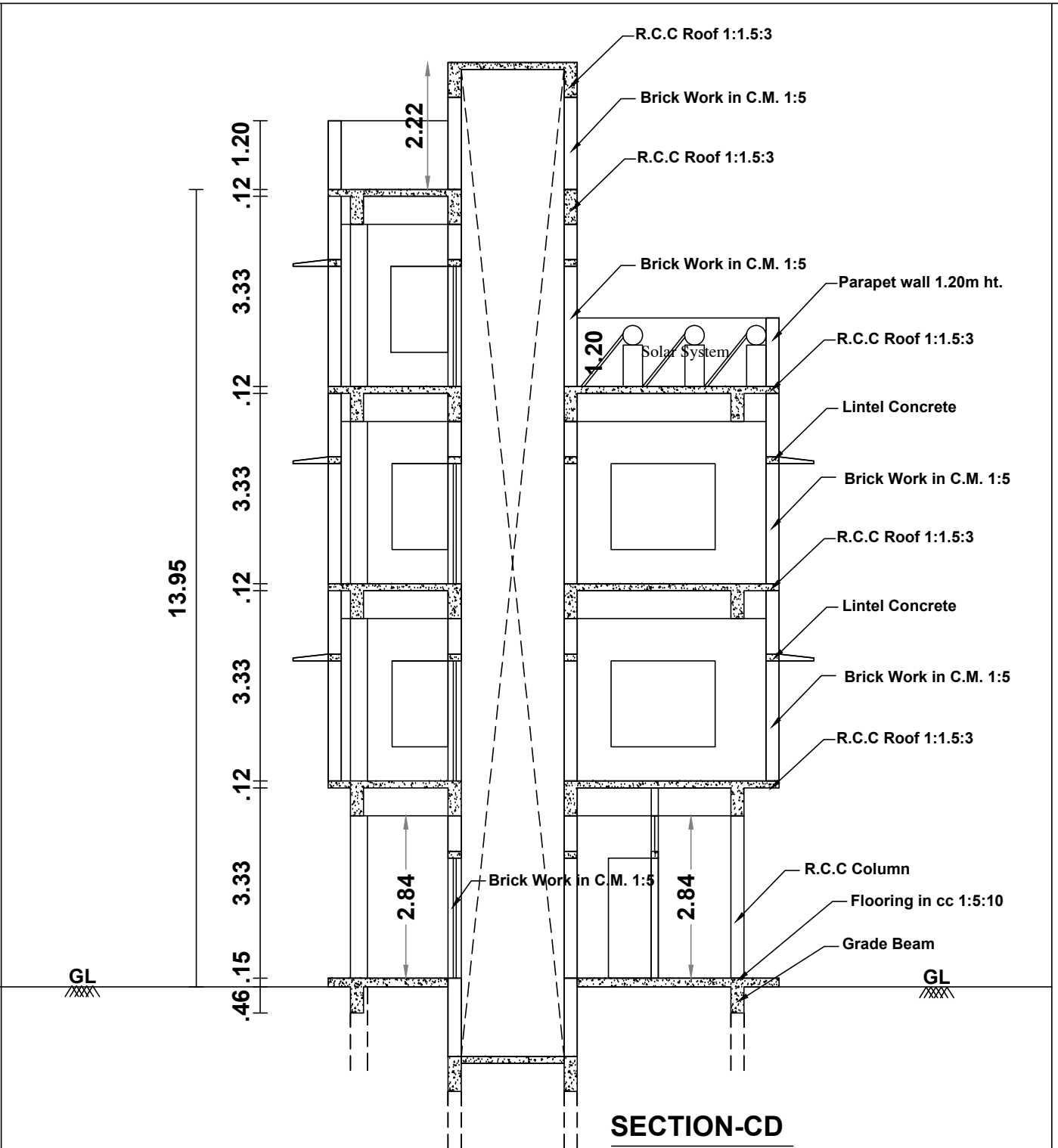
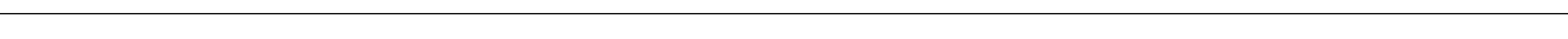
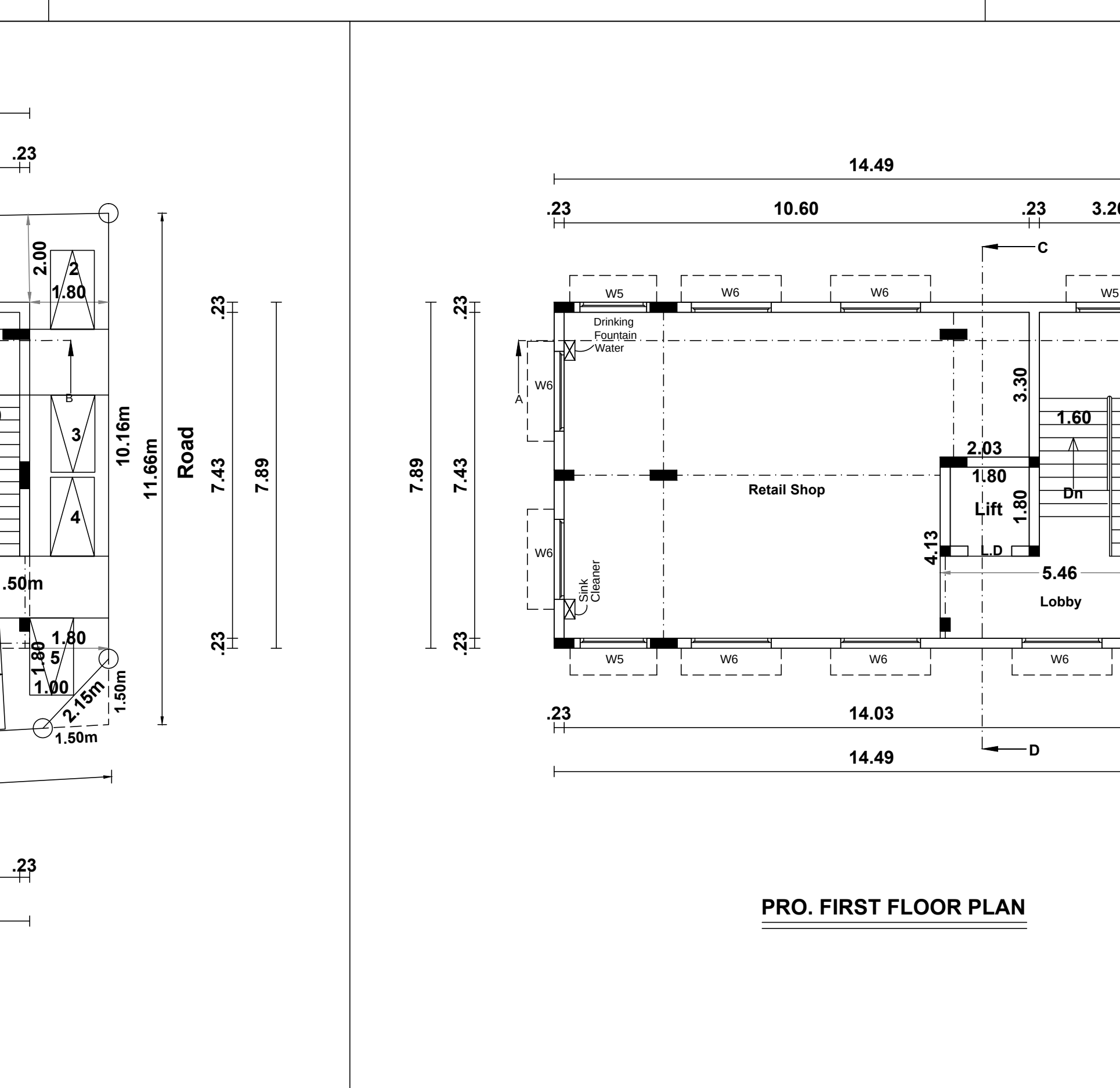
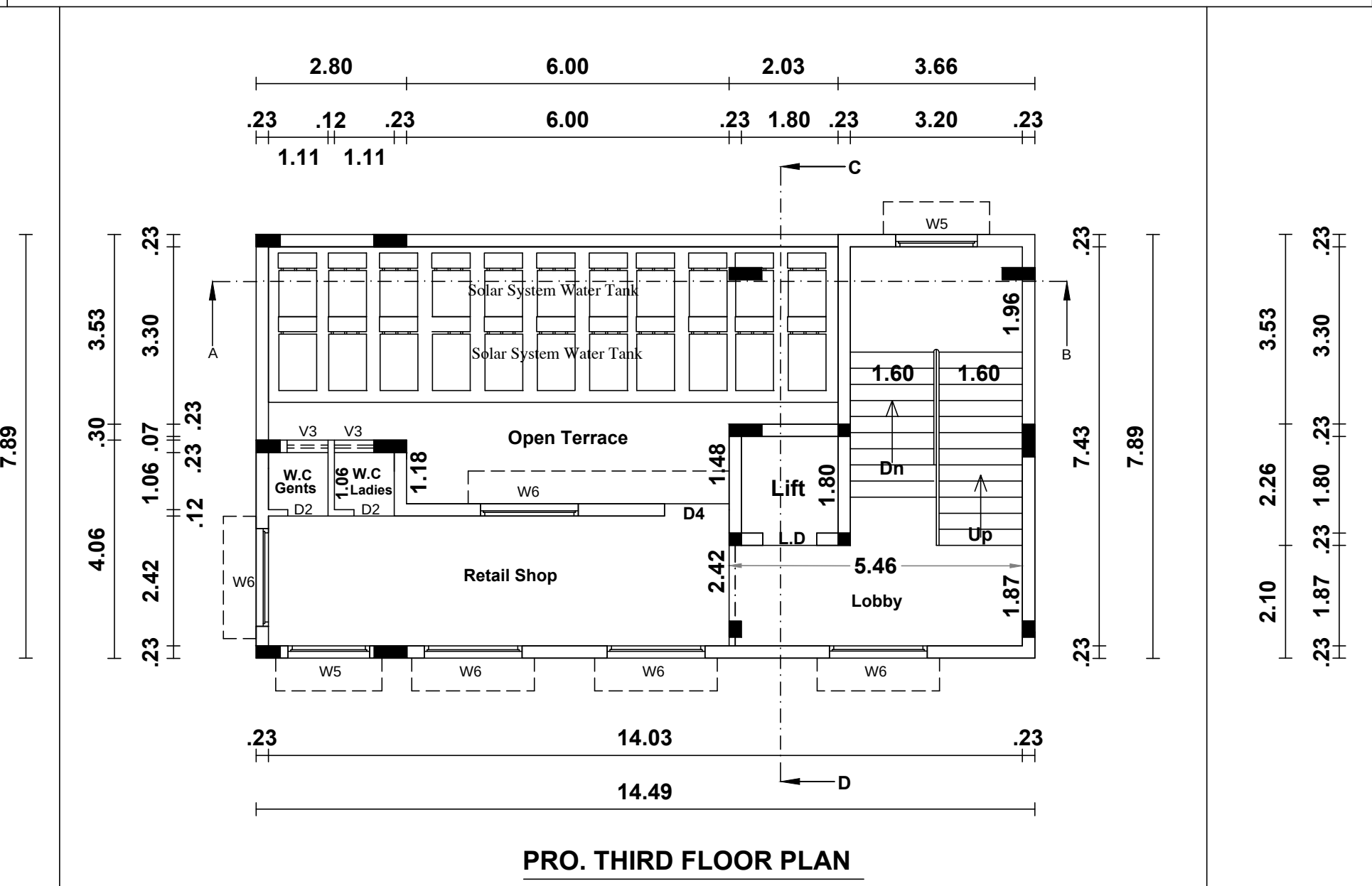
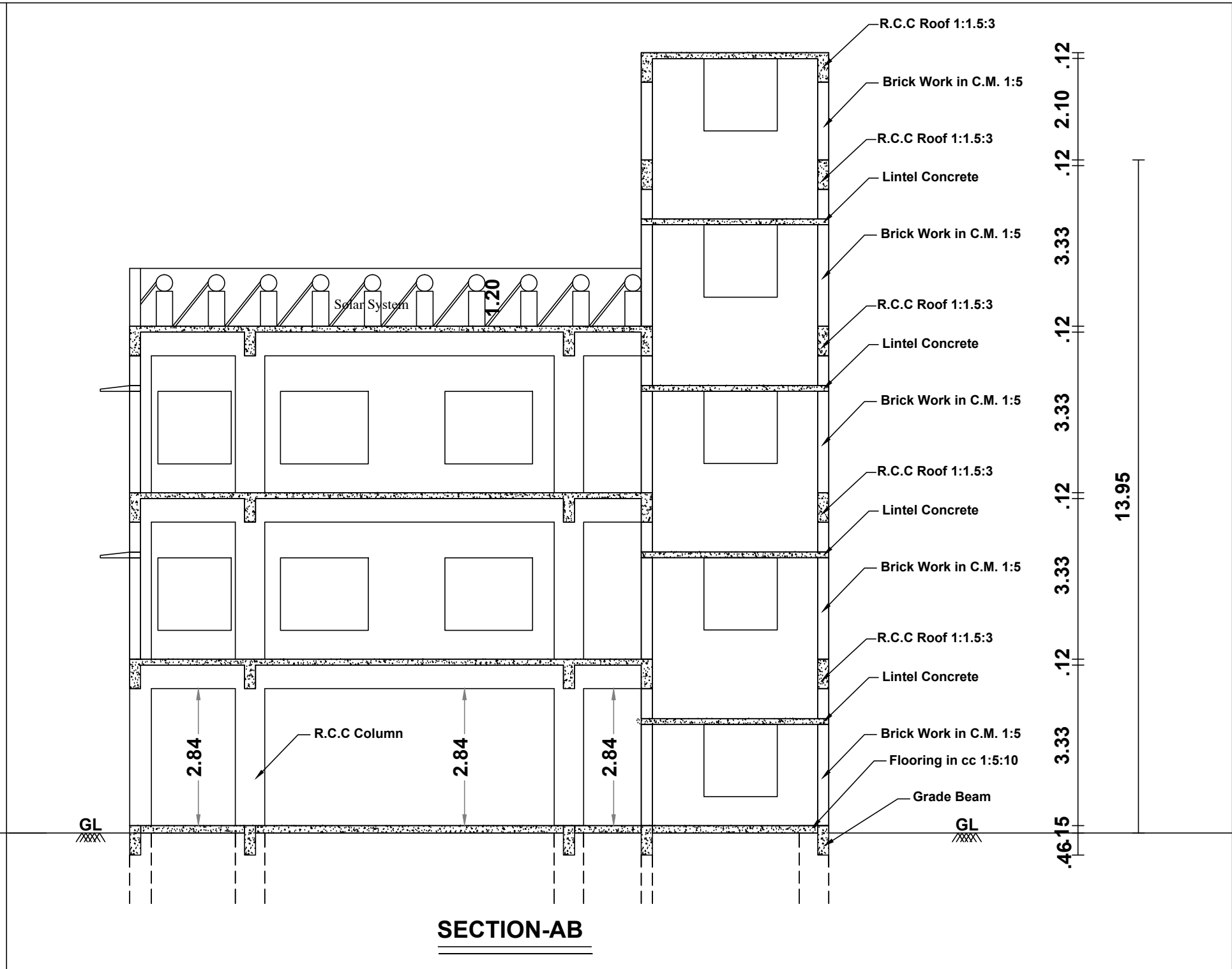
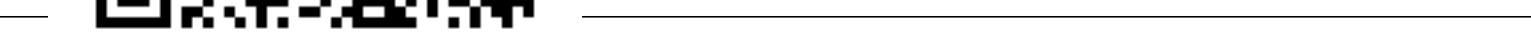
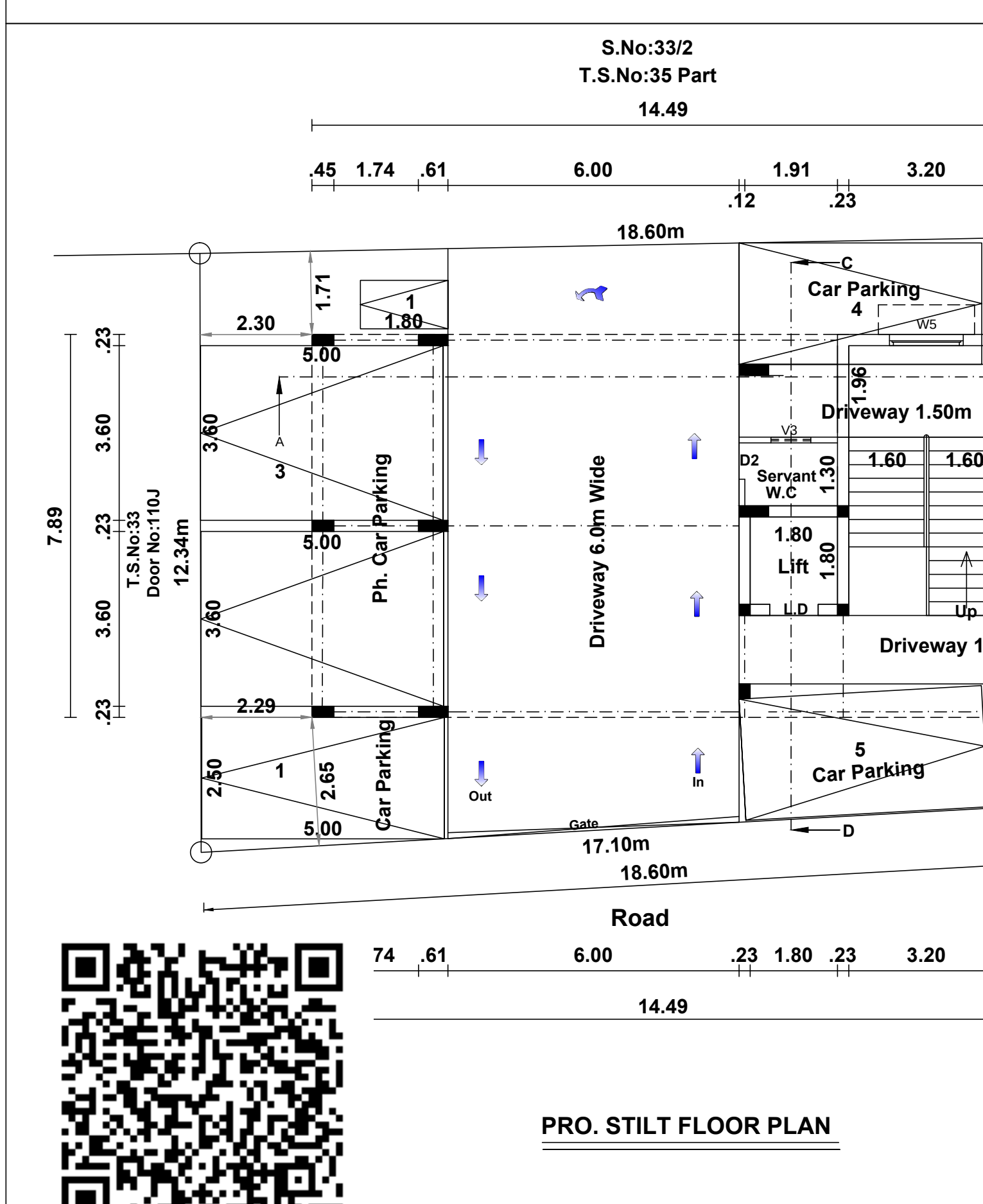
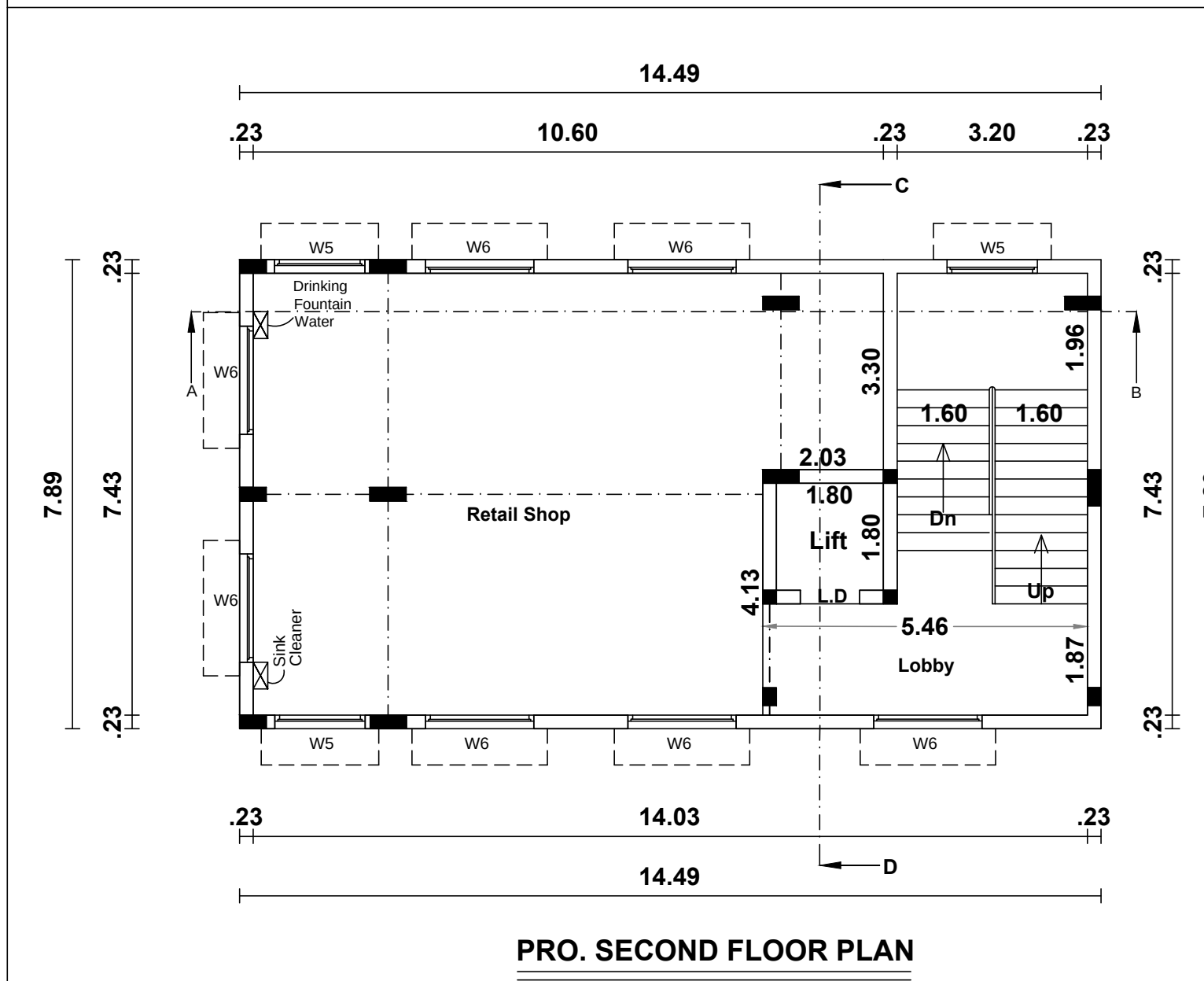
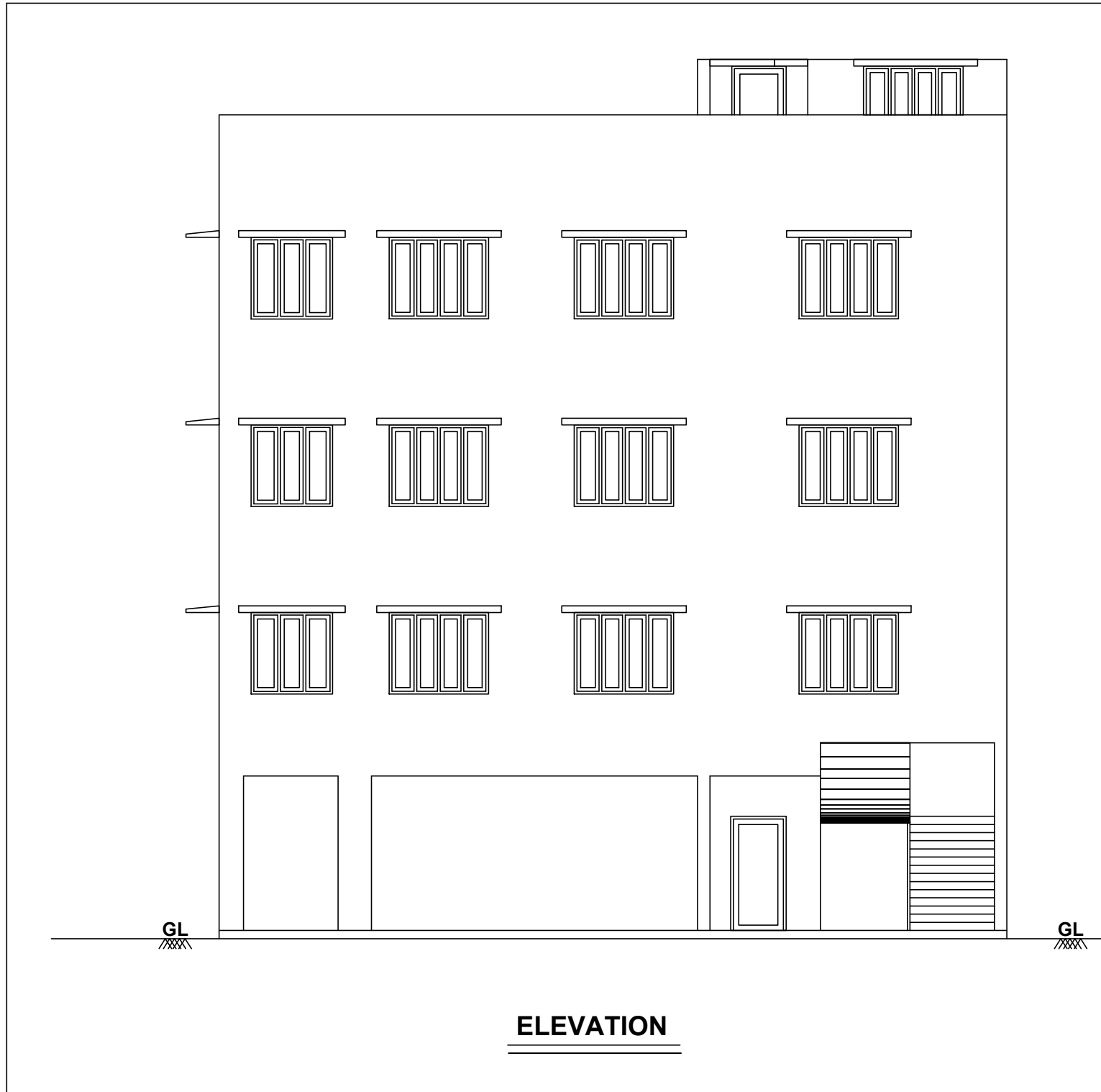
PP/BP/TLPA No: SWP / 88 / 2024

FILE NO: SWP / BPA / 288880 / 2024

Sheet -1

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12/06/2024



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.

