

PP

APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

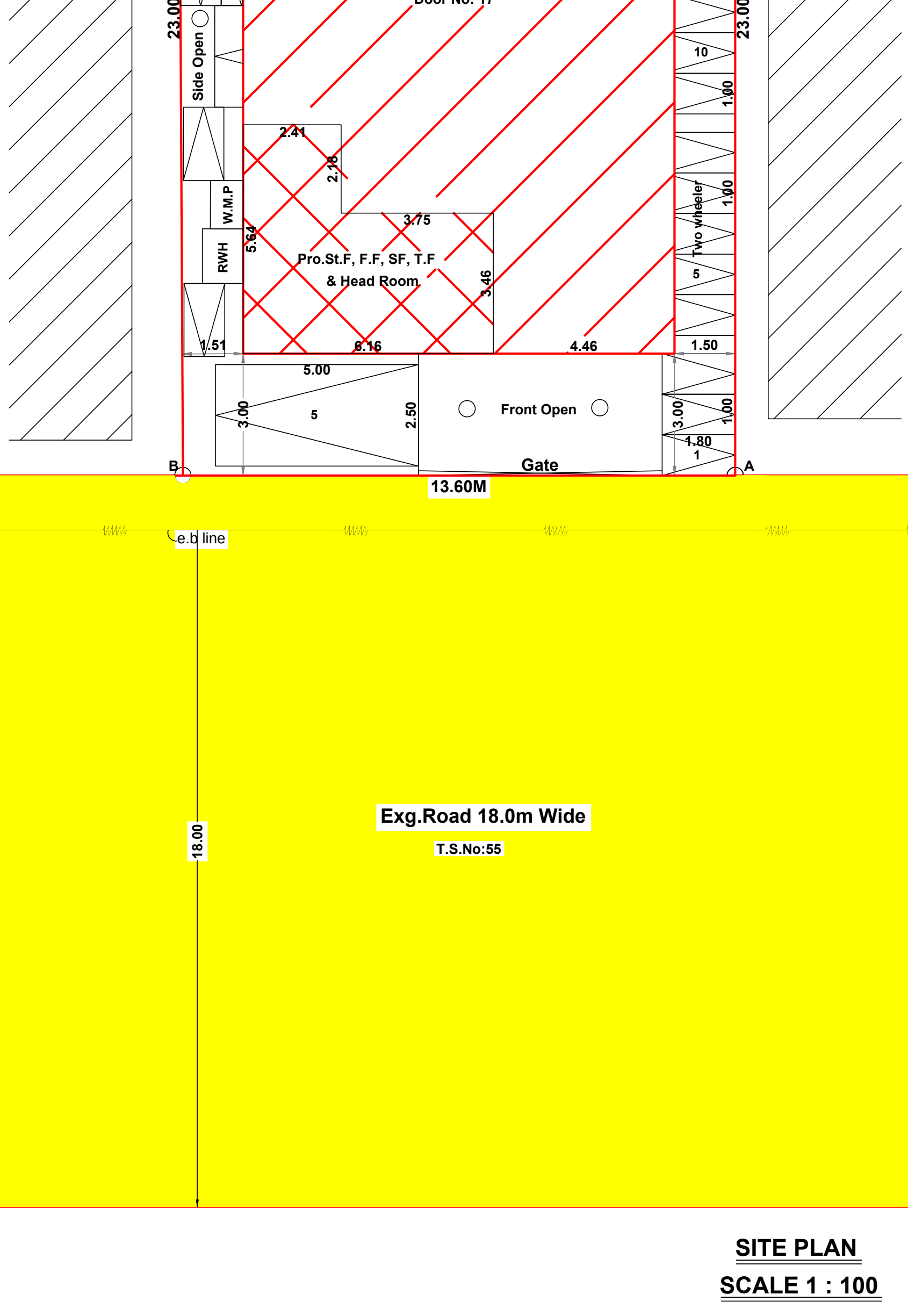
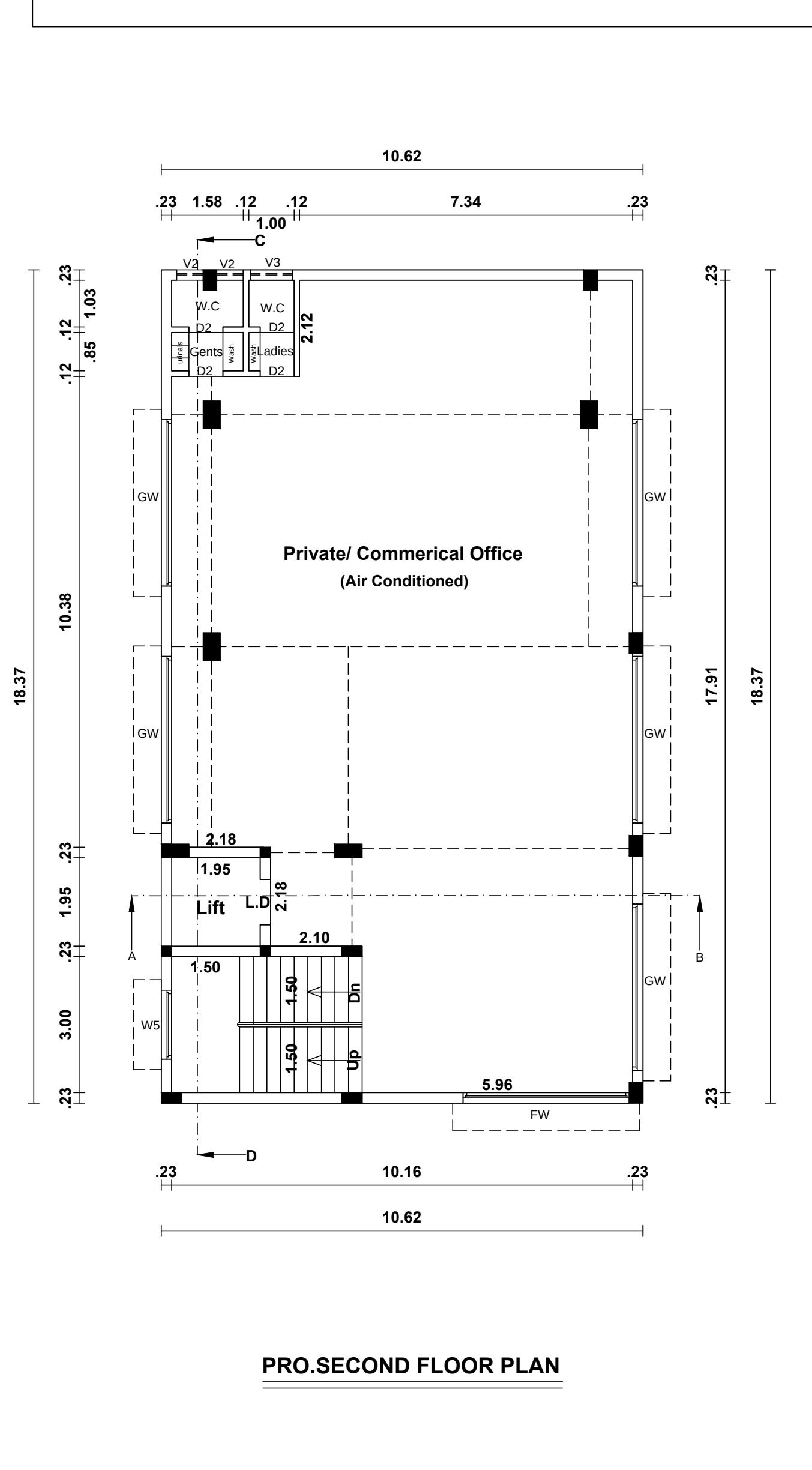
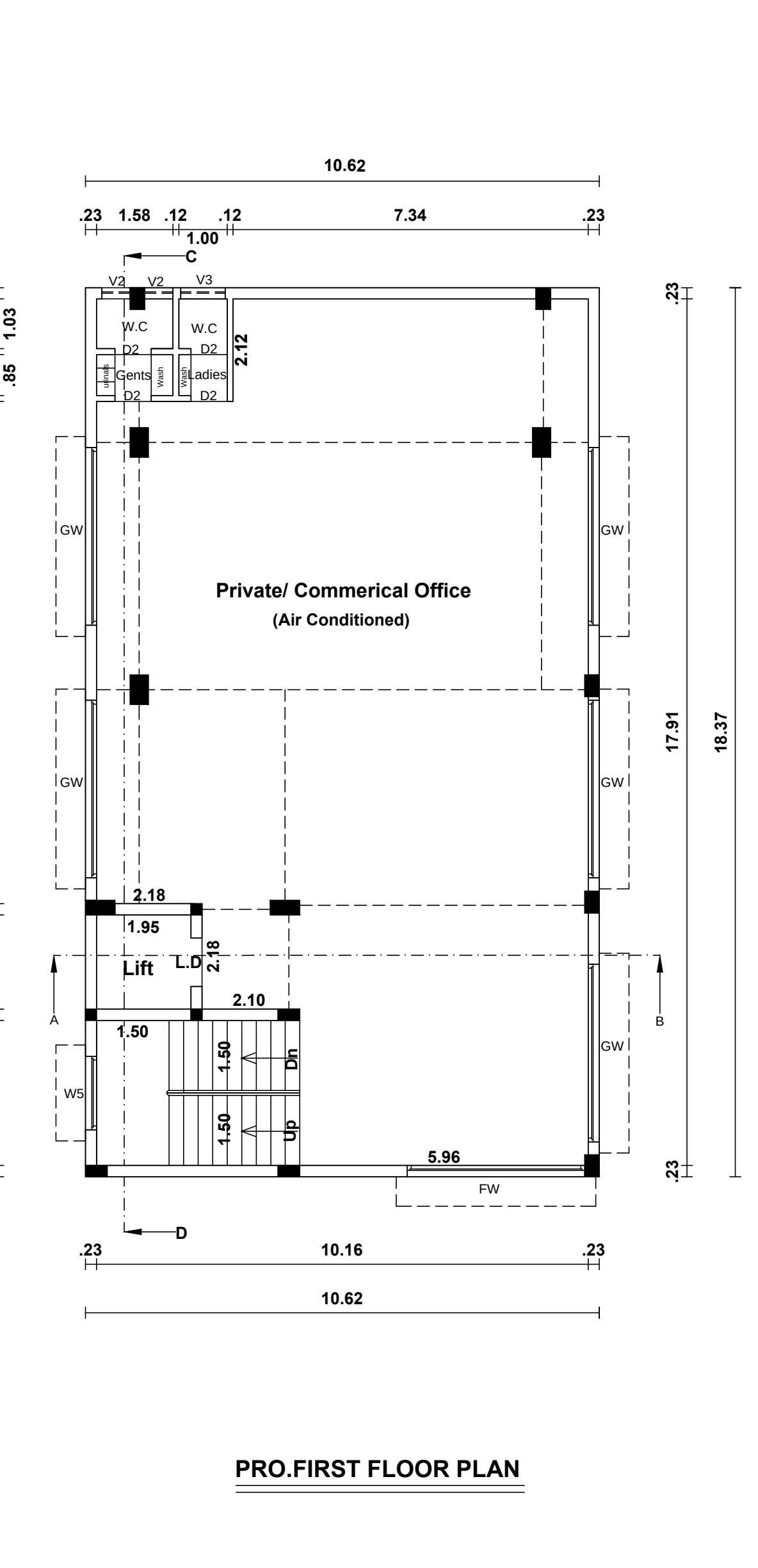
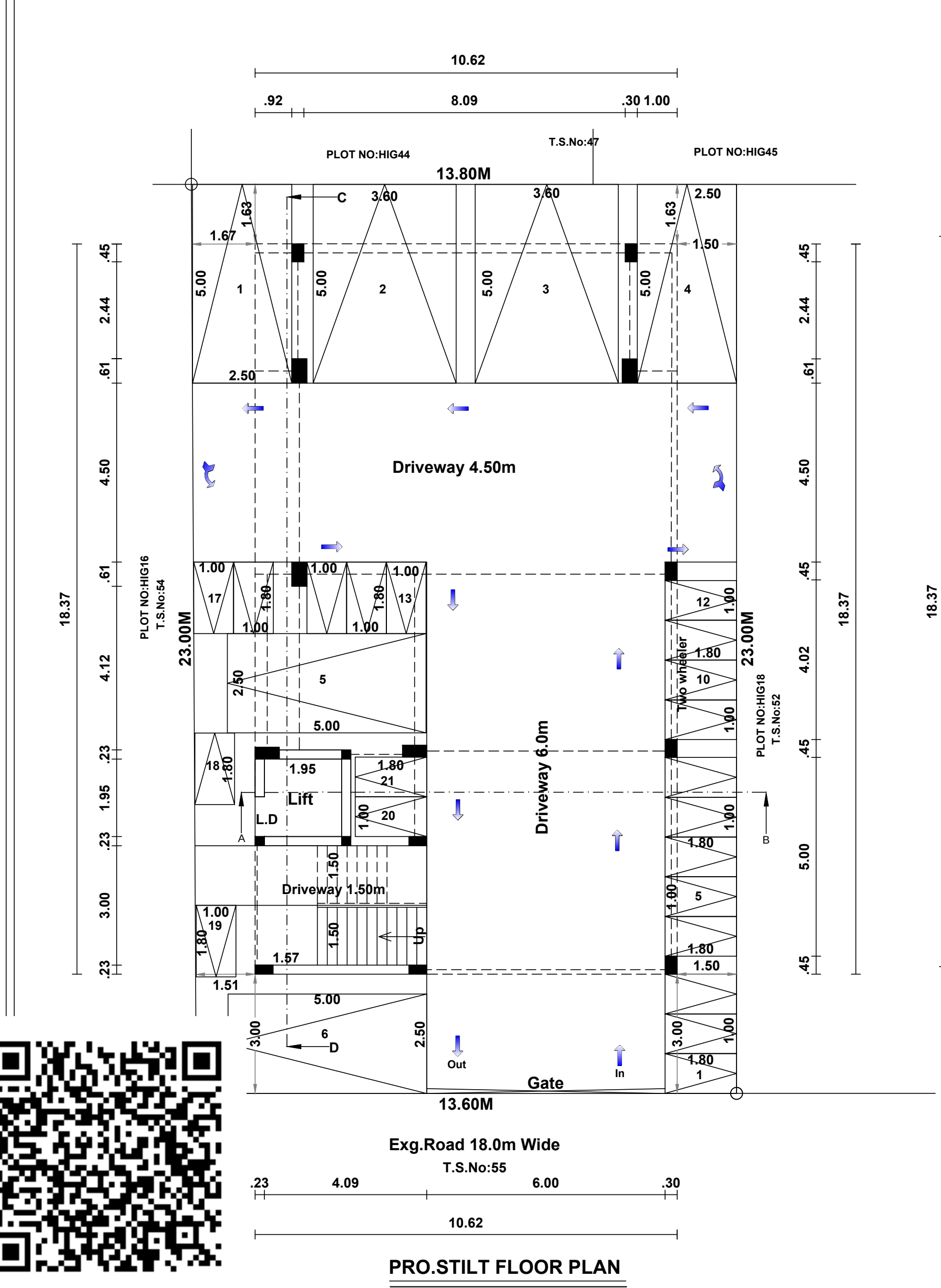
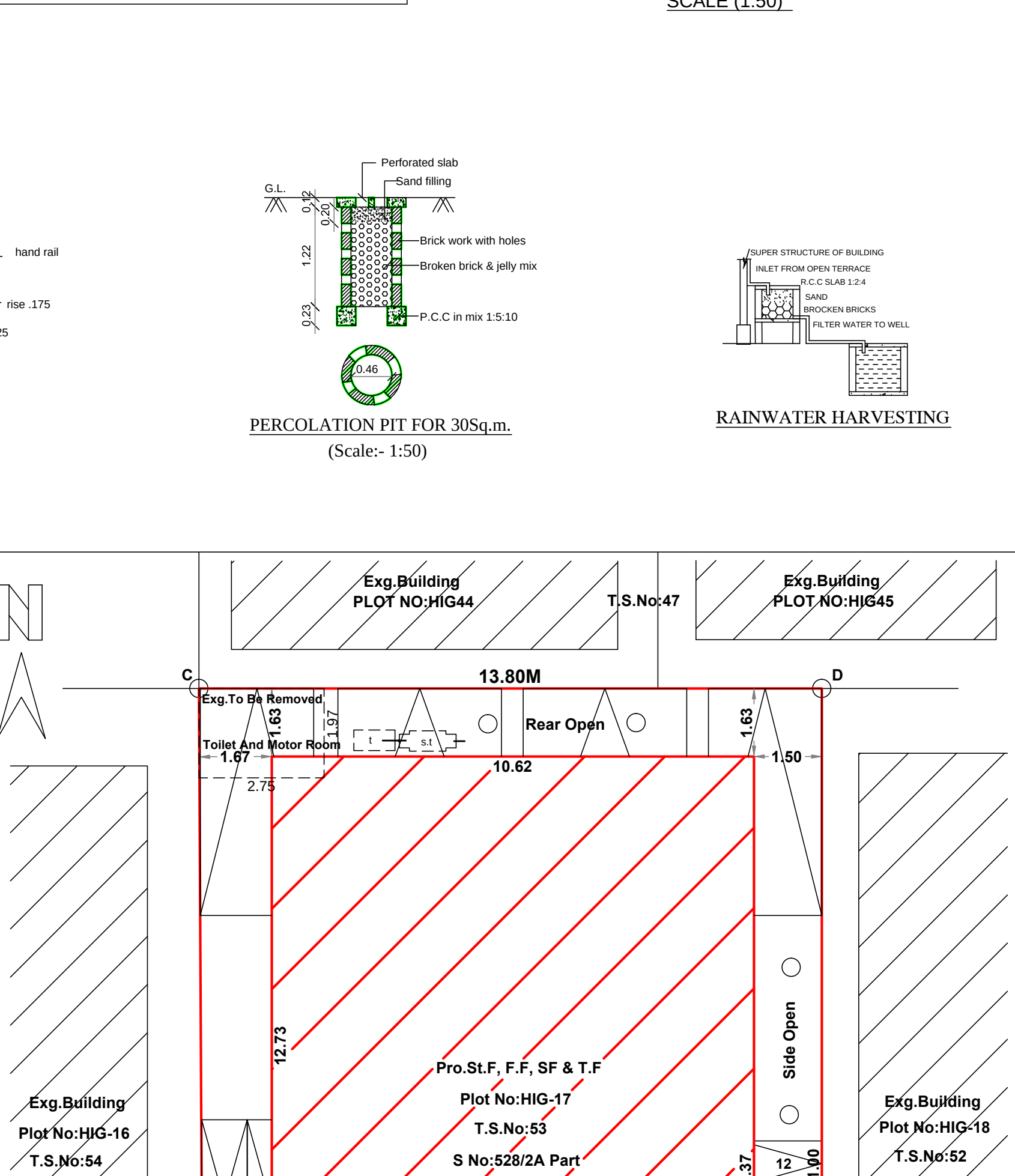
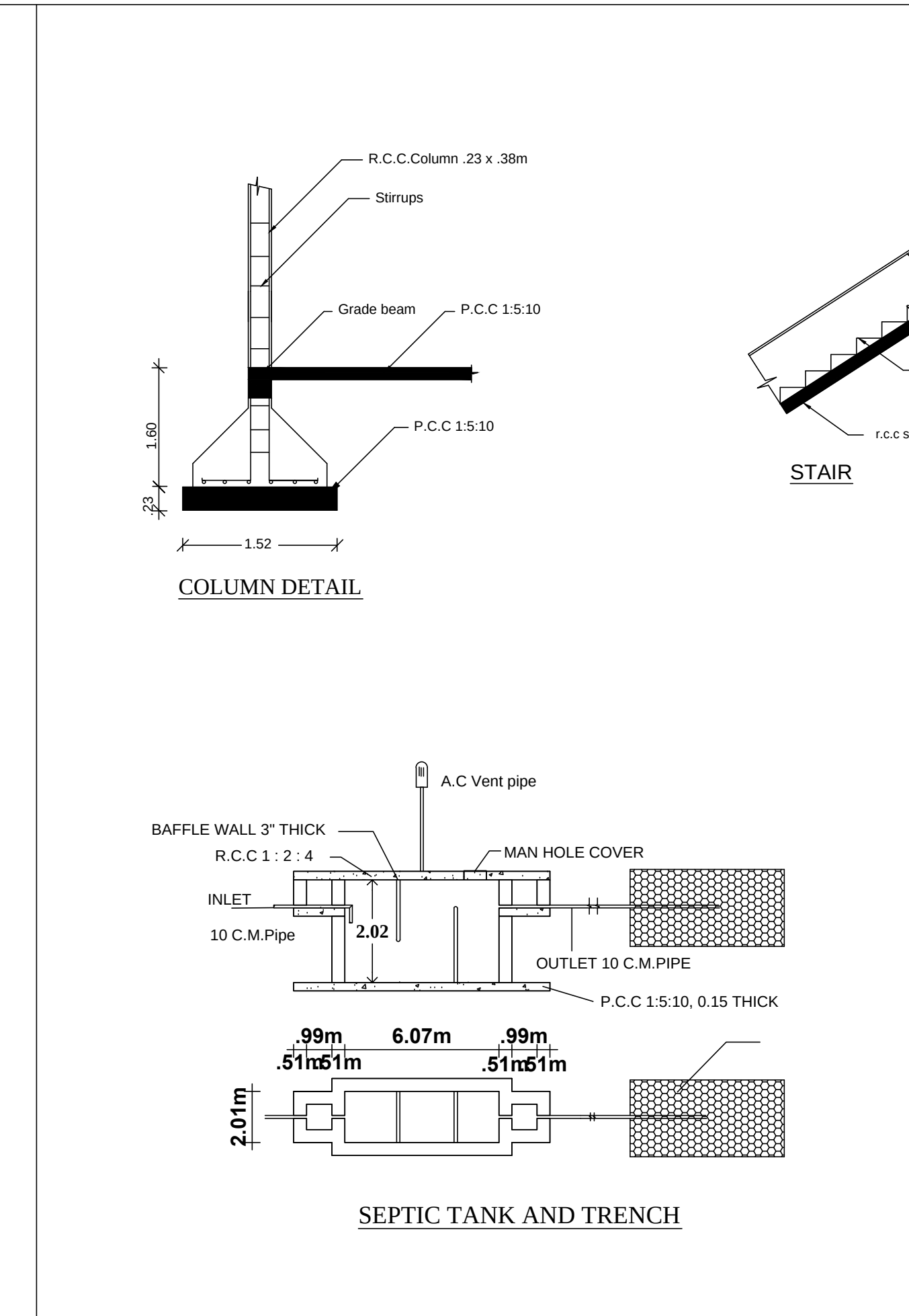
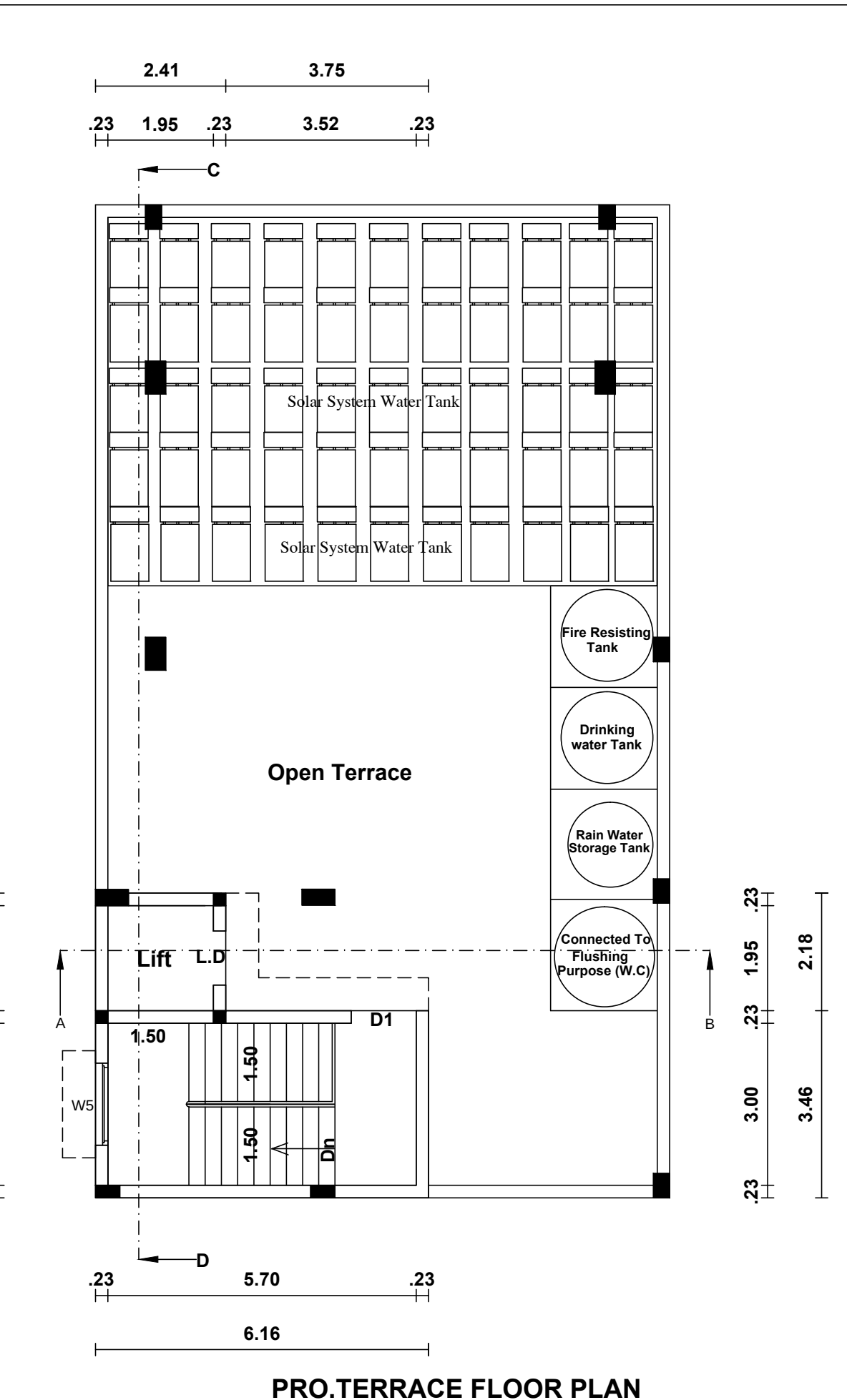
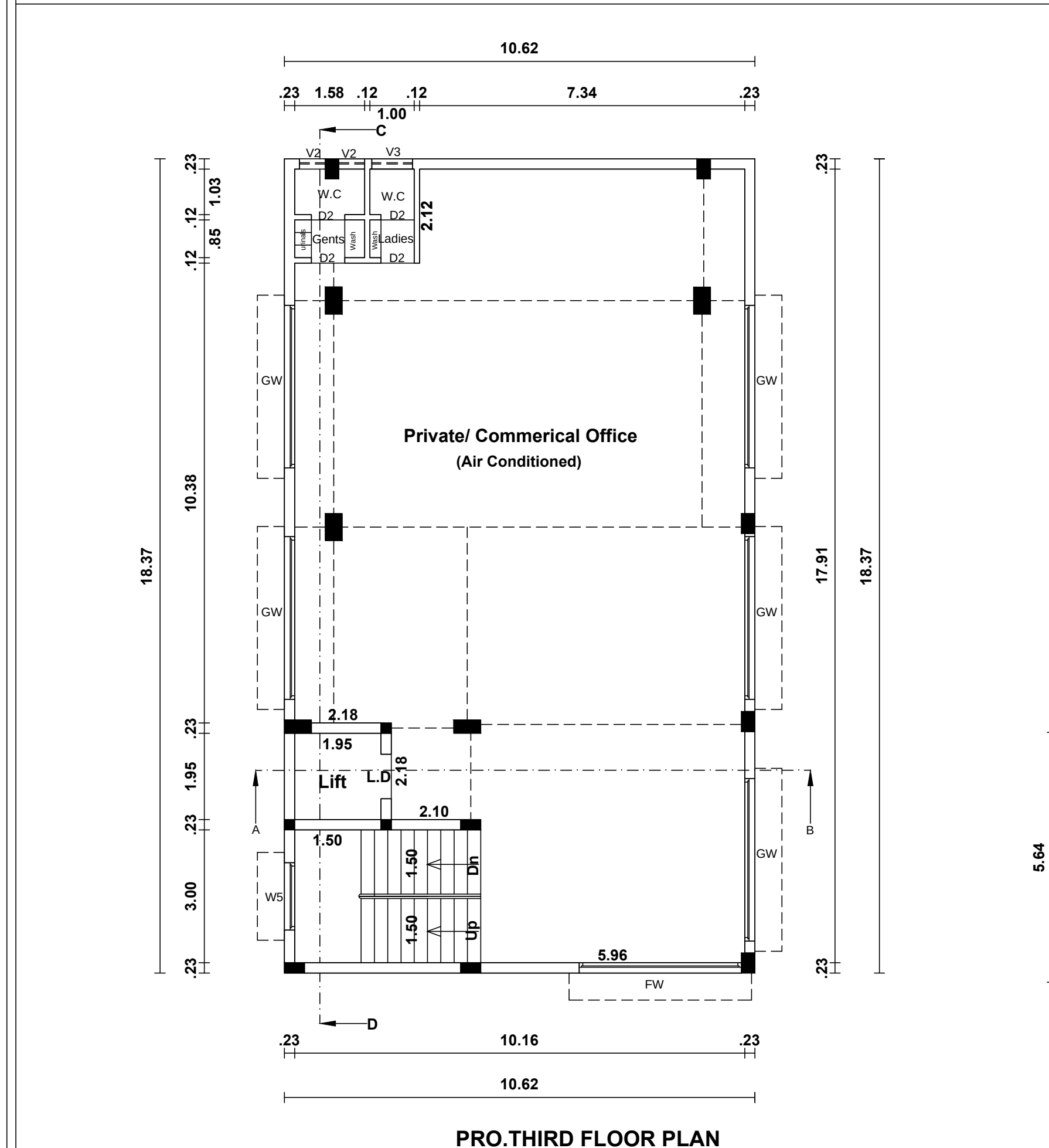
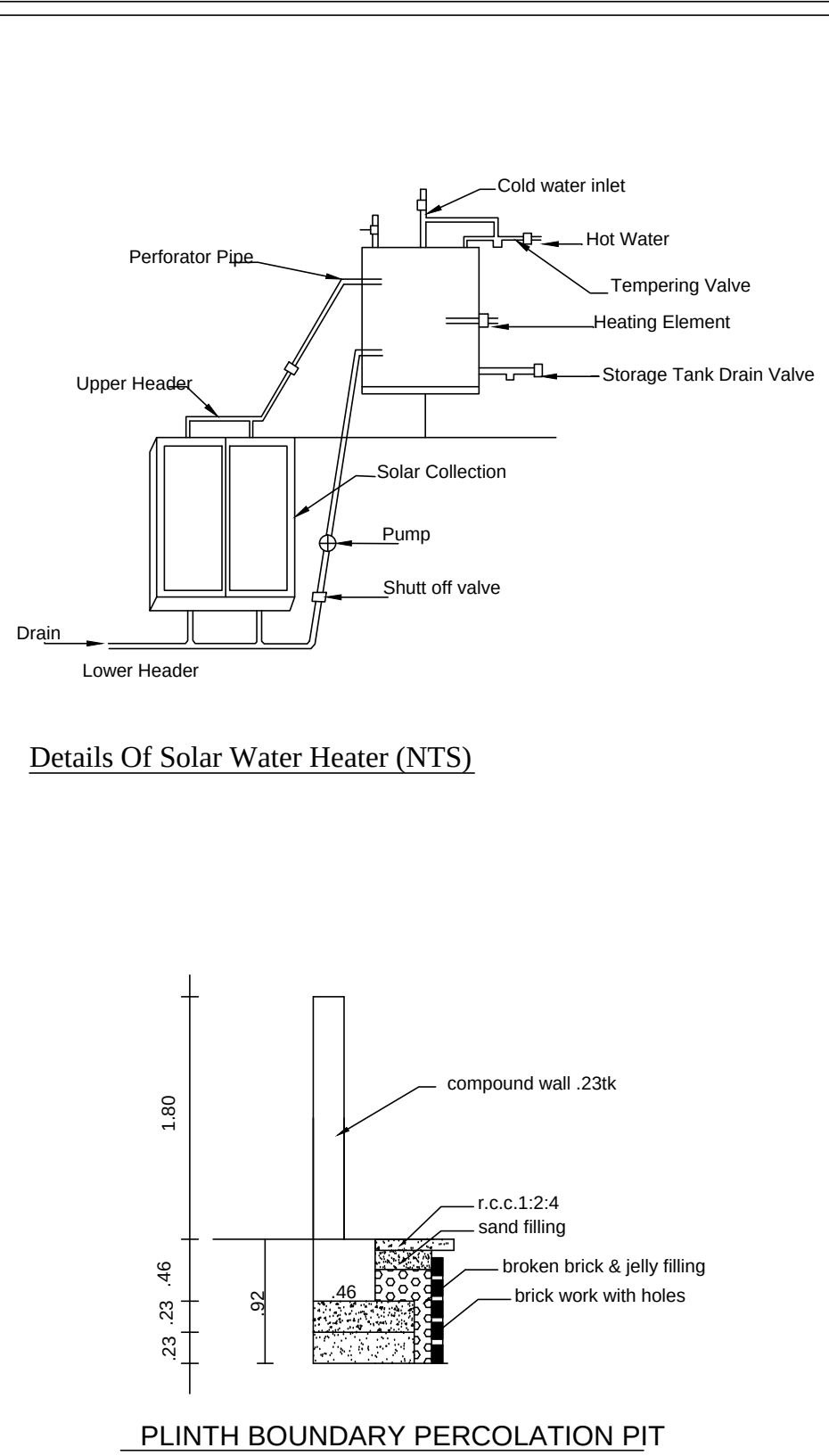
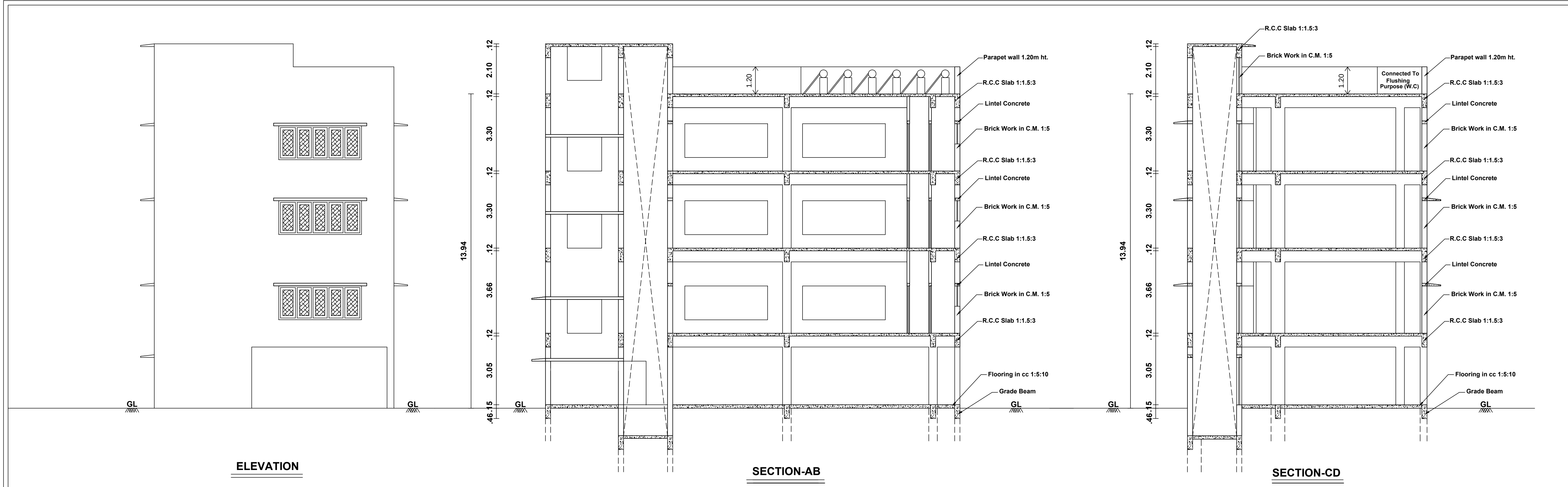
Building Plan

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 PRIVATE/ COMMERICAL OFFICE BUILDING (AFTER

REMOVED THE EXG.BUILDING) IN DOOR NO:17, ANBU NAGAR,

PLOT NO:HIG-17, APPROVED LAYOUT IN L.P/R(T.K) NO:71/85,

T.S.NO:53, T.S.WARD:BP, BLOCK: 14, S.NO: 528/2A PART,

KULAVANIGARPURAM VILLAGE, PERUMALPURAM D.D PLAN NO:2,

MELAPALAYAM WARD OFFICE, TIRUNELVELI CITY MUNICIPAL

CORPORATION.

ORDINARY BUILDING

AREA DETAILS:-	Sq.m	Sq.ft
Site Area (As Per Latest Site Area) (AMCO)	313.00	3369
Pro. Stilt Floor Area	195.09	2100
Pro. First Floor Area	195.09	2100
Pro. Second Floor Area	195.09	2100
Pro. Third Floor Area	195.09	2100
Pro. Head Room Area	26.56	286
Open Area	117.91	1269
Total Pro. Building Area in S.F., F.F., S.F., T.F. & H.R	806.92	8686

Parking Calculation:

1 car space = 100.00 sq.m

1 Two Wheeler space = 25.00 sq.m

Required Parking for Professional Consultant Office Parking : = 20.18 + 195.09 + 195.09 + 195.09 + 26.56 = 632.01 Sq.m = (632.01 / 70%) = 474.01 Sq.m / 100 = 5 Car Space

Required Parking = 5 Nos of Car parking + 19 Two Wheeler Space Available Parking : = 5 Car parking + 19 Two wheelers (Including 2 Physically challenged Car parking)

LEGENDS :-

Site Boundary

Pro. Building

Exp. To Be Removed

Exp. Road

AREA DETAILS:-

As Per Document Area = 313.55 Sq.Mt

As Per T.S.L.R Area = 313.00 Sq.Mt

As Per Super Imposed Area = 315.10 Sq.Mt

Least Taken We follow As Per T.S.L.R Area

SANITATION REQUIREMENTS PROVIDED

Sanitary Unit /	Required	Available
Water Closet	1	1
Drinking Water	2	3
Wash Basin	1	1
Urinals	1	1
Cleaners Sink	2	3

JOINERY DETAILS:-

D1 - Door	1.20 x 2.10
D2 - Door	0.75 x 2.10
LD - Lift Door	1.00 x 2.10
GW - Grill Window	3.67 x 2.10
FW - French Window	3.67 x 2.10
W5 - Window	1.52 x 1.50
V3 - Ventilator	0.90 x 0.60
V2 - Ventilator	0.58 x 0.90

CONSTRUCTION ENGINEER

Er. N. Balasubramanian DCE
Registered Construction Engineer
Reg. No. RCE / TYLR / 11 / 2019
7744, Shanmugha Nagar
Gopalasamudram Road
Tirunelveli - 627 004
Cell: 812275322, 5201 45588

STRUCTURAL ENGINEER

APPLICANT

P. BALASUBRAMANIAN, B. Arch.
REGISTERED ARCHITECT (TAMIL NADU)
Reg. No. RA / TYLR / 11 / 2019
7744, Shanmugha Nagar, Gopalasamudram Road,
Tirunelveli - 627 004
Cell: 812275322, 5201 45588

PP / BP / TLPA No: SWP / 82 / 2024

FILE NO : SWP / BPA / 289248 / 2024

OFFICE USE

REGISTERED ENGINEER / ARCHITECT

Sheet -2

90 / 2024

24/06 / 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.

