

PP

APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

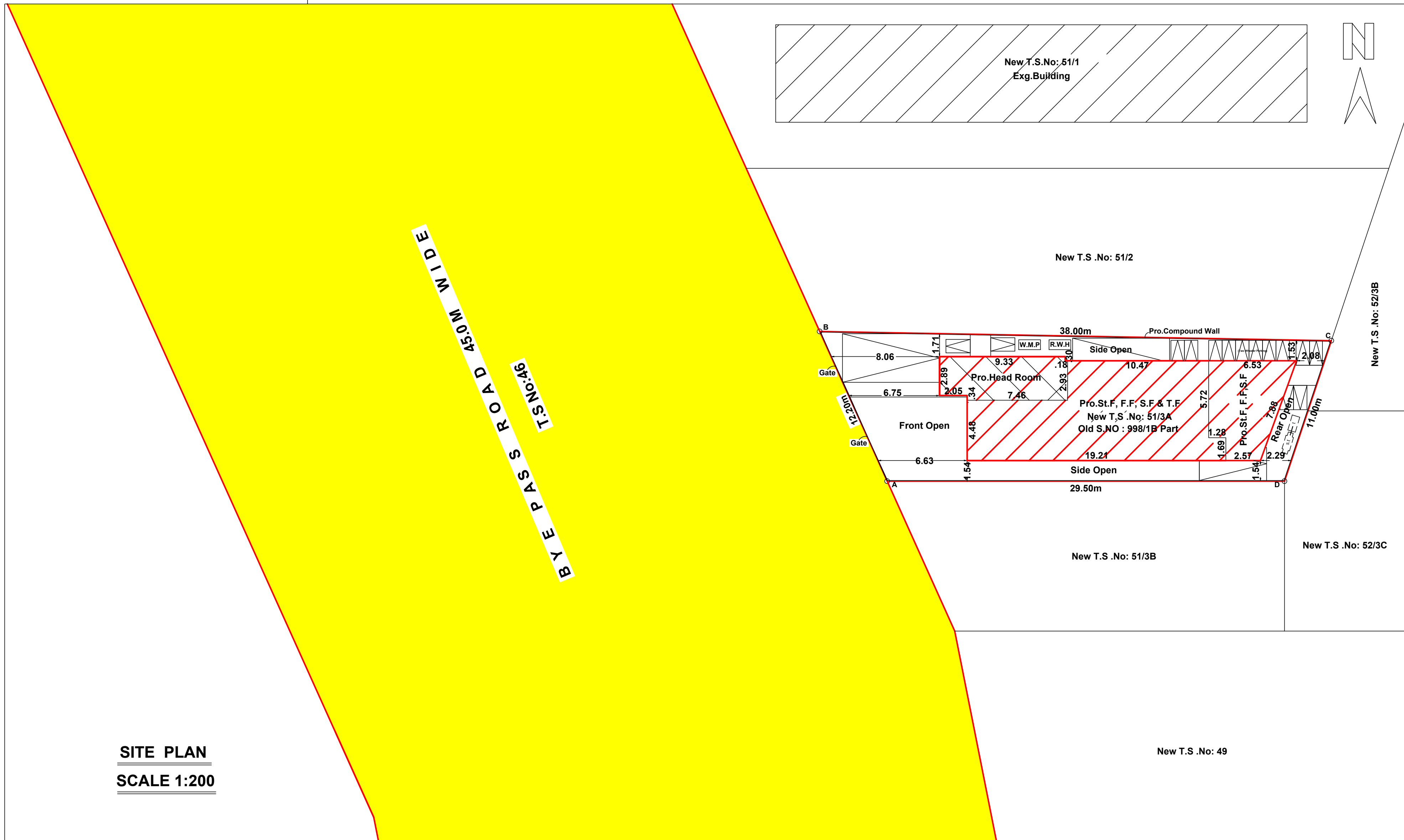
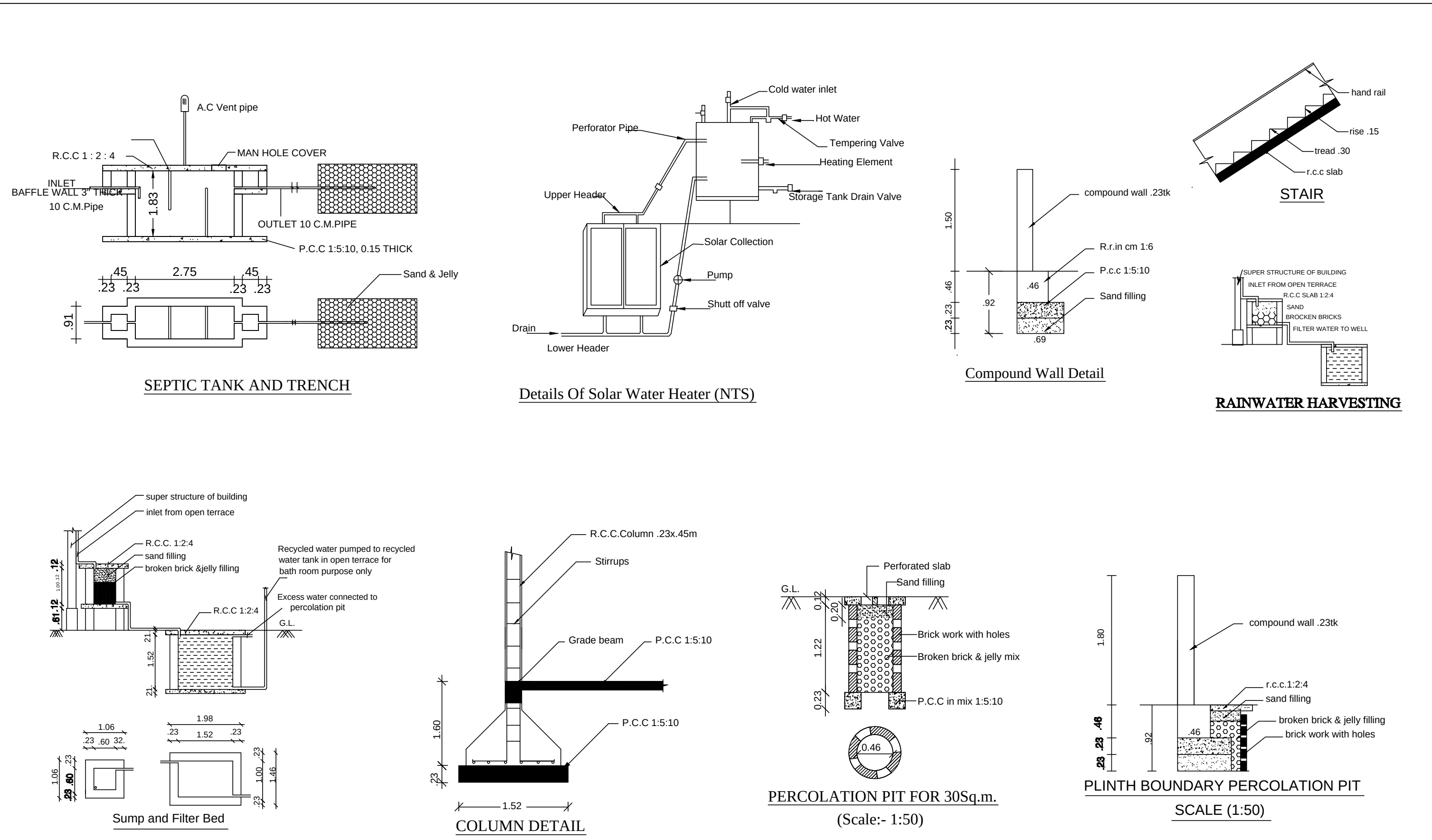
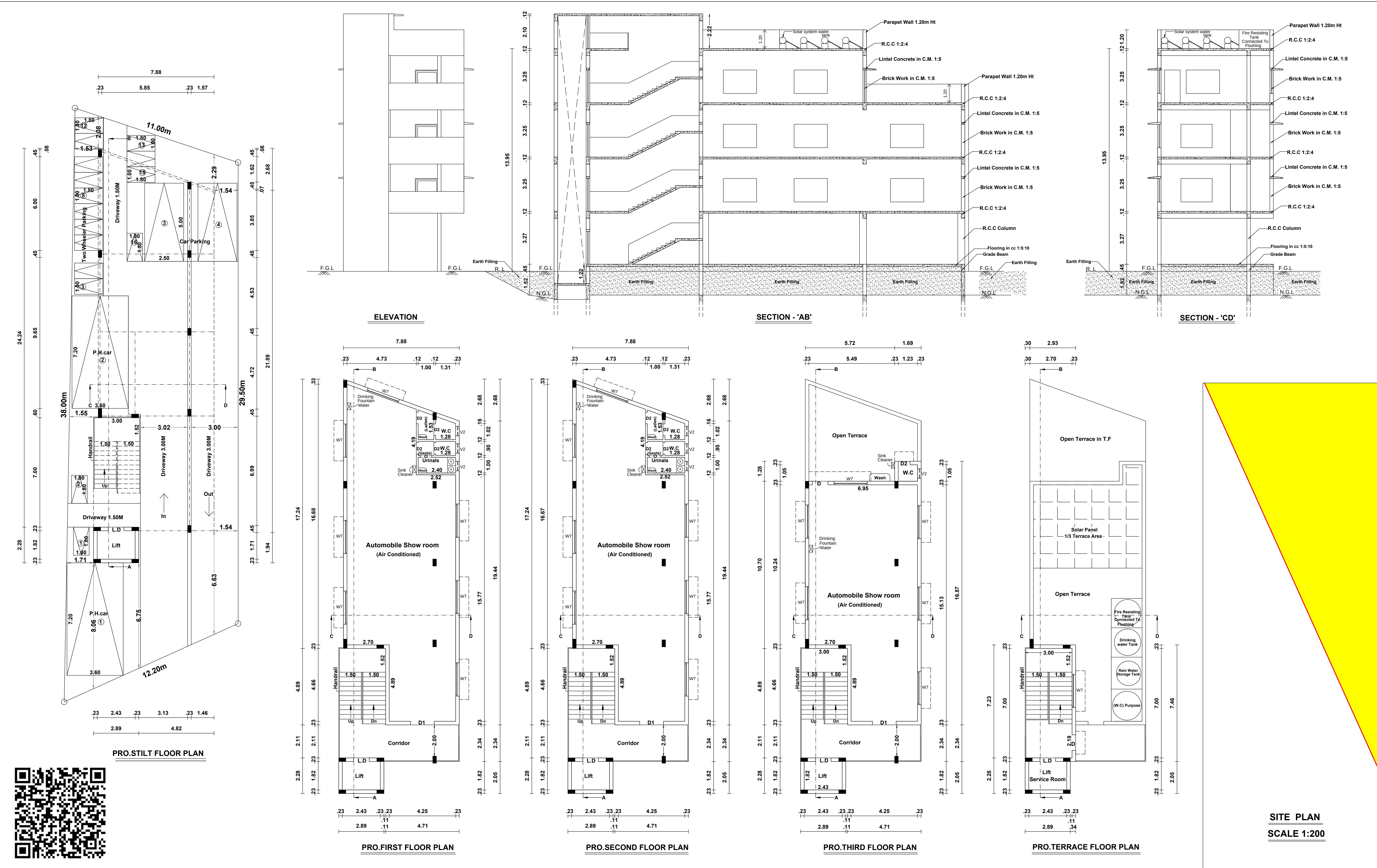
Building Plan

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									
AUTOMOBILE SHOW ROOM BUILDING IN NEW T.S.No : 51/3A, T.S Ward:AU,									
BLOCK : 8, OLD S.No : 998/1B PART , KULAVANIGARPURAM VILLAGE,									
MELAPALAYAM D.D PLAN NO : 2 , MELAPALAYAM WARD OFFICE,									
TIRUNELVELI CITY MUNICIPAL CORPORATION.									
ORDINARY BUILDING				All Dimension Are In Meter, scale 1:100					
AREA DETAILS:-		Sq.Mt	Sq.Ft	LEGENDS :-					
Site Area (As Per T.S.L.R Area) (ABCD)		358.00	3854	Site Boundary					
Pro.Stilt Floor Area		179.45	1932	Exg. Road					
Pro.First Floor Area		179.45	1932	Proposed Building					
Pro.Second Floor Area		179.45	1932						
Pro.Third Floor Area		143.14	1541						
Pro.Head Room Area		29.97	323						
Open Area		178.55	1922						
Total Pro. St.F, F.F, S.F, T.F & H.R		711.46	7660						
JOINERY DETAILS:-				SITE AREA DETAILS:-					
D - Door		1.00 x 2.10		As Per T.S.L.R Area = 358.00 Sq.Mt					
D1 - Door		1.52 x 2.10		As Per Document Area = 363.48 Sq.Mt					
D2 - Door		0.75 x 2.10		Least Taken We follow As Per T.S.L.R Area					
O - Open		0.75 x 2.10		Required Parking :					
L.D - Door		1.00 x 2.10		Automobile Show Room Parking:					
W7 - Window		2.13 x 1.50		Every 100 Sq.mt = 1 Car Space (2.50 x 5.00)					
V2 - Ventilation		0.60 x 0.90		Required Parking = F.F + S.F + T.F + H.R					
				= 179.45 + 179.45 + 143.14 + 29.97					
				= 532.01 Sq.Mt					
				= 532.01 x 0.75 Sq.Mt					
				= 399.01 Sq.Mt					
				Required Parking = (399.01 / 100) = 4 Car Space					
				Required Parking = 4 Car Space					
				Available Parking = 4 Cars & 16 Two Wheeler Space					
				(Including 2 Physically challenged car parking (3.60 x 5.00)					
Area				FLOOR AREA RATIO					
Area Details :-		FSI (Sq.Mt)	Non FSI (Sq.Mt)	Total (Sq.Mt)		= F.F + S.F + T.F			
Pro.Stilt Floor Area		179.45	179.45	179.45		= Total Site Area			
Pro.First Floor Area		179.45	179.45	179.45		= 179.45 + 179.45 + 143.14			
Pro.Second Floor Area		179.45	179.45	179.45		= 358.00			
Pro.Third Floor Area		143.14	143.14	143.14		= 502.04			
Pro.Head Room Area		29.97	29.97	29.97		= 532.04			
Total Area		502.04	209.42	711.46		= 1.402 < 2.00			
SANITATION REQUIREMENTS PROVIDED									
Male Staffs- 10 nos		Female Staffs- 6 nos							
Sanitary Unit /		Required		Available					
Gents / Ladies		1 / 1		2 / 2					
Water Closet		1		2		3		OK	
Drinking Water		3		3		3		OK	
Wash Basin		1		3		3		OK	
Urinals		1		2		2		OK	
Cleaners Sink		2		2		2		OK	
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)									
Contractor Engineer				Er. A. Manmathan E.M.Sc/Velva Registered Construction Engineer RCE/TVL/2020/030					
Structural Engineer				Er. T. RAJA, I.E.M. No. 42424, Registered Engineer Category (R), Reg. No. RCE/TVL/2015/017, Reg. No. RCE/CA/TVL/199105, Architectural Design Centre, 152, Perambalur Road Street, Tirunelveli, Tamilnadu - 2					
Applicant				Er. T. RAJA, I.E.M. No. 42424, Registered Engineer Category (R), Reg. No. RCE/TVL/2015/017, Reg. No. RCE/CA/TVL/199105, Architectural Design Centre, 152, Perambalur Road Street, Tirunelveli, Tamilnadu - 2					
PP / BP / TLPa No: SWP / 81 / 2024									
FILE NO: SWP / BPA / 294603 / 2024									

Sheet : 1

66 / 2024

26/06/2024

Office Use

Registered Engineer/Architect

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.

