

PP

APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

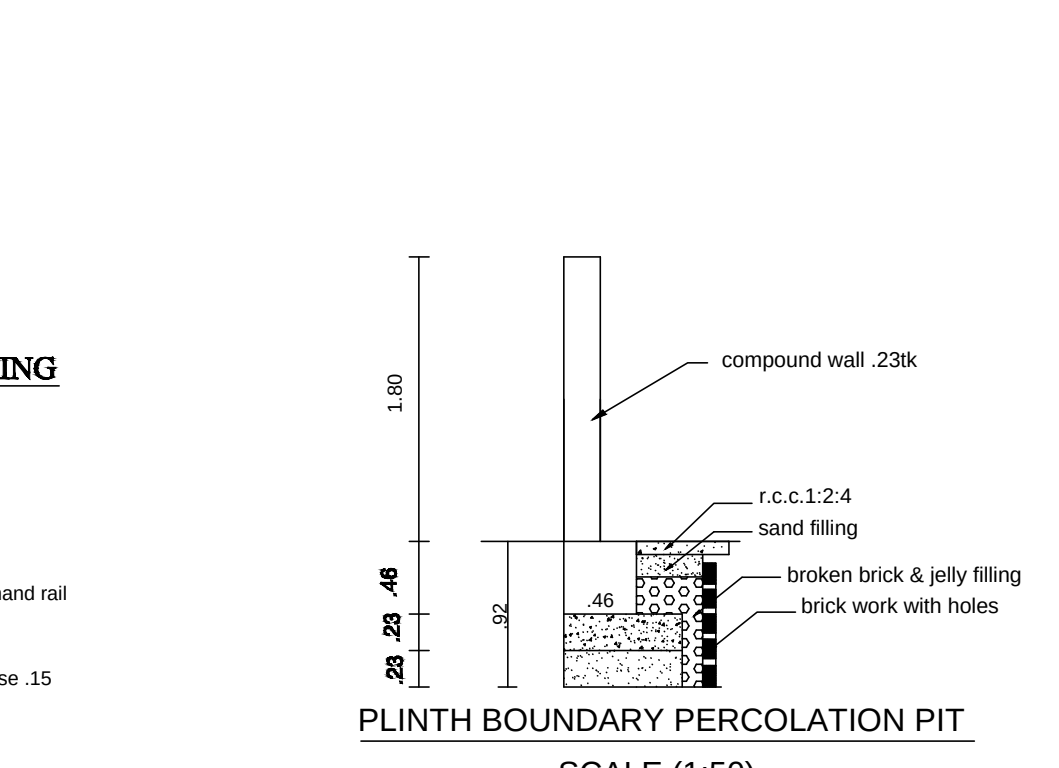
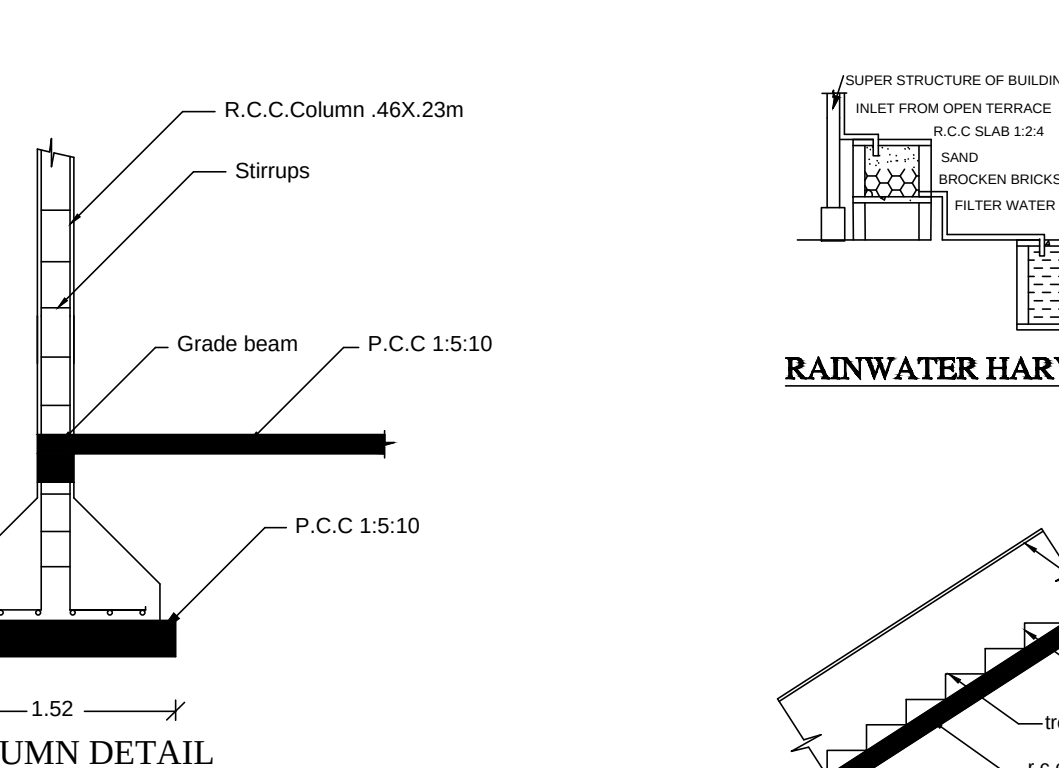
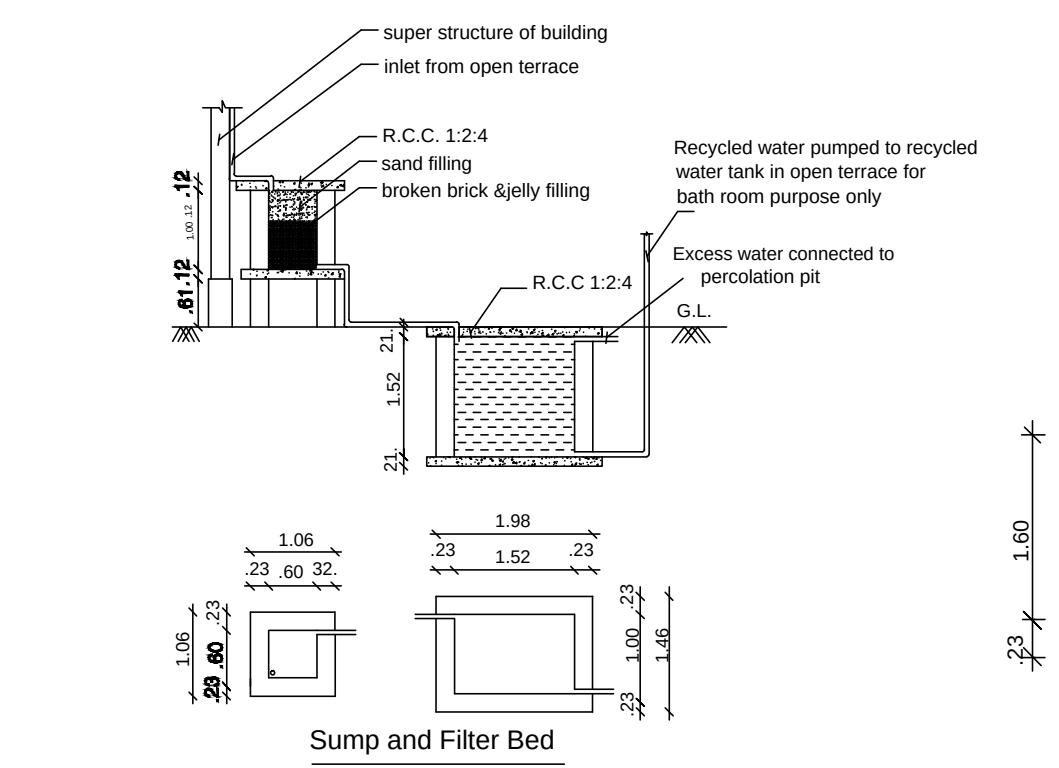
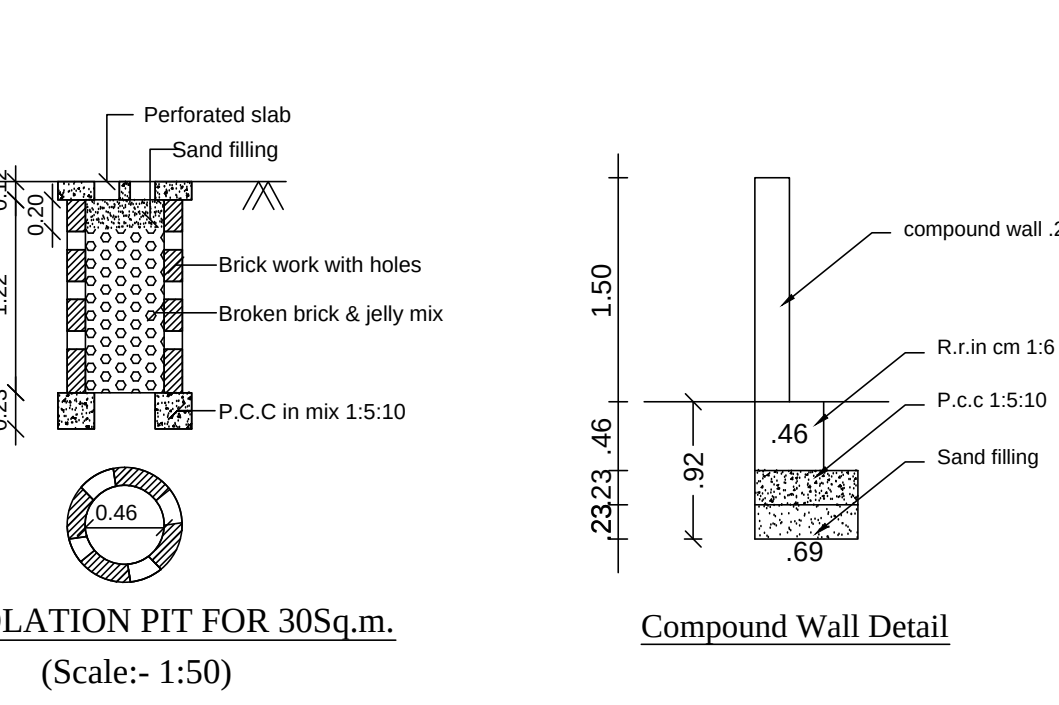
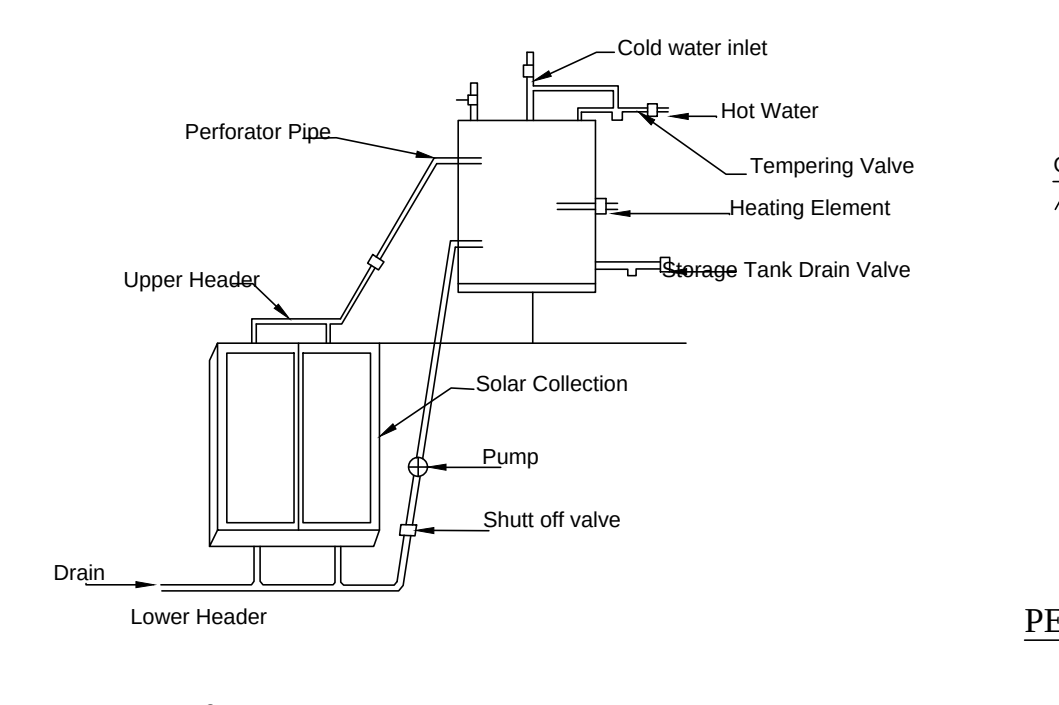
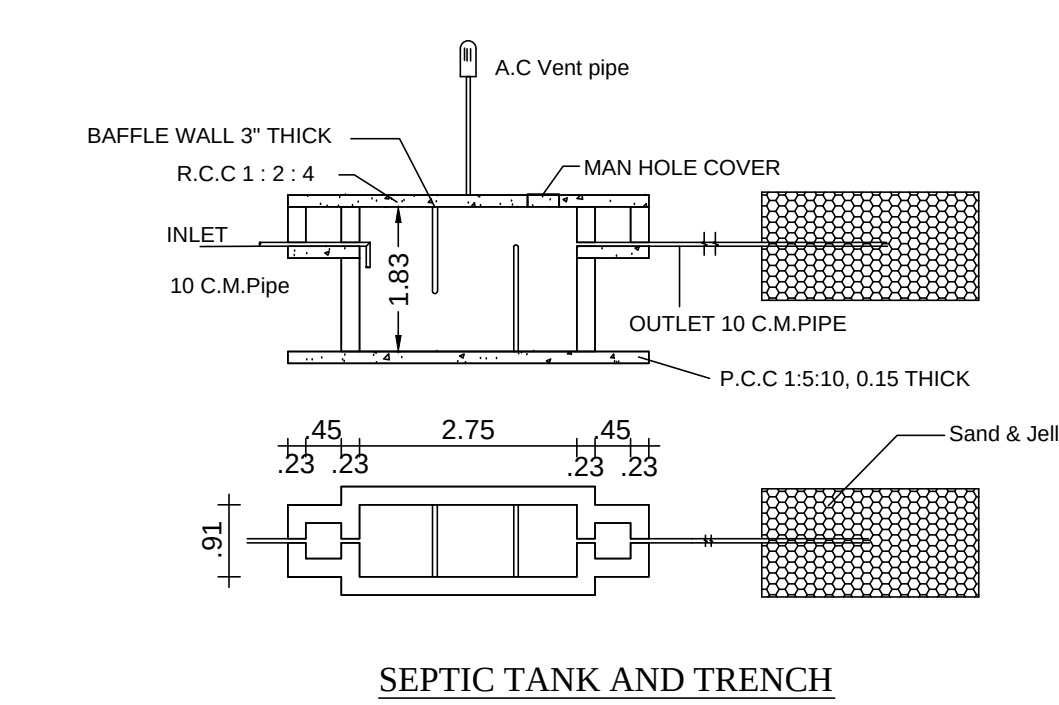
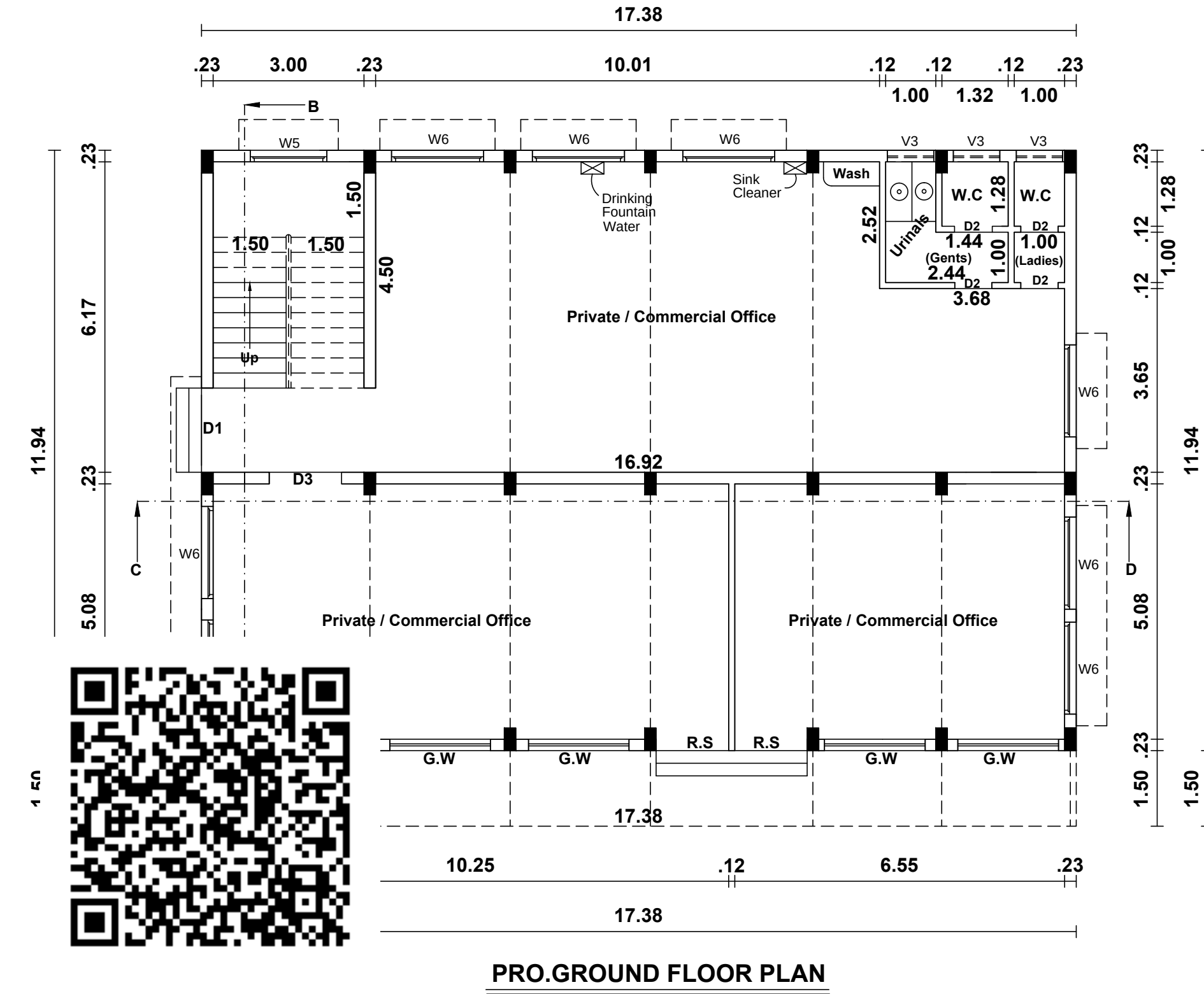
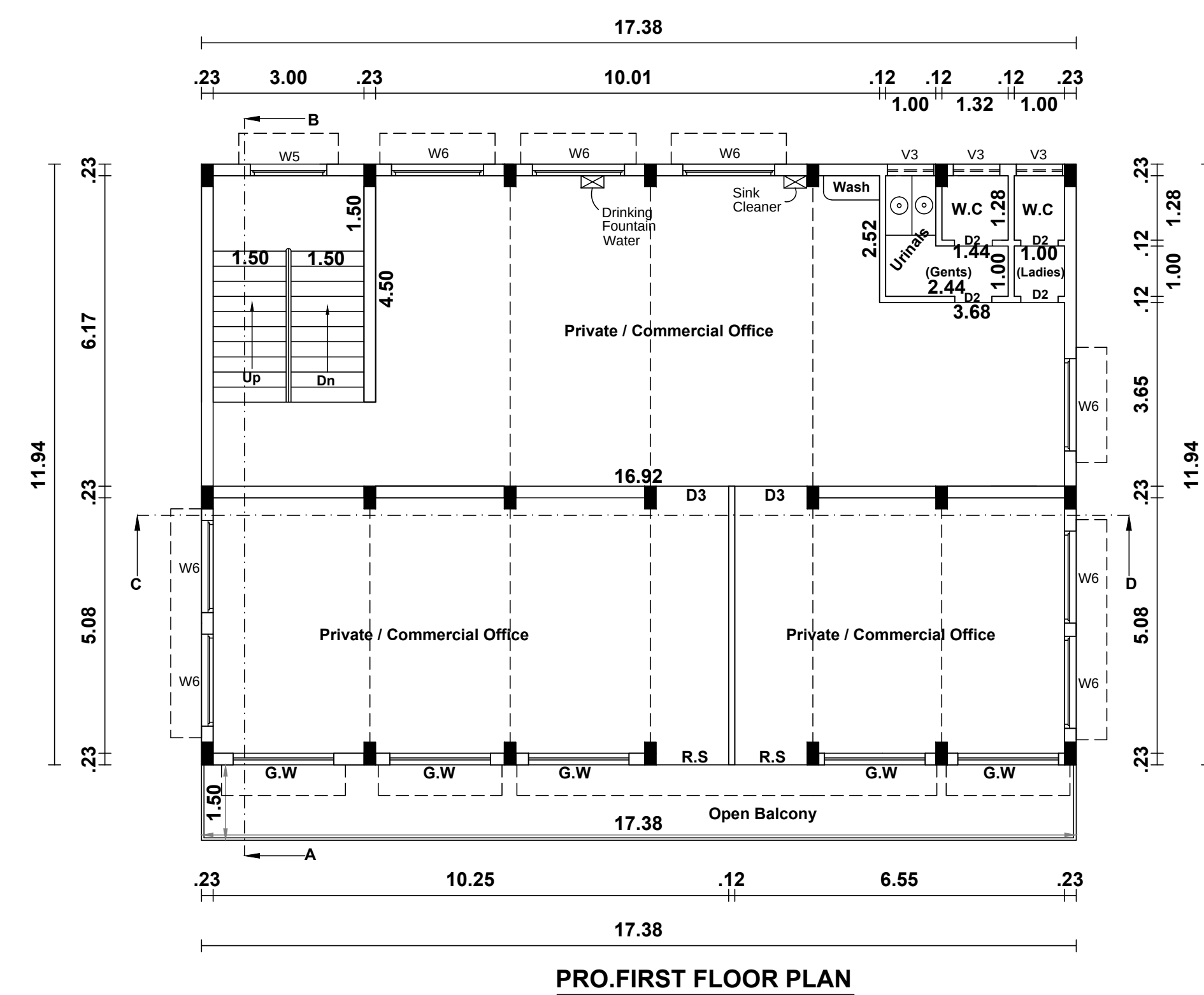
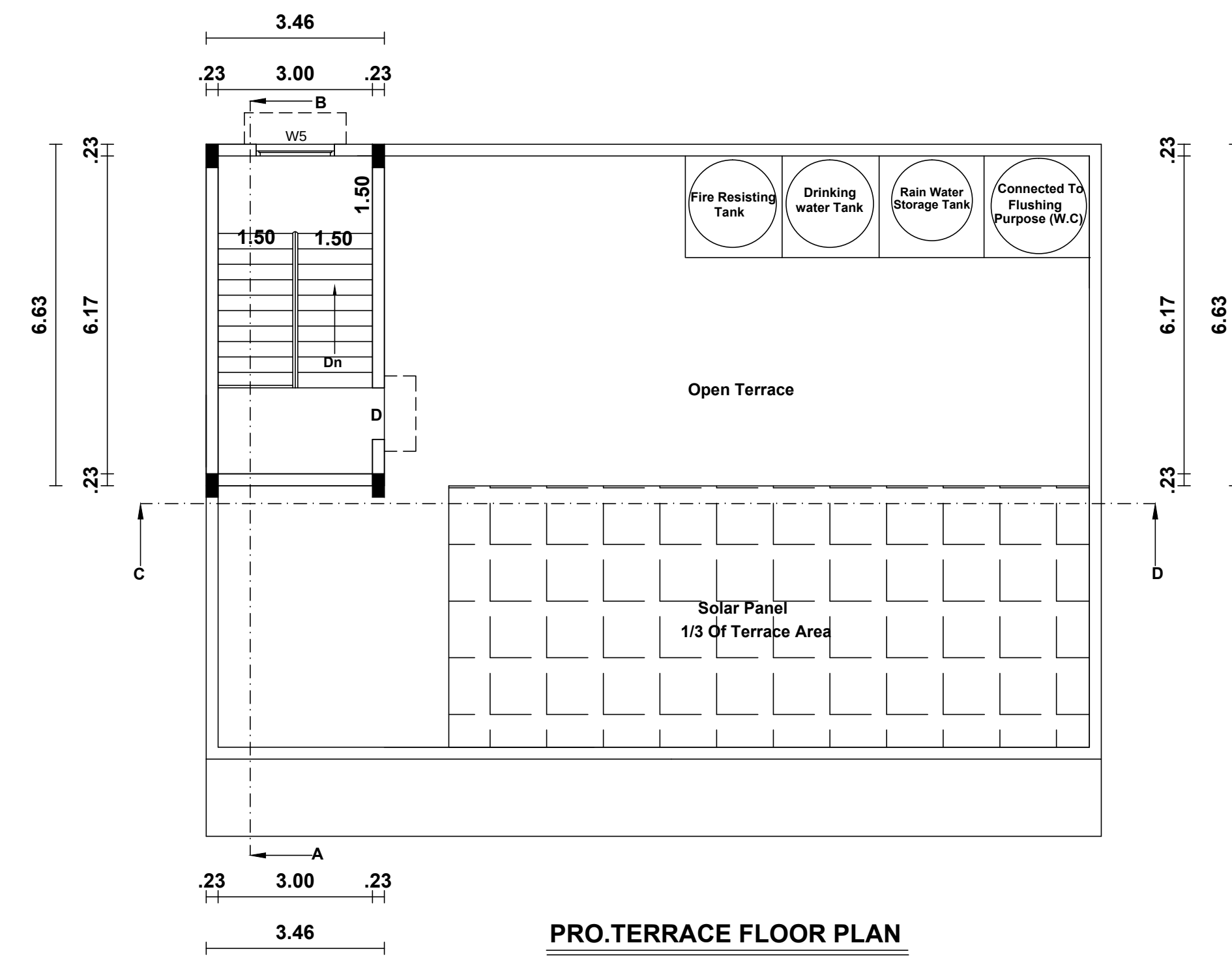
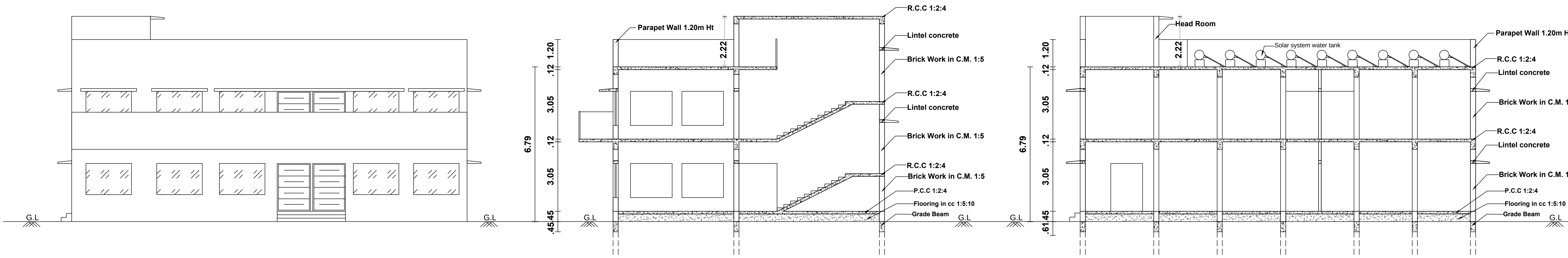
Building Plan

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 BUILDING IN OLD S.NO :1459/2B Part, OLD T.S.WARD:10 , BLOCK : 21

NEW T.S.NO : 1459/4 , T.S.WARD : AJ , BLOCK : 21 , SWAMY NELLAIYAPPAR

D.D PLAN , THACHANALLUR WARD OFFICE , TIRUNELVELI CITY MUNICIPAL CORPORATION.

ORDINARY BUILDING

All Dimension Are In Meter, Scale 1:100

AREA DETAILS:-

	Sq.Mt	Sq.Ft
Site Area (As Per Super Imposed Area) (ABCDE)	431.97	4650
Pro.Ground Floor Area	233.52	2514
Pro.First Floor Area	207.45	2233
Pro.Head Room Area	22.94	247
Open Area	198.45	2136
Total Pro. Building Area in G.F, F.F & H.R	463.91	4994

LEGENDS :-

Site Boundary

Exg. Road

Proposed Building

AREA DETAILS:-

As Per Document Area = 443.01 Sq.Mt

As Per T.S.L.R Area = 443.00 Sq.Mt

As Per Super Imposed Area = 431.97Sq.Mt

Least Taken We follow As Per Super Imposed Area

FLOOR AREA RATIO

G.F + F.F

=

Total Site Area

=

233.52 + 207.45

=

431.97

=

440.97

=

431.97

=

1.021 < 2.00

Required Parking : PRIVATE COMMERCIAL OFFICE

Every 100 Sq.mt = 1 Car Space (2.50 x 5.00)

Every 25 Sq.mt = 1 Two Wheeler Space (1.00 x 1.80)

Required Parking = G.F + F.F + H.R

= 233.52 + 207.45 + 22.94

= 463.91 Sq.Mt

= 463.91 X 0.75 Sq.Mt

= 347.93 Sq.Mt

Required Parking = (347.93 / 100) = 4 Car Space

= (347.93 / 25) = 14 Two Wheeler Space

Required Parking = 4 Cars & 14 Two Wheeler Space

Available Parking = 5 Cars & 16 Two Wheeler Space

(Including Physically challenged car parking (3.60 x 5.00))

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

Contruction Engineer

Applicant

67

2024

17/05/2024

PP / BP / TLPA No: SWP / 86 / 2024

FILE NO: SWP / BPA / 294748 / 2024

Office Use

Registered Engineer/Architect

P. BALA SUBRAMANIAM, M.E. (Structural)

REGISTERED STRUCTURAL ENGINEER OF INDIA

Reg. No. TSE-Gr II 0274748/2024

Periyar Nagar Sali, North Highgate,

Palayamkottai, Tirunelveli-627 001.

Cell: 98940 54148

P. BALAVENKATESH, B.Arch.

REGISTERED ARCHITECT OF INDIA

Reg. No. RA-Gr.IV/11 March/2019/018

1/6, Periyar Nagar Sali,

North Highgate Road, Palayamkottai,

Tirunelveli - 627 001.

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.

