Verified RealEstate™

REFERENCE
SWP/BPA/304675/2024

ISSUED
28 August 2024

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.

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3/350/2 Mettukuppam,
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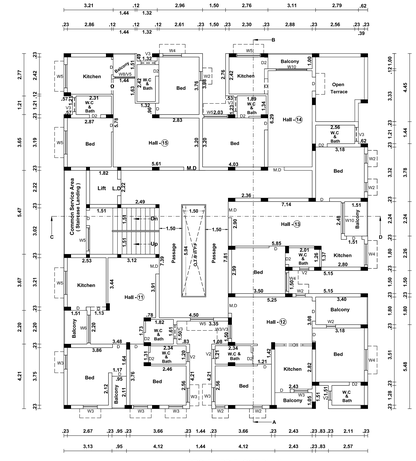
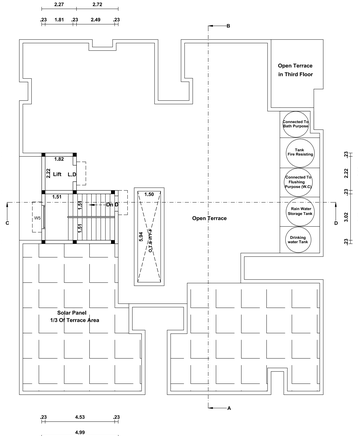
DIGITALLY VERIFIED RECORD

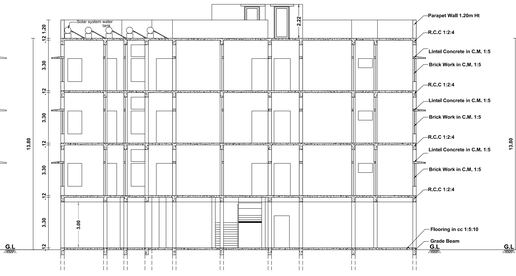


PRO. THIRD FLOOR PLAN

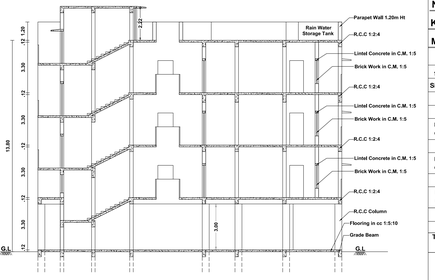


PRO. TERRACE FLOOR PLAN

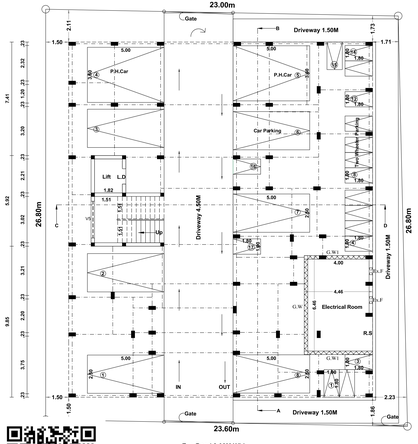
ELEVATION



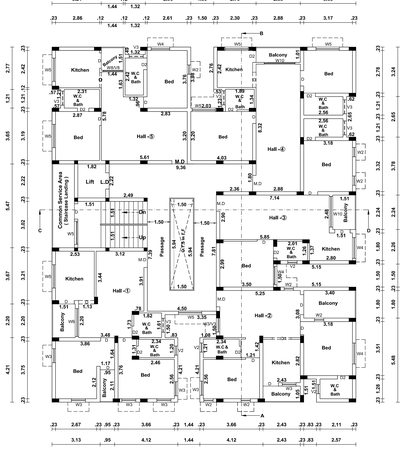
SECTION - 'AB'



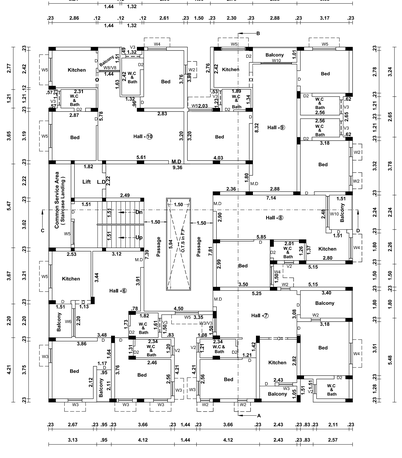
SECTION - 'CD'



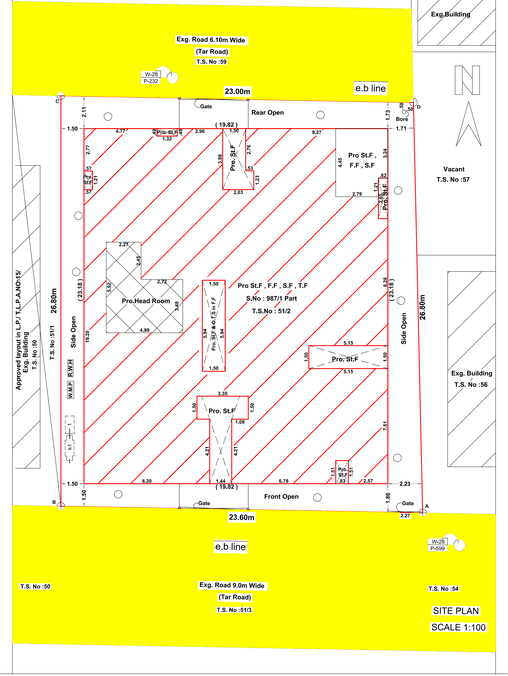
PRO. STILT FLOOR PLAN



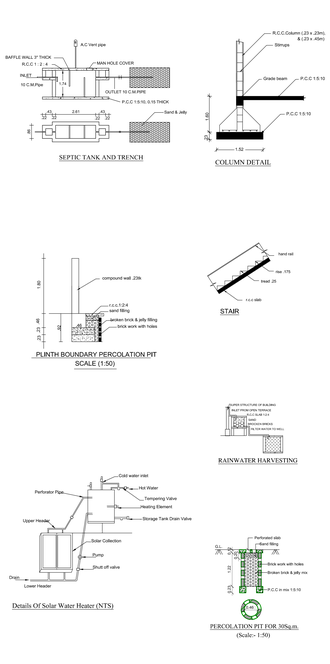
PRO. FIRST FLOOR PLAN



PRO. SECOND FLOOR PLAN



SITE PLAN
SCALE 1:100



SEPTIC TANK AND TRENCH

COLUMN DETAIL

STAIR

PLINTH BOUNDARY PERCOLATION PIT
SCALE (1:50)

RAINWATER HARVESTING

Details Of Solar Water Heater (NTS)

PERCOLATION PIT FOR 30Sq.m.
(Scale:- 1:50)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 15 DWELLING UNITS

RESIDENTIAL BUILDING IN XAVIER COLONY (SOUTH BYEPASS ROAD) ,

NEW T.S.NO:51/2, T.S.WARD:AT , BLOCK:9 , (Old S.NO:987/1Part) ,

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

MELAPALAYAM WARD OFFICE TIRUNELVELI CITY MUNICIPAL CORPORATION.

CORPORATION ELECTION WARD :28

All Dimension Are In Meter , Scale 1:100

AREA DETAILS:-

		Sq.Mt	Sq.Ft
Site Area	(As Per Super Imposed Area) (ABCD)	624.12	6718
Pro.Stilt Floor Area		459.43	4945
Pro.First Floor Area			
Building Area : 429.74 Sq.Mt O.T.S (-) : 8.91 Sq.Mt		420.83	4530
Pro.Second Floor Area			
Building Area : 429.74 Sq.Mt O.T.S (-) : 8.91 Sq.Mt		420.83	4530
Pro.Third Floor Area			
Building Area : 415.31 Sq.Mt O.T.S (-) : 8.91 Sq.Mt		406.40	4374
Pro.Terrace Floor Area		22.93	247
Open Area		164.69	1773
Total Pro. SLF, F.F, S.F , T.F & H.R Area		1730.42	18626

JOINERY DETAILS:-

M.D	- Main Door	1.00 x 2.10
D	- Door	0.90 x 2.10
D2	- Door	0.75 x 2.10
O	- Open	1.00 x 2.10
O1	- Open	1.22 x 2.10
L.D	- Lift Door	1.00 x 2.10
R.S	- Rolling Shutter	2.25 x 2.10
W2	- Window	0.61 x 1.50
W3	- Window	0.91 x 1.50
W4	- Window	1.22 x 1.50
W5	- Window	1.52 x 1.50
W6	- Window	1.82 x 1.50
W8	- Window	1.32 x 1.50
W10	- Window	2.00 x 1.50
G.W	- Grill Window	6.00 x 1.50
G.W1	- Grill Window	4.00 x 1.50
V5	- Ventilation	2.40 x 1.20
V8	- Ventilation	1.32 x 1.20
V3	- Ventilation	0.90 x 0.60
V2	- Ventilation	0.61 x 0.90
Ex.F	- Exhaust Fan	

LEGENDS :-

Site Boundary
Exg. Road
Proposed Building

SITE AREA DETAILS:-

As Per Document Area = 624.32 Sq.mt.
As Per T.S.L.R Area = 641.00 Sq.mt.
As Per Super Imposed Area = 624.12 Sq.mt.
Least Value Taken As Per Super Imposed Area

DWELLING UNIT PARKING CALCULATION:-

(1 Car Space For Every Two Dwelling Units And 1 Two Wheeler Space For Every Dwelling Unit)

Dwelling Unit with Floor Area: 25 - 50 Sq.m = 1 Two Wheeler

Floor Name	Dwelling Reference	Single / Duplex	Dwelling Area	Required Parking
First Floor	1	Single	73.06 Sq.Mt	1 Car + 2 Two Wheeler
	2	Single	71.27 Sq.Mt	1 Car + 2 Two Wheeler
	3	Single	65.43 Sq.Mt	1 Car + 2 Two Wheeler
	4	Single	70.60 Sq.Mt	1 Car + 2 Two Wheeler
Second Floor	5	Single	67.35 Sq.Mt	1 Car + 2 Two Wheeler
	6	Single	73.06 Sq.Mt	1 Car + 2 Two Wheeler
	7	Single	71.27 Sq.Mt	1 Car + 2 Two Wheeler
	8	Single	65.43 Sq.Mt	1 Car + 2 Two Wheeler
	9	Single	70.60 Sq.Mt	1 Car + 2 Two Wheeler
	10	Single	67.35 Sq.Mt	1 Car + 2 Two Wheeler
Third Floor	11	Single	73.06 Sq.Mt	1 Car + 2 Two Wheeler
	12	Single	71.27 Sq.Mt	1 Car + 2 Two Wheeler
	13	Single	65.76 Sq.Mt	1 Car + 2 Two Wheeler
	15	Single	67.35 Sq.Mt	1 Car + 2 Two Wheeler
	14	Single	49.71 Sq.Mt	1 Two Wheeler

Required Parking = (7 Car + 15 Two Wheeler) +10% Visitors Parking
= 8 Car + 17 Two Wheeler

Total Available Parking = 8 Car + 17 Two Wheeler

FLOOR AREA RATIO

	Area		TOTAL (Sq.Mt)
Area Details :-	FSI (Sq.Mt)	NON-FSI (Sq.Mt)	
Pro. Stilt Floor Area	28.81 (Parking)	430.62 (Parking)	459.43
Pro. First Floor Area (Dwelling Units)	420.83	-	420.83
Pro. Second Floor Area (Dwelling Units)	420.83	-	420.83
Pro. Third Floor Area (Dwelling Units)	406.40	-	406.40
Pro. Head Room Area	-	22.93	22.93
Total Area	1276.87	453.55	1730.42

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
12 traps provided in septictank to prevent curb breeding of mosquitoes.
(As per G.O.(Ms).No : 341 - dated 03.11.2004)

$$SLF\ (\text{Electrical Room}) + F.F + S.F + T.F$$
$$= \text{Total Site Area}$$
$$= 28.81 + 420.83 + 420.83 + 406.40$$
$$= 624.12$$
$$= 1276.87$$
$$= 624.12$$
$$= 2.046 < 2.60$$

Road 9.00 m
Premium FSI = 30 %
2.60

$$\text{Premium FSI Area} = (2.046 - 2.00) \times 624.12 = 28.63\ sq.mt$$

Er. N. Balamurugan M.E
Registered Construction Engineer
Reg. No. RCE / 14/ 2011
Nandhini Nagar, Ist Street,
Gopalsamypuram Road
Tirunelveli - 627 004
Cell: 9791545 - 121/9538

Construction Engineer

P.T.PALANI & ASSOCIATES, Architect
PROFESSIONAL ENGINEER (Civil) M.E.,M.B.A.
Reg. No. PE/CE-21-1/2/12/2011
Nandhini Nagar, Ist Street, Ist Main Road,
Palayamkottai, Tirunelveli,
Cell: 9994 - 2 - 2 - 2 - 2 - 2

Structural Engineer

Applicant

P. BALAKUMARAN, B.Arch.,
RIGHTSPACE ARCHITECTS (B.Arch.)
Regn. No. AA-2/2/2011, Date:06.06.2011
Nandhini Nagar, Ist Street, Ist Main Road,
South Gopalsamy Road, Tirunelveli-Pin,
Tirunelveli - 627 007.

Registered Engineer/Architect

92 |2024
02/07/2024

Office Use

PP / BP / TLPA No: SWP / 96 / 2024

FILE NO: SWP / BPA / 0304675 / 2024

THE LANDLENS SUITE

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

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FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.