

PP

APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

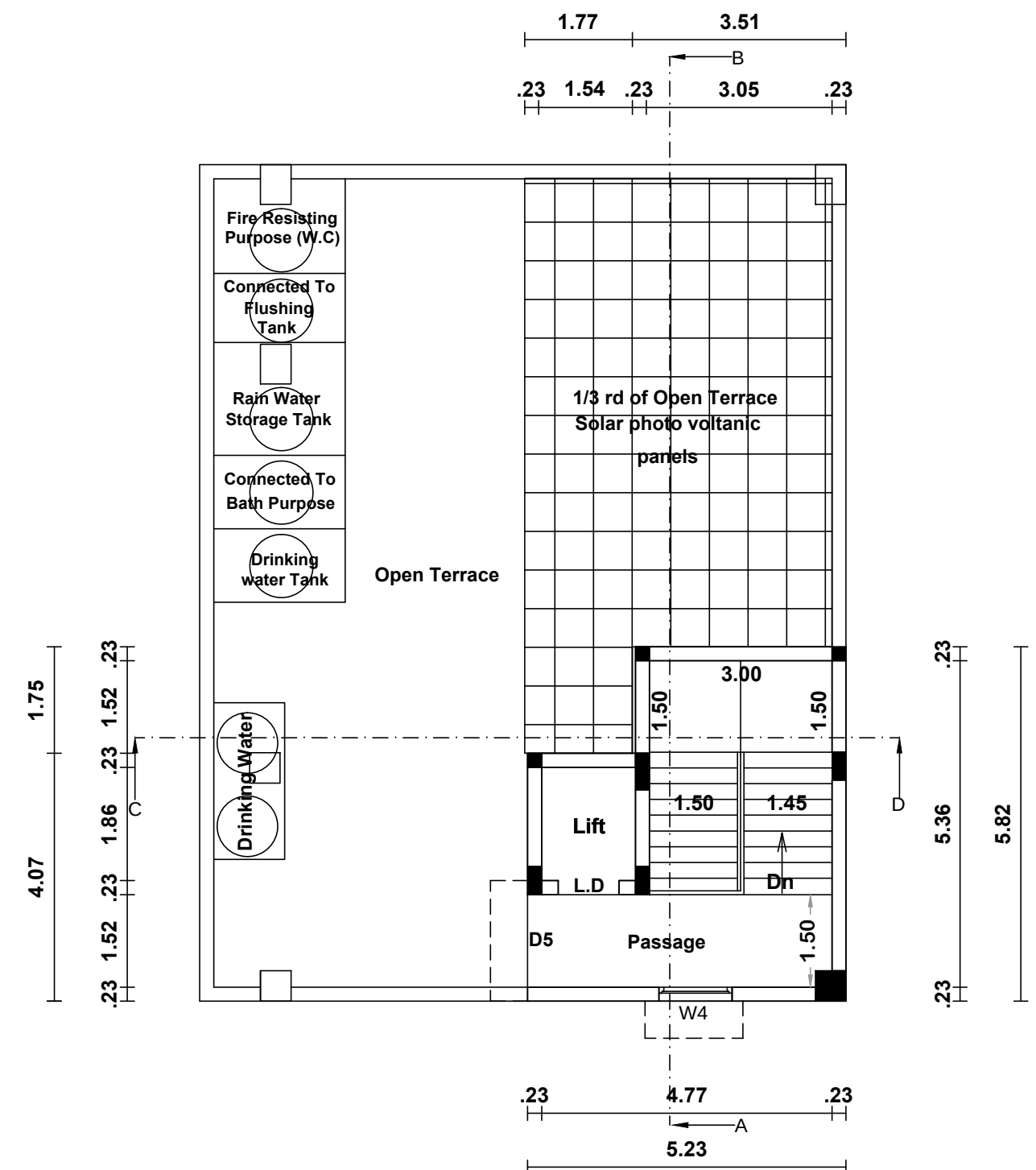
Building Plan

ISSUING AUTHORITY

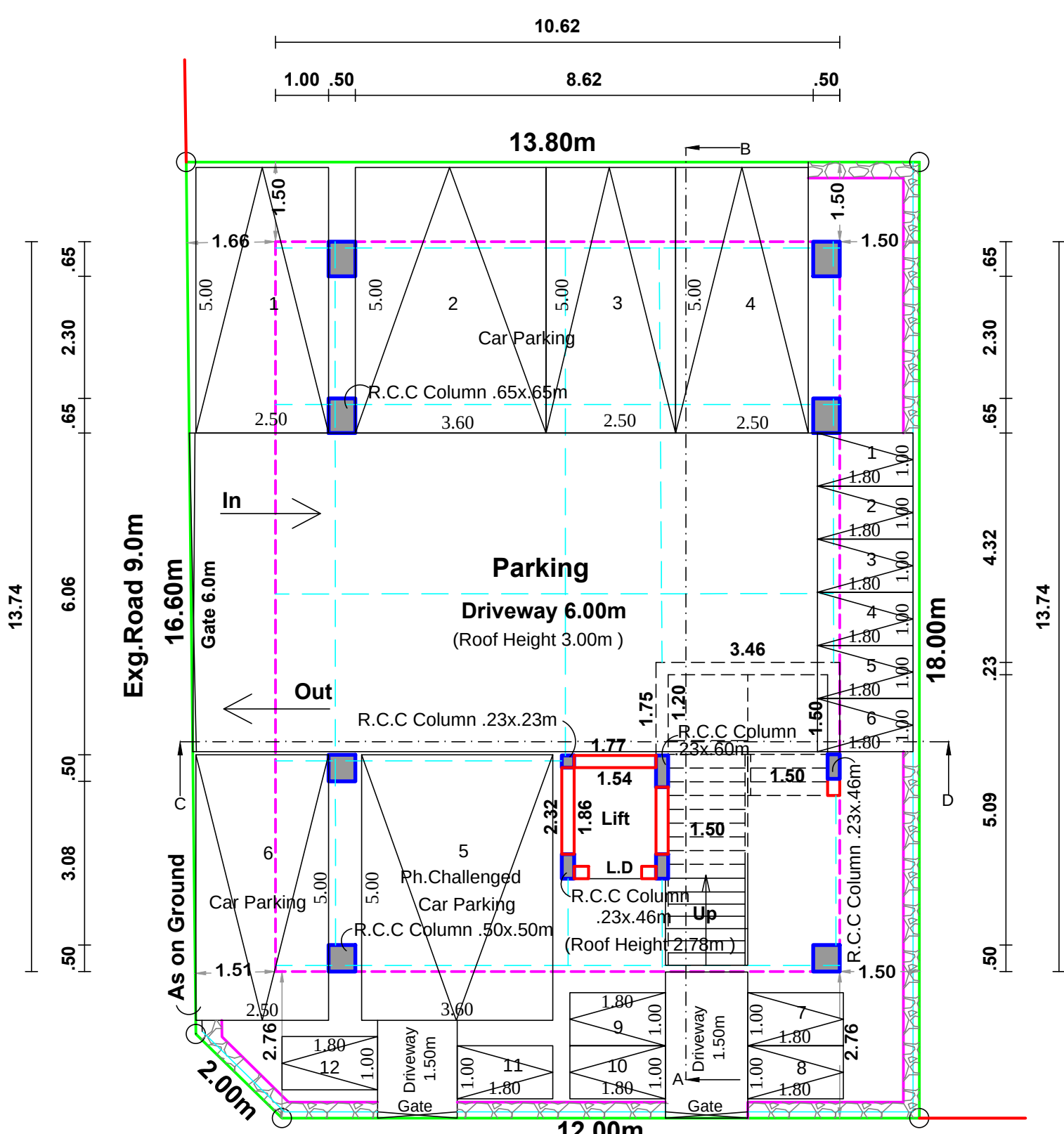
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

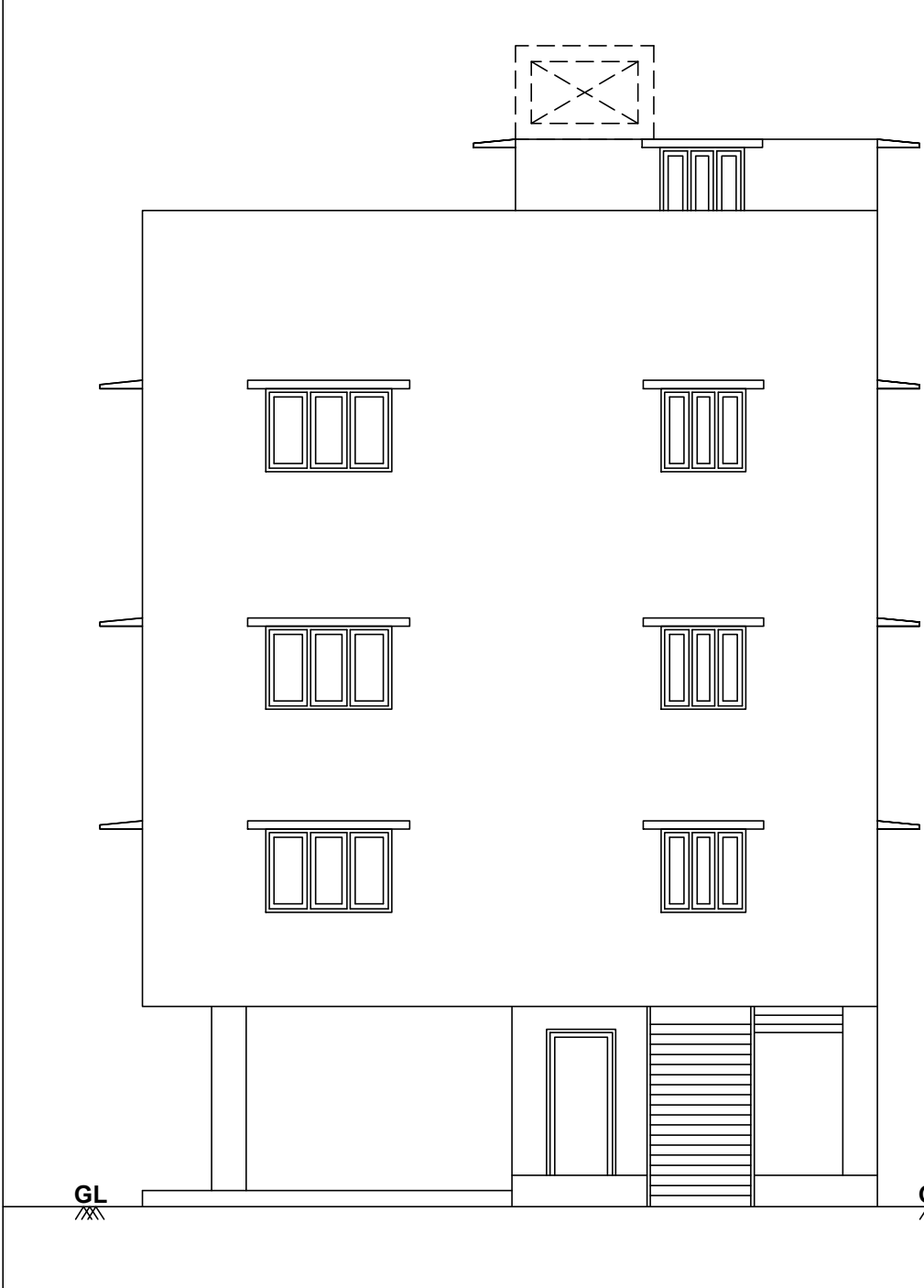
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



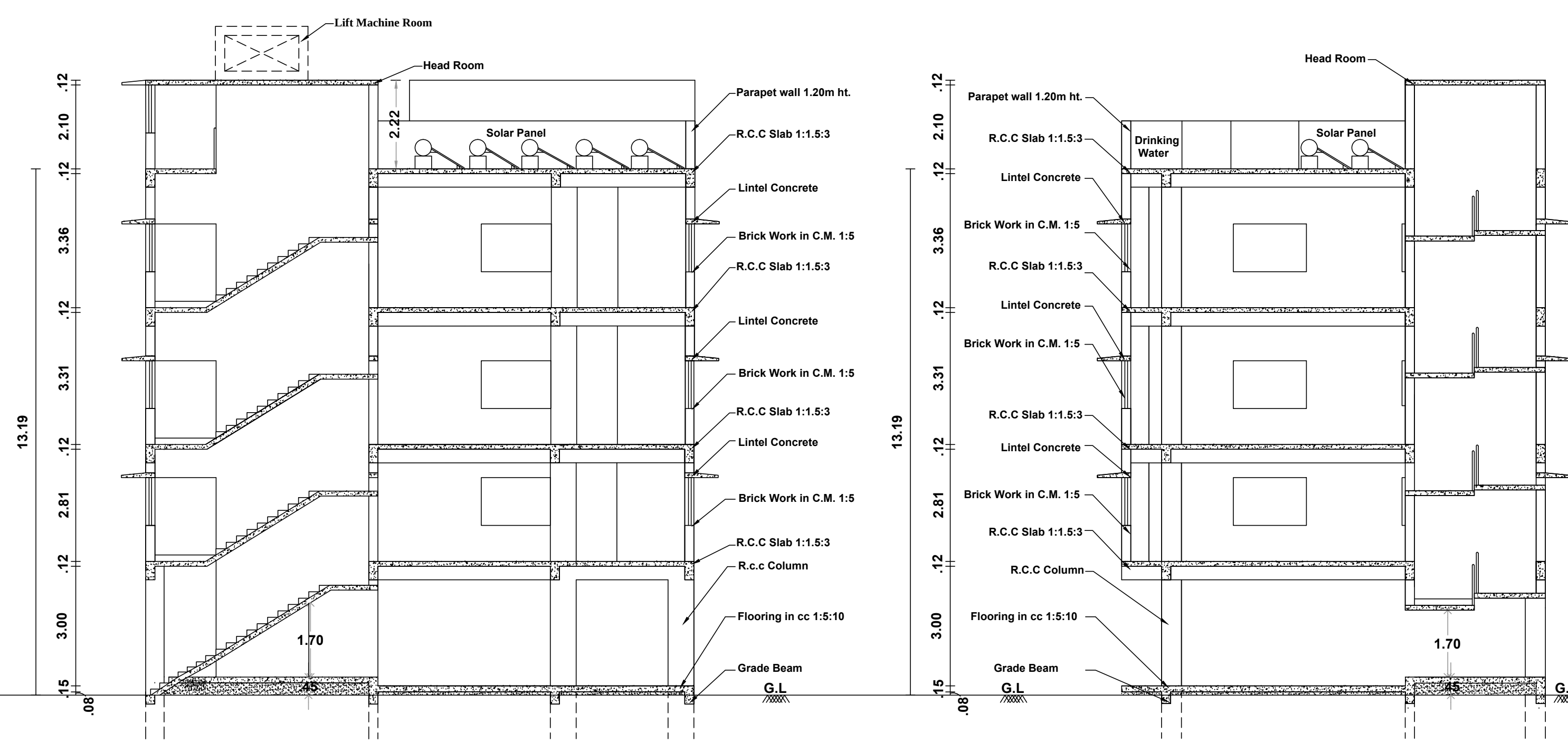
TERRACE FLOOR PLAN



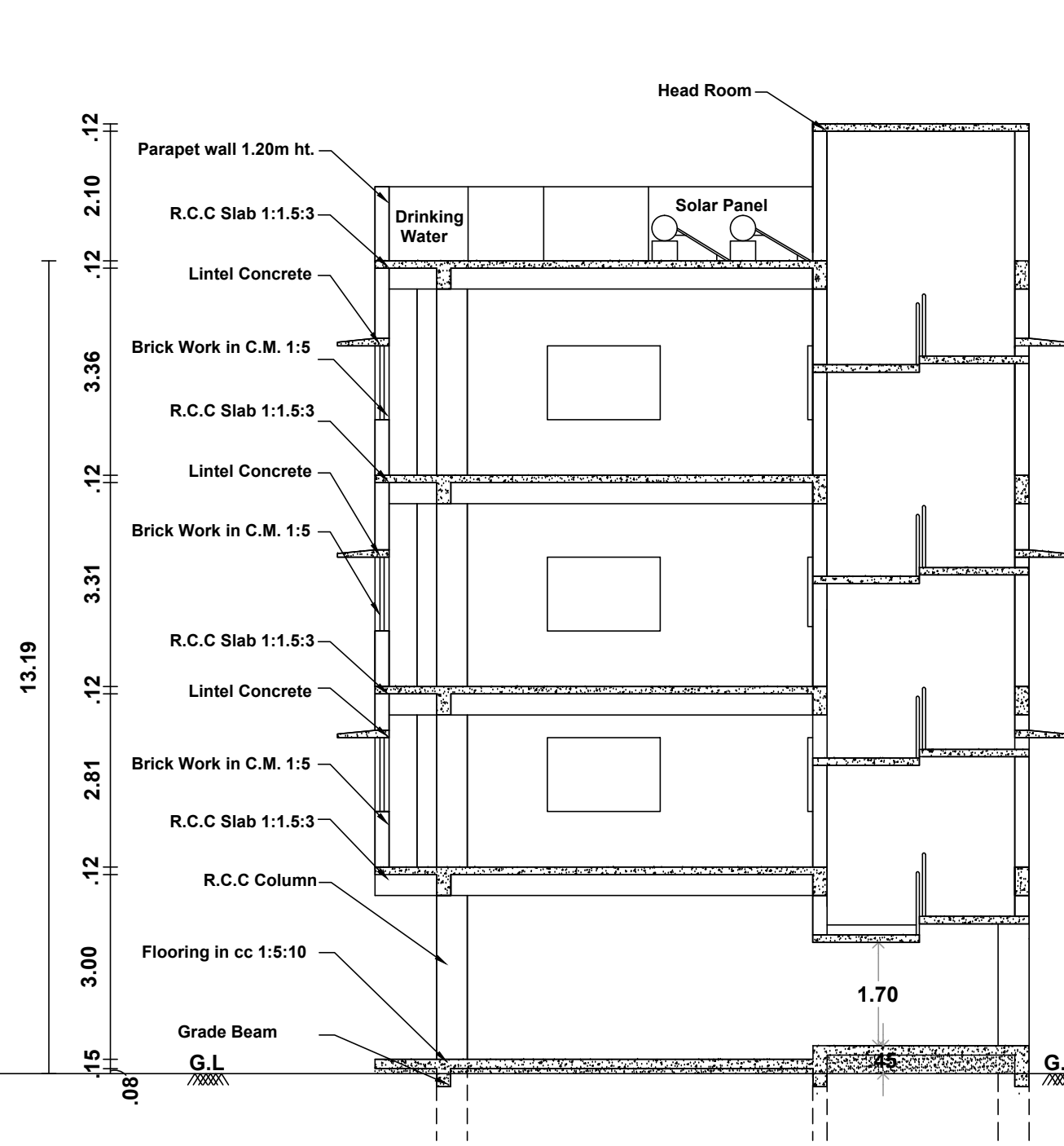
STILT FLOOR PLAN



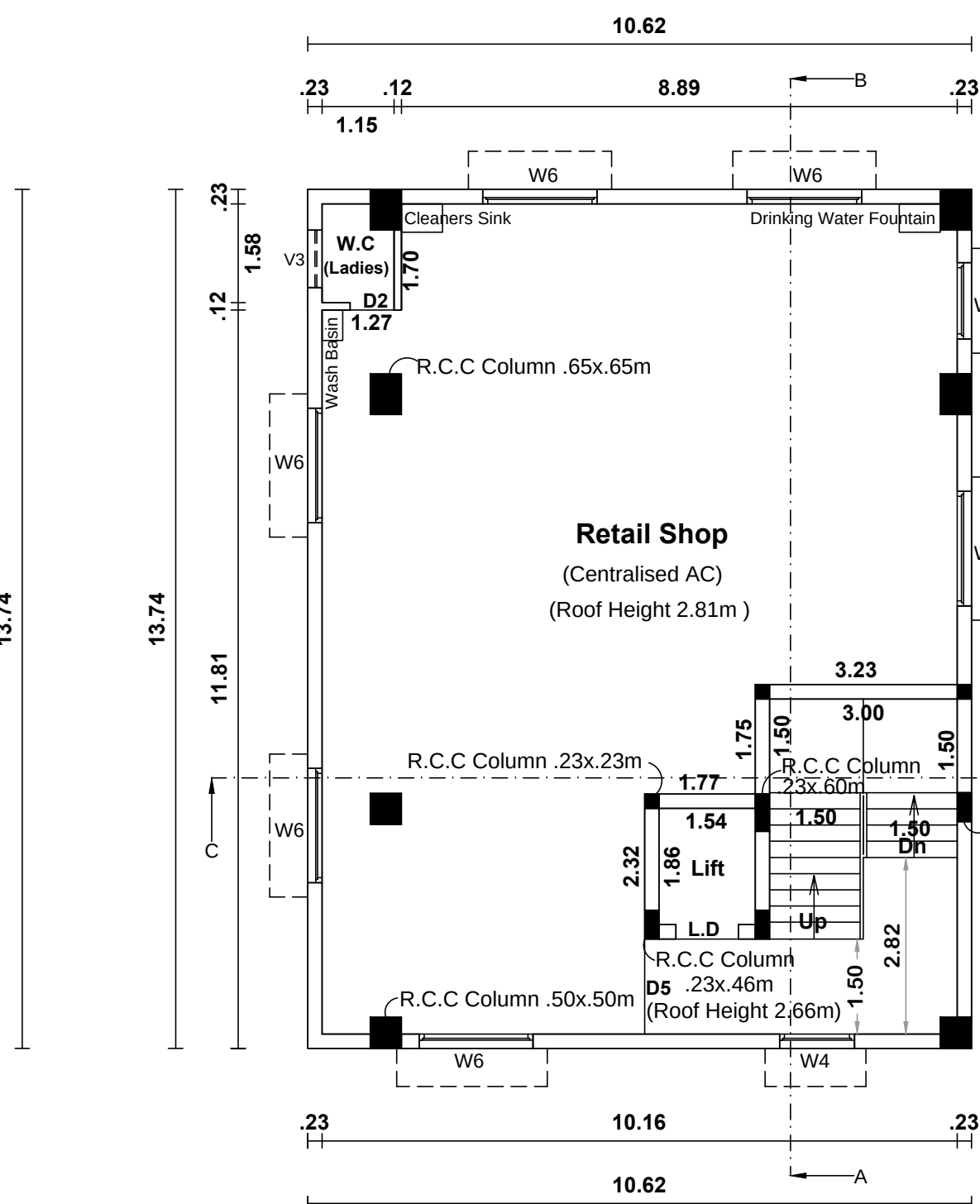
ELEVATION



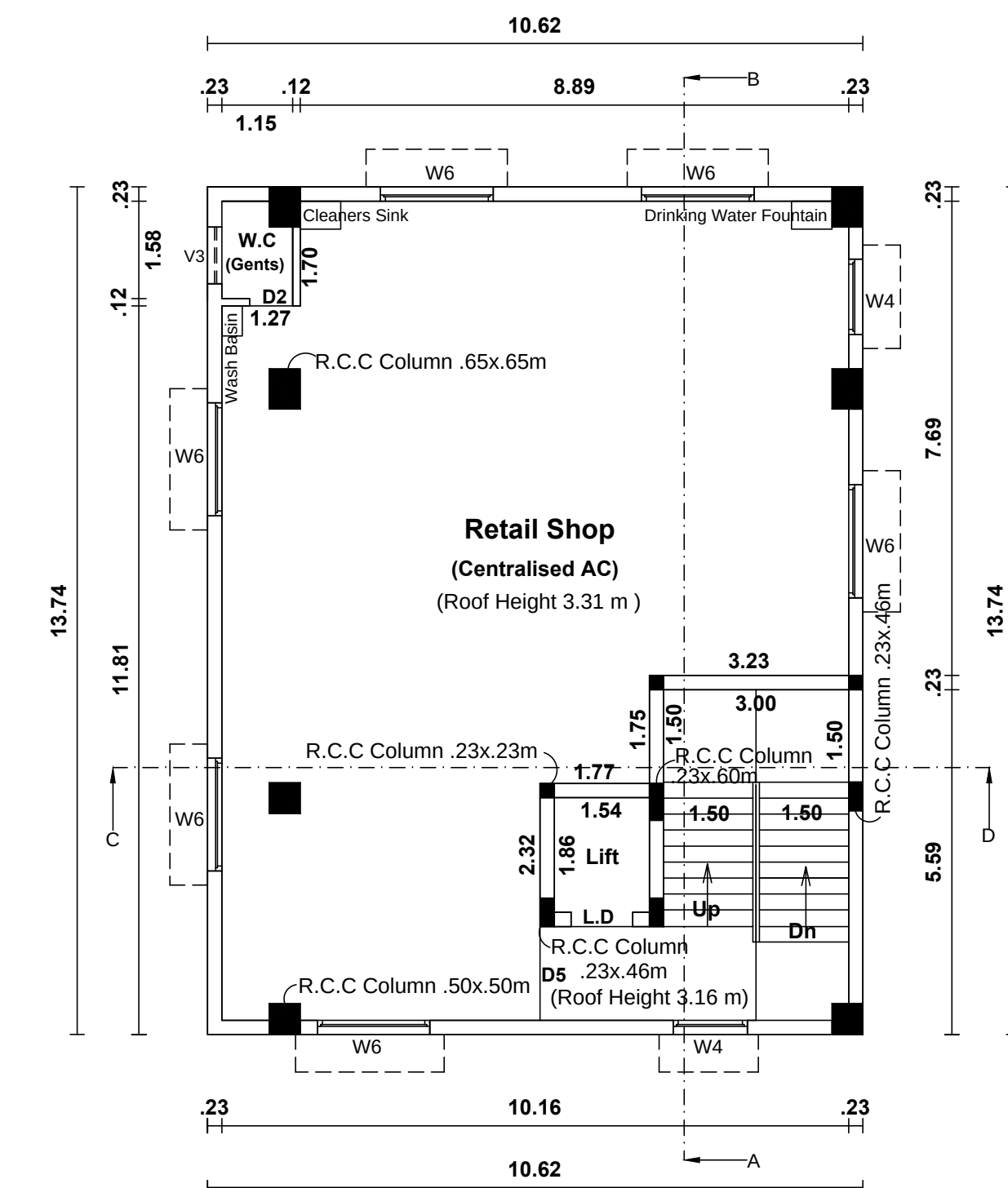
SECTION - "AB"



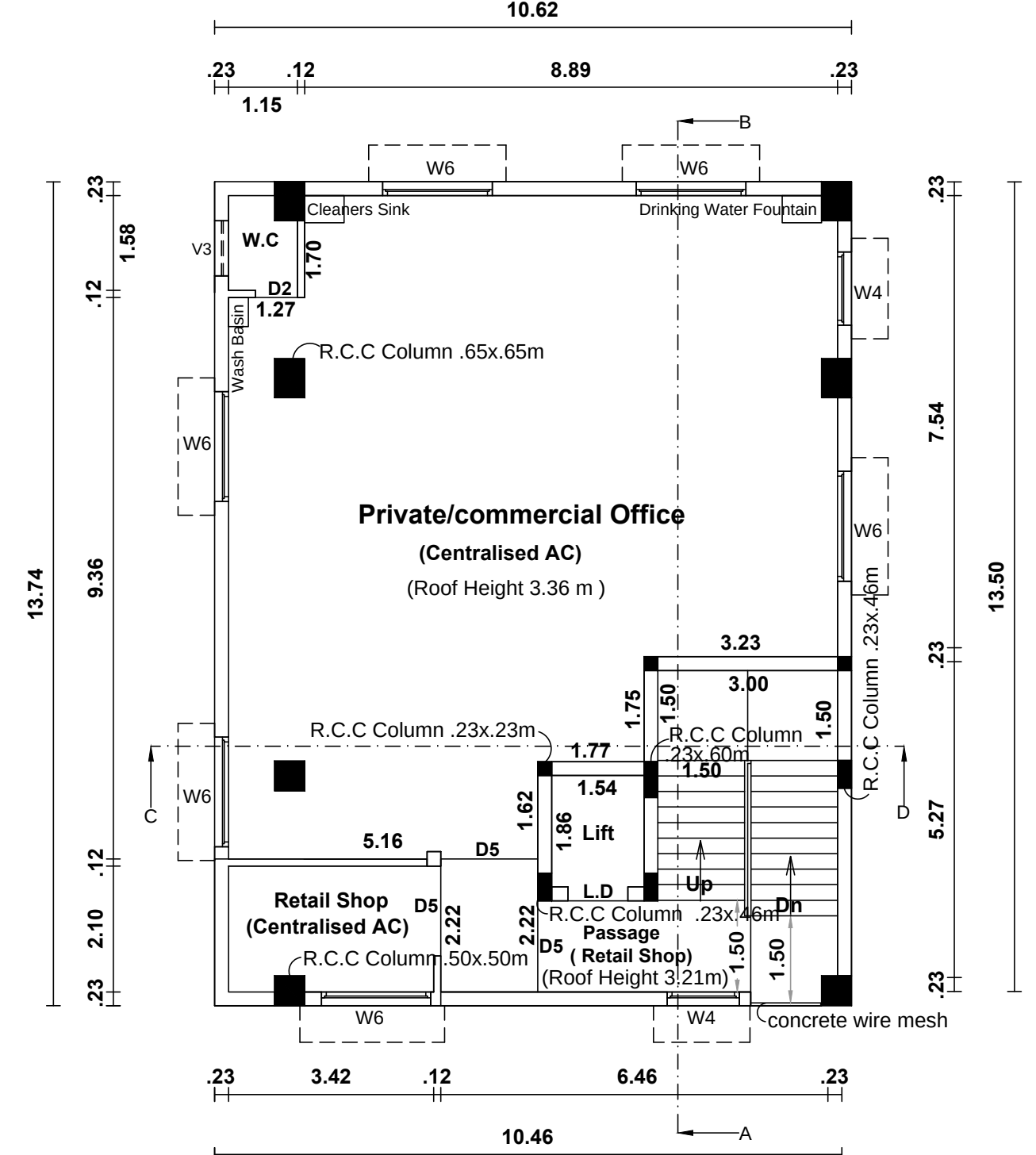
SECTION - "CD"



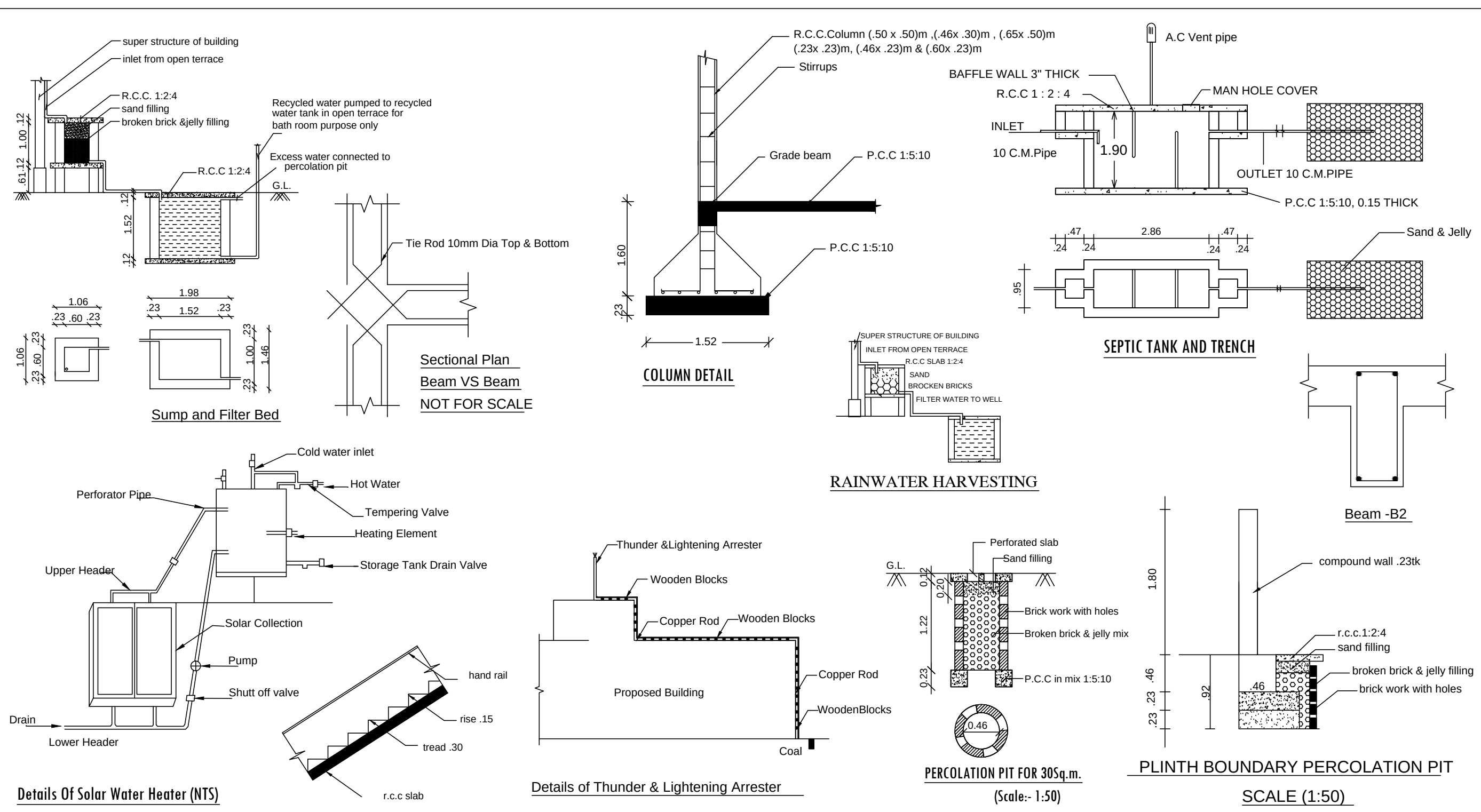
FIRST FLOOR PLAN
(Centralised AC)



SECOND FLOOR PLAN
(Centralised AC)



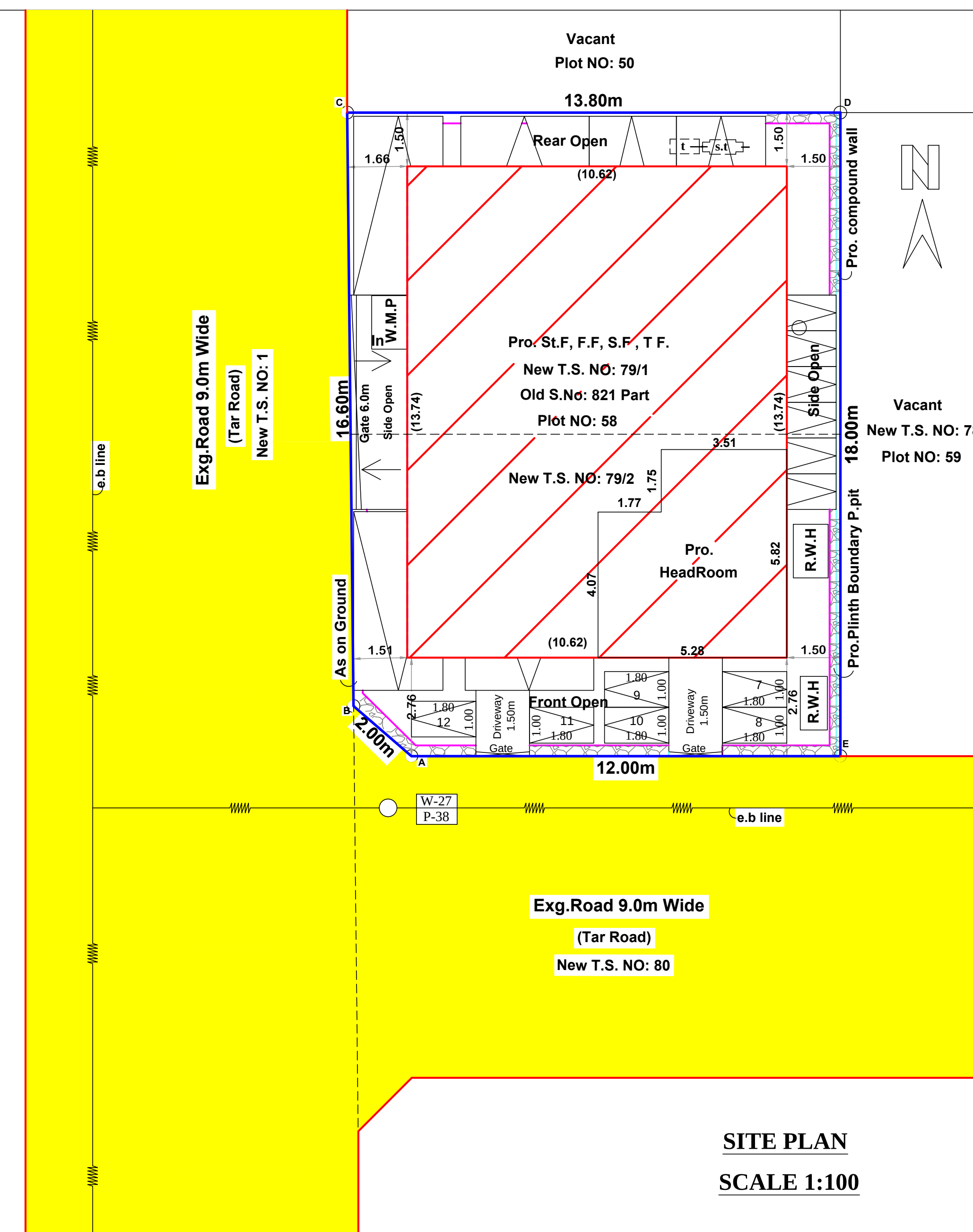
THIRD FLOOR PLAN
(Centralised AC)



TRIVANDRAM MAIN ROAD

Green Belt

Green Belt



SITE PLAN
SCALE 1:100

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RETAIL SHOP (FIRST, SECOND & PARTIALLY THIRD FLOOR) & PRIVATE/COMMERCIAL OFFICE IN (PARTIALLY THIRD FLOOR), BUILDING IN PLOT NO:58, 'RAJAREJESWARI NAGAR, APPROVED LAYOUT IN L.P./R.(T.K)NO:20/85, NEW T.S.NO:79/1, NEW T.S.NO : 79/2, T.S.WARD:BM, BLOCK:12 OLD S.NO: 821 Part, KULAVANIGARPURAM VILLAGE PERUMALPURAM D.D PLAN NO : 7, MELAPALAYAM WARD OFFICE TIRUNELVELI CITY MUNICIPAL CORPORATION. (Scale 1:100) (All dimension are in metre)									
(ALREADY APPROVED PLANNING PERMISSION NO: திருவ.வ.தி.உ.தி.கா எண் 66/2022, DATED: 7-12-2022) (ALREADY APPROVED CORPORATION ORDER NO: க.மு.ப. அனுமதி எண்:146/BU/2023/00729, DATED: 19-05-2023)									
AREA DETAILS:-		Sq.m	Sq.ft	LEGENDS :-					
Site Area (T.S.L.R Area) (ABCDE)	235.00	2530			Site Boundary				
Pro. Stilt Floor Area	145.92	1571			Exg. Road				
Pro.First Floor Area (Retail Shop)	145.92	1571			Proposed Building				
Pro.Second Floor Area (Retail Shop)	145.92	1571							
Pro.Third Floor Area (Retail Shop)	145.92	1571							
Pro.Head Room Area (Private/Commercial Office)	27.63	297							
Open Area	89.08	959							
Total Pro. Building Area in St.F, F.F, S.F, T.F & H.R	611.31	6581							
JOINERY DETAILS:-									
D5 - Door	1.50 x 2.10								
D2 - Door	0.75 x 2.10								
LD - Lift Door	1.20 x 2.10								
W - Window	1.10 x 1.20								
W4 - Window	1.20 x 1.20								
W6 - Window	1.80 x 1.20								
V3 - Ventilator	0.91 x 0.90								
Area Details :-		FSI (Sq.Mt)	Non FSI (Sq.Mt)	Total (Sq.Mt)					
Pro. Stilt Floor	145.92	145.92	145.92	145.92					
Pro. First Floor	145.92	145.92	145.92	145.92					
Pro. Second Floor	145.92	145.92	145.92	145.92					
Pro. Third Floor	145.92	145.92	145.92	145.92					
Pro. Head Room	27.63	27.63	27.63	27.63					
Total	437.76	173.55	611.31	611.31					
FLOOR AREA RATIO									
= F.F + S.F + T.F									
Total Site Area									
= 145.92 + 145.92 + 145.92									
= 235.00									
= 1.863 x 2.00									
Required Parking for Shop Building :-									
Required Parking = (145.92 + 145.92 + 40.70) (F.F+S.F)									
= 332.54 Sq.m = 332.54 x 75%									
= 249.41 Sq.m / 50									
Required Parking = 5 Nos of Car parking + 5 Two wheelers									
Next Every 100 Sq.mt = 1 Car Space (2.50 x 5.00) + Next Every 25 Sq.mt = 1 Two Wheeler Space (1.00 x 1.80)									
Required Parking = (105.22 x 27.63) (T.F+H.R)									
= 132.85 x 75% = 99.64 Sq.mt									
= (99.64 Sq.m / 100) = 1 Car									
= (99.64 Sq.m / 25) = 4 Two Wheeler									
Required Parking = 1 Nos of Car parking + 4 Two wheelers									
Total Required Parking = (5+1) = 6 Nos of Car parking + (5+4) = 9 Nos of Two wheelers									
Available Parking :-									
Parking = 6 Car parking & 12 Two wheelers (Including 2 Physically challenged Car parking)									
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)									
PP/BP/TLPA NO: SWP / 23 / 2024									
FILE NO: SWP / BPA / 390639 / 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.

