Verified RealEstate™

REFERENCE
SWP/BPA/417102/2024

ISSUED
07 February 2025

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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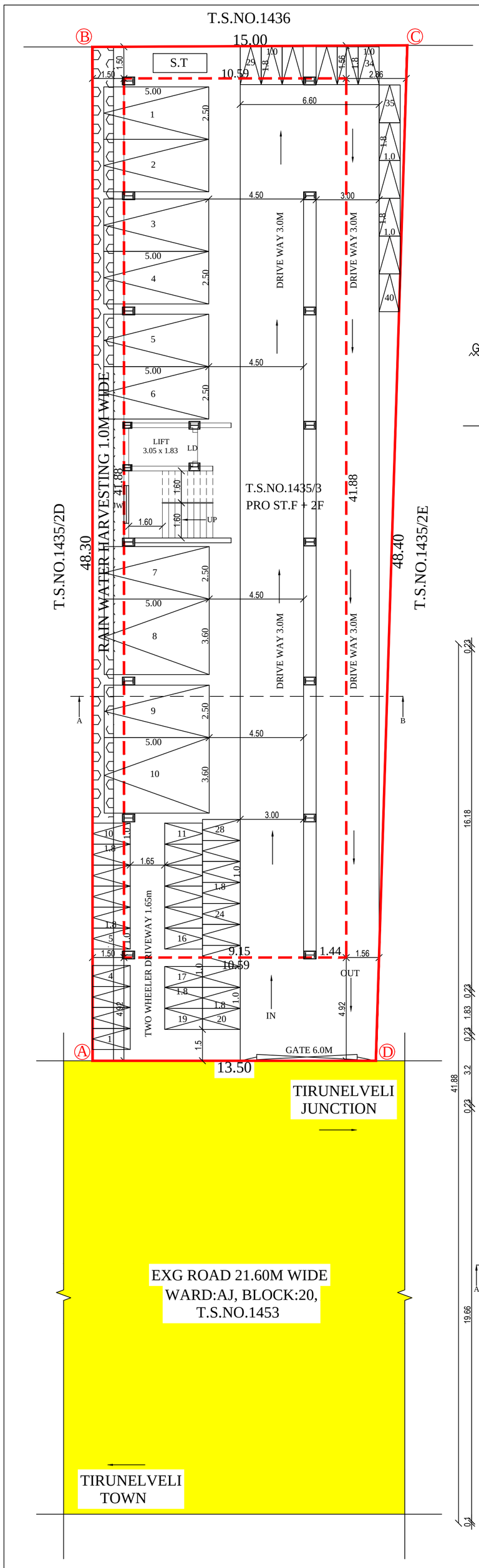
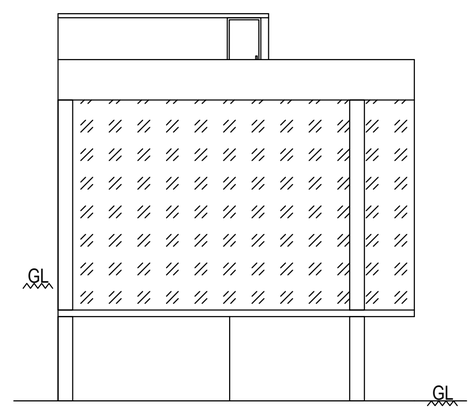
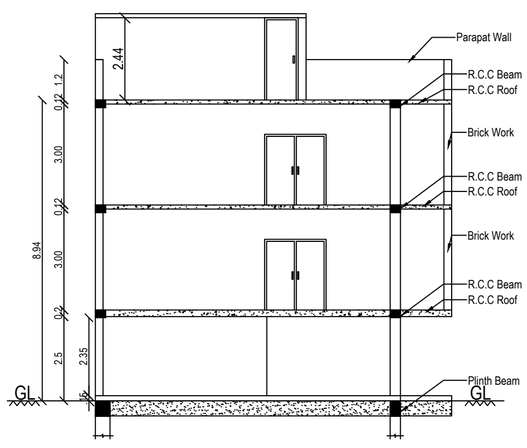
DIGITALLY VERIFIED RECORD



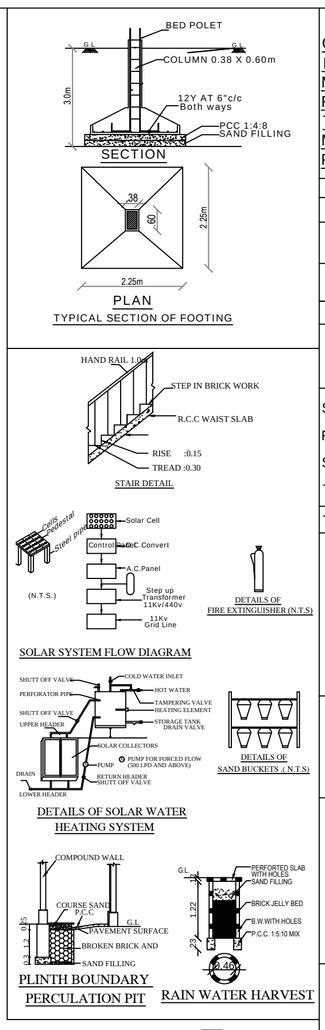
STILT CUM SITE PLAN
SCALE 1:100

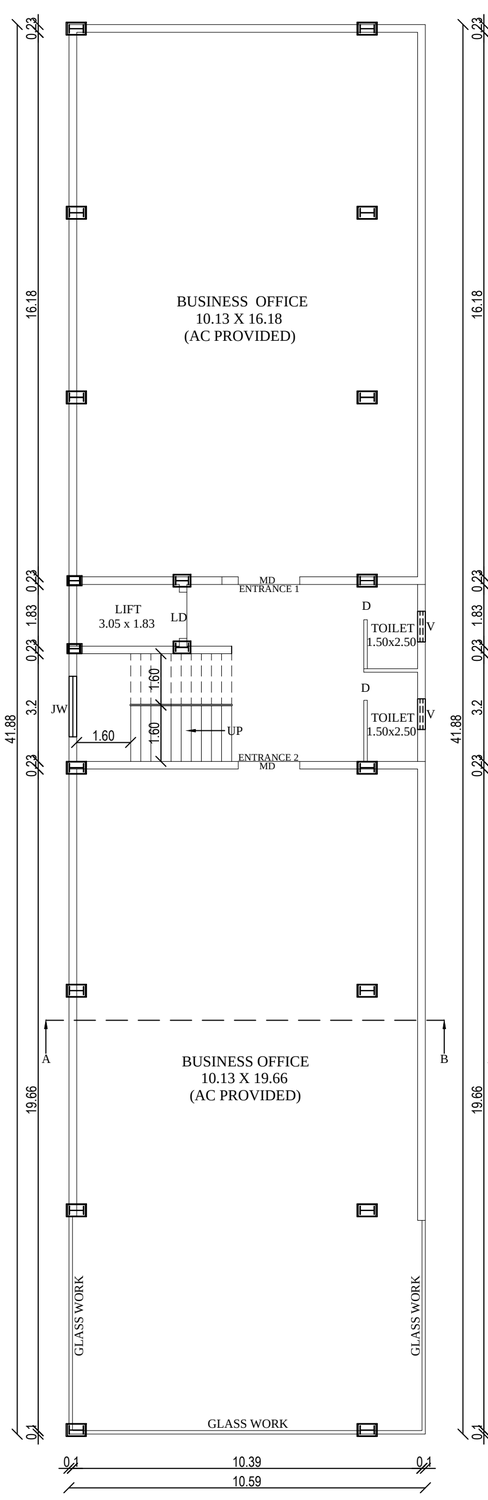


ELEVATION

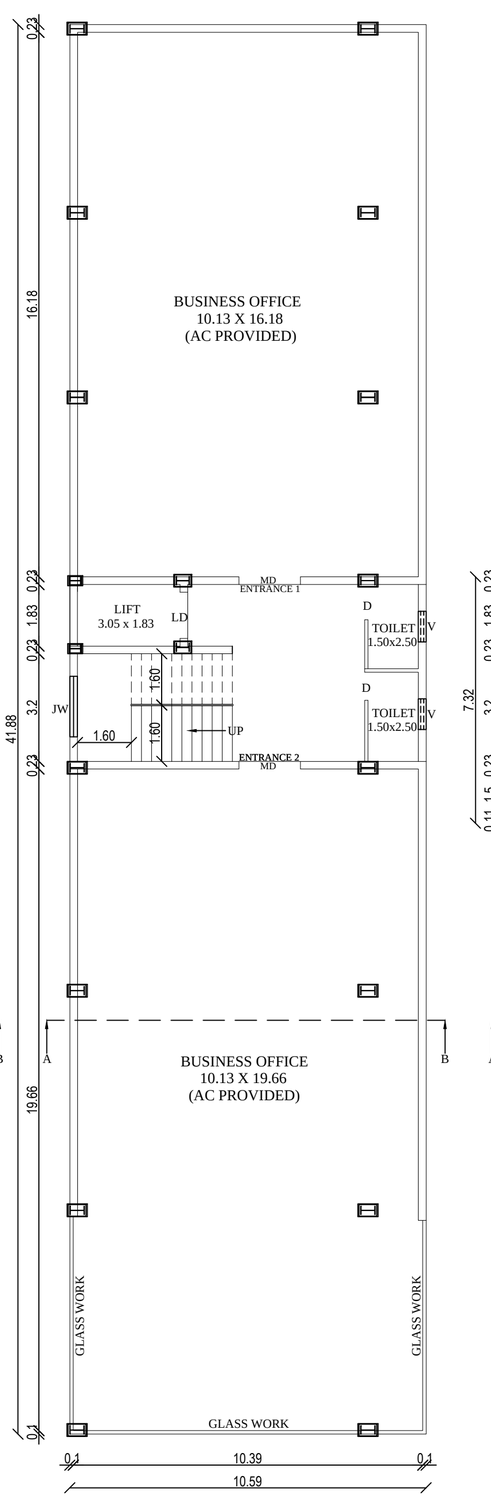


SECTION ON A-B

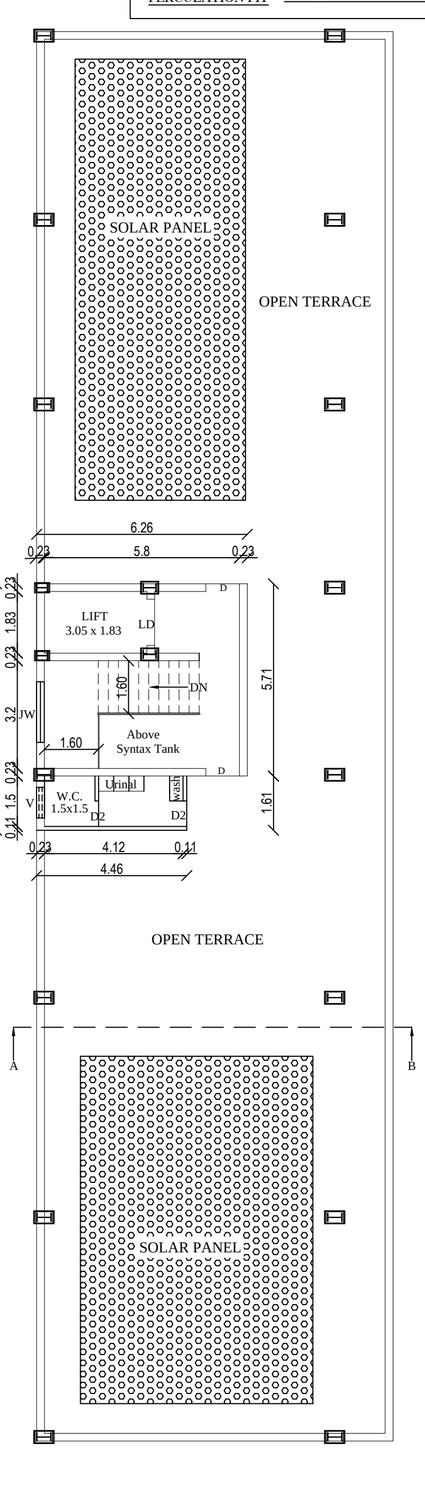




FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE BUILDING IN T.S.NO:1435/3, WARD:AJ, BLOCK:19 OF MELA VEERARAGAVAPURAM VILLAGE, S.N.HIGH ROAD,SWAMY NELLAIAPPAR HIGH ROAD T.P.SCHEME THACHANALLUR WARD OFFICE, TIRUNELVELI CITY MUNICIPAL CORPORATION, TIRUNELVELI LOCAL PLANNING AUTHORITY, TIRUNELVELI DISTRICT.

ALL DIMENSIONS ARE IN METER, SCALE 1:100 & 200

SITE AREA DETAILS (SQ.M)

T.S.NO:	AS PER DOCUMENTS	AS PER PATTA
1435/3	688.96	689.00

PROPOSED BUILDING AREA DETAILS

FLOOR DETAILS	F.S.I AREA (SQ.M)	NON-F.S.I AREA (SQ.M)	TOTAL AREA (SQ.M)	TOTAL AREA (SQ.FT)
STILT FLOOR	----	443.50	443.50	4773.83
FIRST FLOOR	443.50	----	443.50	4773.83
SECOND FLOOR	443.50	----	443.50	4773.83
TERRACE FLOOR	----	42.90	42.90	461.77
TOTAL FLOOR	887.00	486.40	1373.40	14783.26

JOINERIES DETAILS

MD	--	MAIN DOOR	--	1.83m x 2.10m
MD1	--	DOOR	--	1.00m x 2.10m
D	--	DOOR	--	0.90m x 2.10m
LD	--	LIFT DOOR	--	1.37m x 2.10m
V	--	VENTILATION	--	0.91m x 0.61m

FLOOR SPACE INDEX

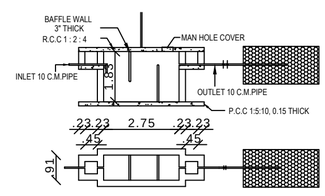
FLOOR SPACE INDEX = FLOOR AREA / SITE AREA
= 887.00 / 688.96
= 1.287 < 2.0

PARKING CALCULATION

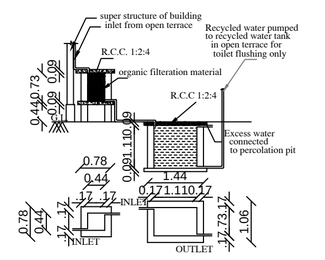
1 CAR / 100SQ.MT = 887.00 / 100
= 8.87 SAY 9 CAR
1 TWO WHEELER / 25SQ.MT = 887.00 / 25
= 35.48 SAY 36 TWO WHEELER
10% VISITOR PARKING = 1 CAR,4 TWO WHEELER
TOTAL REQUIRED = 10 CAR, 40 TWO WHEELER
PROVIDED PARKING = 10 CAR, 40 TWO WHEELER
(Including 2 PH Parking)

ANNEXURE - X
[SEE RULE 54(2) (b)]
SANITATION REQUIREMENTS
TOTAL NO OF PERSONS 50Nos

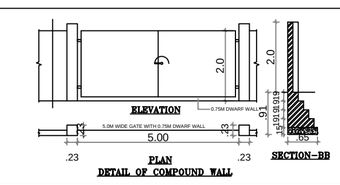
S.NO.	SANITARY UNIT	REQUIRED		PROVIDED		TOTAL
		MALE	FEMALE	MALE	FEMALE	
1	WATER CLOSETS (W.C.)	2	1	3	2	5
2	ABLUTION TAPS	2	1	3	2	5
3	URINALS	2	-	3	-	3
4	WASH BASINS	1		1		1
5	DRINKING WATER FOUNTAINS	1		1		1
6	CLEANER SINK	1		1		1



SEPTIC TANK & TRENCH



DETAILS OF FILTER BED AND SUMP



ONLINE APPLICATION NO:
SWP/BPA/0417102/2024
P.P/B.P/TLPA. NO: SWP/13/2025

REG.STRUCT.ENGINEER	REG.CONST.ENGINEER
Er.S.M. MOHAMMED SAIFULLAH, M.E., M.I.S.T., (Ph.D) Chartered Str. Engr. No: CE / ISE / LM / 281 AAA DESIGN CONSULTANT Mobile : 94444 444 536/923	Er. MOHAMMED SAJITH.N B.E Civil Registered Construction Engineer (RCE) Regn.No: RCE/TEN/JAN/2021/001 Tenkasi Construction Company (TCC) Madurai Road-Tenkasi. 627 803. Mob: 9942 82 9942
APPLICANT	REG.ARCHITECT
M.A. Mysoon Begum	Ar. ABU KHAJA IMTHIYAZ, B.Arch., CA/ 2022/149217

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.