Verified RealEstate™

REFERENCE
SWP/BPA/419476/2024

ISSUED
21 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.

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3/350/2 Mettukuppam,
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Chennai 600 097, India

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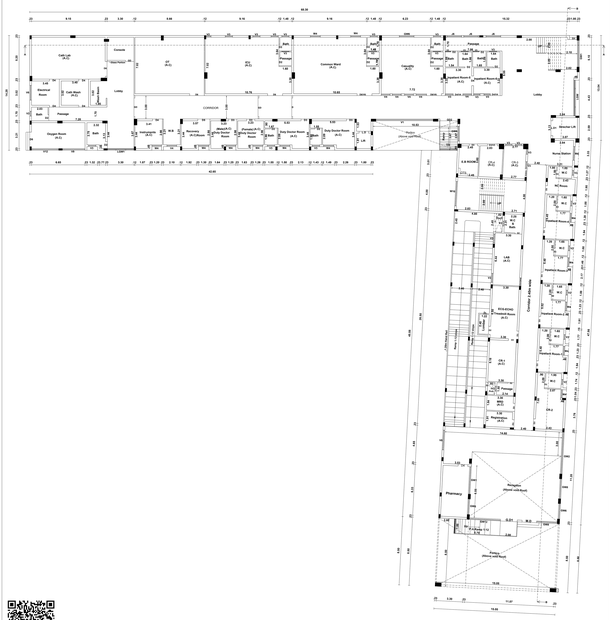
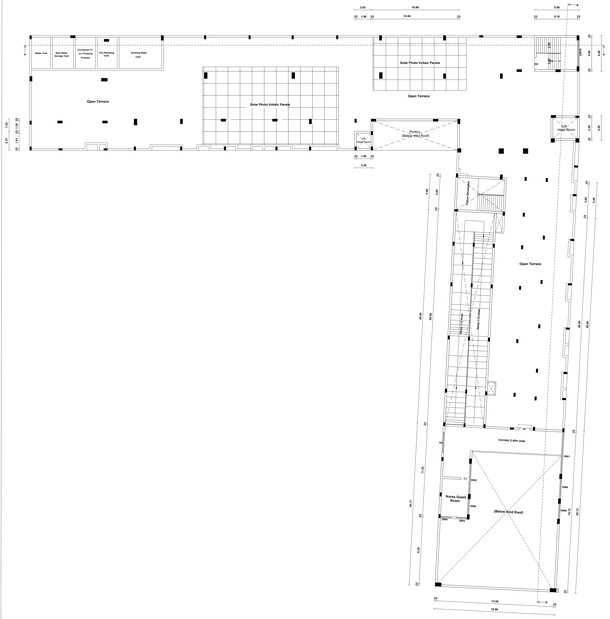
DIGITALLY VERIFIED RECORD

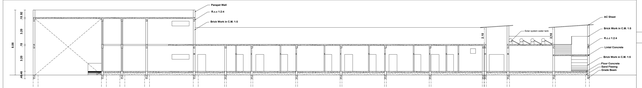


GROUND FLOOR PLAN



FIRST FLOOR & HEAD ROOM PLAN

ELEVATION



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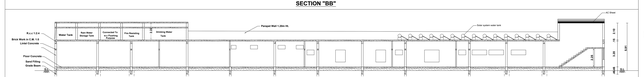

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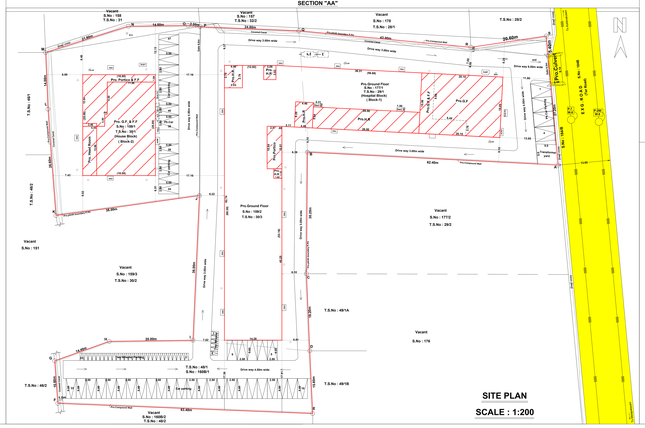
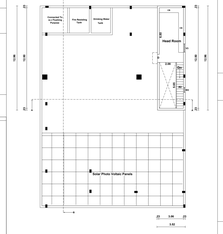


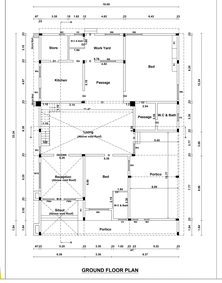
SITE PLAN

SCALE : 1:200

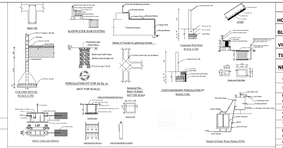
ELEVATION



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



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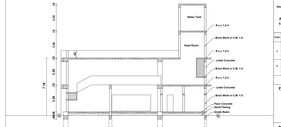

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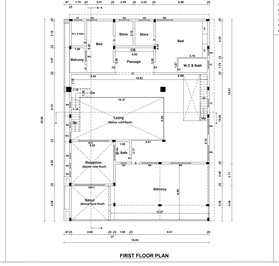

FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED (EXCESS AREA) CONSTRUCTION OF HOSPITAL & HOUSE BUILDING IN NEW T.S.NO. 29/1, 30/1, 30/3, 45/1,7,8 WARD-AK, BLOCK NO:4, OLD S.NO:159/1,159/3, 160B/1, 177/1, OF KEEZHAVEERARAGAVAPURAM VILLAGE, MELAPALAYAM WARD OFFICE, TIRUNELVELI CITY MUNICIPAL CORPORATION, TIRUNELVELI LOCAL PLANNING AUTHORITY, TIRUNELVELI DISTRICT.

NEW ELECTION WARD :31

ALL DIMENSIONS ARE IN METRE , SCALE 1 : 200

AREA DETAILS:	SQ.MT.	SQ.FT.
As per Document Area (AREA FOR REGISTRATION)	5439.39	58585
Hospital Block :0		
PRO. GROUND FLOOR AREA	1794.21	19313
PRO. HEAD ROOM AREA		
PRO. FIRST FLOOR AREA	295.81	3183
Head Room Area - 295.81 Sq.m		
TOTAL HOSPITAL BLOCK :0 AREA	2090.02	22496
House Block :2		
PRO. GROUND FLOOR AREA	433.89	4672
PRO. FIRST FLOOR AREA	383.77	4131
PRO. TERRACE FLOOR AREA	44.94	484
TOTAL HOUSE BLOCK :2 AREA	861.60	9275
Open Area	4135.48	44523
TOTAL Building Area in S.F.A.R.S.R. (Hospital And House)	2951.62	31772
TOTAL FSI AREA (Hospital And House)	3414.55	36763

PARKING CALCULATION (HOSPITAL BUILDING)

Building Area Below 300M Sq.m:

Extra ECS Sq.M = 1 Car Space (2.5m X 5m)

Building Area = 2090.02 / 100 = 20.90

= 20.90 X 1 = 20.90

Required Parking = 20 cars and 02 Two wheeler

PARKING CALCULATION (HOUSE BUILDING)

Floor Area Above 75 Sq.m:

Extra ECS Sq.M = 1 Car Space (2.5m X5.0m)

Building Area = 1 Dr + 2 Tr + 1 LR

= 240.00 + 240.77 = 14.44+

= 480.77 / 100

= 4.81 (4 TU, 16.4K = 1.12 Nos

= 1.12 X 1.5Nos. (15% Visitors parking)

= 1.68 Nos

Required Parking = 2Cr(1car and 2 Tr(2 Two wheeler)

Total Required Parking = 22(1Car and 2 Tr) Two wheeler

Available Parking = 14 car and 02 Two wheeler

(including 15%visitors Parking)

Floor Details	Housing Department Area Sq.m		Total Area Sq.m		Total Area Sq.ft
	Sq.m	Sq.ft	Sq.m	Sq.ft	
Stores 2,Hospital Buildings	1794.21	19313	1794.21	19313	19313
Head Room Area	295.81	3183	295.81	3183	3183
Stores 2,House Building	433.89	4672	433.89	4672	4672
Head Room Area	383.77	4131	383.77	4131	4131
Terrace Floor Area	44.94	484	44.94	484	484
Open Area	4135.48	44523	4135.48	44523	44523
Total Area	2957.62	31772	2957.62	31772	31772
Total FSI Area	3414.55	36763	3414.55	36763	36763

Floor Details	Housing Department Area Sq.m		Total Area Sq.m		Total Area Sq.ft
	Sq.m	Sq.ft	Sq.m	Sq.ft	
Stores 2,Hospital Buildings	1794.21	19313	1794.21	19313	19313
Head Room Area	295.81	3183	295.81	3183	3183
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Head Room Area	383.77	4131	383.77	4131	4131
Terrace Floor Area	44.94	484	44.94	484	484
Open Area	4135.48	44523	4135.48	44523	44523
Total Area	2957.62	31772	2957.62	31772	31772
Total FSI Area	3414.55	36763	3414.55	36763	36763

FLOOR AREA RATIO

=	FSI Area / Total Site Area
=	3414.55 / 5439.39
=	0.422 < 2.00

Note:

Waste Water Used for Gardens

Rain Water Harvesting Details Provided

Inlet Outlet Water tank provided

Fire Extinguisher to be provided

Emergency alarm to be provided

Drinking water to be provided as per corporation norms

Rain water harvesting tank to be provided

Septic tank with Soakpit to be built & Trench connected to college disposal tank

Solid waste bin to be Provided

Lift to be provided in future

Tree Bit Box with soil Compound to be provided

SYMBOL	DESCRIPTION
	SITE BOUNDARY
	ROAD WIDEN
	EXG. CENTER LINE

AREA DETAILS:	SQ.MT.	SQ.FT.
AS PER T.S.L.R. SITE AREA	5439.39	58585
AS PER DOCUMENT AREA	5439.39	58585

UNIT AREA TABLE - (Hospital)		
Stores 1	Stores	1.00 x 2.10
Stores 2	Stores	1.00 x 2.10
Stores 3	Stores	1.00 x 2.10
Stores 4	Stores	1.00 x 2.10
Stores 5	Stores	1.00 x 2.10
Stores 6	Stores	1.00 x 2.10
Stores 7	Stores	1.00 x 2.10
LR Stor	Stores	1.10 x 2.10
LR - 1	Lift Stor	1.10 x 2.10
LR - 2	Lift Stor	1.10 x 2.10
Open	Open	2.5 x 2.10
GW1	Glass Window	4.00 x 1.20
GW2	Glass Window	4.00 x 1.20
GW3	Glass Window	4.00 x 1.20
GW4	Glass Window	4.00 x 1.20
GW5	Glass Window	4.00 x 1.20
GW6	Glass Window	4.00 x 1.20
LGW	Louvered Glass Window	4.00 x 1.20
LGW1	Louvered Glass Window	4.00 x 1.20
W1	Window	3.00 x 1.20
W2	Window	3.00 x 1.20
W3	Window	3.00 x 1.20
W4	Window	3.00 x 1.20
W5	Window	3.00 x 1.20
W6	Window	3.00 x 1.20
V1	Ventilator	3.00 x 0.60
V2	Ventilator	3.00 x 0.60
V3	Ventilator	3.00 x 0.60
V4	Ventilator	3.00 x 0.60
V5	Ventilator	3.00 x 0.60
V6	Ventilator	3.00 x 0.60
Ex	Exhaust Fan	0.45 x 0.45

JOINERY DETAILS - (House)		
M-2	Door	1.00 x 2.10
M-1	Door	1.00 x 2.10
D	Door	1.00 x 2.10
D1	Door	1.00 x 2.10
D2	Door	1.00 x 2.10
D3	Door	1.00 x 2.10
D4	Door	1.00 x 2.10
D5	Door	0.92 x 2.10
D6	Door	0.92 x 2.10
GW1	Glass Window	1.20 x 1.20
W1	Window	0.91 x 1.20
W2	Window	0.91 x 1.20
W3	Window	1.20 x 1.20
W4	Window	1.20 x 1.20
W5	Window	1.20 x 1.20
W6	Window	1.20 x 1.20
GW2	Window	3.00 x 1.20
GW3	Window	3.00 x 1.20
V1	Ventilator	0.60 x 0.60
Ex	Exhaust Fan	0.45 x 0.45

OLD APPROVAL PLAN NO:

1. B1 - 2021 - ARCHITECT - PROPOSED STABLISHMENT & SHOP (B1 - SHOP) 0.00 SQ.MT. NO:1/2021 (Edition) (permit:1/2021 (B1-0.00 (B1-0.00 (B1 - SHOP) NO:2021, permit:1/2021

STRUCTURAL ENGINEER

Dr. N. Balamurugan M.E
Structural Consultant Engineer
Reg. No. M.E.(Tech.) 11.2.2.19
21A, Shanmuthu Nagar
Thiruvanmiyur, Chennai
Cellphone/WP : 6374 604
Cell: 9127751311, 9397145968

CONSTRUCTION ENGINEER

Signature of the Owner / Developer
Signature of Registered Professional

APPLICANT

P. BALAKRISHNA STUDIO. B.Arch.,
REGISTERED ARCHITECT C.O.A.-A/00
Plot No. 10, Ground Floor, Sri Ram Nagar,
North Main Road,
Anna Nagar West Extension,
Chennai - 600 101.

PP / BP / TLPA No: BWP / 24 / 2025

FILE NO: BWP / BPA / 419476 / 2024

OFFICE USE

REGISTERED ENGINEER / ARCHITECT

A-7000
A-7000

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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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.