

PP

APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

Building Plan

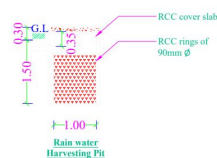
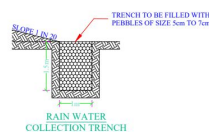
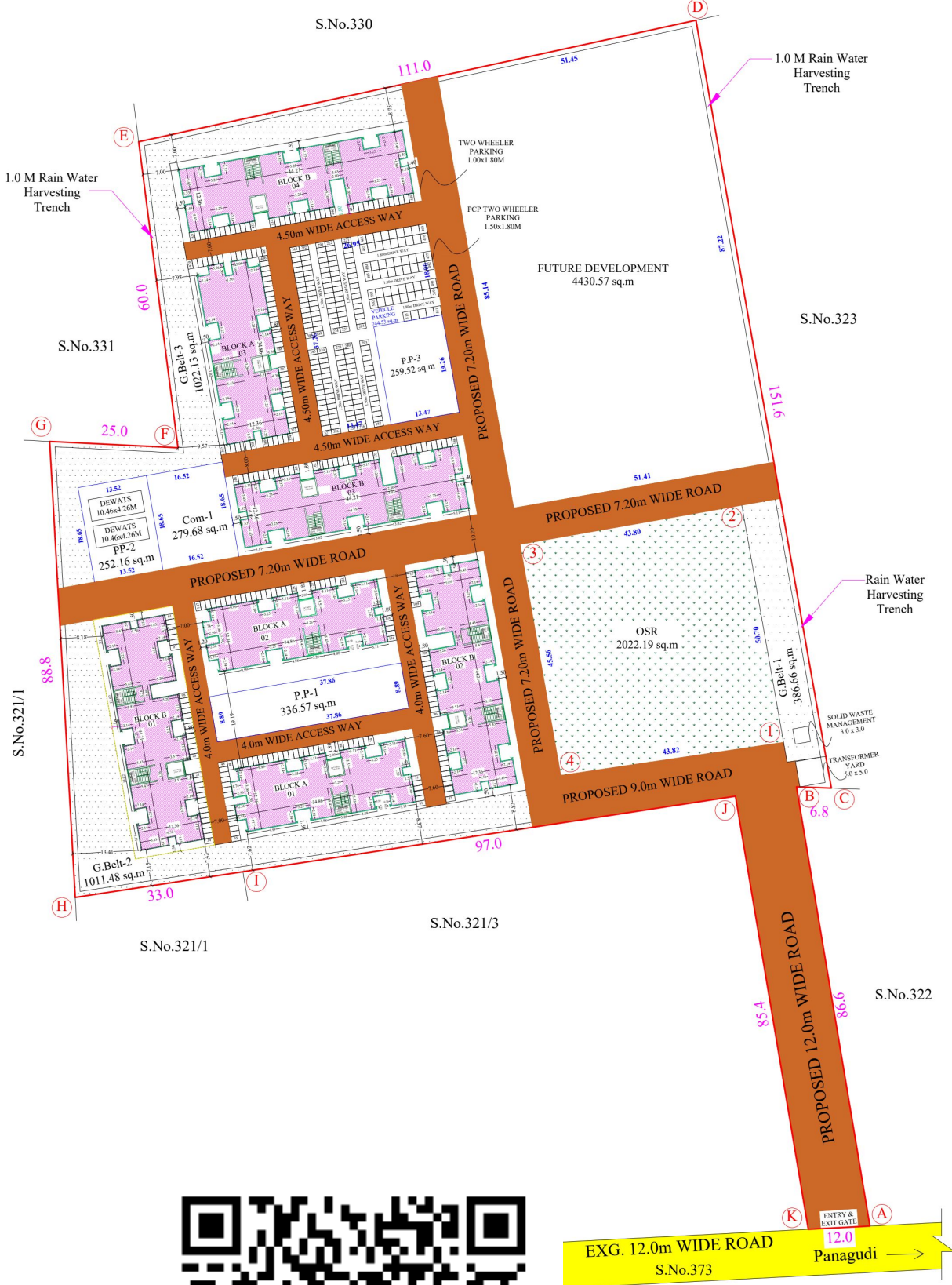
ISSUING AUTHORITY

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.

S.No.330



TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

PROPOSED SITE PLAN FOR RESIDENTIAL BUILDING OF (G + 5) FLOORS 468 TENEMENTS AT KALAINAR NAGAR IN S.No.321/2 OF PANAGUDI PART-I VILLAGE, RADHAPURAM TALUK & TIRUNELVELI DISTRICT.

REFERENCE:	TYPE-A	TYPE-B
ADOPTED T.D.NO.	33/2021	33/2021
NO. OF FLOORS	G + 5	G + 5
PLINTH AREA / UNIT	38.256 sq.m	39.84 sq.m
NO. OF BLOCKS	3 Nos.	4 Nos.
NO. OF UNITS / BLOCK	[60 in 1]	[72 in 1]
PLINTH AREA / BLOCK	2295.36 sq.m	2868.42 sq.m
NUMBER OF UNITS	180 Nos.	288 Nos.
TOTAL NO. OF TENEMENTS (180+288) = 468 Nos.		

ONLINE FILE NO	SWP / BPA / 440006 / 2025 / TCP
SCALE:	PROJECT
1:400	KALAINAR NAGAR
SIZE	DWG. TITLE
A0	SITE PLAN

AREA STATEMENT:
 PLOT EXTENT (FMB/SITE) - 20200.0 sq.m.
 PROPOSED PLOT EXTENT - 15666.0 sq.m.
 FUTURE DEVELOPMENT AREA - 4534.0 sq.m.
 DENSITY - 299 units/Hect.
 FLOOR SPACE INDEX (FSI) - 0.91

FLOOR	TYPE-A (A1, A2, A3) in sq.m	TYPE-B (B1, B2, B3, B4) in sq.m	TOTAL FSI AREA in sq.m	TOTAL NON-FSI AREA in sq.m	TOTAL BUILDUP AREA in sq.m
GROUND FLOOR	382.56 x 3	478.07 x 4	3059.96	--	3059.96
FIRST FLOOR	382.56 x 3	478.07 x 4	3059.96	--	3059.96
SECOND FLOOR	382.56 x 3	478.07 x 4	3059.96	--	3059.96
THIRD FLOOR	382.56 x 3	478.07 x 4	3059.96	--	3059.96
FOURTH FLOOR	382.56 x 3	478.07 x 4	3059.96	--	3059.96
FIFTH FLOOR	382.56 x 3	478.07 x 4	3059.96	--	3059.96
HEAD ROOM	(3.26x5.43x3)	(3.26x5.43x4)	--	123.90	123.90
TOTAL AREA	6886.08	11473.68	18359.76	123.90	18483.66

SL.No.	USE	AREA in sq.m	LAND in %
1.	RESIDENTIAL	4901.53	24.26 %
2.	OSR	2022.19	10.01 %
3.	GREEN BELT	2420.27	11.98 %
4.	PUBLIC PURPOSE	848.25	4.21 %
5.	COMMERCIAL	279.68	1.39 %
6.	VEHICLE PARKING DRIVE WAY	744.53	3.68 %
7.	INTERNAL ROADS	4552.98	22.54 %
8.	FUTURE DEVELOPMENT	4430.57	21.93 %
TOTAL		20200.00	100.00 %

TWO WHEELER PARKING DETAILS:	OSR DETAILS:
No. of Parking Required (see-iv) - 468 Nos.	OSR - 2022.19 sq.m
Total tenement - 468 Nos.	TOTAL - 2022.19 sq.m
10 % of Visitors Parking - 47 Nos.	[OSR: 10.01 % given for Total Extent of 20200.0 sq.m]
No. of Parking Provided - 515 Nos.	
Parking lot size - (1.0 x 1.80) m.	
Area/Parking lot - 1.80 sq.m	

BLOCKS	UNITS (25.0x50.0 sq.m)	REQUIRED 2 - WHEELER	PROVIDED 2 - WHEELER
BLOCK-B1	UNITS (1-12) x 6	72 - Nos.	44 - Nos.
BLOCK-A1	UNITS (1-10) x 6	60 - Nos.	47 - Nos.
BLOCK-B2	UNITS (1-12) x 6	72 - Nos.	81 - Nos.
BLOCK-A2	UNITS (1-10) x 6	60 - Nos.	92 - Nos.
BLOCK-B3	UNITS (1-12) x 6	72 - Nos.	90 - Nos.
BLOCK-A3	UNITS (1-10) x 6	60 - Nos.	47 - Nos.
OPEN PARKING (OPEN GROUND)			72 - Nos.
BLOCK-B4	UNITS (1-12) x 6	72 - Nos.	42 - Nos.
SUB TOTAL		468 - Nos.	515 - Nos.
10% of Visitors Parking		47 - Nos.	
TOTAL NO. OF PARKING		515 - Nos.	515 - Nos.

SOLAR CALCULATION DETAILS:
 NO. OF TENEMENTS : 468 Nos.
 NO. OF PERSONS/TENEMENT : 5.0 Persons.
 TOTAL NO. OF PERSONS : 2340 Nos.
 REQUIRED WATER FOR 1 PERSON : 60 Lit/Day
 TOTAL WATER REQUIREMENT(2340 x 60) : 1,40,400 Lit /Day
 ONE SOLAR CAPACITY : 3000 Lit
 REQUIRED SOLAR (140400/3000) : 47 Nos.

COLOUR CODE	NOTATION
BOUNDARY (Superimposed)	
RESIDENTIAL BLOCKS	
OSR	
EXISTING ROAD	
PROPOSED ROAD	

- NOTE:**
- All dimensions are in Metre.
 - The Type Design to be adopted for Kalaignar Nagar Scheme.
 - Septic Tank with up flow filters provided and monitored for the disposal of sewage within the site itself.
 - Rain water harvesting system shall be provided.
 - Solar water heating system shall be provided.
 - Fire Fighting System with Emergency Alarm shall be provided.
 - Solid waste Bin to be provided.
 - U-Trap shall be provided to septic tank to prevent curb breeding of mosquitoes as per G.O.Ms.No.341, dated. 03.11.2004.
 - Lightning Arresters shall be provided

OFFICE USE
 SWP / BPA / 440006 / 2025 / TCP
 B.P / TVLDTCP / NO : SWP / 26 / 2025

EXECUTIVE ENGINEER
 TNUIDB

STRUCTURAL ENGINEER
 TNUIDB

PROPOSED DETAILED PLAN FOR CONSTRUCTION OF (G + 5) FLOORS 468 TENEMENTS AT KALAIGNAR NAGAR IN S.Nos.321/2 OF PANAGUDI PART-I VILLAGE, RADHAPURAM TALUK & TIRUNELVELI DISTRICT.

AREA DETAILS:

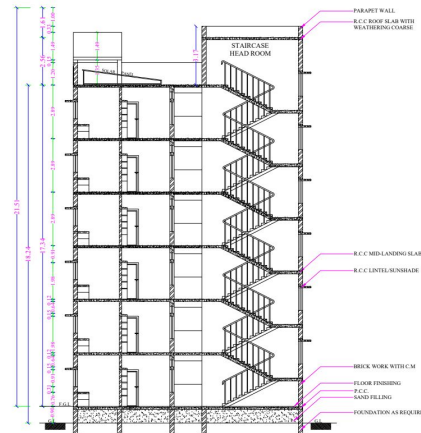
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 38.26 sq.m
COMMON AREA / UNIT	- 7.28 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 30.98 sq.m
CARPET AREA / UNIT	- 25.24 sq.m

SCHEDULE OF JOINERIES

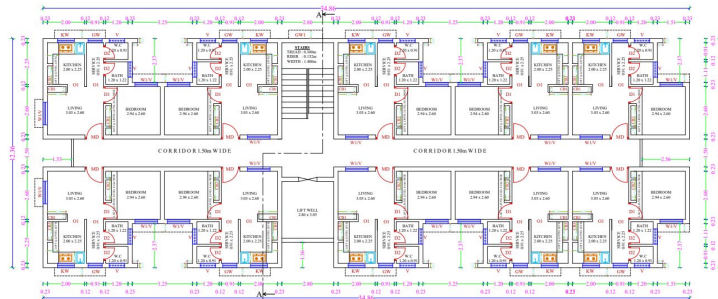
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 x 1.98
D1	DOOR	0.91 x 1.98
D2	DOOR	0.76 x 1.98
O1	OPENING	0.91 x 1.98
AD	ACCESSIBLE FRIENDLY FOR DISABILITIES	0.91 x 1.98
W1/V	WINDOW (ABOVE LINTEL) VENTILATOR	1.22 x 1.22
KW	WINDOW	0.91 x 0.91
GW	GRILL WINDOW	0.76 x 1.22
GW1	GRILL WINDOW	1.82 x 1.22
V	VENTILATOR	0.83 x 0.61



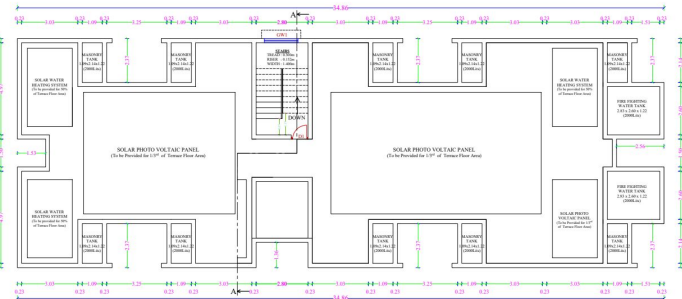
FRONT ELEVATION (Typical Blocks : A1 TO A2)



SECTION-AA (Typical Blocks : A1 TO A2)

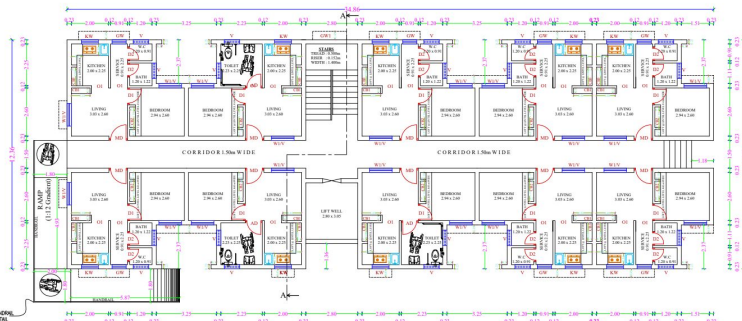


FLOOR PLAN - FIRST, SECOND, THIRD, FOURTH & FIFTH (Typical Blocks : A1 TO A2)



TERRACE FLOOR PLAN (Typical Blocks : A1 TO A2)

- NOTE:**
1. ALL DIMENSIONS ARE IN METER.
 2. TYPE DESIGN TO BE ADOPTED FOR KALAIGNAR NAGAR SCHEME.
 3. LIFT CAN BE ACCESSIBLE UP TO 5th FLOOR LEVEL ONLY.
 4. MACHINE ROOM LESS LIFT IS PROVIDED IN THIS SCHEME.



GROUND FLOOR PLAN (Typical Blocks : A1 TO A2)



C.1000
24/12/16

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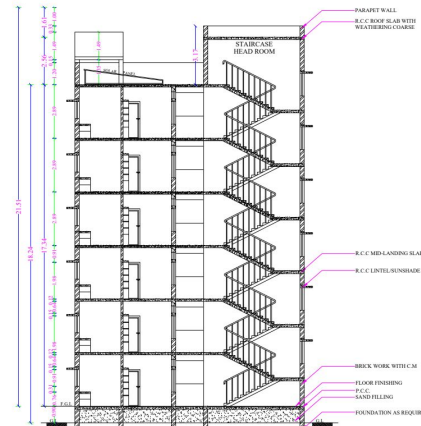
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 39.84 sq.m
COMMON AREA / UNIT	- 8.68 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 31.16 sq.m
CARPET AREA / UNIT	- 25.24 sq.m

SCHEDULE OF JOINERIES

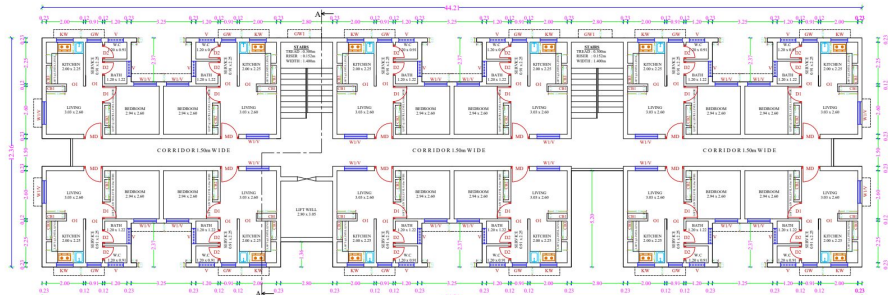
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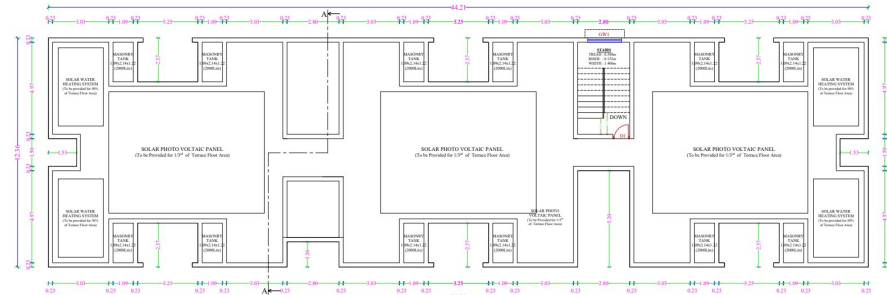
FRONT ELEVATION (Typical Blocks : B1 TO B4)



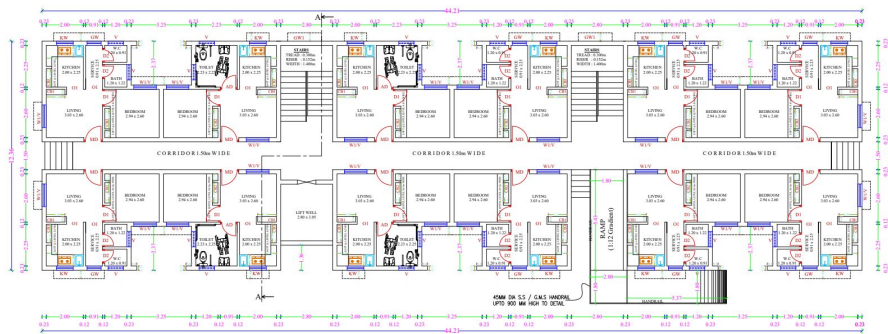
SECTION-AA (Typical Blocks : B1 TO B4)



FLOOR PLAN - FIRST, SECOND, THIRD, FOURTH & FIFTH (Typical Blocks : B1 TO B4)



TERRACE FLOOR PLAN (Typical Blocks : B1 TO B4)



GROUND FLOOR PLAN - (Typical Blocks : B1 TO B4)

NOTE:

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2. TYPE DESIGN TO BE ADOPTED FOR KALAIGNAR NAGAR SCHEME.
3. LIFT CAN BE ACCESSIBLE UP TO 5th FLOOR LEVEL ONLY.
4. MACHINE ROOM LESS LIFT IS PROVIDED IN THIS SCHEME.



C. MOO
24/12/16

EXECUTIVE ENGINEER
TNUHDB

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STRUCTURAL ENGINEER
TNUHDB

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

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

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

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.

