

PP

APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

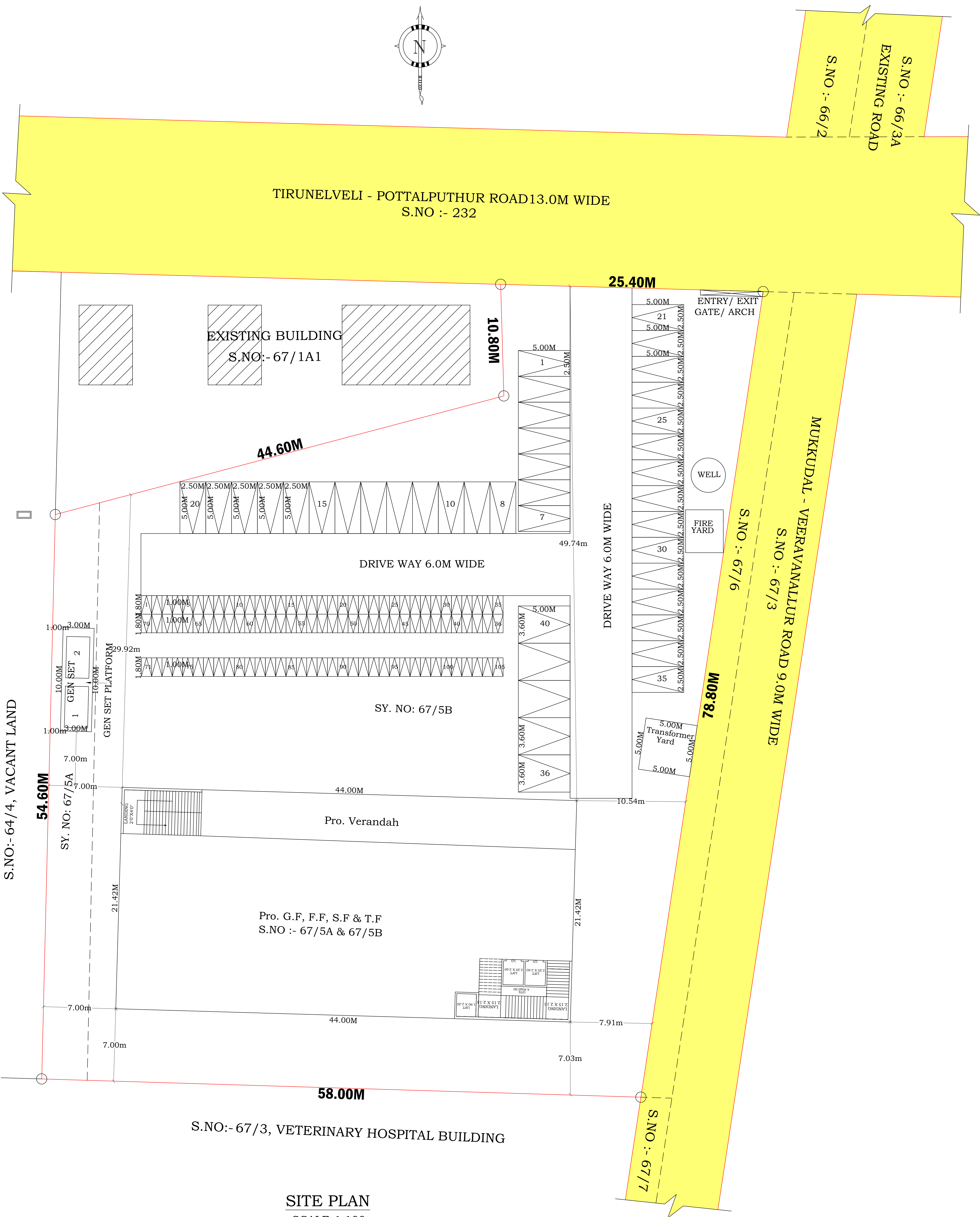
Building Plan

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.



SITE PLAN
SCALE-1:100

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF CONFERENCE HALL BUILDING AT SY.NO.67/5A & 67/5B, TIRUNELVELI - POTTALPUTHUR ROAD, MUKKUDAL VILLAGE, MUKKUDAL TOWN PANCHAYAT, CHERANMAHADEVI TALUK, TIRUNELVELI DISTRICT.				
APPLICANT NAME :- M/S. THOMAS IYADURAI INFRASTRUCTURE PRIVATE LIMITED				
ALL DIMENSIONS ARE IN METRE			SCALE - 1:100	
AREA DETAILS :- AS PER DOCUMENT - 4250.00SQ.MT AS PER TSLE - 4250.00SQ.MT HENCE, LEAST VALUE TO BE TAKEN....			LEGENDS EXG. ROAD DRIVEWAY SITE BOUNDARY PRO. BUILDING	
			FLOOR SPACE INDEX F.S.I. = $\frac{G.F+F.F+S.F+T.F}{\text{TOTAL SITE AREA}}$ F.S.I. = $\frac{3482.86}{4250.00} = 0.82$ F.S.I. = 0.82 < 2.00	
AREA DETAILS			SQ.MT	
SITE AREA			4250.00	
GROUND FLOOR AREA			942.38	
FIRST FLOOR AREA			942.38	
SECOND FLOOR AREA			798.85	
THIRD FLOOR AREA			798.85	
HEAD ROOM AREA			124.57	
OPEN SPACE			868.75	
EXG.ROAD				
TOTAL PRO. BUILT UP AREA			3607.03	
			38826.20	
• SCALE 1 : 100 . • ALL DIMENSIONS ARE IN METER • EXHAUST FAN [MECHANICAL VENTILATION] TO BE PROVIDED • STORM WATER DRAINAGE SYSTEM PROVIDED. • RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED. • BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDNING PURPOSE. • RAIN WATER RECYCLING SYSTEM TO BE PROVIDED. • FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED. • EMERGENCY ALARAM TO BE PROVIDED. • 1/3 rd AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC PANELS • LIGHTENING PROTECTION TO BE PROVIDED. • SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED. • SOLID WASTE TUB TO BE PROVIDED. • SULLAGE WATER USE TO GARDEN PURPOSE. • DRINKING WATER FACILITIES AS PER CORPORATION NORMS PROVIDED. • INSTALLATION OF CCTV UNITS PROVIDED. • ACOUSTICS, SOUND INSULATION and NOISE CONTROL SYSTEM TO BE PROVIDED.			FLOORWISE BREAKUP FLOORS Ground Floor First Floor Second Floor Third Floor Head Room TOTAL F.S.I. AREA in Sq.mt 942.38 942.38 798.85 798.85 --- 3482.46 NON F.S.I. AREA in Sq.mt ---- ---- ---- ---- 124.57 124.57 TOTAL BUILTUP AREA in Sq.mt 942.38 942.38 798.85 798.85 124.57 3607.03	
			SCHEDULE OF JOINERIES MD - MAIN DOOR 1.83 X 2.40 LD - LIFT ROOR 1.00 X 2.10 D1 - DOOR 0.91 X 2.10 D2 - DOOR 0.76 X 2.10 D8 - DOOR 2.44 X 2.10 W6 - WINDOW 1.83 X 1.37 V - VENTILATOR 0.91 X 0.61 SD - SLIDING DOOR 1.00 X 0.61 EF - EXHAUSTING FAN 1.22 X 0.61	
PARKING CALCULATION:- FOR RESTAURANTS:- PLINTH AREA = 535.50 SQ.MT Every 100.00 SQ.MT = 1 Car Space (2.50M X 5.00M) + 10.0% Visitors Parking 535.50 / 100 = 5.35 say 6 NOS + 10.0% Visitors Parking Every 50.00 SQ.MT = 1 Two Wheeler Every 100 sq.mt + 10.0% Visitors Parking 535.50 / 50 = 10.71 say 11 NOS + 10.0% Visitors Parking REQUIRED PARKING = 7 Car & 13 Two Wheeler PROVIDED PARKING = 7 Car & 26 Two Wheeler (Including 2Nos. of PH Parking) HENCE OK			STAFF DETAILS :- 15 Nos. of Men & 20 Nos. of Women Sanitary Requirements - Kalyana Mandapam DETAILS Water Closet Ablution Tabs Wash Basins Cleanser's Sink Urinals Required Gents 4 Ladies 4 Provided Gents 4 Ladies 4	
FOR CONFERENCE HALLS:- PLINTH AREA = 2946.96 SQ.MT Every 100.00 SQ.MT = 1 Car Space (2.50M X 5.00M) + 10.0% Visitors Parking 2946.96/100 = 29.46 say 30 NOS + 10.0% Visitors Parking Every 100.00 SQ.MT = 1 Two Wheeler Every 100 sq.mt + 10.0% Visitors Parking 2946.46 / 100 = 29.46 say 30 NOS + 10.0% Visitors Parking REQUIRED PARKING = 33 Car & 33 Two Wheeler PROVIDED PARKING = 33 Car & 79 Two Wheeler (Including 2Nos. of PH Parking) HENCE OK				
APPLICANT			OFFICE USE	
GEO TECH ENGINEER			CONSTRUCTION ENGINEER	
STRUCTURAL ENGINEER			REGISTERED ENGINEER	

Er.T.PACHAMUTHU B.E., MBA.,
Tirunelveli Corporation RE-Gr.III
Reg. No: 146/LS/2022/00008
DTCP - RE-GR-1/TVLD/02/2023
TWIN BUILDERS
TSA Dhanam Complex, 1st Floor,
Nethaji Road, Melapalayam-5
Cell : 95666 96791

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.

