Verified RealEstate™

REFERENCE
SWP/BPA/937453/2026

ISSUED
27 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 458/1B and 2 more

Kulavanigarpuram, Palayamkottai taluk

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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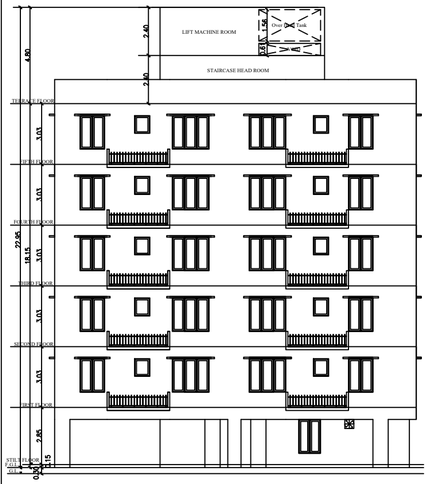
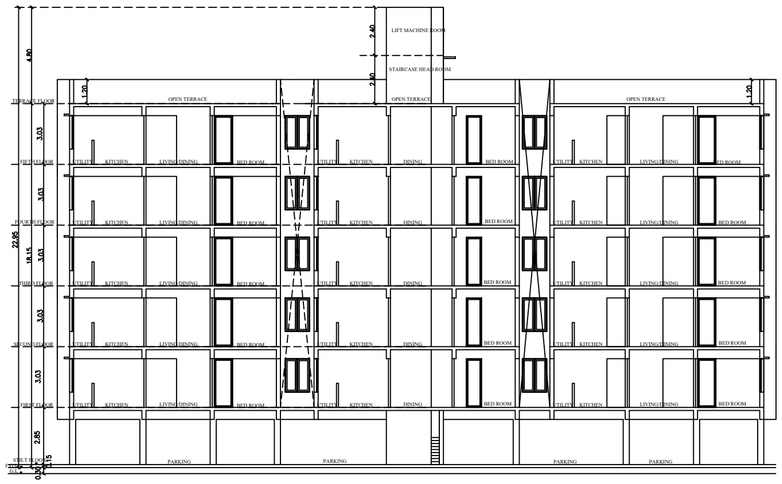
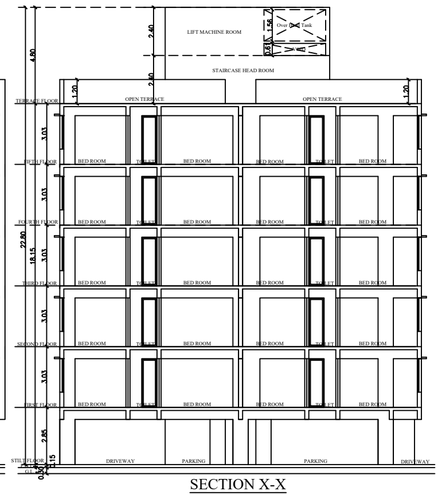
DIGITALLY VERIFIED RECORD



FRONT ELEVATION



SECTION Y-Y

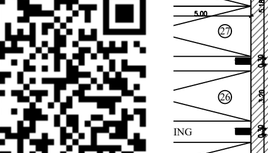


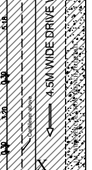
SECTION X-X

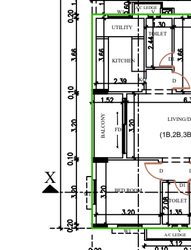
FLOOR UNITS			
BLOCK NAME	TYPICAL FLOOR	UNIT NUMBER	(BELOW 90m^2) UNIT CARPET AREA / Sq.m.
BLOCK - 1	TYPICAL - 1,2,3,4 & 5	1A,2A,3A,4A & 5A	81.27
BLOCK - 1	TYPICAL - 1,2,3,4 & 5	1B,2B,3B,4B & 5B	84.01
BLOCK - 1	TYPICAL - 1,2,3,4 & 5	1C,2C,3C,4C & 5C	69.47
BLOCK - 1	TYPICAL - 1,2,3,4 & 5	1D,2D,3D,4D & 5D	83.01
BLOCK - 1	TYPICAL - 1,2,3,4 & 5	1E,2E,3E,4E & 5E	80.38
BLOCK - 1	TYPICAL - 1,2,3,4 & 5	1F,2F,3F,4F & 5F	66.00

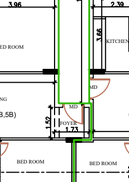
PARKING REQUIREMENT						
S.NO.	DESCRIPTION	DWELLING UNITS	NO OF FLOORS	TOTAL	CAR	TWO WHEELER
1	1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT- AREA (50-75 Sq.m)	-	-	-	-	-
2	1 CAR SPACE FR EVERY 75 Sq.M. (Including 3 Physically Challenged Car Parking)	6	5	30	30	-
3	10 % VISITOR'S PARKING				3	-
				TOTAL	33	-
REQUIRED PARKING (Including 3 Physically Challenged Car Parking)					33	-
PROVIDED PARKING (Including 3 Physically Challenged Car Parking)					33	-
* EV Charging Provision to be Provided as per G.O.						

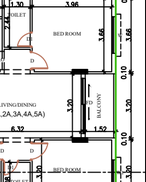


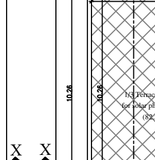










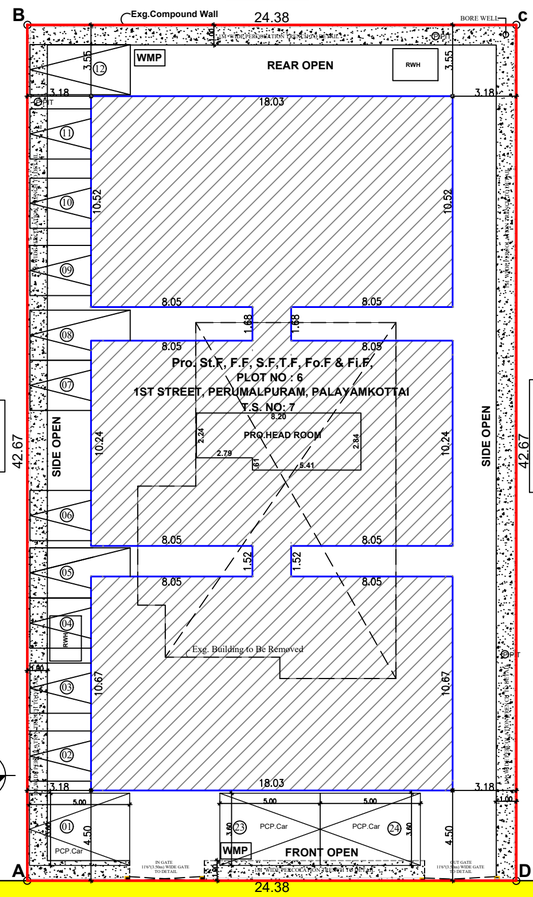


SITE CUM STILT FLOOR PLAN

TYPICAL FLOOR PLAN
(FIRST,SECOND,THIRD,FOURTH & FIFTH)

TERRACE FLOOR PLAN

Existing House
Plot No: 13



SITE PLAN

SCALE 1: 100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING FOR RESIDENTIAL APARTMENT BUILDING (STILT+5 FLOORS) OF 30 DWELLING UNITS (AFTER REMOVING THE EXISTING BUILDING) IN PLOT NO:6,1ST STREET, PERUMALPURAM,PALAYAMKOTTAI, TIRUNELVELI, PINCODE : 627007. APPROVED LAYOUT IN L.P.H/ D.T.P 130/66, NEW T.S. NO: 7, OLD SURVEY NO 458/1B PART, TS WARD BM, BLOCK 3, KULAVANIGAPURAM VILLAGE, MELAPALAYAM WARD OFFICE, TIRUNELVELI MUNICIPAL CORPORATION.

SITE AREA

As Per Patta	--	1039.00
As Per Document	--	1040.51
Least Site Area Taken	--	1039.00
Exg Building to be Removed Area	--	193.86

AREA DETAIL	FSI (Sq.m.)	Non.FSI (Sq.m.)	Total (Sq.m.)	No.of. Units
STILT FLOOR	29.22	595.12	624.34	--
FIRST FLOOR	572.80	--	572.80	6
SECOND FLOOR	572.80	--	572.80	6
THIRD FLOOR	572.80	--	572.80	6
FOURTH FLOOR	572.80	--	572.80	6
FIFTH FLOOR	572.80	--	572.80	6
HEAD ROOM	--	21.64	21.64	--
TOTAL	2893.22	616.76	3509.98	30 Nos

SANITARY REQUIREMENTS TABLE

SANITARY UNIT	REQUIRED	PROVIDED
BATH ROOM WITH WATER TAP	30	60
W.C. WITH FLUSHING & ABLUTION TAP	30	60
WATER TAP	30	60 +
KITCHEN SINK	30	30

FLOOR AREA RATIO

Premium FSI Ratio = 2 + 40 % = 2.8

= $\frac{\text{St.F(Electrical Room)+F.F + S.F + T.F + FO.F + Fl.F}}{\text{Total Site Area}}$

= $\frac{29.22 + 572.80 + 572.80 + 572.80 + 572.80 + 572.80}{1039.00}$

= $\frac{2893.22}{1039.00}$ (2.00 + 0.80)

= 2.785 < 2.8 (F.S.I. + 40%PREMIUM F.S.I.)

Premium F.S.I. Area = 2078 - 2893.22 = 815.22

ONLINE APPLICATION No:
SWP/BPA/937453/2026
PP/BP/TLPA No.SWP/127/2026

Office Use

SPECIFICATION :

* COLUMN FOOTING FOUNDATION LAID OVER THE SAND FILLING AND P.C.C.1:4:8.
* ALL COLUMNS ARE CONNECTED WITH PLINTHBEAM AND ROOFBEAM.
* P.C.C 1:4:8 LAID OVER THE SAND FILLING FOR MOSAIC FLOORING.
* BRICKWORK IN BASEMENT AND SUPERSTRUCTURE WITH C.M.1:5 MIX.
* R.C.C. M25 MIXED LINTEL LAID OVER THE DOORS, WINDOWS AND OPENINGS.
* ALL WALLS AND CEILINGS ARE PLASTERED WITH C.M 1:5 MIX.
* BATH WATER AND WASTE WATER CONNECTED TO FUNCTIONING UGD.
* ROOF COVERED BY R.C.C. M25 MIXED FLAT SLAB.
* PARAPET WALL LAID ALL OVER THE BUILDING.
* WEATHERING COURSE LAID IN PROPER MIX AND SLOPE WITH WATER PROOFING COMPOUND.

SCHEDULE OF JOINERY : (MT.)

M.D.	- MAIN DOOR	1.07x2.44
FD	- FRENCH DOOR	2.43x2.44
D	- DOOR	0.91x2.44
D1	- DOOR	0.76x2.44
W	- WINDOW	1.83x1.69
W1	- WINDOW-1	1.22x1.69
W2	- WINDOW-2	0.91x1.69
KW	- KIT.WINDOW	1.22x1.07
SW	- STAIRCASE WINDOW	0.76x1.37
V	- VENTILATOR	0.61x0.91
RS	- ROLLING SHUTTER	3.04x2.44
LD	- LIFT DOOR	0.91x2.44

COLOUR INDEX :
EXISTING ROAD
SITE BOUNDARY
PROPOSED BUILDING

N

SCALE : 1"=8'0" (1:100)

REGISTERED DEVELOPER

APPLICANT:

STRUCTURAL ENGINEER

CONSTRUCTION ENGINEER:

REGISTERED ENGINEER / ARCHITECT:

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

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.