PP APPROVAL RECORD

Planning Permission

Keelanatham

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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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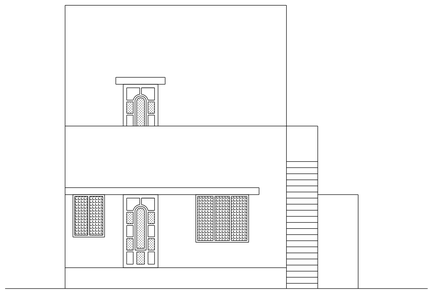
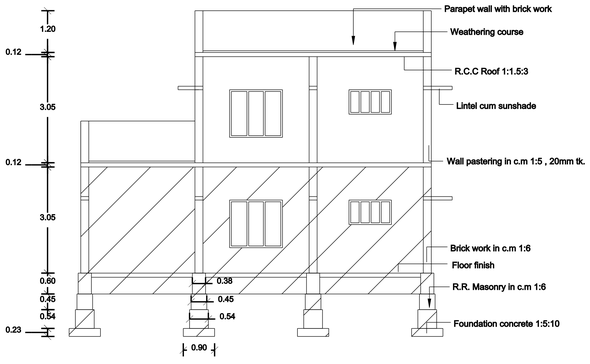
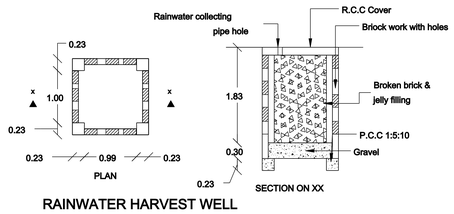


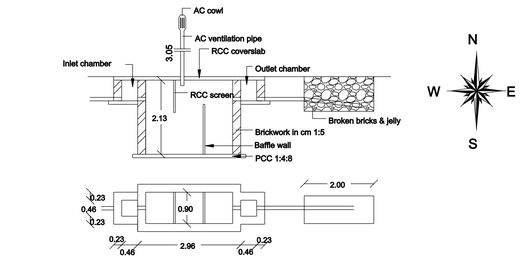
ELEVATION



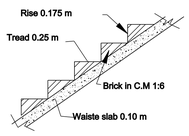
SECTION ON AB



RAINWATER HARVEST WELL



SEPTICTANK DETAILS

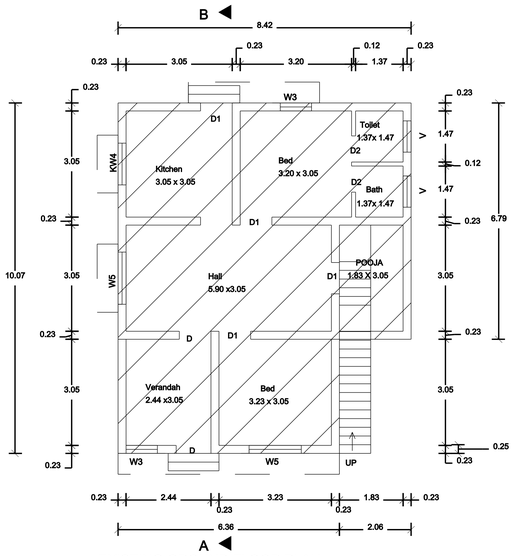


STAIR DETAILS

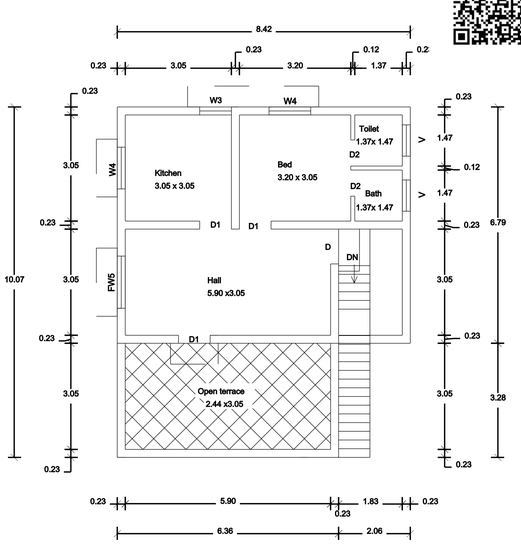
NOTE :-

All dimension are metre
Waste water to be used in garden.
Rain water Harvest well provided in site.
Exhaust fan provided in kitchen
Chimney to be provided over the kitchen
Cantilever open staircase provided
Solar system water tan
'U' Traps provided in se
prevent curb breeding
EF - Exhaust fan prove





EXISTING GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PARKING CALCULATION FOR HOUSE BUILDING

Floor Area upto 100 Sq.m - 1 Car Space

(1 Car Space 2.50 x 5.0 m)

Building area GF = 105.33 Sq.m — Required - 1 Car Space

Buildng area FF = 51.41 Sq.m — Required - 1 Two wheller

FLOOR SPACE INDEX

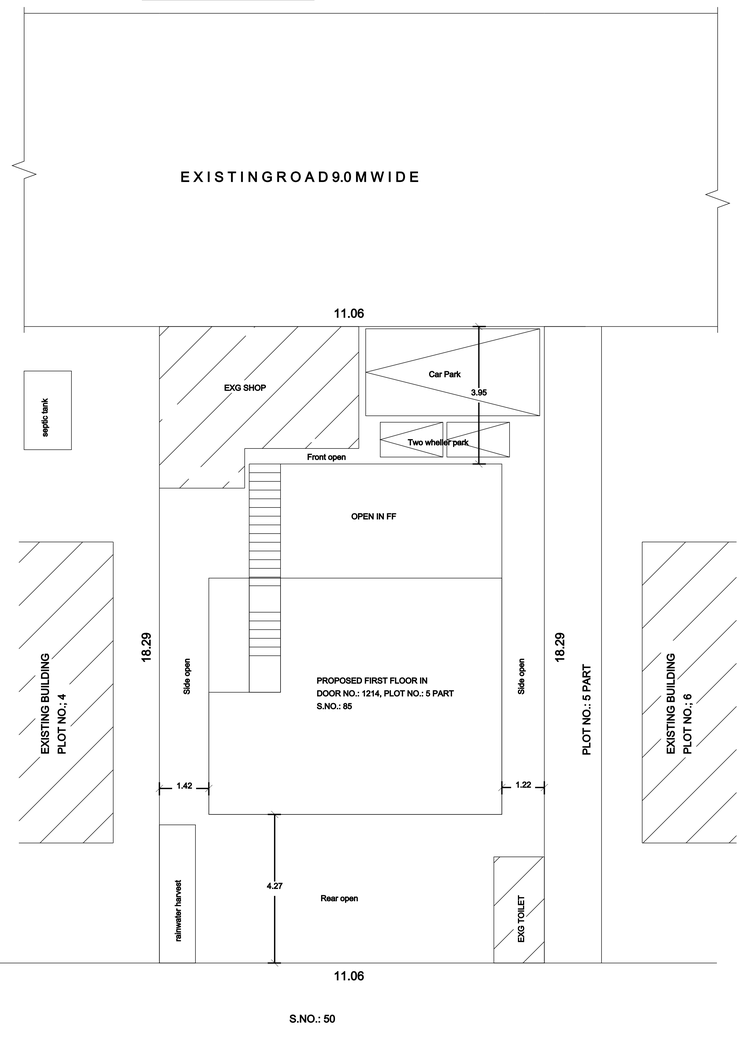
TOTAL FLOOR AREA / SITE AREA	< 2.00
156.74 / 202.29	< 2.00
0.774 < 2.00	
HENCE OK	

Rule 35, Non-high rise building Parking Annexure -IV, Rule 38(4) & 39(8)

Tamilnadu Combined Development & Building Rules - 2019

Height of the building less then 7m, above 9 m width

Setback	Required	Available	OK
Front in FF	1.5 m	7.23 m	OK
Side(east)	1.0 m	1.22m	OK
Side(west)	1.0 m	1.42 m	OK
Rear	Nil	4.27 m	OK
FSI	2.0	0.770	OK
Car Park/ Two wheleer	1/1	1/2	OK



S.NO.: 50

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FIRST FLOOR IN THE EXISTING RESIDENTIAL BUILDING BEARING PLOT NO.: 5 PART , DOOR NO.: 1214, MEENACHIAMMAL NAGAR , S.NO.: 85 PART, KEELANATHA VILLAGE AND PANCHAYAT, PALAYAMKOTTAI PANCHAYAT UNION, TIRUNELVELI DISTRICT. SOLDOUT PLOT FRAME WORK LAY-OUT NO.: 602, PLOT APPROVED Na.Ka.En: AA3/ 5590/2018. Dated 27/ 12/2018

AREA DETAILS	SQ.M	SQ.FT
APPLICANT SITE AREA	202.14	2175.00
EXISTING GROUND FLOOR BUILDING AREA	105.33	1133.77
PROPOSED FIRST FLOOR PLINTH AREA	51.41	553.38
OPEN SPACE	96.81	1041.23

	JOINERIES	
D	DOOR	1.00 X 2.10
D1	DOOR	0.91 X 2.10
D2	DOOR	0.75 X 2.10
W5	WINDOW	1.52 X 1.37
FW5	FRENCHWINDOW	1.52 X 1.83
W4	WINDOW	1.22 X 1.37
KW4	WINDOW	1.22 X 0.75
W3	WINDOW	0.91 X 1.37
V	VENTILATOR	0.91 X 0.61

COLOUR REFERENCE	
SITE	
EXISTING	
PROPOSED	
ROAD,STREET	

Applicant

Er. R.K.Subramanian B.E., M.Sc (Valu.)
Register Engineer - Grade - II
Reg.No. 146/LS/2019/0097-Tvl.Corp.
29, Sourashtra Pattu Pillayar Kovil Street,
Palayamkottai, Tirunelveli - 627002
E-mail : bemmanofficerks@gmail.com
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Registered Engineer

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#A-4, M.R(STR) Complex, Kottur Road,
Palayamkottai,Tirunelveli - 627002
e-mail: bemmanofficerks@gmail.com
94431 72043

meenachiktc-03-24
Mar. 3, 24
SCR NO.:
DATED :

Do Rainwater harvest at house
Save the planet :
Plant a tree !
Get Rain water !!

BEMMAN PLAN & 3D

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

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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.