

PP

APPROVAL RECORD

# Planning Permission

Keelanatham

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

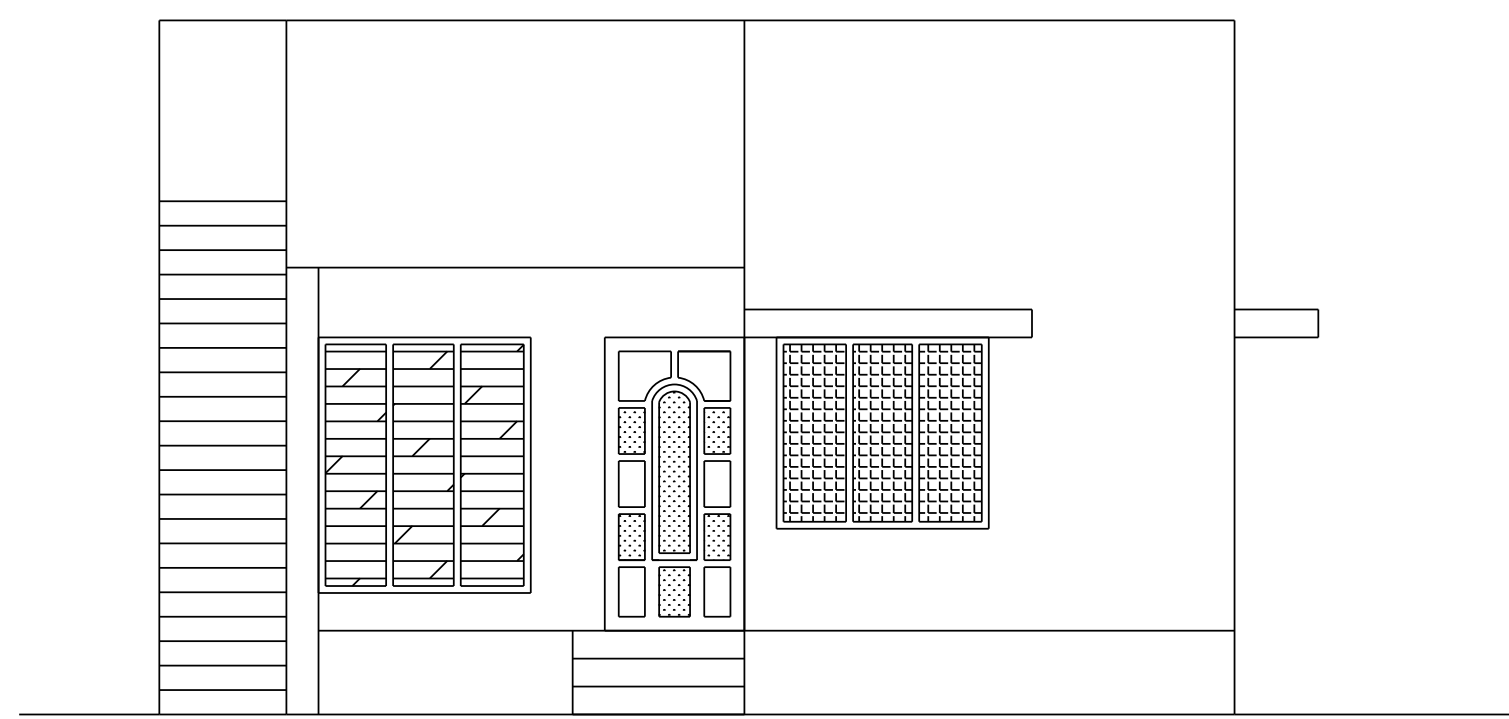
**Rural Panchayat**

PURPOSE

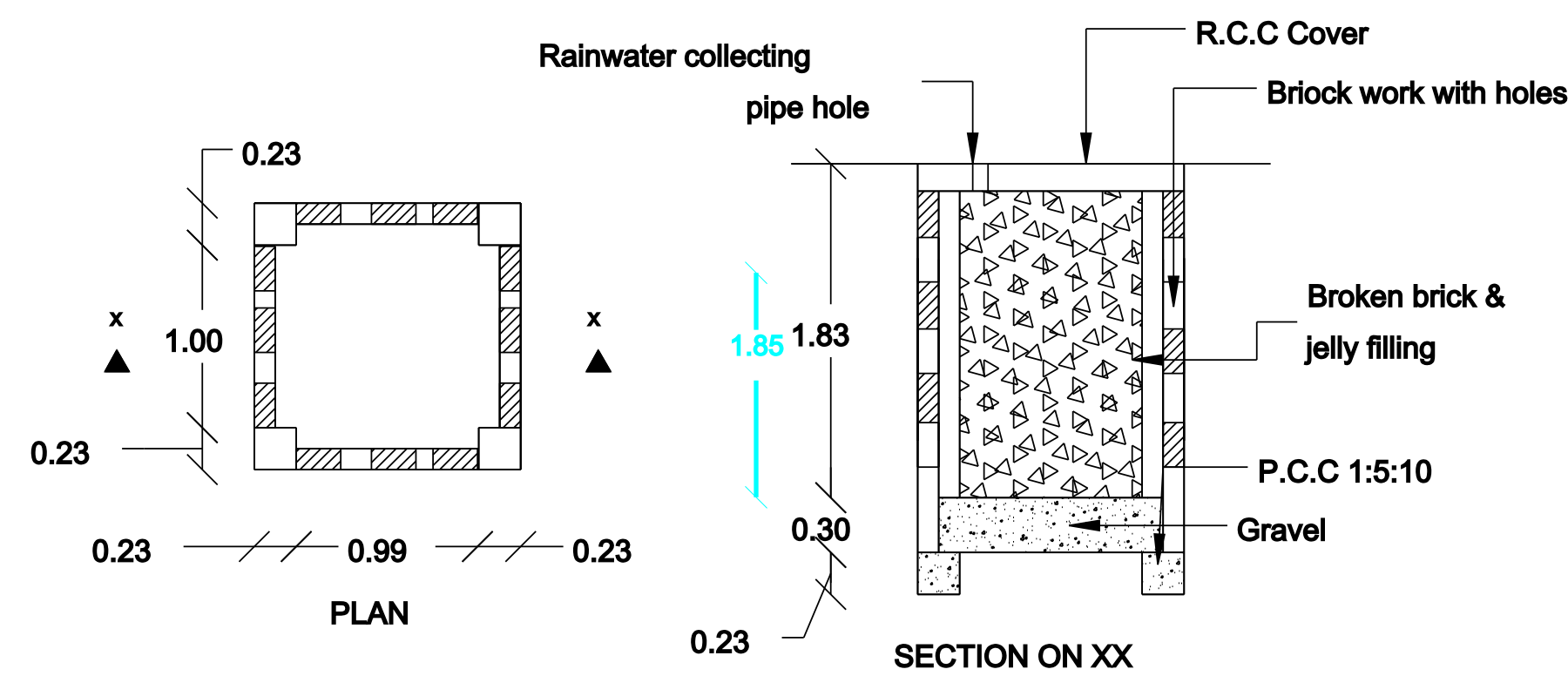
**Residential**

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.



ELEVATION



RAINWATER HARVEST WELL

RWH\_CAPACITY\_L = 2000LTRS

PARKING CALCULATION FOR HOUSE BUILDING

Floor area between 50 and 100 Sq.m - 1 Two wheeler space  
(1 two wheeler space - 1.80 x 1.0 m)

Building area GF( excluding portico) = 70.04 Sq.m

Required - 1 two wheeler Space

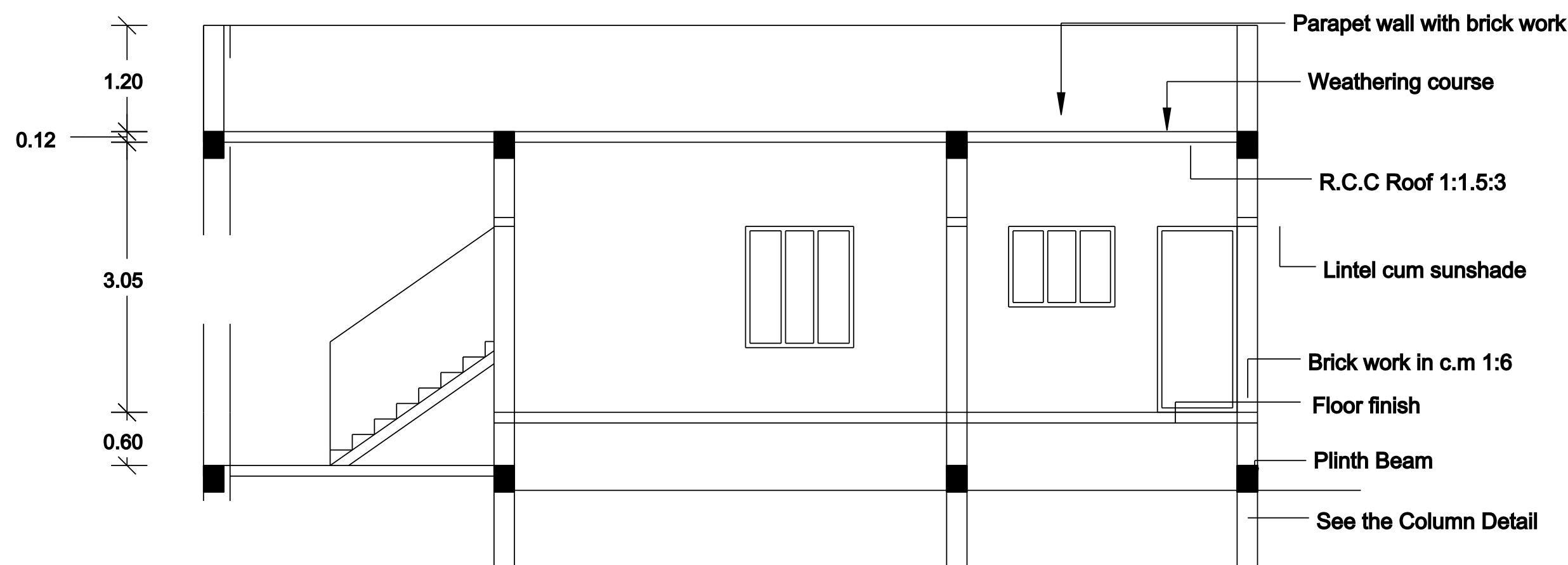
Available - 1 two wheeler Space

FLOOR SPACE INDEX

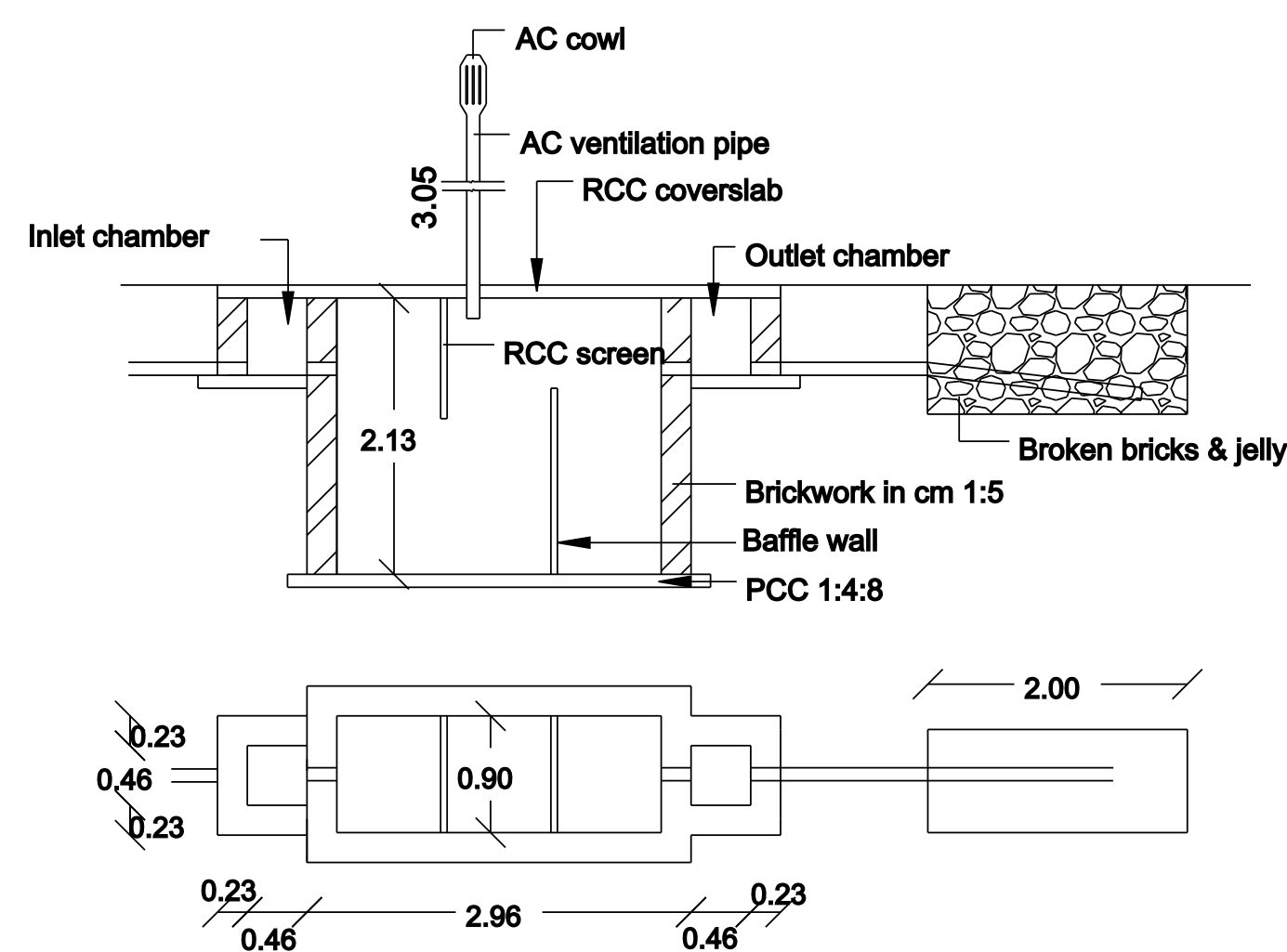
|                  |          |
|------------------|----------|
| TOTAL FLOOR AREA | < 2.00   |
| SITE AREA        | < 2.00   |
| 80.80            | < 2.00   |
| 128.21           | < 2.00   |
| 0.63 < 2.00      | HENCE OK |

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

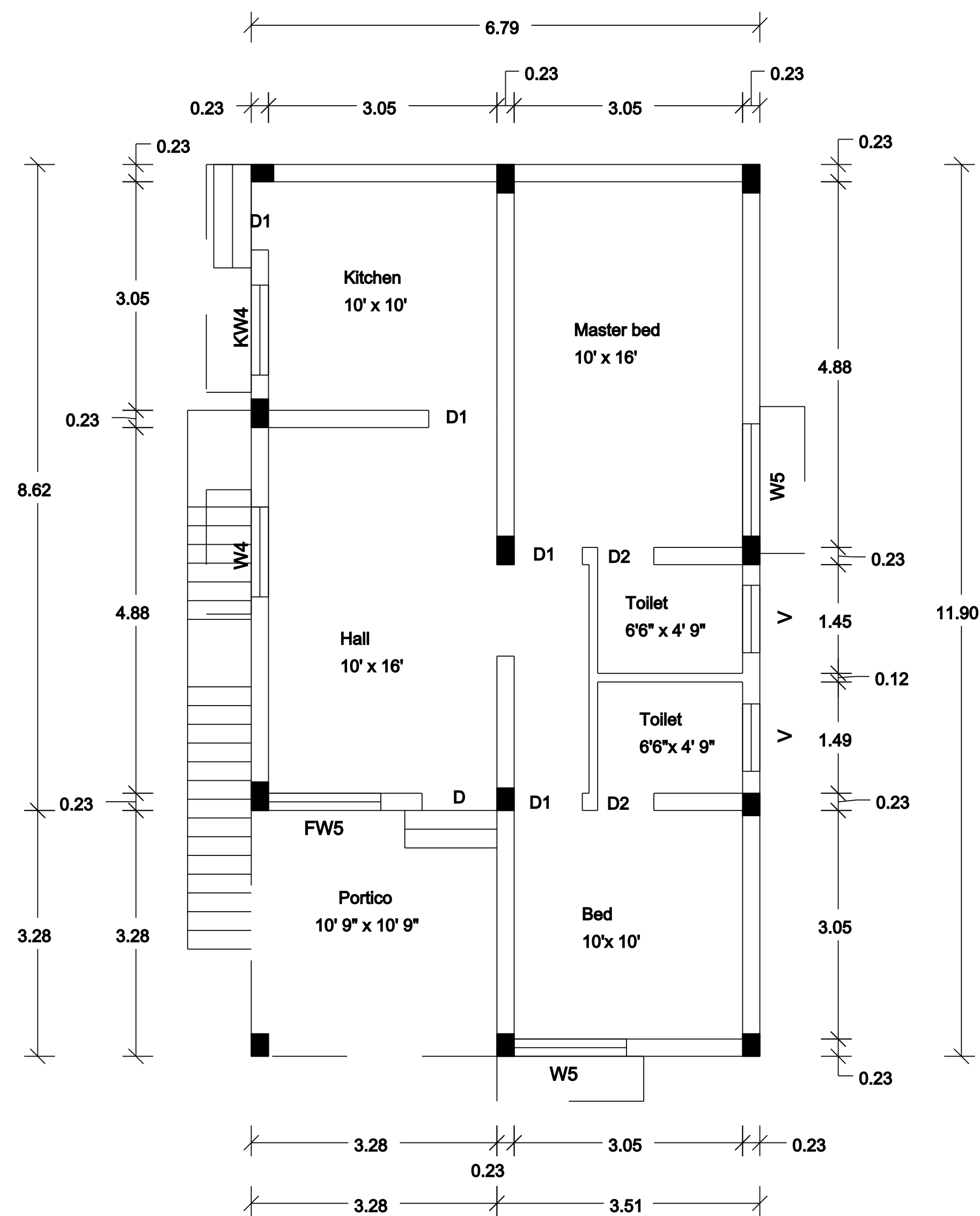
| Tamilnadu Combined Development & Building Rules - 2019 |          |           |    |
|--------------------------------------------------------|----------|-----------|----|
| Height of the building less than 7m, above 9 m width   |          |           |    |
| Setback                                                | Required | Available | OK |
| Front                                                  | 1.5 m    | 1.5 m     | OK |
| Side(east)                                             | 1.0 m    | 1.35 m    | OK |
| Side(west)                                             | 1.0 m    | 1.0 m     | OK |
| Rear                                                   | Nil      | 0.61 m    | OK |
| FSI                                                    | 2.0      | 1.12      | OK |
| Car Park                                               | 2        | 2         | OK |



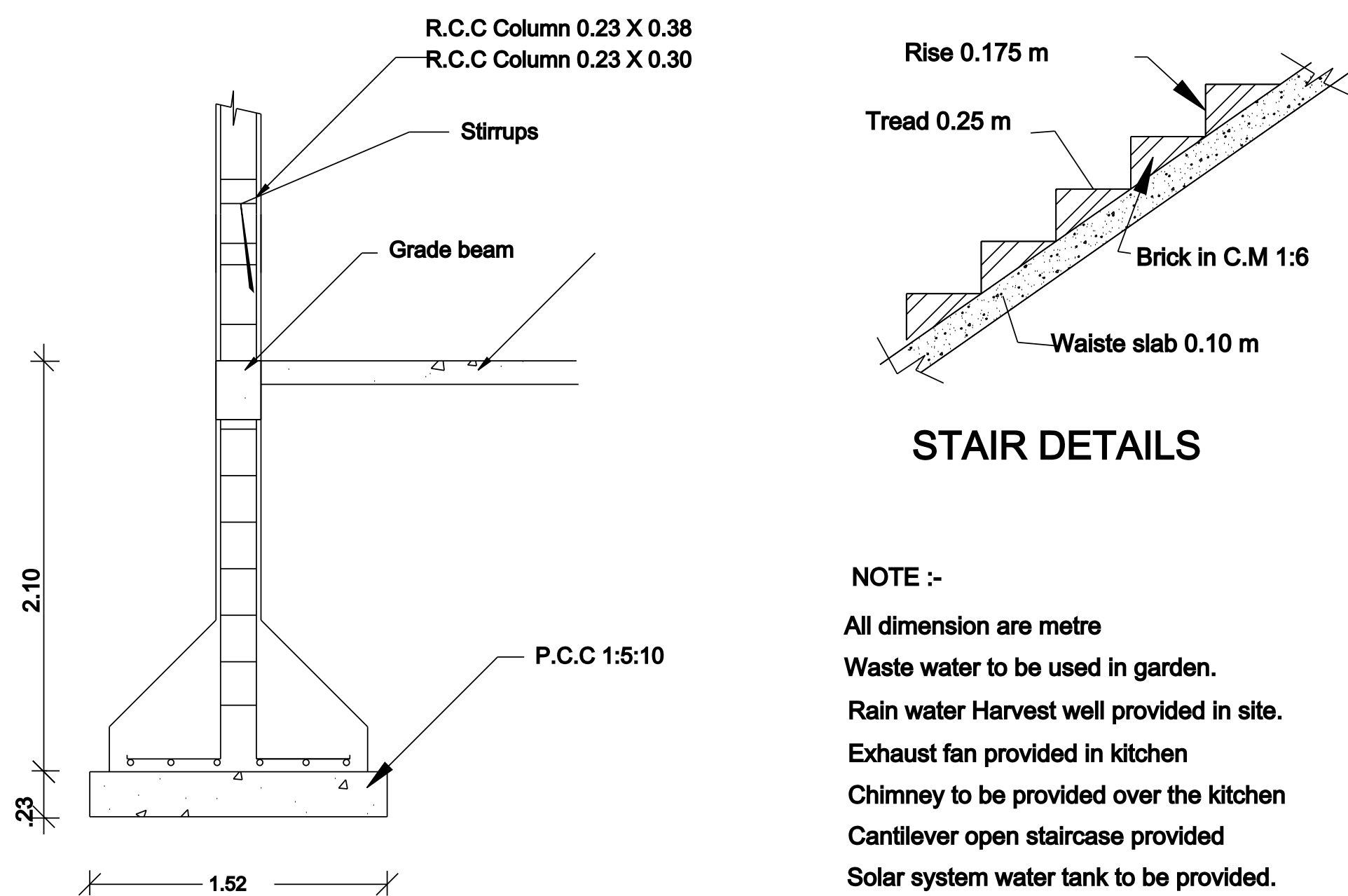
SECTION ON AB



SEPTICTANK DETAILS



PLAN

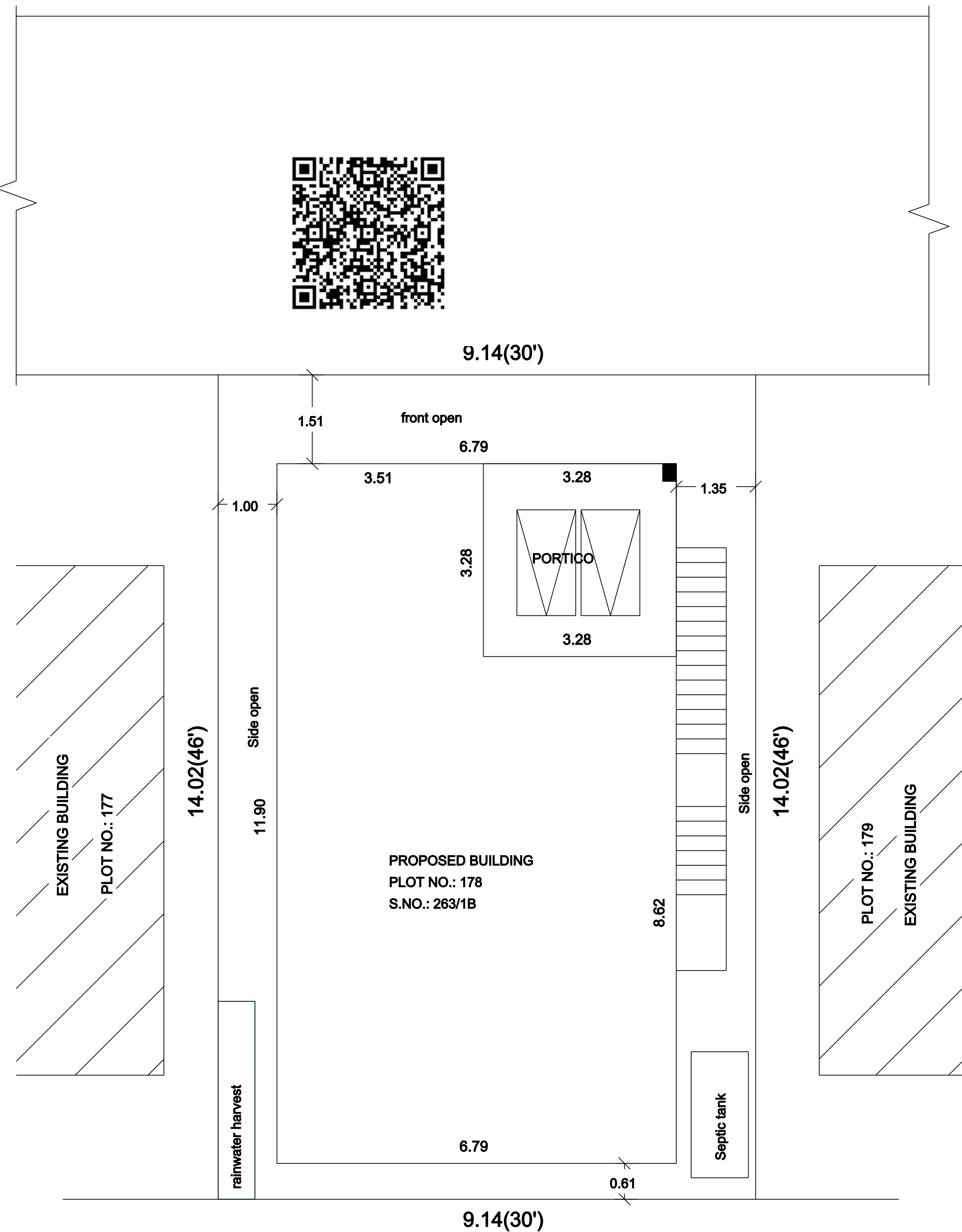


STAIR DETAILS

NOTE :-

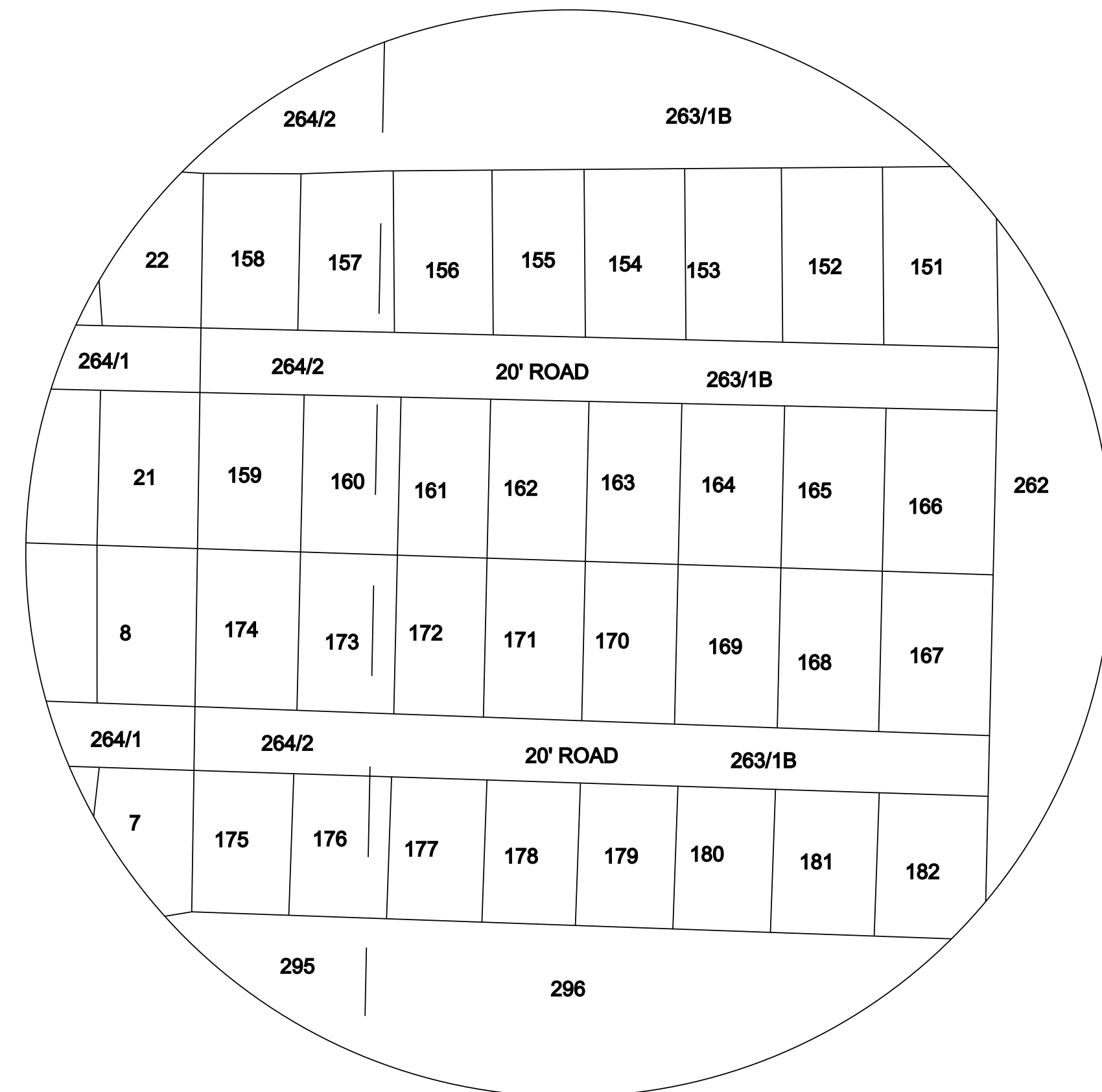
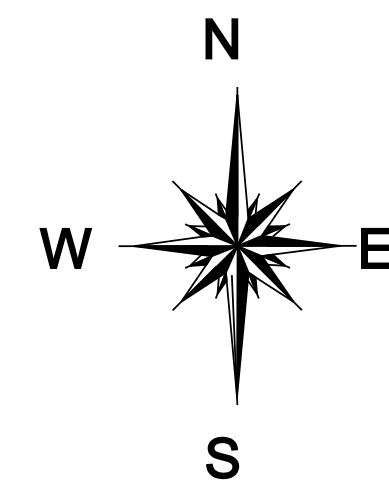
All dimension are metre  
Waste water to be used in garden.  
Rain water Harvest well provided in site.  
Exhaust fan provided in kitchen  
Chimney to be provided over the kitchen  
Cantilever open staircase provided  
Solar system water tank to be provided.  
'U' Traps provided in septic tank  
prevent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

COLUMN DETAIL



S.NO.: 296

SITE PLAN



LAY-OUT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING BEARING PLOT NO.: 178 NEW SURIYA NAGAR , S.NO.: 263/ 1B PART, KEELANATHAM VILLAGE AND PANCHAYAT, PALAYAMKOTTAI PANCHAYAT UNION, TIRUNELVELI DISTRICT.  
PLOT APPROVAL Na.Ka.En : AA/2806/ 2020 Dated 16/11/2020

| AREA DETAILS                      | SQ.M   | SQ.FT   |
|-----------------------------------|--------|---------|
| APPLICANT SITE AREA               | 128.21 | 1380.00 |
| PROPOSED GROUND FLOOR AREA        | 80.80  | 869.73  |
| PROPOSED GROUND FLOOR PLINTH AREA | 70.04  | 753.91  |
| PROPOSED PORTICO AREA             | 10.76  | 115.82  |
| OPEN SPACE                        | 47.41  | 510.27  |

| 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       | WINDOW     | 1.52 X 1.83 |
| W4        | WINDOW     | 1.22 X 1.37 |
| KW4       | WINDOW     | 1.22 X 0.91 |
| W3        | WINDOW     | 0.91 X 1.37 |
| V         | VENTILATOR | 0.91 X 0.61 |

| COLOUR REFERENCE |  |
|------------------|--|
| SITE             |  |
| EXISTING         |  |
| PROPOSED         |  |
| ROAD, STREET     |  |

|                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Er. R.K.Subramanian B.E., M.Sc (Valu.)<br/>Register Engineer - Grade - II<br/>Reg.No. 146/L/S/2019/0087-TVI.Corp.<br/>28, Sourashtra Pattu Pillayar Kovil Street,<br/>Palayamkottai, Tirunelveli - 627002<br/>E-mail : bennmanofficers@gmail.com<br/>Cell : 94431 72043</p>                                      |                                                                                                                                                                                |
| Applicant                                                                                                                                                                                                                                                                                                           | Registered Engineer                                                                                                                                                            |
| <b>BEMMAN PLAN &amp; 3D</b><br>A Computer Solution of Home Building<br>• Single window DCR PLAN • Valuation Estimate<br>• LPA Single Window System & Drawing • Front Elevation<br>#A-4, M.R(STR) Complex, Kottur Road,<br>Palayamkottai, Tirunelveli - 627002<br>e-mail: bennmanofficers@gmail.com<br># 94431 72043 | <p>new suriya-04-24<br/>Mar. 7, 24<br/>SCR NO.:<br/>DATED :<br/>Do Rainwater harvest at house<br/>Plant of tree I<br/>Get Rain water II</p> <p><b>BEMMAN PLAN &amp; 3D</b></p> |

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

