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REFERENCE
147/2024

ISSUED
09 December 2024

PP APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF KALYANAMANDAPAM/MARRIAGE HALL BUILDING IN R.S.NO:7/1A2, 8/1A1B, 8/1A2, KEELANATHAM VILLAGE, KEELANATHAM D.D PLAN NO:1, KEELANATHAM PANCHAYAT, PALAYAMKOTTAI PANCHAYAT UNION, PALAYAMKOTTAI TALUK, TIRUNELVELI DISTRICT.

AREA DETAILS

S.NO	PATTA AREA in SQ.MT	DOCUMENT AREA in SQ.MT
7/1A2	522.00	522.00
8/1A1B	400.00	399.42
8/1A2	4050.00	4075.70
TOTAL AREA	4972.00	4997.12

AREA TAKEN BY CONSIDERATION AS PER PATTA AREA in 4972 SQ.MT

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
(red outline)	SITE AREA	4972.00	53519.00
(red hatch)	GROUND FLOOR	1283.50	13816.00
	FIRST FLOOR	1023.78	11020.00
	SECOND FLOOR	50.52	544.00
	SECOND FLOOR HEAD ROOM	36.25	390.00
(red hatch)	TOILET GROUND FLOOR	85.91	925.00
(white)	OPEN SPACE	3688.50	39703.00
(yellow)	EXISTING ROAD		

FLOOR DETAIL	F.S.I. AREA IN Sq.mt	NON F.S.I. AREA IN Sq.mt	TOTAL BUILTUP AREA IN Sq.mt
GROUND FLOOR	1283.50	---	1283.50
FIRST FLOOR	1023.78	---	1023.78
SECOND FLOOR	50.52	36.25	86.77
G.F TOILET	86.41	---	86.41
TOTAL AREA	2444.21	36.25	2480.46

FLOOR SPACE INDEX & FLOOR AREA RATIO:

$$F.S.I. = \frac{FLOOR\ AREA}{SITE\ AREA}$$

$$F.S.I. = \frac{2444.21}{4972.00} = 0.492$$

$$0.492 < 2.00$$

PARKING CALCULATION:- FOR PANCHAYAT AREAS

MARRIAGE HALL:-

Every 50 sq.mt = 1 Car space & 1 Two wheeler
Marriage Hall Seating Area = 657.16 sq.mt
657.16/50 = 13.14 say 14 Car & 14 Two wheeler

OFFICE:

Every 100 sq.mt = 1 CAR SPACE
Every 25 sq.mt = 1 TWO WHEELER SPACE
OFFICE AREA = 43.09
43.09/100 = 0.43 say 1 CAR SPACE
43.09/25 = 1.72 say 2 TWO WHEELER

REQUIRED PARKING = 15 CAR & 16 TWO WHEELER SPACE
AVAILABLE PARKING = 23 CAR & 23 TWO WHEELER SPACE
INCLUDING DIFFERENTLY ABLED PERSON CAR PARKING HENCE OK

JOINERIES:-

R.S	ROLLING SHUTTER	4.28 X 2.40
RS1	ROLLING SHUTTER	2.40 X 2.40
M.D	MAIN DOOR	3.00 X 2.40
D	DOOR	1.83 X 2.40
D1	DOOR	1.50 X 2.40
D2	DOOR	1.00 X 2.40
D3	DOOR	0.91 X 2.40
D4	DOOR	0.76 X 2.40
L.D	LIFT DOOR	1.00 X 2.40
SD	SLIDING DOOR	1.00 X 2.40
GD	GRILL DOOR	0.91 X 2.40
W	WINDOW	2.40 X 1.80
W1	WINDOW	1.83 X 1.83
W2	WINDOW	1.52 X 1.52
W3	WINDOW	0.91 X 1.52
GW	GRILL WINDOW	1.52 X 1.52
V	VENTILATOR	2.40 X 0.91
V1	VENTILATOR	0.91 X 0.61
V2	VENTILATOR	0.61 X 0.91

SANITATION REQUIREMENTS

SL. NO	SANITARY UNIT	FOR PUBLIC MALE 350 nos	FOR PUBLIC FEMALE 250 nos	TOTAL REQUIRED	TOTAL PROVIDED
1.	WATER CLOSET	1	2	3	14
2.	ABLUTION TAB	1	2	3	14
3.	URINALS	7	---	7	8
4.	WASH BASINS	2	2	4	14
5.	KITCHEN SINK			1	2
6.	CLEANER'S SINK			–	2

NOTES:-

- 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 GARDENING 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.
- DW DRINKING WATER FACILITIES TO BE PROVIDED.
- INSTALLATION OF CCTV UNITS PROVIDED.
- Acoustics, Sound insulation and noise control system to be provided.
- Building to be designed for non ambulant people using small wheel chair.
- **FIRE AND RESCUE SERVICES** Department NOC: No objection certificate issued by district officer, fire and rescue service department, vide letter no:7385/c/2024, dated:09.11.2024 for the existing marriage hall with a height of 11.74m in g+1 and lift head room and a/c compressor room in second floor with validity upto15.09.2025

Er. P. DURAIMUTHU B.E.,PGDCSV,M.Sc.,(RV)
Registered Engineer Grade - I
RE / Gr-I / March / 2019 / 009
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ARCHITECT

V.K.Ashok Kumaravel, B.E.,M.E.,A.I.V.,Ph.D.,
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STRUCTURAL ENGINEER

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ENGINEER:

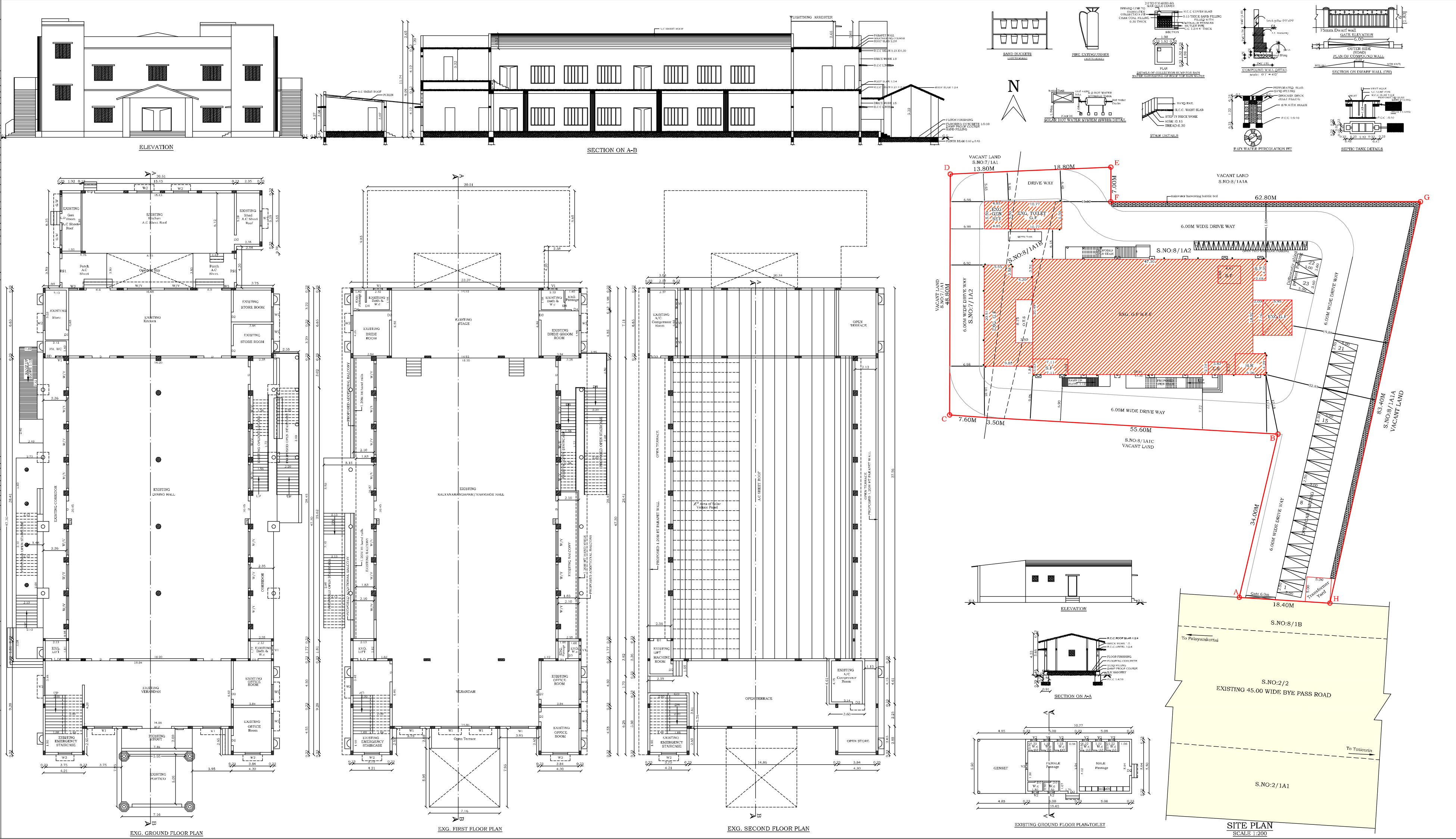
APPLICANT

OFFICE USE:-

PP/BP/TLPA NO:SWP/133/2024

SWP/BPA/0263179/2024

Signature valid



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

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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.