

PP

APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

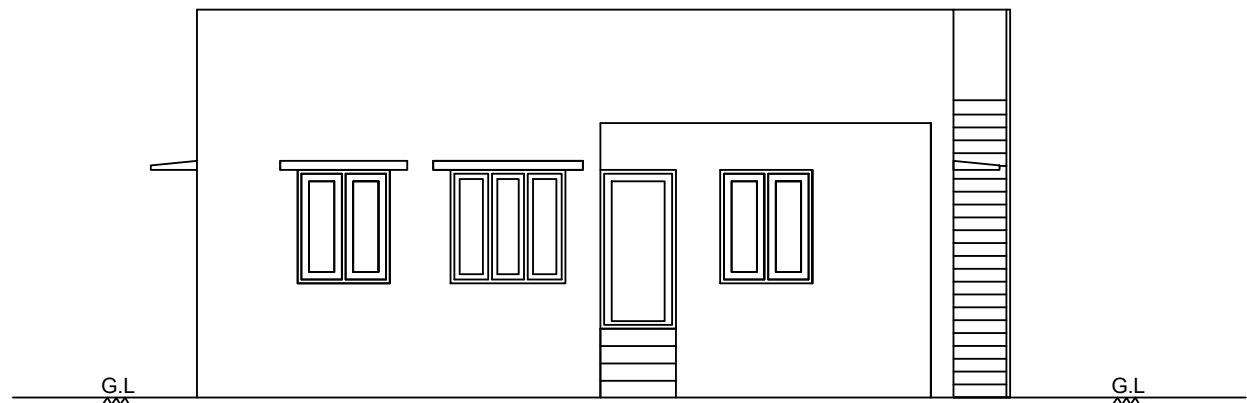
Building Plan

ISSUING AUTHORITY

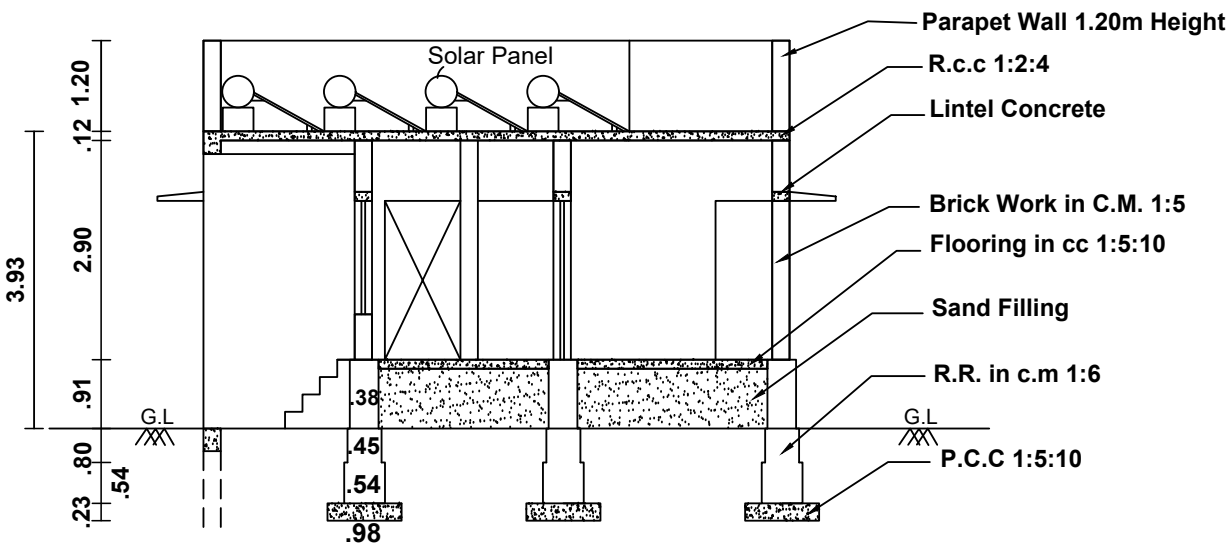
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

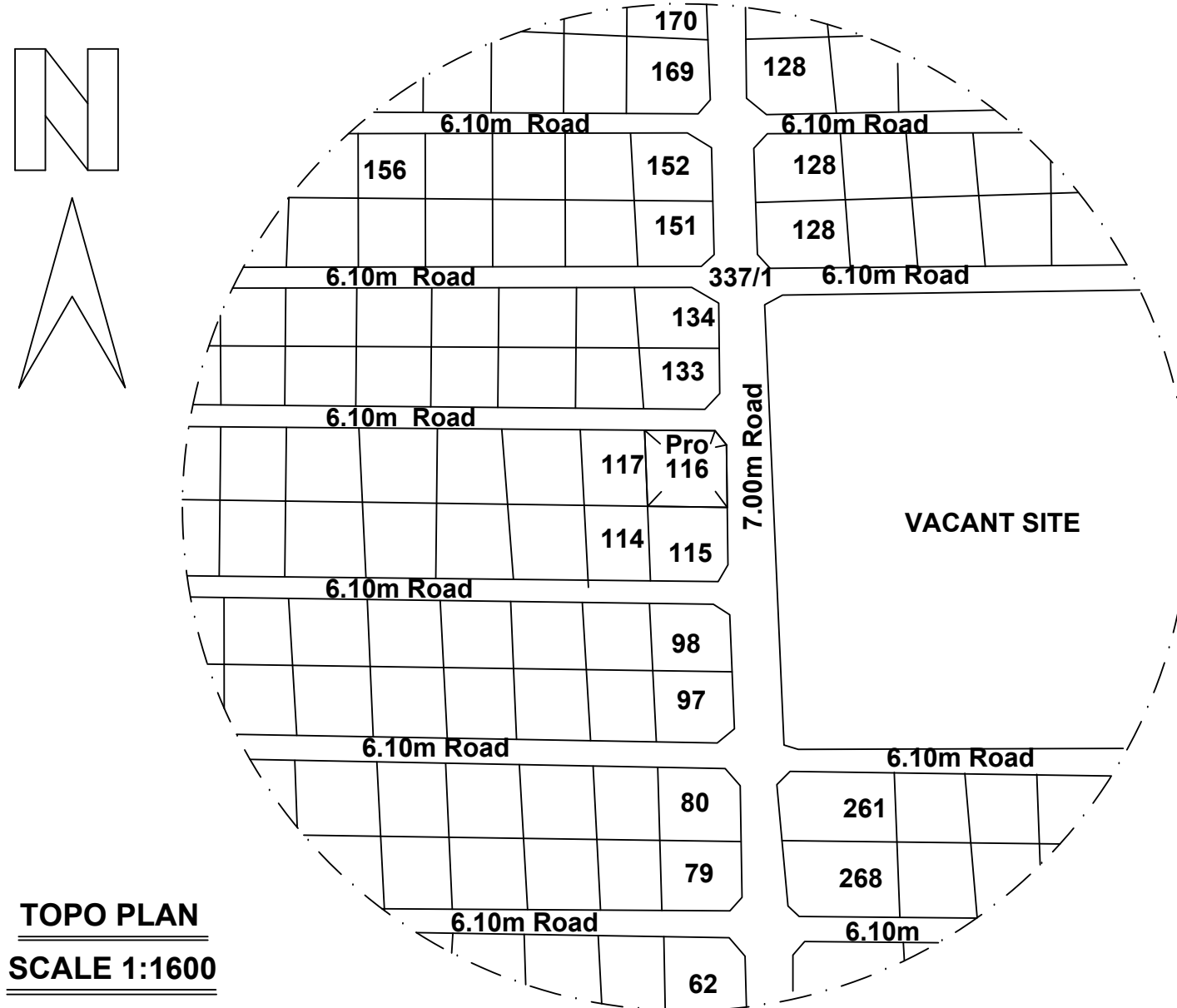
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



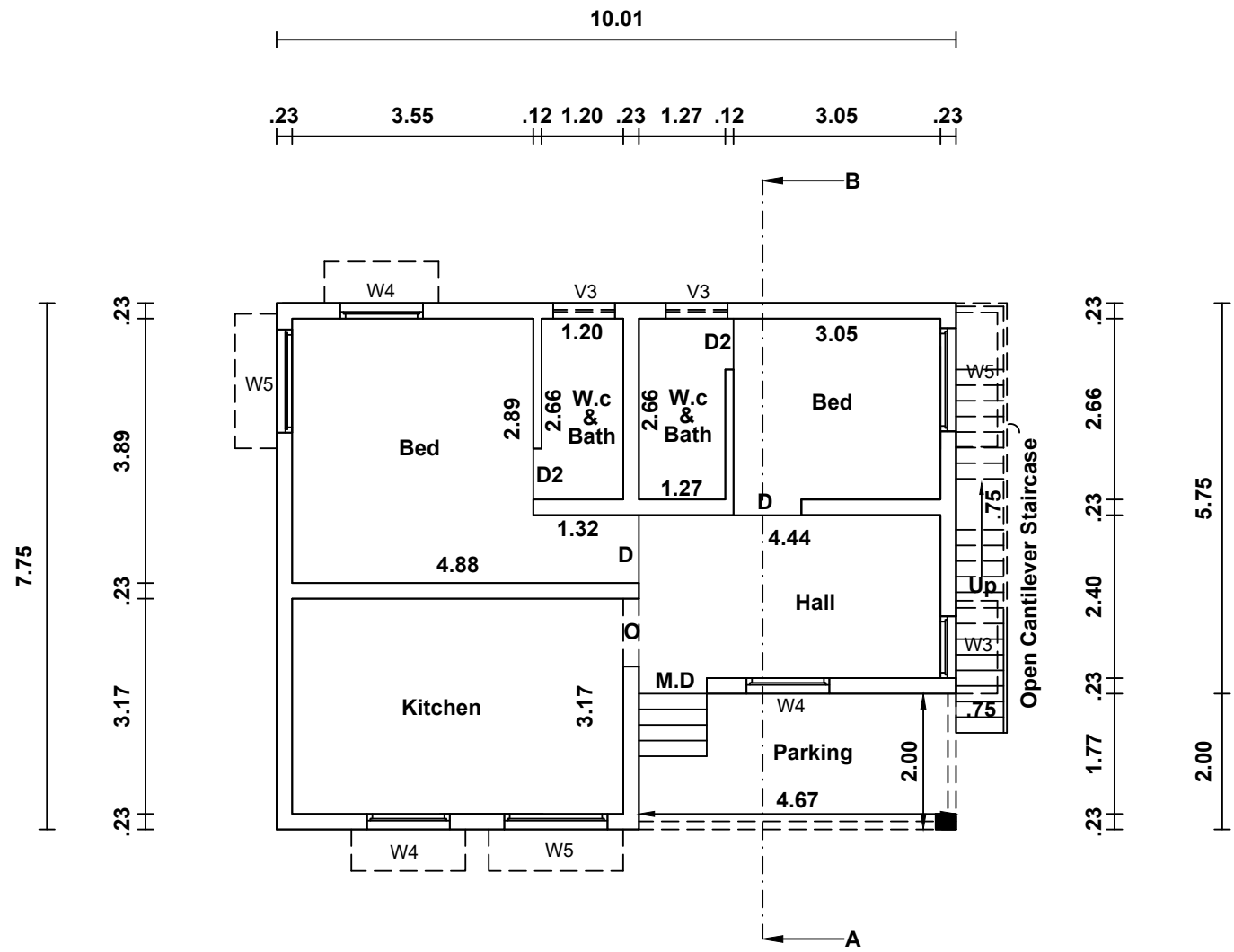
ELEVATION



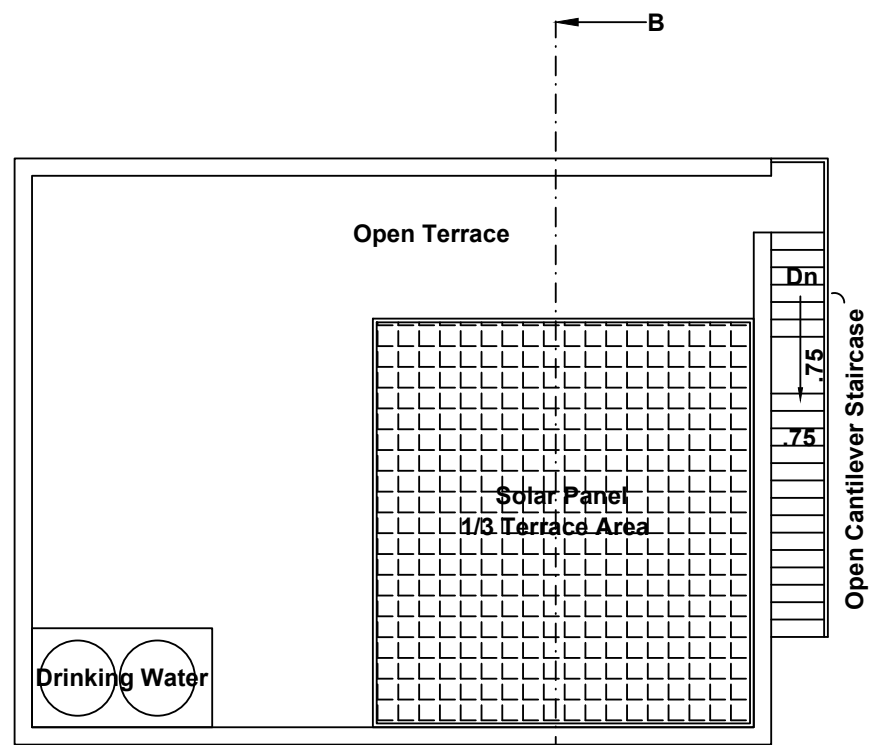
SECTION - 'AB'



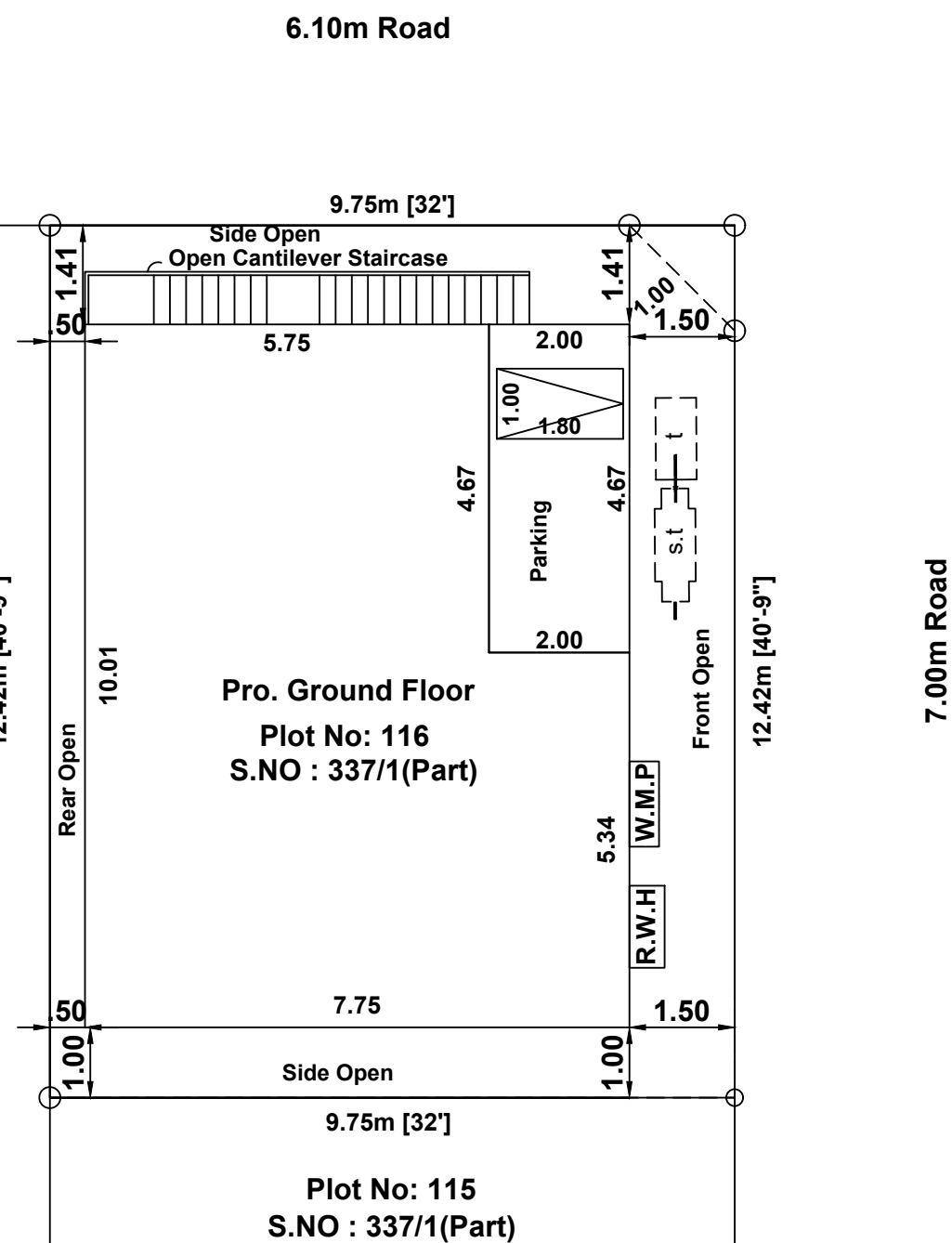
TOPO PLAN
SCALE 1:1600



GROUND FLOOR PLAN

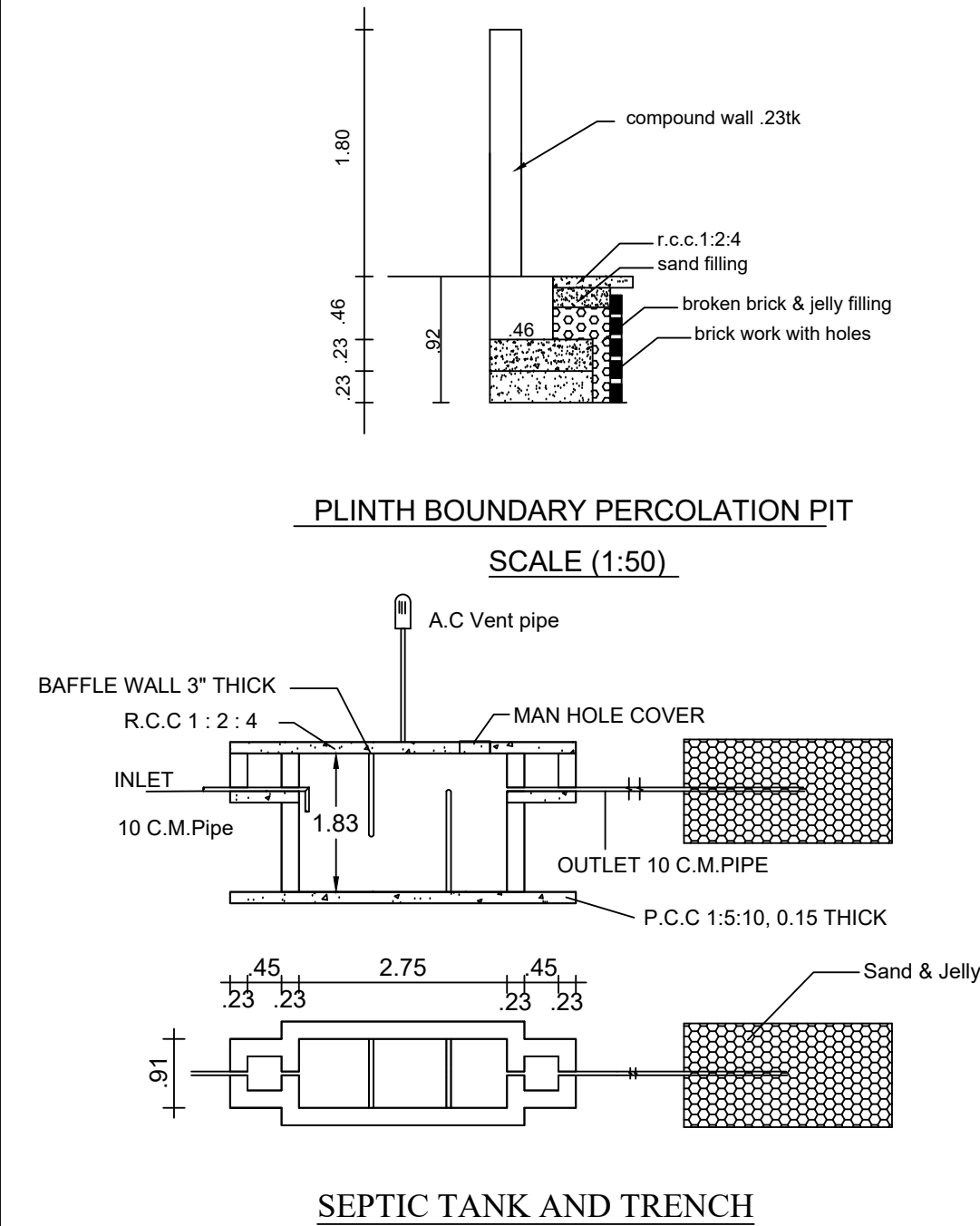
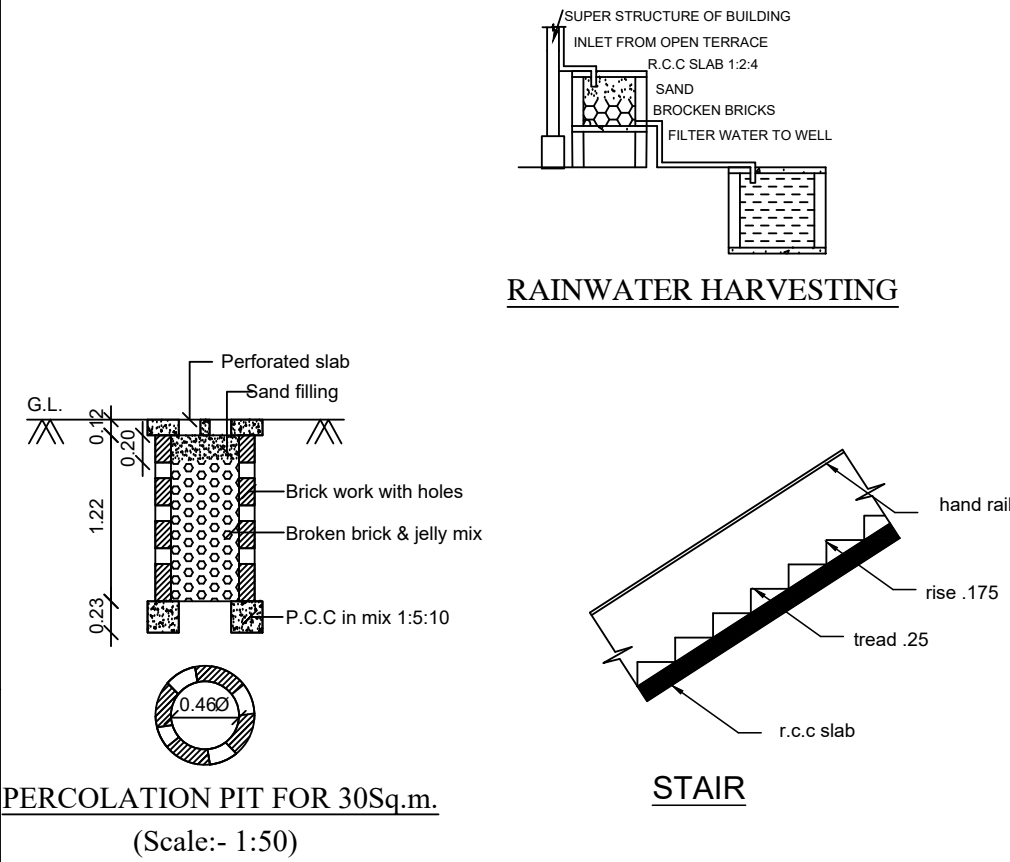


TERRACE FLOOR PLAN



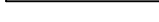
SITE PLAN
SCALE 1:100

Parking Calculation :
First 50 To 75 Sq.mt = 1 Two Wheeler Space
Required Parking :
Building Area = G.F (Except Car Parking)
= 68.26 Sq.mt
Required Parking = 1 Two Wheeler Space
Available Parking = 1 Two Wheeler Space



PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOUSE
BUILDING IN PLOT.NO : 116 , ' KIRUBAI NAGAR ' , S.NO : 337/1 (PART) ITTERI
VILLAGE , ITTERI PANCHAYAT , PALAYAMKOTTAI PANCHAYAT UNION ,
TIRUNELVELI DISTRICT.
(PALAYAMKOTTAI PANCHAYAT UNION PLOT APPROVED FILE NO:A6/5164/2021

DATE 19.11.2021)

ORDINARY BUILDING			All Dimension Are In Meter					
AREA DETAILS:-		Sq.Mt	Sq.Ft	LEGENDS :-				
Site Area (As Per Document)		121.14	1304		Site Boundary			
Pro.Ground Floor Area		77.60	835		Exg. Road			
Building Area : 68.26 Sq.Mt					Proposed Building			
Parking Area : 09.34 Sq.Mt								
Open Area		43.54	469	T.N COMBINED DEVELOPMENT & BUILDING RULES -2019				
Total Pro. Ground Floor Area		77.60	835	Description		Required	Available	OK
JOINERY DETAILS:-				Front Setback		1.50m	1.50m	OK
M.D - Door 1.00 x 2.10				Side Setback (North)		1.00m	1.41m	OK
D - Door 1.00 x 2.10				Side Setback (South)		Nil	1.00m	OK
D2 - Door 0.75 x 2.10				Rear Setback		Nil	0.50m	OK
O - Open 1.00 x 2.10				Parking		1 Two Wheeler	1 Two Wheeler	OK
W3 - Window 0.91 x 1.50				FSI		2.00	0.563	OK
W4 - Window 1.22 x 1.50								
W5 - Window 1.52 x 1.50								
V3 - Ventilator 0.91 x 0.60								

FLOOR AREA RATIO
= $\frac{\text{G.F}}{\text{Total Site Area}}$ (Except Car Parking)
= $\frac{68.26}{121.14}$
= 0.563 < 2.00

Note:
Waste Water Used for Garden
Rain Water harvesting Details Provided
Solar System Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms
Rain water harvesting tank to be provided
Waste water from recycled water tank & Trench connected to sullage disposal tank
Solid waste tub to be Provided
'U' traps provided in septic tank to prevent curb breeding of mosquitoes
(As per G.O (M.S) No : 341 - dated 03.11.2004)

Office Use

B.PALANIVEL, DCE, BBA,MBA.
(REGISTERED ENGINEER GRADE III) RE
TIRUNELVELI CITY MUNICIPAL CORPORATION.
REGN. NO : 146/LS/2019/00105
19B,GANANATHA NAYANAR STREET,
PALAYAMKOTTAI-627002.

Applicant

Registered Engineer

79 2024
07/06/2024

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.

