

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RETAIL SHOP IN GROUND FLOOR
& RESIDENTIAL IN FIRST FLOOR, AT S.NO:70/1A, NEW S.NO:70/1A18, PLOT NO:8,
PATTA NO:4710, "SMS GARDEN CITY,KRISHNAPURAM VILLAGE, NOTCHIKULAM
PANCHAYAT, PALAYAMKOTTAI PANCHAYAT UNION,TIRUNELVELI DISTRICT.
PLOT APPROVAL NO:31/2022

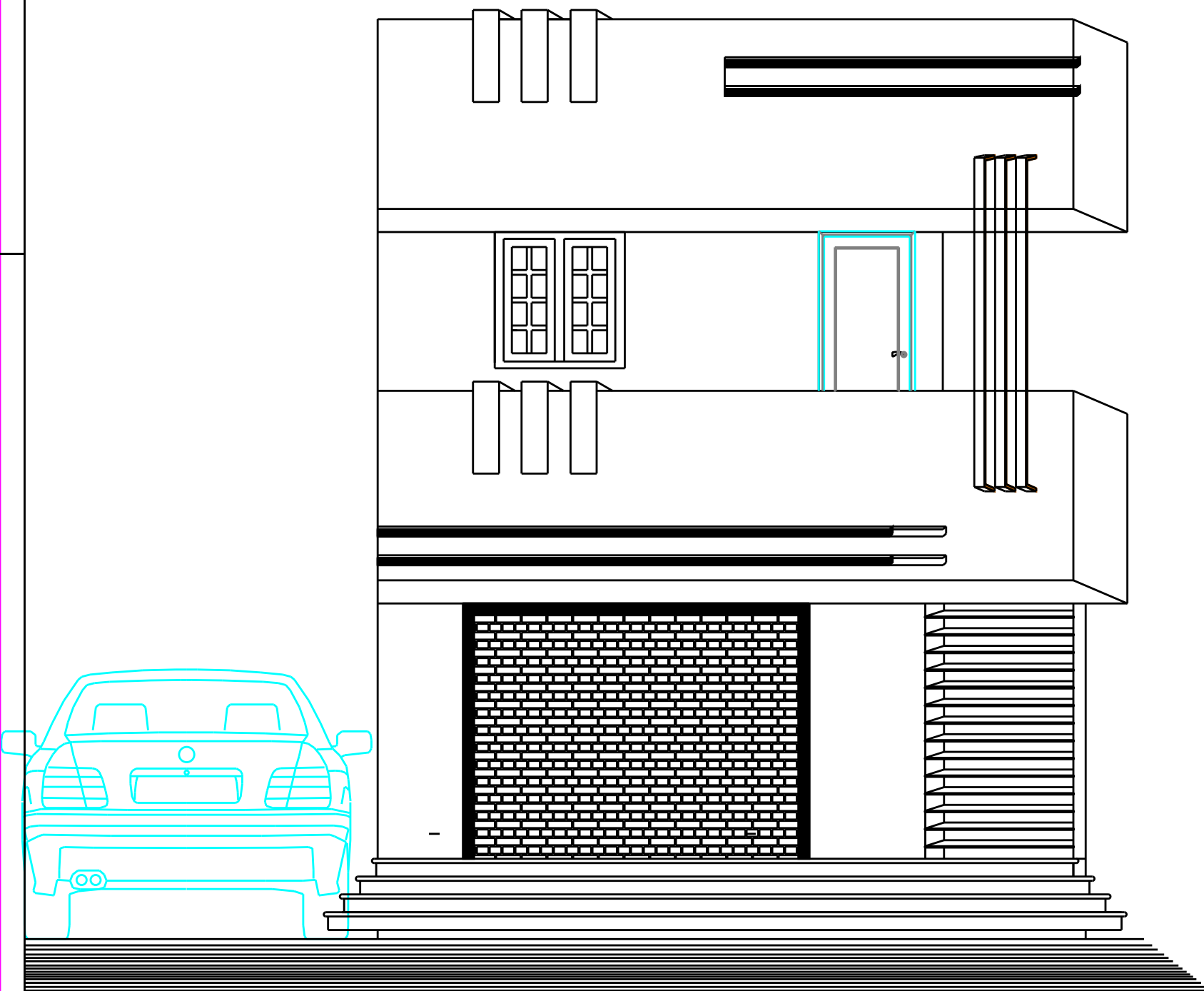
All Dimension Are in "METRE"
Scale 1:100

NAME OF THE OWNER
S.KOTHAR MYDEEN,

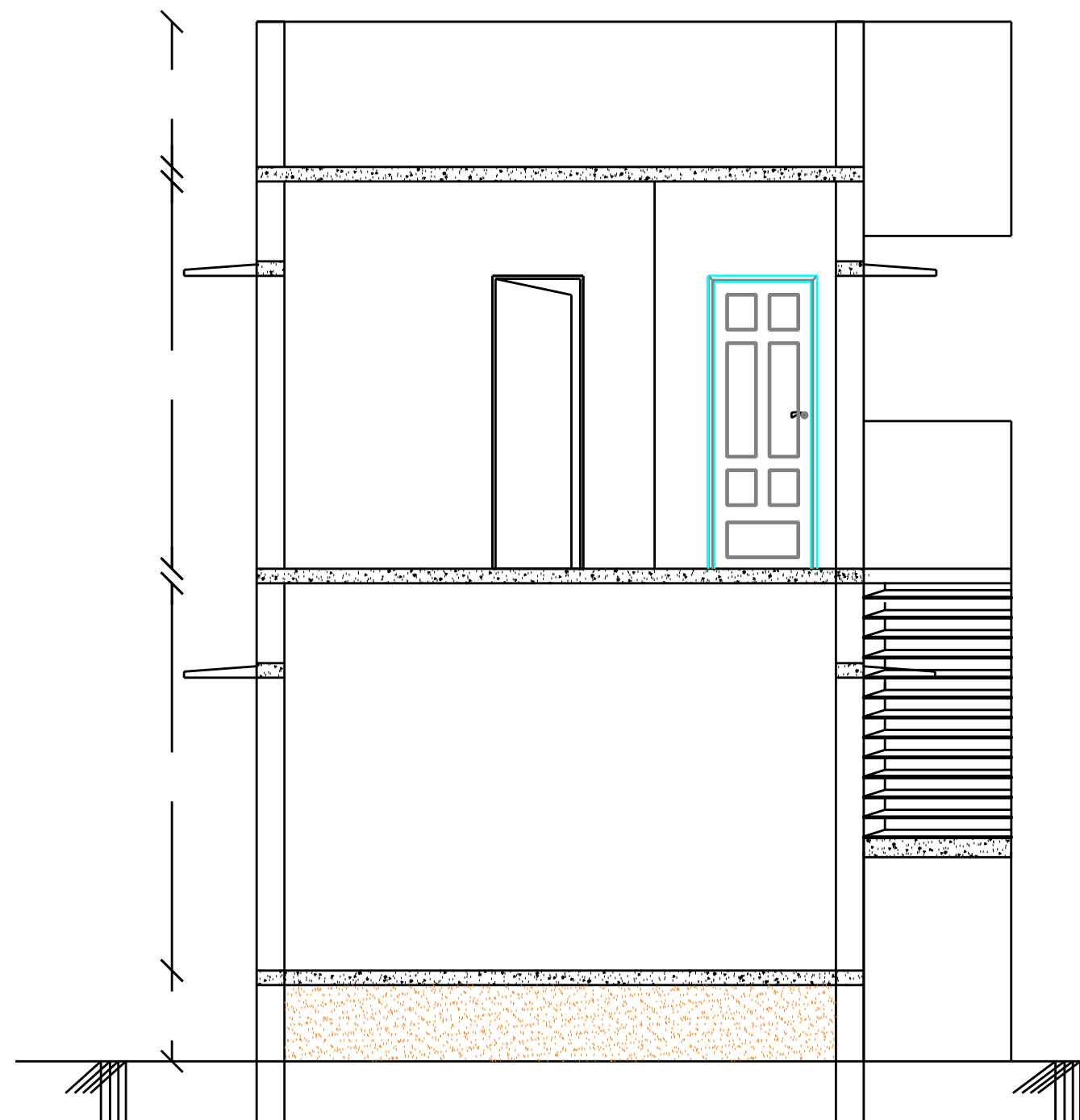
N



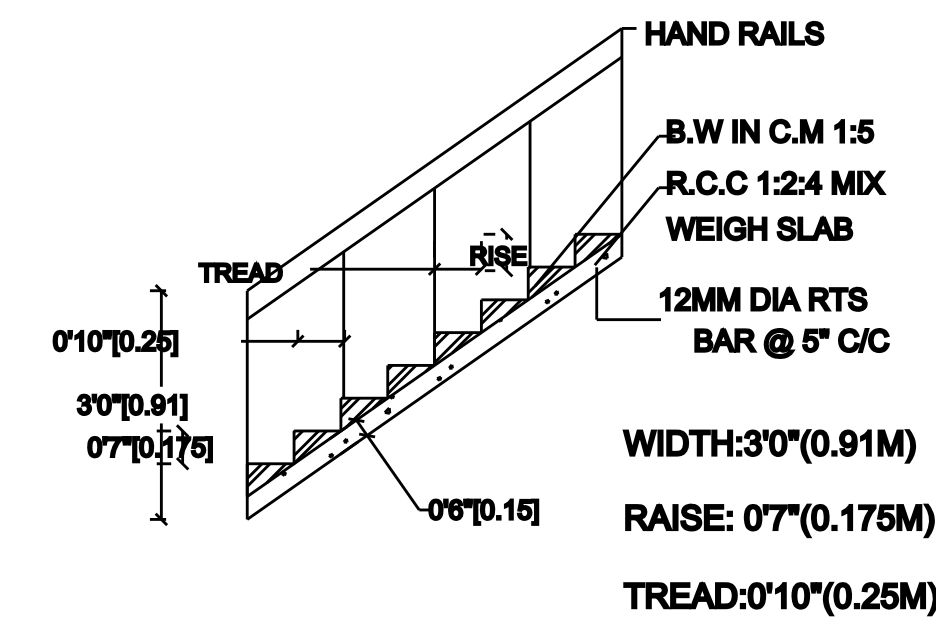
AREA STATEMENT		SQMT	SQFT
SITE AREA (As per Documents)		205.80	2214.41
PRO-GROUND FLOOR AREA		86.98	936.24
PRO-FIRST FLOOR AREA		43.16	464.57
TOTAL AREA		130.14	1400.82
OPEN AREA		118.82	1278.82
EXG ROAD / STREET			



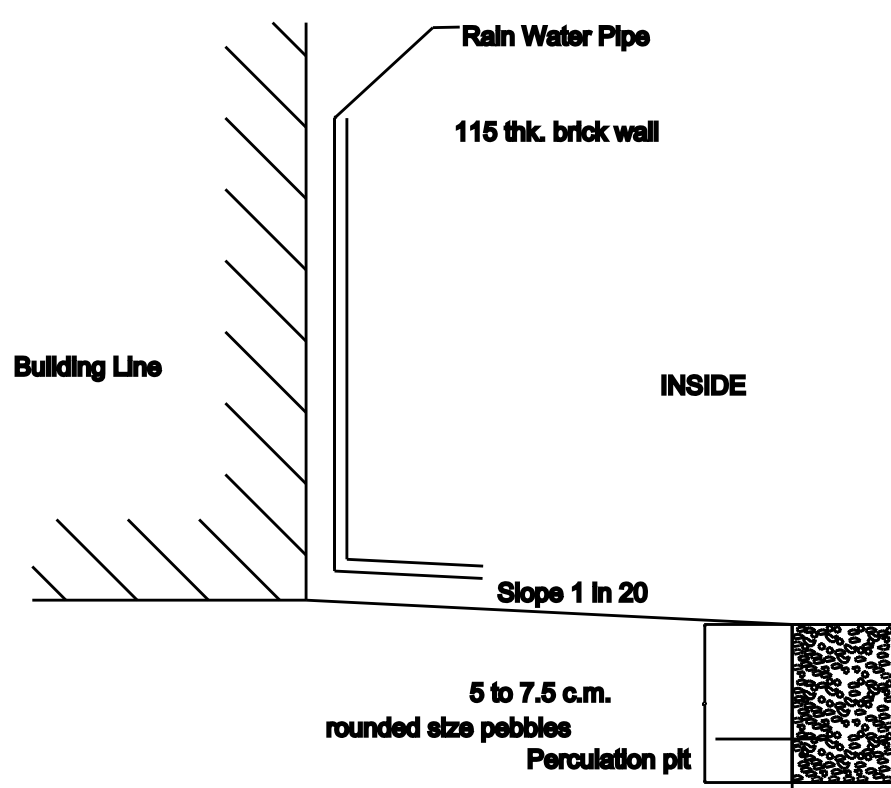
ELEVATION



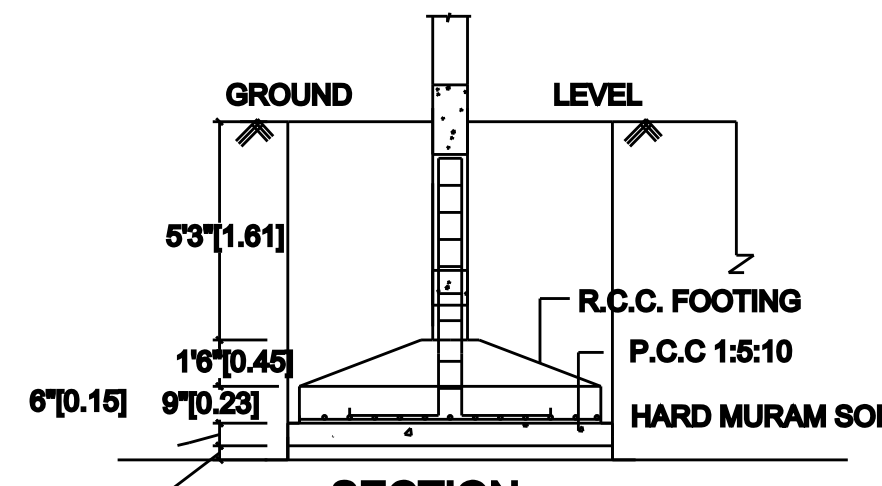
SECTION ON-AA



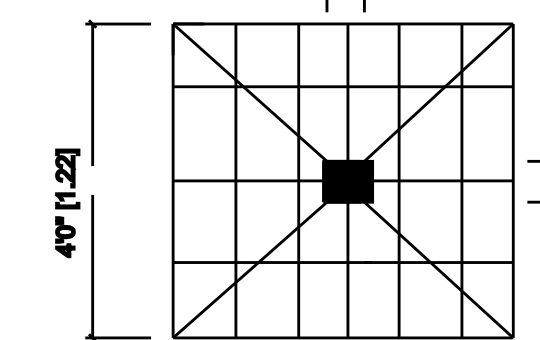
STAIR CASE DETAIL



PERCOLATION PIT

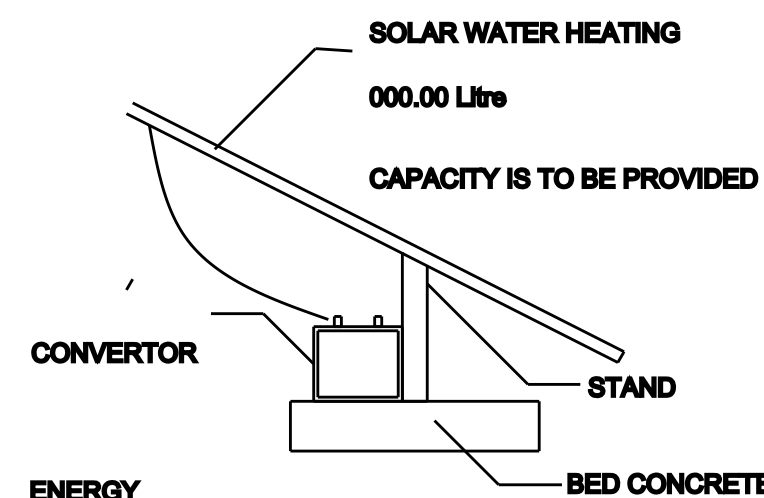


SECTION

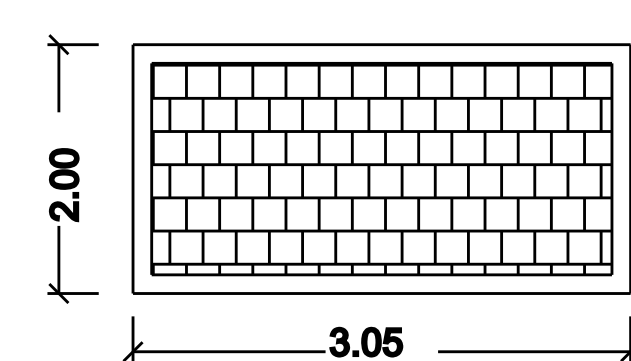


PLAN

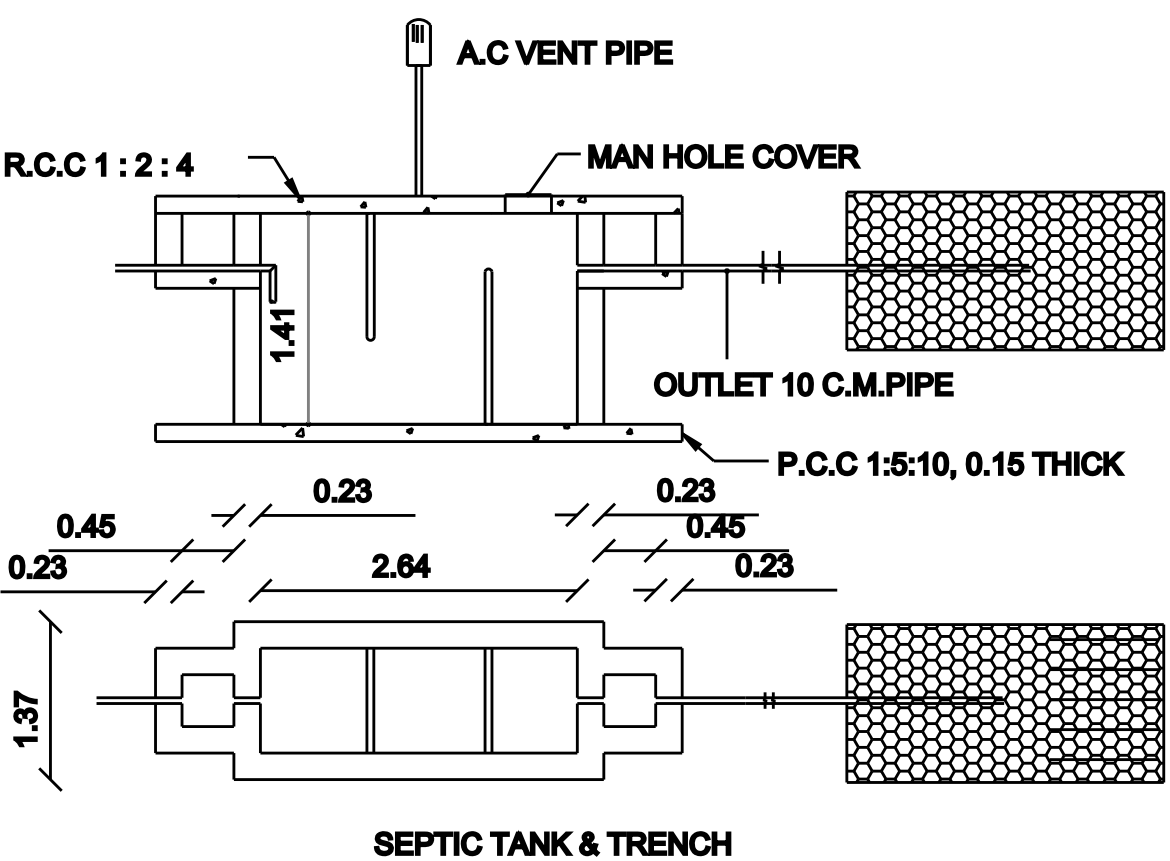
COLUMN SIZE = 0'9" X 0'9"
FOUNDATION DETAILS



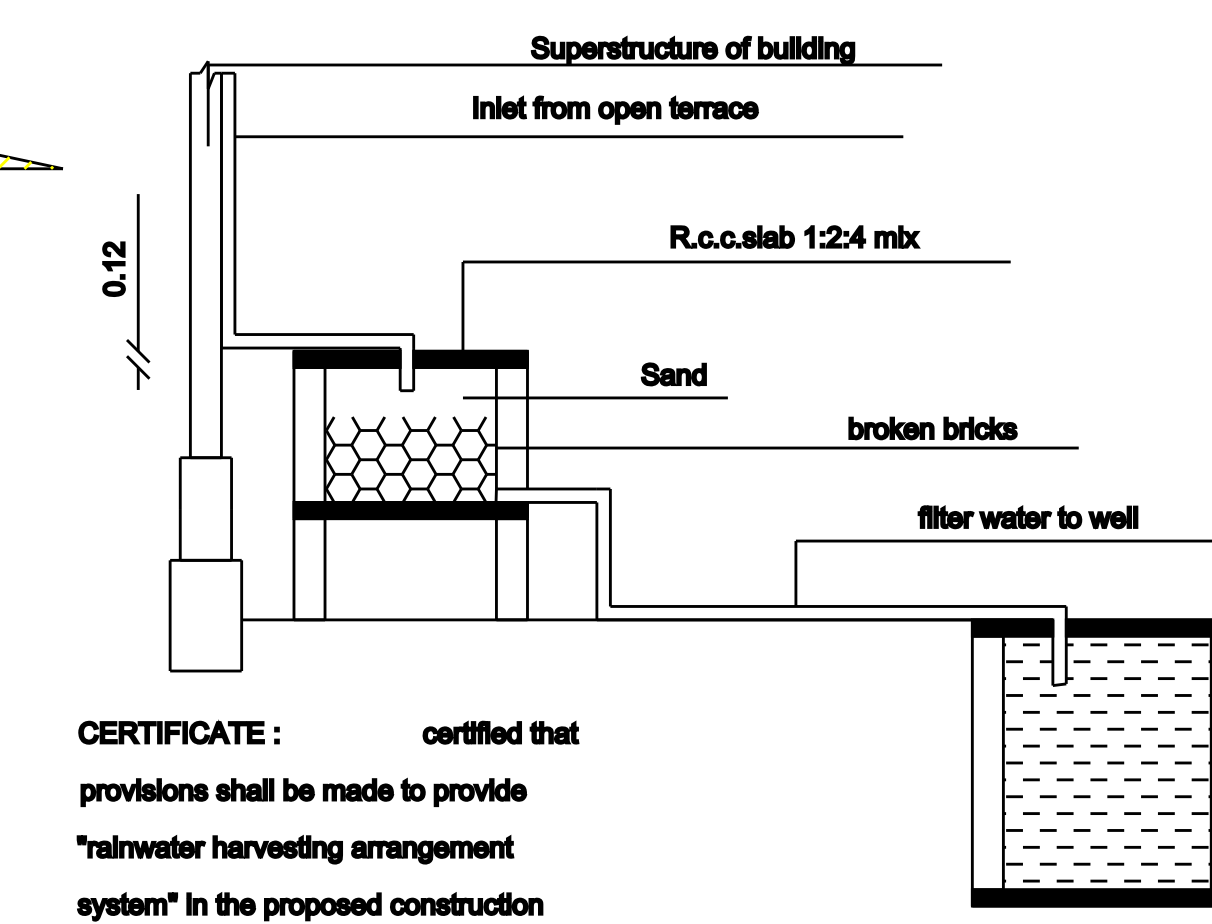
LONGITUDINAL SECTION



SOLAR SYSTEM

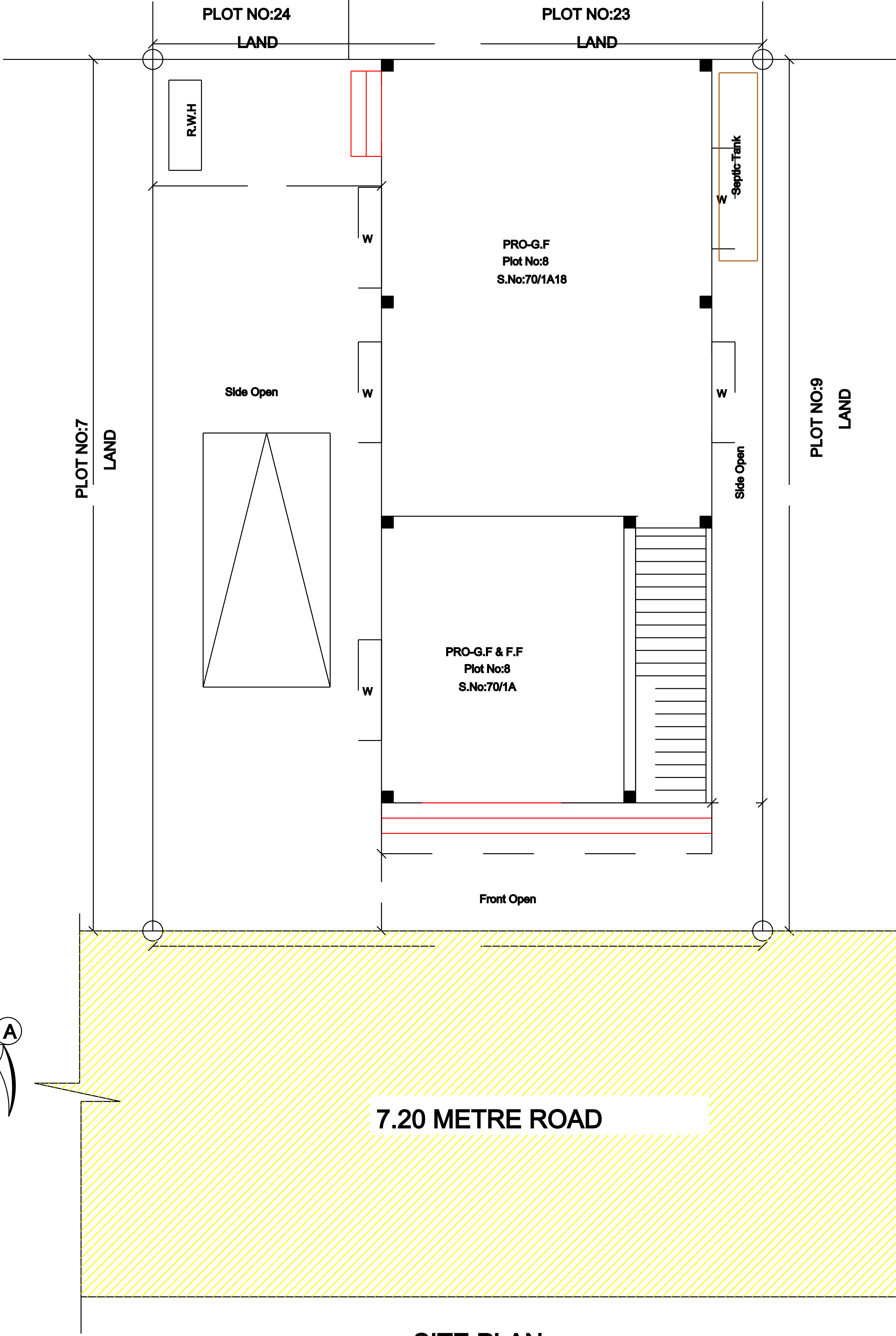


SEPTIC TANK & TRENCH

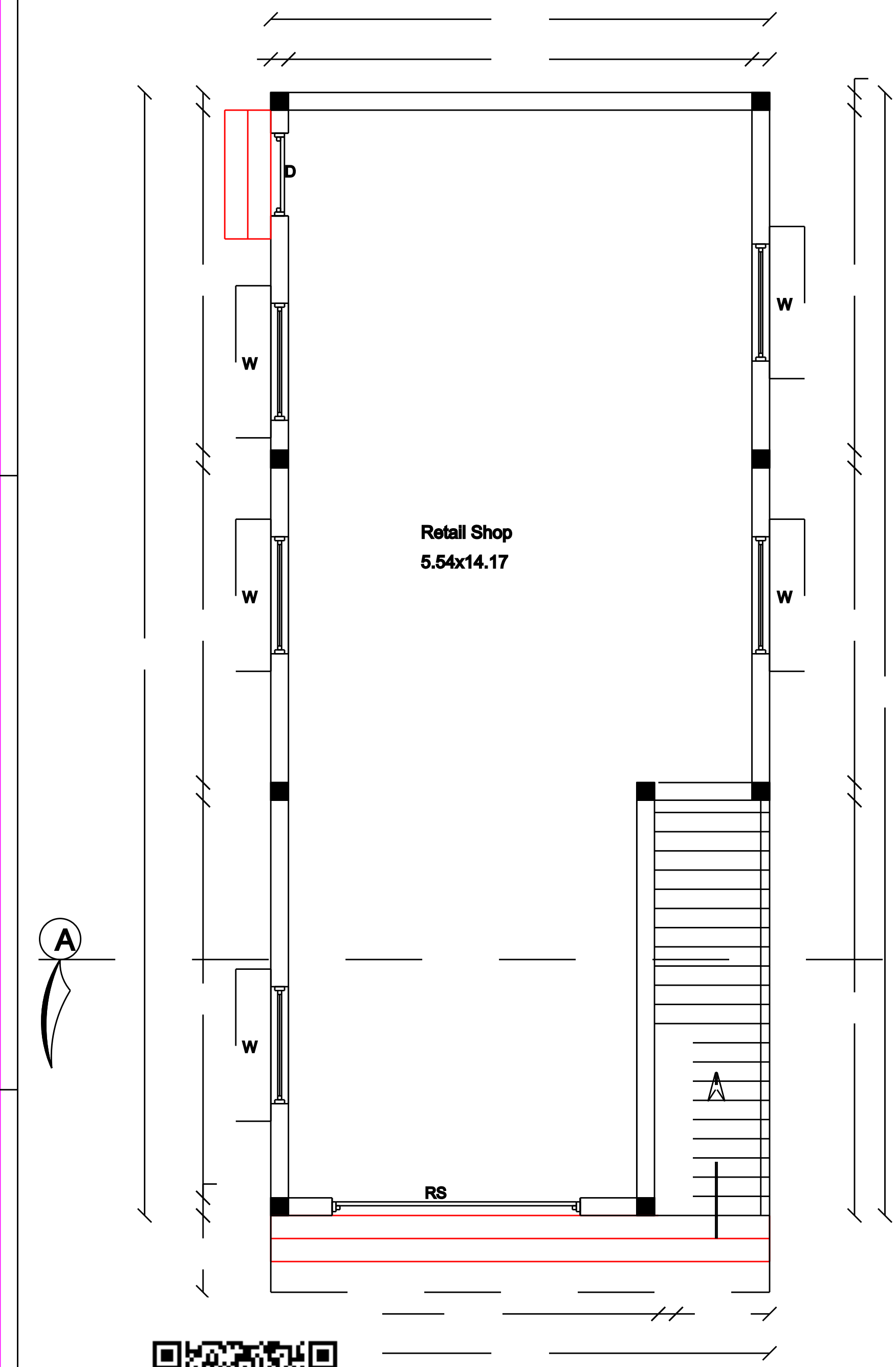


CERTIFICATE : certified that
provisions shall be made to provide
"rainwater harvesting arrangement
system" in the proposed construction
as per plan.

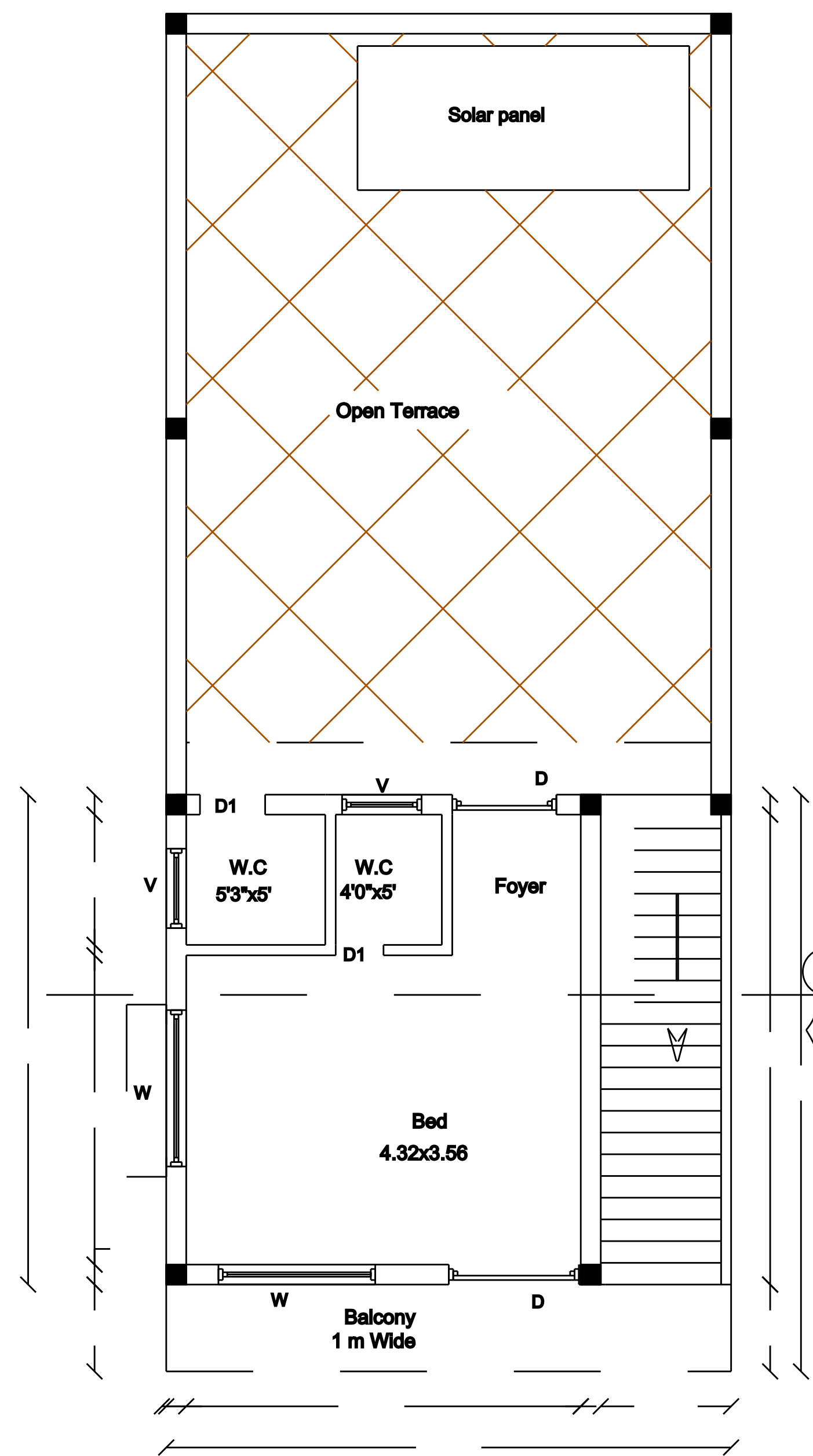
RAINWATER HARVESTING SYSTEM



SITE PLAN
(Scale 1:100)



GROUND FLOOR



PRO-FIRST FLOOR

SCHEDULE OF JOINERIES		
RS	ROLLING SHUTTER	2.42 x 2.40
D	DOOR	0.91 x 2.10
D1	DOOR	0.75 x 2.10
W	WINDOW	1.22 x 1.37
V	VENTILATOR	0.91 x 0.61

AREA DETAILS				
S.NO	As per Doc. SQ.MT	T.S.L.R Area SQ.MT	As on Ground SQ.MT	Super Imposed Plot Area sq.mt
70/1A	205.80	—	205.80	205.80

AREA TAKEN BY CONSIDERATION AS PER SUPER
IMPOSED AREA In 205.80 SQ.MT

Parking Area Calculation
[The number of car/two wheeler parking spaces required
shall be calculated for 75%
the buildings]
Required Parking :
1 st 149 . 99 Sq.mt. = 1 Car (12.50 Sq.mt.)
Next 75 . 00 Sq.mt. = 1 Car (12.50 Sq.mt.)
1 Car Space = (2.50 m X 5.00 m)
= 12 . 50 Sq.mt.
PRO . G . F . AREA = 81.18 Sq.mt.
PRO . F . F . AREA = 39.84 Sq.mt.
Total Parking Area = 121.02 Sq.mt.
Total Required Parking = 1 Car Space &
= 1 Two Wheeler Space

Floor Area Ratio
F.A.R. = G.F.+F.F
Site Area
= 86.98+43.16
205.80
= 0.63 < 2.00
Hence O.K.

S.KOTHAR MYDEEN
APPLICANT

E. RAJKUMAR, M.E., (Stru)
Registered Engineer
RE/Gr-III/148/L.S/2020/00082
Registered Structural Engineer
RSE/Gr-I/TVL/March/2019/009
15/6, Sivan West Car Street
Palayamkottai, Tirunelveli.
Mobile: 9865405955
REGISTERED ENGINEER
E. Rajkumar M.E., LL.B
98-65-40-59-55
PR - 12 Y - 2024
11 / 12 - 07 - 2024
Raj Designer & Builder.
Planning/Construction/Consultant
Structural/3D-Modeling

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.

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.

