Verified RealEstate™

REFERENCE
126/2024

ISSUED
28 October 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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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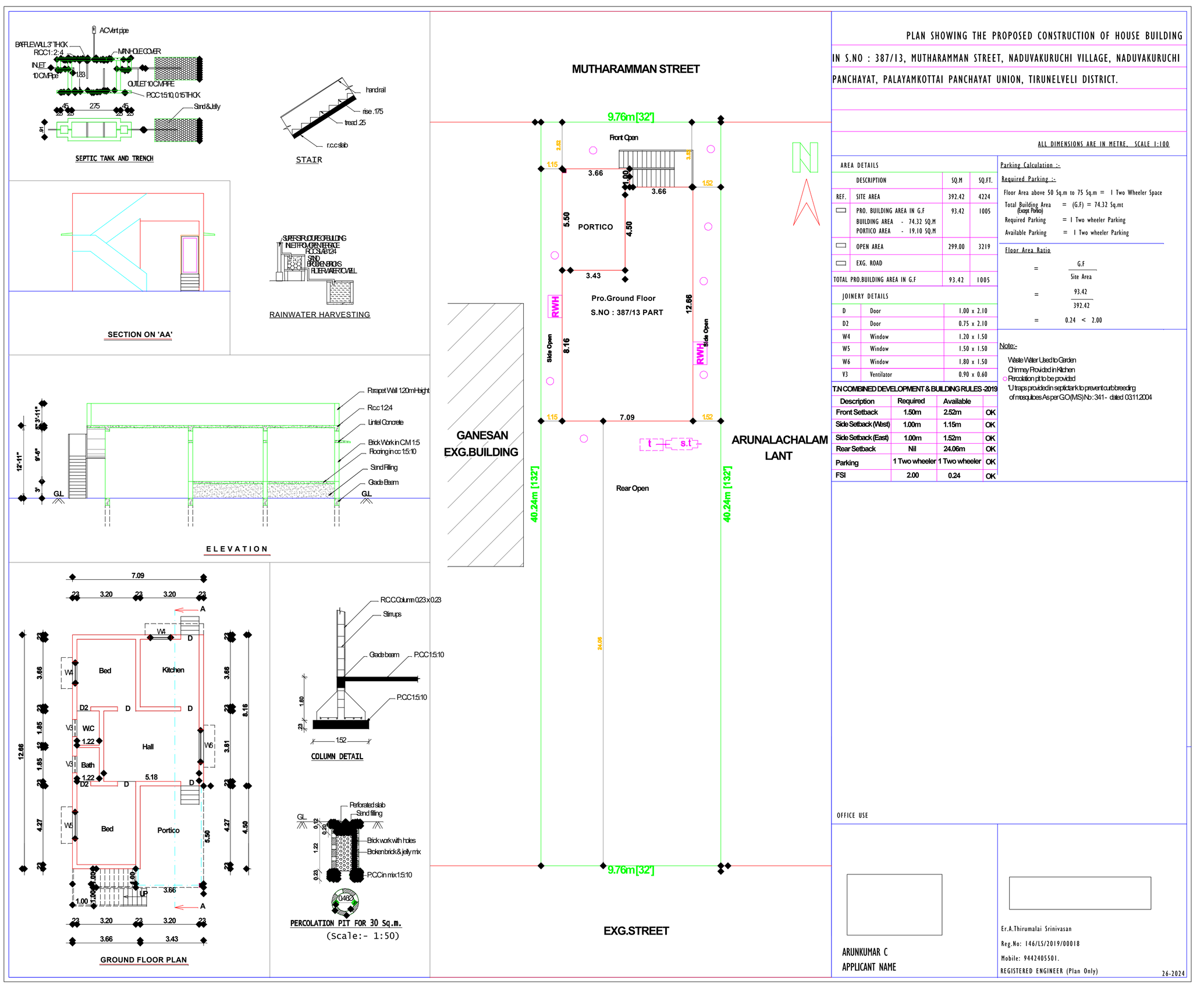
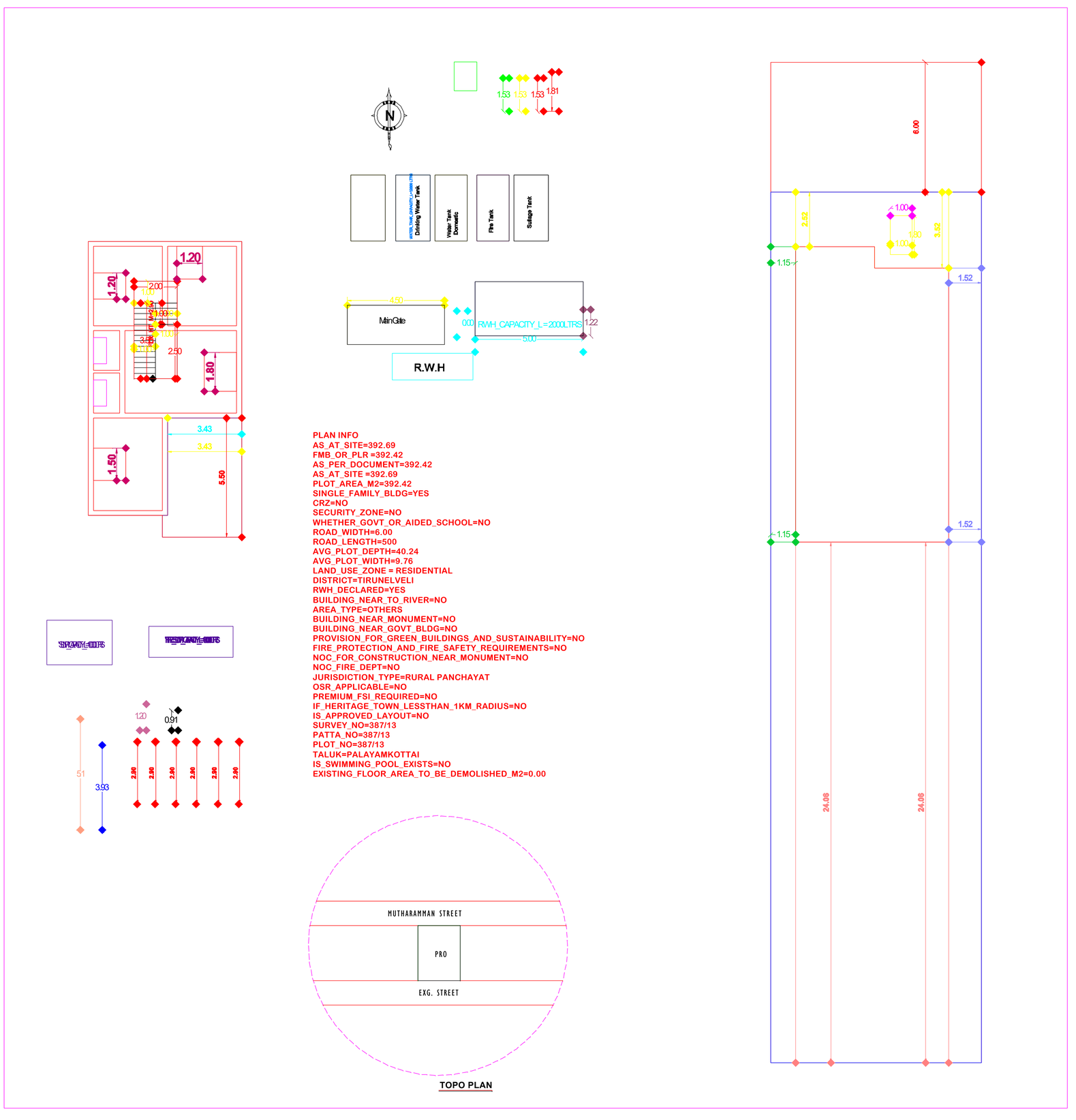
DIGITALLY VERIFIED RECORD


PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOUSE BUILDING
IN S.NO : 387/13, MUTHARAMMAN STREET, NADUVAKURUCHI VILLAGE, NADUVAKURUCHI PANCHAYAT, PALAYAMKOTTAI PANCHAYAT UNION, TIRUNELVELI DISTRICT.
ALL DIMENSIONS ARE IN METRE. SCALE 1:100
MUTHARAMMAN STREET
EXG.STREET
GANESAN EXG.BUILDING
ARUNALACHALAM LANT
Pro.Ground Floor
S.NO : 387/13 PART
PORTICO
Front Open
Rear Open
Side Open
RWH
9.76m[32]
40.24m [132]
SEPTIC TANK AND TRENCH
STAIR
SECTION ON 'AA'
RAINWATER HARVESTING
ELEVATION
GROUND FLOOR PLAN
COLUMN DETAIL
PERCOLATION PIT FOR 30 Sq.m.
(Scale:- 1:50)
AREA DETAILS
DESCRIPTION | SQ.M | SQ.FT.
REF. | SITE AREA | 392.42 | 4224
PRO. BUILDING AREA IN G.F | 93.42 | 1005
BUILDING AREA - 74.32 SQ.M
PORTICO AREA - 19.10 SQ.M
OPEN AREA | 299.00 | 3219
EXG. ROAD
TOTAL PRO.BUILDING AREA IN G.F | 93.42 | 1005
JOINERY DETAILS
D | Door | 1.00 x 2.10
D2 | Door | 0.75 x 2.10
W4 | Window | 1.20 x 1.50
W5 | Window | 1.50 x 1.50
W6 | Window | 1.80 x 1.50
V3 | Ventilator | 0.90 x 0.60
Parking Calculation :-
Required Parking :-
Floor Area above 50 Sq.m to 75 Sq.m = 1 Two Wheeler Space
Total Building Area Except Patio = (G.F) = 74.32 Sq.mt
Required Parking = 1 Two wheeler Parking
Available Parking = 1 Two wheeler Parking
Floor Area Ratio
= G.F / Site Area
= 93.42 / 392.42
= 0.24 < 2.00
Note:-
Waste Water Used to Garden
Chimney Provided in Kitchen
Percolation pit to be provided
Utmost provided in septic tank to prevent rubbreeding of mosquitoes As per GO(MS) No: 341- dated 03.11.2004
TAC COMBINED DEVELOPMENT & BUILDING RULES 2019
Description | Required | Available
Front Setback | 1.50m | 2.52m | OK
Side Setback (West) | 1.00m | 1.15m | OK
Side Setback (East) | 1.00m | 1.52m | OK
Rear Setback | Nil | 24.06m | OK
Parking | 1 Two wheeler | 1 Two wheeler | OK
FSI | 2.00 | 0.24 | OK
OFFICE USE
ARUNKUMAR C
APPLICANT NAME
Er.A.Thirumalai Srinivasan
Reg.No: 14641/2019/00018
Mobile: 9442405501.
REGISTERED ENGINEER (Plan Only)
26-2024


PLAN INFO
AS_AT_SITE=392.69
FMB_OR_PLR=392.42
AS_PER_DOCUMENT=392.42
AS_AT_SITE=392.69
PLOT_AREA_M2=392.42
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=5.00
ROAD_LENGTH=500
AVG_PLOT_DEPTH=40.24
AVG_PLOT_WIDTH=9.76
LAND_USE_ZONE = RESIDENTIAL
DISTRICT=TIRUNELVELI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
JURISDICTION_TYPE=RURAL PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=NO
SURVEY_NO=387/13
PATTA_NO=387/13
PLOT_NO=387/13
TALUK=PALAYAMKOTTAI
IS_SWIMMING_POOL_EXISTS=NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0.00
MinGate
R.W.H
RWH_CAPACITY_L=2000LTRS
MUTHARAMMAN STREET
PRO
EXG. STREET
TOPO PLAN

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

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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.