Verified RealEstate™

REFERENCE
131/2024

ISSUED
14 August 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,
Chennai 600 097, India

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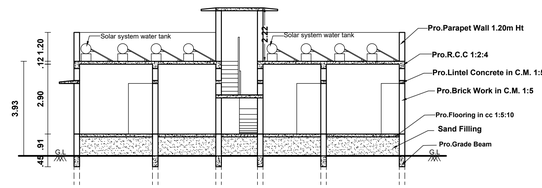
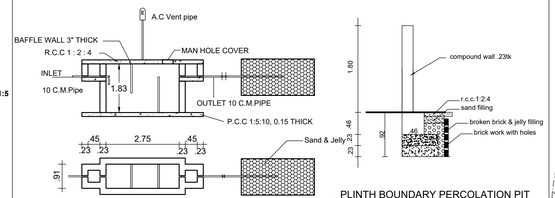
DIGITALLY VERIFIED RECORD



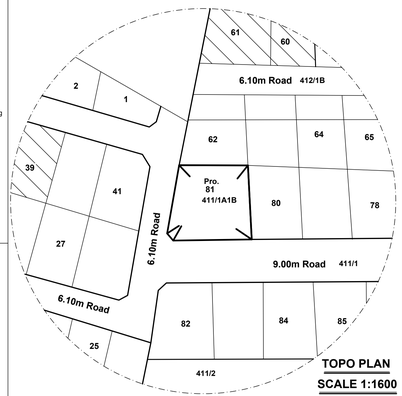
SECTION ON ' AB '



SEPTIC TANK AND TRENCH

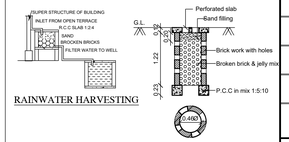
PLINTH BOUNDARY PERCOLATION PIT

SCALE (1:50)



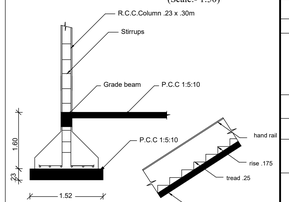
TOPO PLAN

SCALE 1:1600



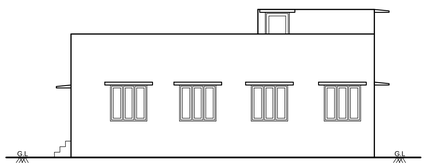
PERCOLATION PIT FOR 30Sq.m.

(Scale:- 1:50)

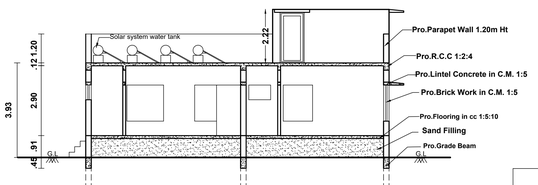


COLUMN DETAIL

STAIR



ELEVATION



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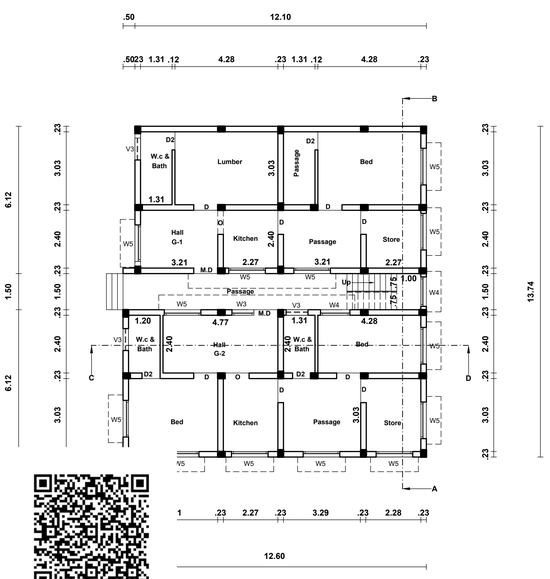
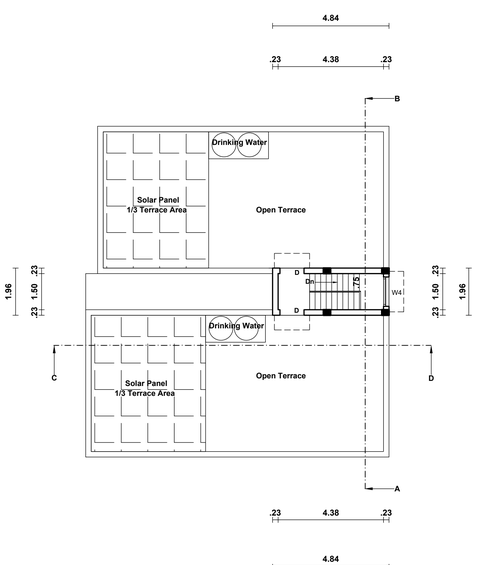
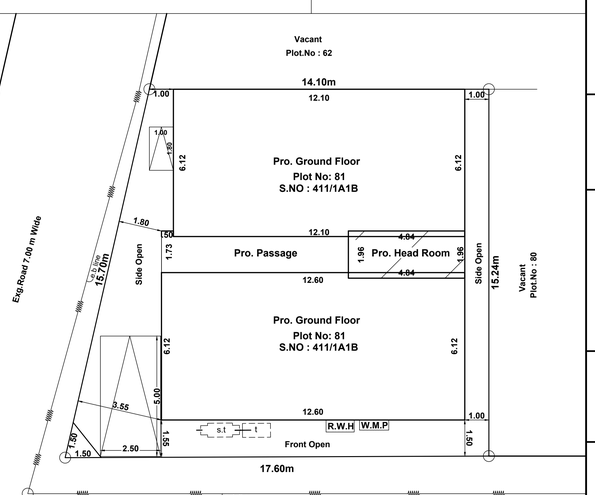


GROUND FLOOR PLAN



HEAD ROOM FLOOR PLAN



SITE PLAN

SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 2-DWELING HOUSE BUILDING IN PLOT.NO : 81, APPROVED LAYOUT IN L.P/T.L.P.A(REGULATION LAYOUT NO: 148/2018 ,BANUMATHI NAGAR,S.NO : 411/1A1B , KEELANATHAM VILLAGE, KEELANATHAM PANCHAYAT, PALAYAMKOTTAI PANCHAYAT UNION ,TIRUNELVELI DISTRICT.

ORDINARY BUILDING

All Dimension Are In Meter

AREA DETAILS:-	Sq.Mt	Sq.Ft
Site Area (As Per Patta)	245.00	2637
Pro.Ground Floor Area Building Area (G1) : 74.07 Sq.mt Building Area (G2) : 77.13 Sq.mt Common Passage : 18.99 Sq.mt Total Area : 170.19 Sq.mt	170.19	1832
PRO. HEAD ROOM AREA	9.48	102
OPEN AREA	74.81	805
TOTAL PRO. BUILDING AREA IN G.F & H.R	179.67	1934

JOINERY DETAILES:-

M.D	- Door	1.00 x 2.10
D	- Door	1.00 x 2.10
D2	- Door	0.75 x 2.10
O	- Open	1.00 x 2.10
W5	- Window	1.52 x 1.50
W4	- Window	1.22 x 1.50
W3	- Window	0.91 x 1.50
V3	- Ventilator	0.91 x 0.60

FLOOR AREA RATIO

$= \frac{\text{G.F}}{\text{Total Site Area}}$

$= \frac{170.19}{245.00}$

$= 0.694 < 2.00$

Dwelling Unit Parking Calculation :

50 To 75 Sq.Mt = 1 Two Wheeler

1 Car Space For Every 2 Dwelling Units

Required Parking :

Pro.House 1 G.F = 74.07 Sq.Mt

Required Parking = 1 Two Wheeler

Pro.House 2 G.F= 77.13 Sq.Mt

Required Parking = 1 Twh + 1 Car Parking

Available Parking = 1 Twh + 1 Car Parking

Note:

Waste Water Used to Garden

Chimney Provided in Kitchen

Percolation pit to be provided

'U' traps provided in septictank to prevent curb breeding of mosquitoes

As per G.O (M.S) No : 341 - dated 03.11.2004

LEGENDS :-

- Site Boundary
- Exg. Road
- Proposed Building

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019

Description	Required	Available	OK
Front Setback	1.50m	1.50m	OK
Side Setback (West)	1.00m	1.00m	OK
Side Setback (East)	1.00m	1.00m	OK
Rear Setback	Nil	Nil	OK
Parking	1 Twh+ 1 Car	1 Twh+ 1 Car	OK
FSI	2.00	0.694	OK

Office Use

Applicant

Registered Engineer

A-07	2024
30 07	2024

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.