Verified RealEstate™

REFERENCE
133/2024

ISSUED
29 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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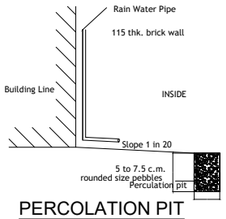
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RETAIL SHOP IN GROUND FLOOR & FIRST FLOOR, WITH EXISTING RESIDENTIAL BUILDING IN GROUND FLOOR IN BEARING SFS HOUSE NO:HIG 395, S.NO:178/1&2 Part IN TAMILNADU TIRUNELVELI HOUSING UNIT SELF FINANCE SCHEME PHASE-II, STAGE-I, KEELANATHAM VILLAGE, AND PANCHAYAT, PALAYAMKOTTAI TALUK, TIRUNELVELI DISTRICT. PROPERTY TAX NO:7268

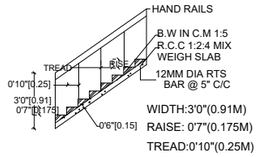
NAME OF THE OWNER

G.SHERRY JENILIN

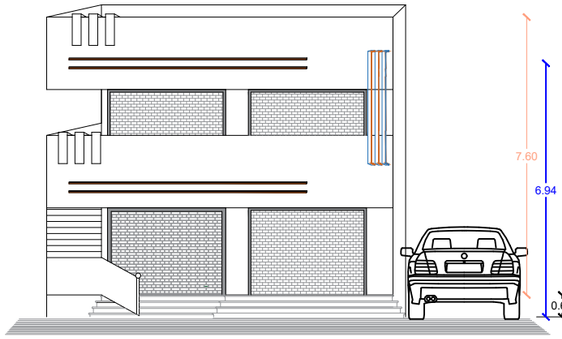
All Dimension Are in "METRE"
Scale 1:100



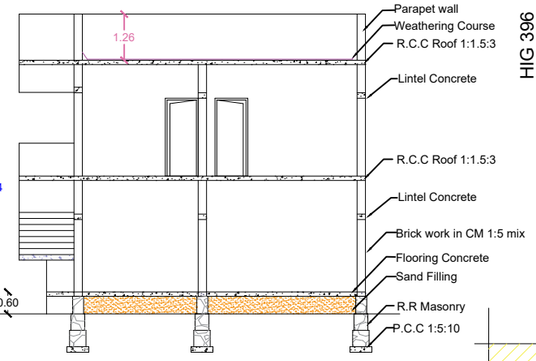
PERCOLATION PIT



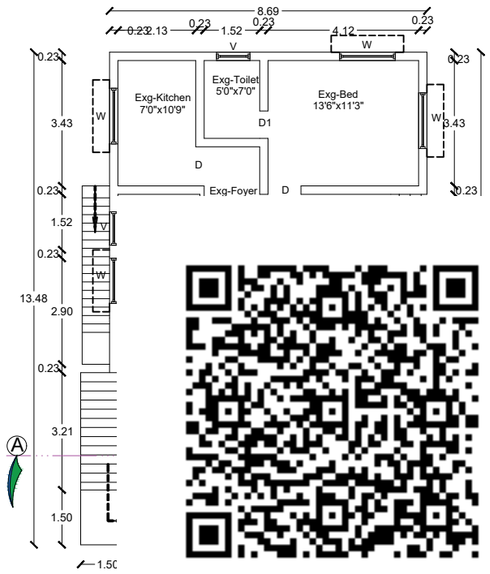
STAIR CASE DETAIL

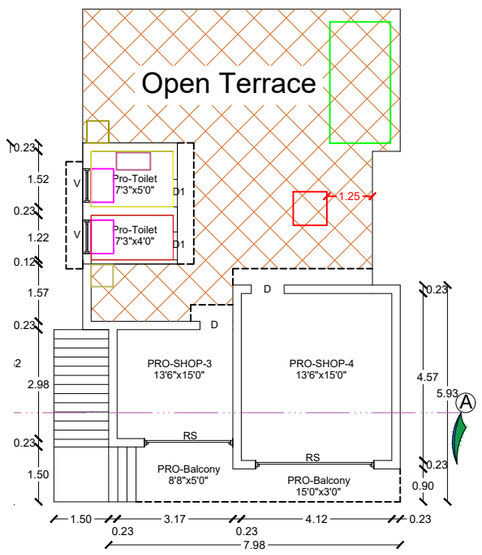


ELEVATION

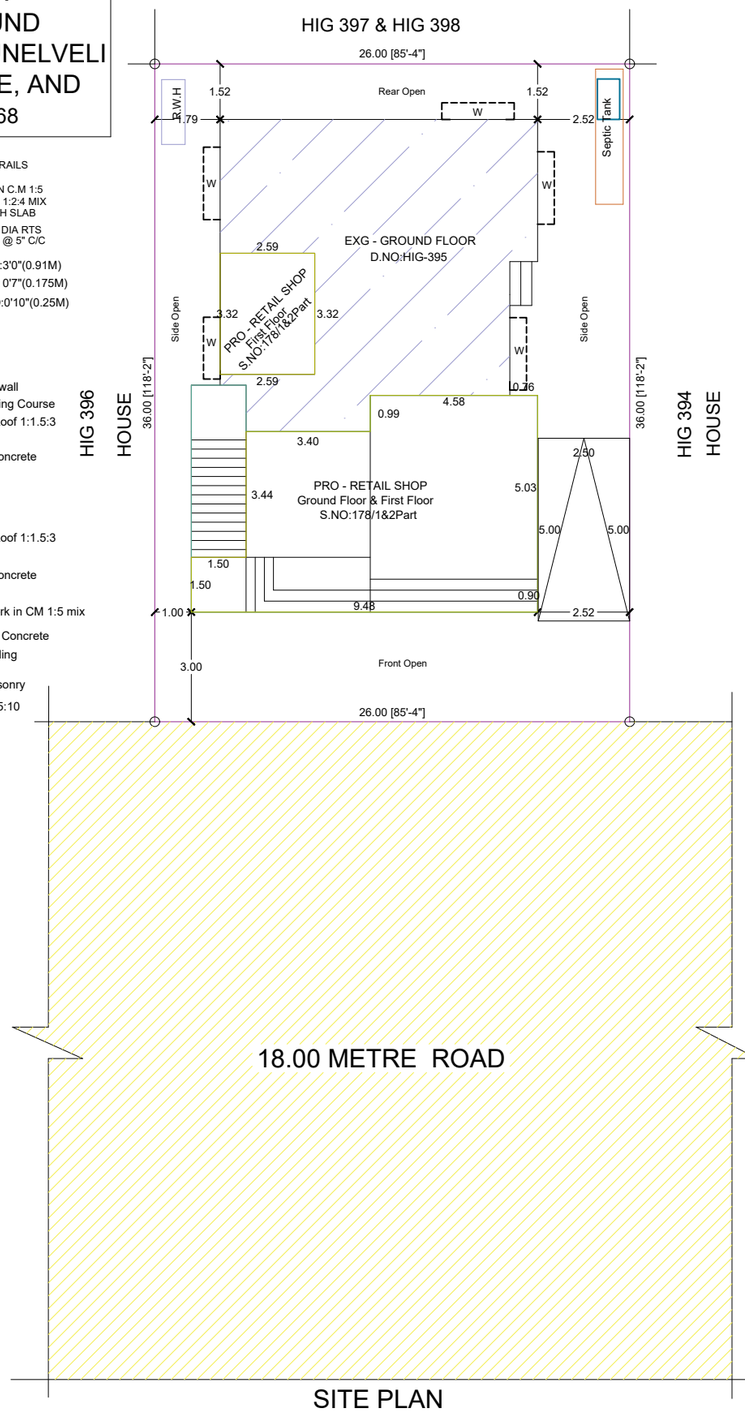


SECTION ON-AA





PRO-FIRST FLOOR



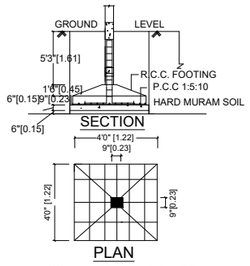
SITE PLAN
(Scale 1:100)

N

AREA STATEMENT	SQMT	SQFT
SITE AREA (As per Documents)	234.00	2517.84
EXG-GROUND FLOOR AREA	66.90	719.84
PRO-G.F.RETAIL SHOP AREA	51.18	550.70
PRO-F.F.RETAIL SHOP AREA	46.21	497.22
PRO-RETAIL SHOP TOTAL AREA	97.39	1047.92
OPEN AREA	115.92	1247.30
EXG ROAD / STREET		

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



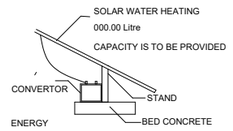
COLUMN SIZE = 0'9" X 0'9"

FOUNDATION DETAILS

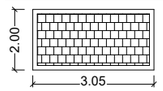
AREA DETAILS

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
178/1&2	234.00	------	234.00	234.00

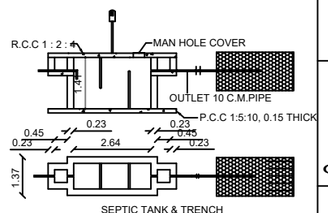
AREA TAKEN BY CONSIDERATION AS PER SUPER IMPOSED AREA in 234.00 SQ.MT



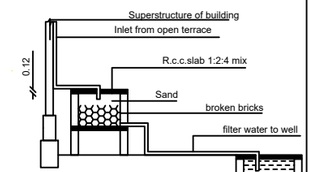
LONGITUDINAL SECTION



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

Parking Area Calculation

[The number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in 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 = 51.18 Sq.mt.
PRO . F. F .AREA = 46.21 Sq.mt.
Total Parking Area = 97.39 Sq.mt.
Total Required Parking = 1 Car Space &

Floor Area Ratio

F.A.R. = G.F.+F.F / Site Area
= 44.12+46.21 / 234.00 = 0.672 < 3.25 Hence O.K.

G.SHERRY JENILIN
APPLICANT

E.RAJKUMAR,M.E.,(Stru)
Registered Engineer
RE/Gr-III/146/LS/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 - 13 Y - 2024
12/06 - 08 - 2024

Raj Designer & Builder.
Planning/Construction/Consultant
Structural/3D-Modeling

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.