Verified RealEstate™

REFERENCE
120

ISSUED
07 September 2024

PP APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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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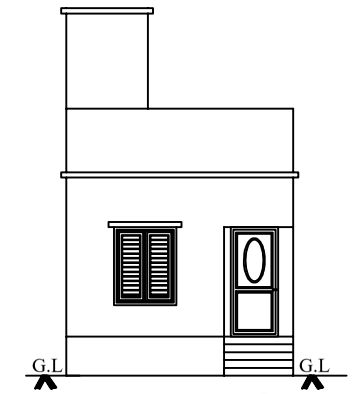
DIGITALLY VERIFIED RECORD

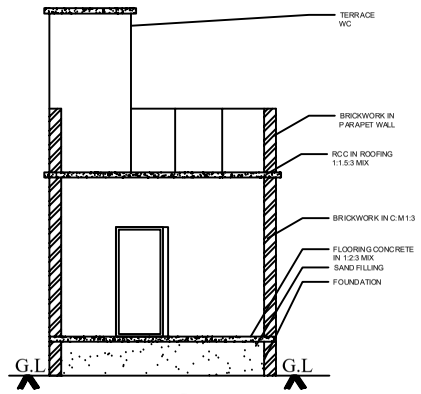
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF HOUSE BUILDING IN SY.NO:1729/13, NEW SUB.DIV.SY.NO:1729/13B,WARDNO:2,PLOT.NO:135(PART),(KALYANI NAGAR KESAVANERI ROAD NORTH, VADAKKU VALLIOOR SPECIAL GRADE TOWN PANCHAYAT , RADHAPURAM TALUK , TIRUNELVELI DISTRICT.

OWNER:Mr.P.RADHAKRISHNAN,S/O.Mr.PITCHUMANI(LATE).

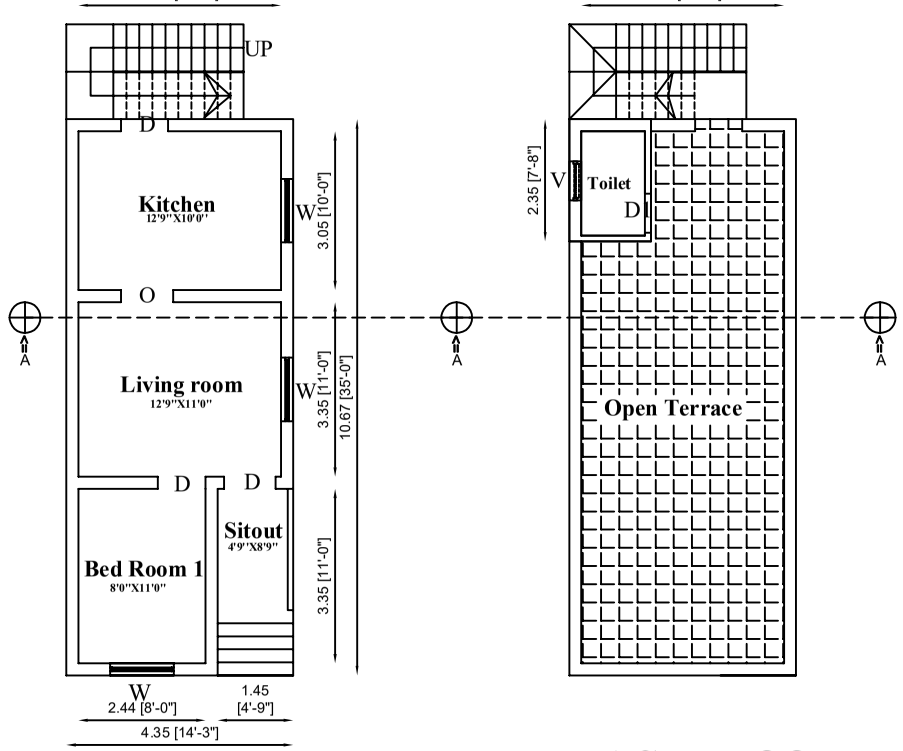
N



ELEVATION

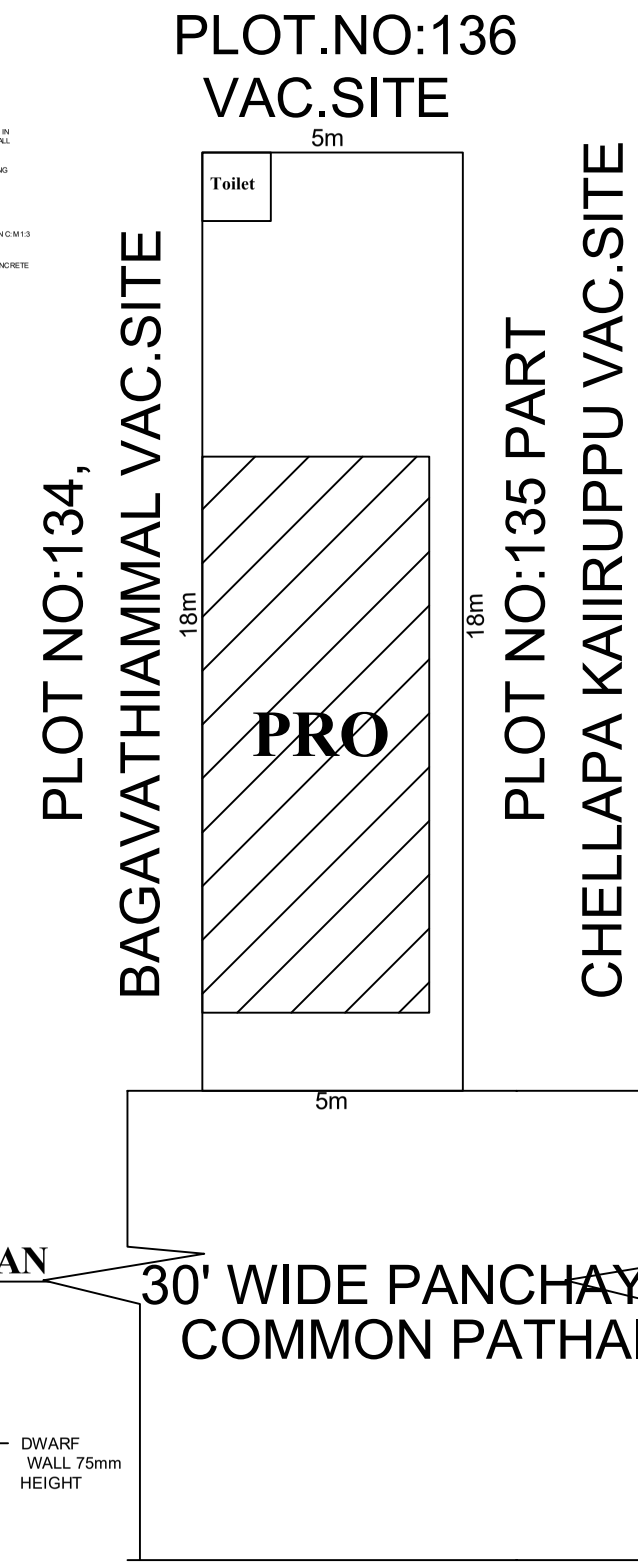


SECTION AA

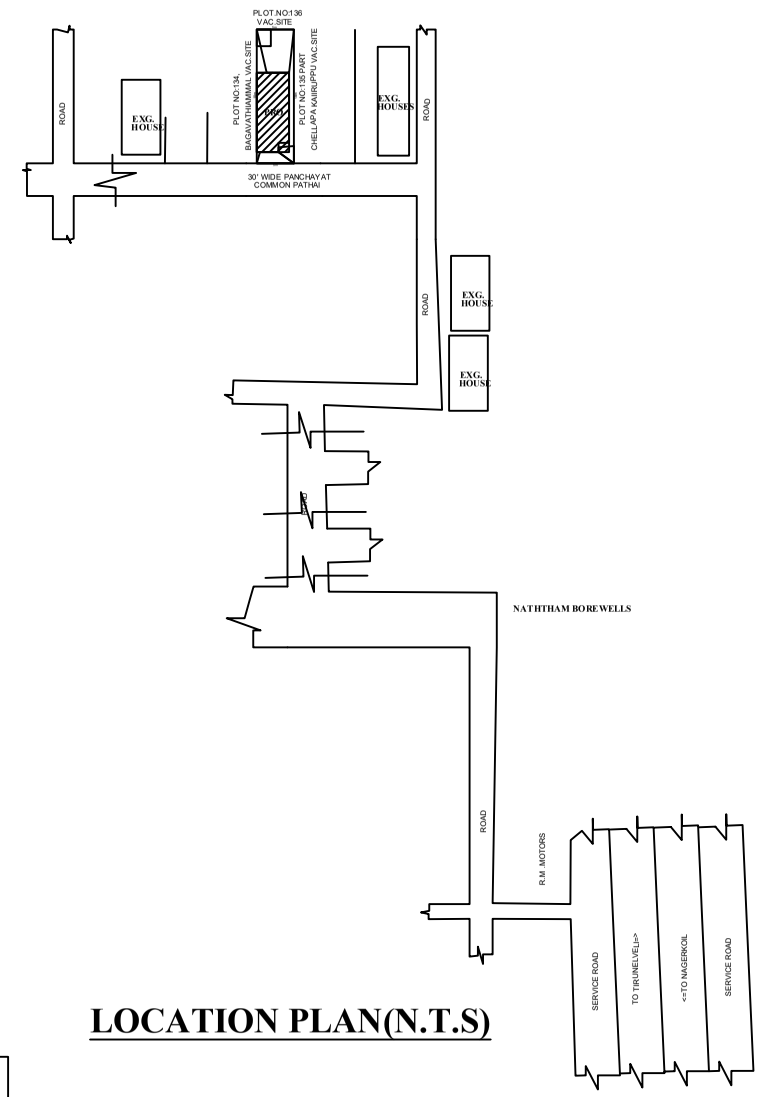


GROUND FLOOR PLAN

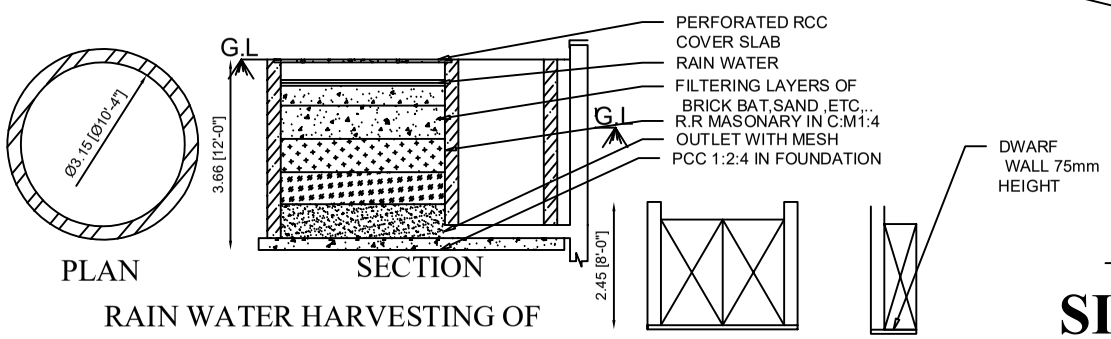
TERRACE FLOOR PLAN



SITE PLAN(SCALE 1:100)



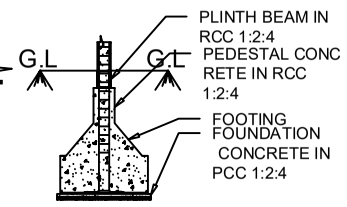
LOCATION PLAN(N.T.S)



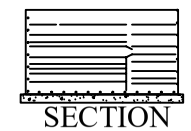
PLAN SECTION

RAIN WATER HARVESTING OF RECHARGE TRENCH METHOD

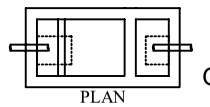
MAIN GATE WICKET GATE



COLUMN DETAILS

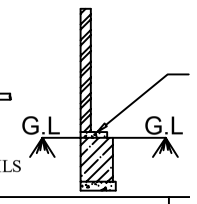


SECTION



PLAN
SEPTIC TANK DETAILS

STAIRCASE DETAILS



TAMILNADU MBINED DEVELOPMENT AND BUILDING RULE-2019	SET BACK	REQUIRED	P
HEIGHT OF THE BUILDING UPTO 7m, BELOW 9m WIDTH OF PLOT (other areas)	FRONT	1.5	
	SIDE1	1.0	
	SIDE 2	1.0	
	REAR	0	1.30
RULE NO:35,NON-HIGH RISE BUILDING PARKING ANNEXURE-IV,RULE NO:38(4),39(8)	PARKING	REQUIRED	PROVIDED
	TWO WHEELER SPACE	1	2
	FOUR WHEELER SPACE	1	1

SPECIFICATIONS

LEGEND		SIZE Width	SIZE Depth
D	DOOR	3'-3"	7'-0"
D1	DOOR	2'-6"	7'-0"
W	WINDOW	4'-0"	4'-6"
V	VENTILATOR	3'-0"	3'-0"

REFERENCE	SQ M	SQ FT
SITE AREA	89.95	968.26
GROUND FLOOR PLINTH AREA	46.41	499.55
FIRST FLOOR PLINTH AREA	3.29	35.42
TOTAL PLINTH AREA	49.70	534.97
TOTAL CARPET AREA	33.51	360.56

INDEX :

P	PROPOSED CONSTRUCTION	
B	SITE BOUNDARY	
R	ROAD / STREET	

SIGN.OF APPLICANT :

Er.E.MAHARASI B.E.,
Registered Engineer in DRDA-TNV/PROF 58/2022
Registered Engineer in MUNICIPALITY
C.A.No:71/2022/A1/2022
"MOORTHY CONSTRUCTION"
63,Panchayat Union Road,Vallioor-627117
Ph:04637-290557

OFFICE USE :

MOORTHY CONSTRUCTION VALLIOOR TIRUNELVELI 627117

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.