Verified RealEstate™

REFERENCE
149 / 2024

ISSUED
30 December 2024

PP APPROVAL RECORD

Planning Permission

Keelanatham

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

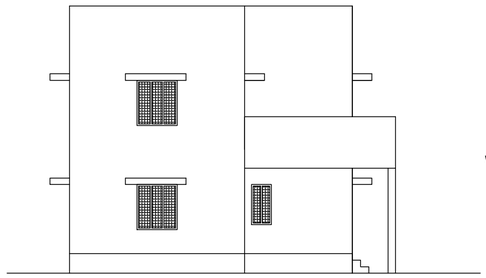
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

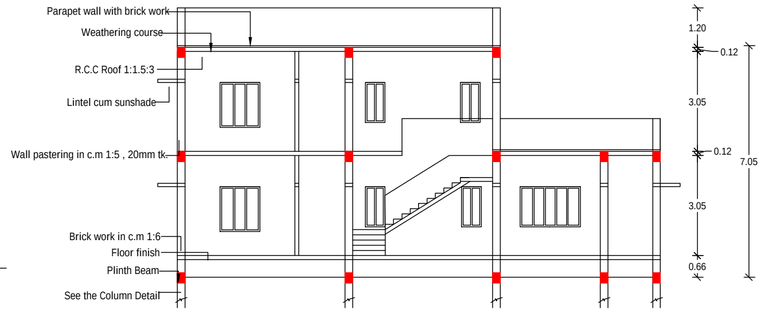
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DIGITALLY VERIFIED RECORD



ELEVATION



SECTION ON AB

PARKING CALCULATION FOR HOUSE BUILDING

Floor area between 75 and 100 Sq.m - 1 Car space
additional every 100 Sq.m - 1 Car space
(1 Car Space 2.50 x 5.0 m)

Building area GF(excluding portico) + FF = 209.87m

Required - 2 Car Space Provided - 2 Car Space

Rule 35; Non-high rise building
Parking Annixure -IV, Rule 38(4) & 39(8)

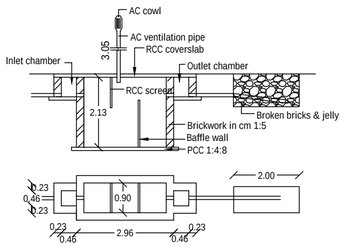
Tamilnadu Combined Development & Building Rules - 2019

Height of the building less then 7m, above 9 m width

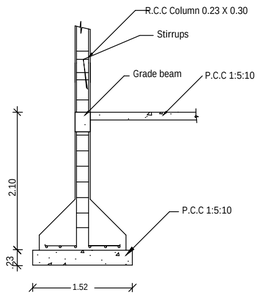
Setback	Required	Available	OK
Front	3.0 m	3.0 m	OK
Side(East)	1.0 m	1.0 m	OK
Side(West)	1.0 m	1.0 m	OK
Rear	Nil	0.20 m	OK
FSI	2.0	0.931	OK
Car Park	2	2	OK

FLOOR SPACE INDEX

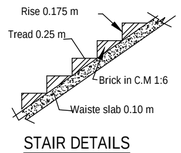
TOTAL FLOOR AREA / SITE AREA < 2.00
209.87 / 219.48 < 2.00
0.956 < 2.00
HENCE OK



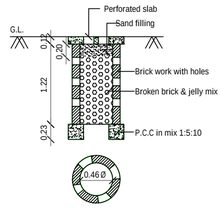
SEPTICTANK DETAILS



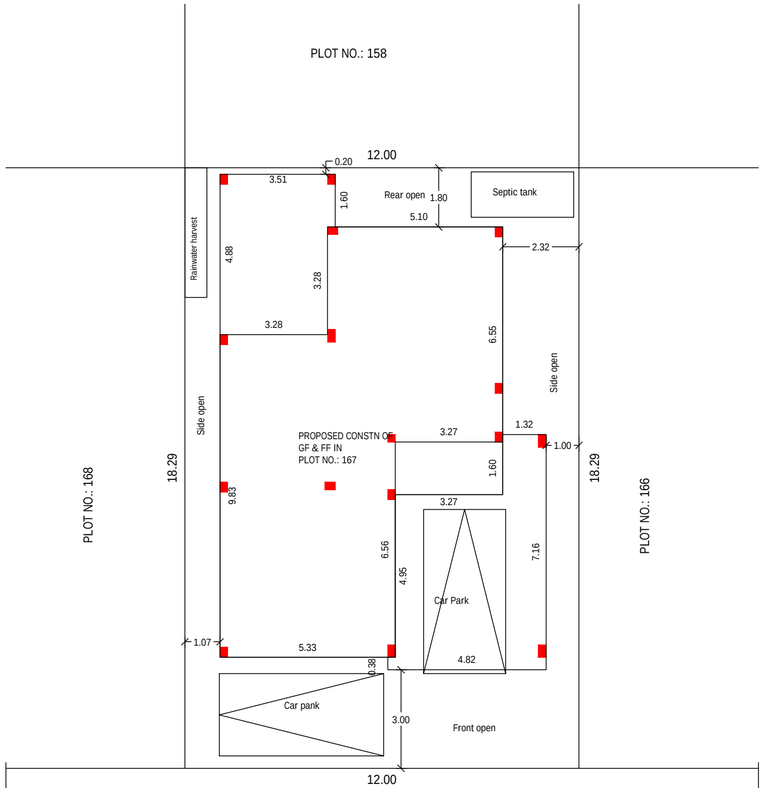
COLUMN DETAIL



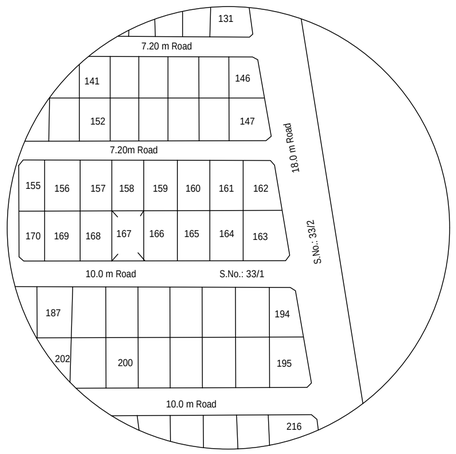
STAIR DETAILS



PERCOLATION PIT FOR 30 Sq. m.
(Scale:- 1:50)



SITE PLAN



LAY-OUT

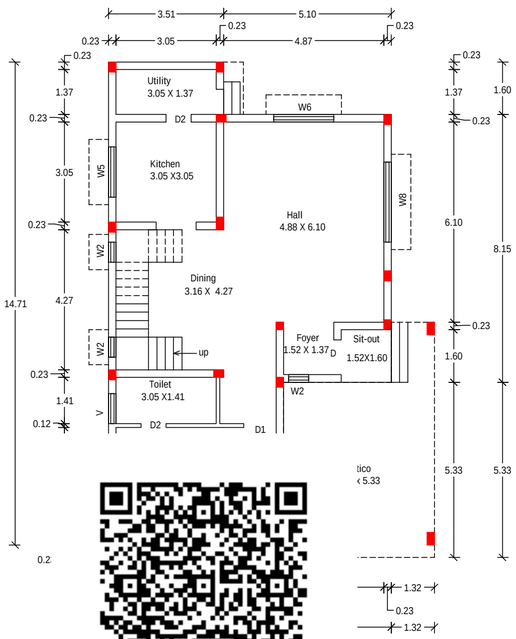
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING BEARING PLOT NO.: 167, S.NO.; 35 PART, KEELANATHAM VILLAGE AND PANCHAYAT, PALAYAMKOTTAI PANCHAYAT UNION.
APPOVED LAY-OUT NO.: Ma.Va/ Na.Vu.E En :16/ 2003

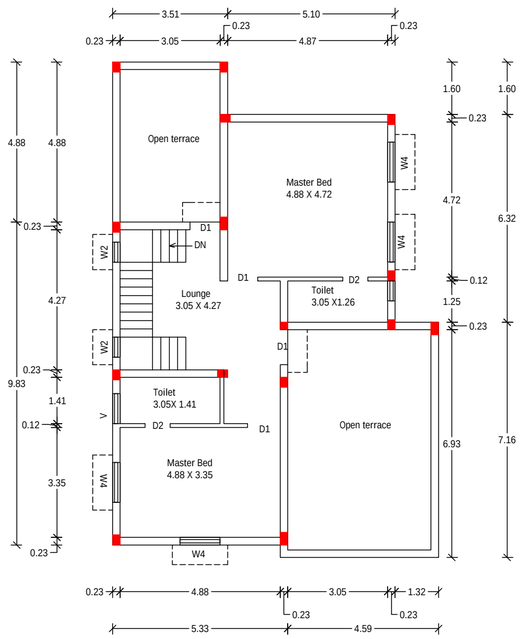
AREA DETAILS	SQ.M	SQ.FT
APPLICANT SITE AREA	219.48	2400.00
PROPOSED GROUND FLOOR AREA PROPOSED GROUND FLOOR PLINTH AREA PROPOSED PORTICO AREA	129.22 102.23 26.99	1390.92 1100.40 290.52
PROPOSED FIRST FLOOR PLINTH AREA	80.65	868.12
TOTAL AREA OF GROUND FLOOR & FIRST FLOOR	209.87	2259.04
OPEN SPACE	90.26	1009.08

	JOINERIES	
D	DOOR	1.00 X 2.10
D1	DOOR	0.91 X 2.10
D2	DOOR	0.75 X 2.10
W8	WINDOW	2.44 X 1.37
W6	WINDOW	1.83 X1.37
W5	WINDOW	1.52 X 1.37
W4	WINDOW	1.22 X 1.37
W3	WINDOW	0.91 X 1.37
W2	WINDOW	0.61 X 1.37
V	VENTILATOR	0.91 X 0.61

COLOUR REFERENCE	
SITE	
EXISTING	
PROPOSED	
ROAD,STREET	

B ◀





FIRST FLOOR PLAN

SITE PLAN

Applicant

Er. R.K.Subramanian B.E., M.Sc (Valu.)
Register Engineer - Grade - II
Reg.No. 146/LS/2019/0097-Tvl.Corp.
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Palayamkottai, Tirunelveli - 627002
E-mail : bemmanofficerks@gmail.com
Cell : 94431 72043

Registered Engineer

BEMMAN PLAN & 3D
A Computer Solution of Home Building
* Single window DCR PLAN * Valuation& Estimate
* LPA Single Window System & Drawing * Front Elevation
# A-4, M.R(STR) Complex, Kottur Road, Palayamkottai,Tirunelveli - 627002
e-mail: bemmanofficerks@gmail.com
94431 72043

meena-167-10-24
Oct. 17, 24
SCR NO.:
DATED :

Do Rainwater harvest at house
Save the planet :
Plant a tree !
Get Rain water !!

BEMMAN PLAN & 3D

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

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.