Verified RealEstate™

REFERENCE
151/2024-25

ISSUED
27 January 2025

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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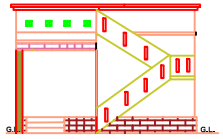
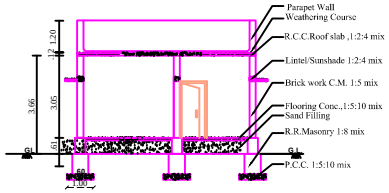
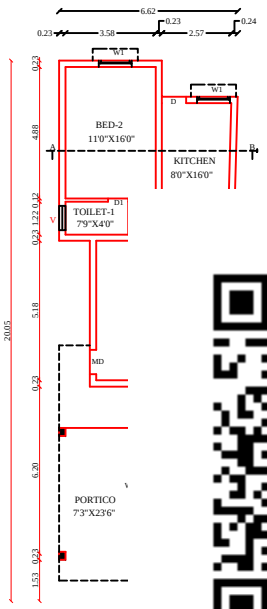
DIGITALLY VERIFIED RECORD



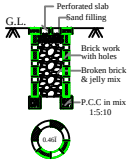
ELEVATION



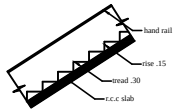
SECTION ON A-B



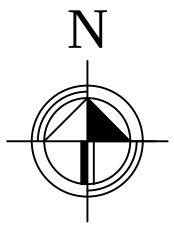
GROUND F

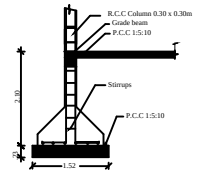


PERCOLATION PIT
(NOT FOR SCALE)

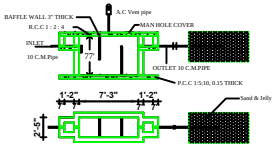


Stair

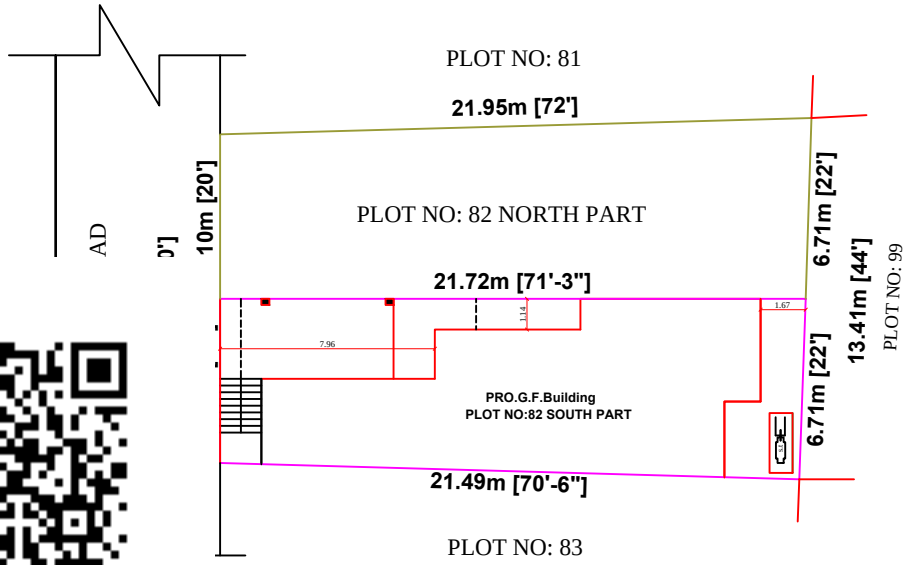




Column Detail



Septic tank and trench



SITE PLAN

SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIONAL BUILDING IN PLOT NO: 82- SOUTH PART S.NO: 345/1B, AT BHARATHI NAGAR, KEELANATHAM VILLAGE AND PANCHAYAT, PALAYAMKOTTAI PANCHAYAT UNION, PALAYAMKOTTAI TALUK, TIRUNELVELI DISTRICT.

L.P.A APPROVED LAYOUT NO: 2338/2018, DATED ON: 10.07.2018.

PANCHAYAT ORDER NO: 3/5590/2018, DATED ON: 25.09.2018.

SOLD OUT PLOT FRAME WORK LAYOUT NO: 35.

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019

Description	Required	Available	Result
Front Setback	1.50m	1.53m	OK
Side Setback 1 (North)	0.00m	0.00m	OK
Side Setback 2 (South)	0.00m	0.00m	OK
Rear Setback	0.00m	0.00m	OK
Parking	1 Two.Wh	1 Two.Wh	OK
FSI	2.00	0.84	OK

RAIN WATER COLLECTING TANK IS TO BE PROVIDED
waste water to be garden
ALL DIMENSION ARE IN METRE
SCALE 1:100

FSI CALCULATION

$= \frac{\text{G.F}}{\text{SITE AREA}}$

$= \frac{117.40}{138.27}$

$= 0.84 < 2.00$

JOINERY

MD	DOOR	1.22 X 2.10	W	Window	1.52 X 1.37
D	DOOR	1.00 X 2.10	W1	Window	2.00 X 1.37
D1	DOOR	0.76 X 2.10	KW	Window	1.52 X 1.07
FW	Window	0.91 X 1.83	V	Ventilator	0.91 X 0.61

AREA DETAILS

COL	DESCRIPTION	SQ.M	SQ.FT
	SITE AREA	138.27	1488.37
	PRO. GROUND FLOOR	117.40	1263.69
	OPEN SPACE	20.87	224.68
	ROAD		

CAR PARKING CALCULATION

149.99 Sq.mt = 1 Car Space (2.50 x 5.00)

Required Parking :

Building Area = 107.90 Sq.mt

Required Parking =1 Car Available Parking =1 Car

OFFICE USE

(Mr. T. KARTHISAN)
APPLICANT

(Er. C.BALAKRISHNAN)
REG.ENGINEER

BK DESIGN PVT.LTD
NO.5, USA Complex,
Opp.Mutharamman Temple,
Palayamkottai.
Cell No. 9787008789

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.