Verified RealEstate™

REFERENCE
245/2A

ISSUED
04 April 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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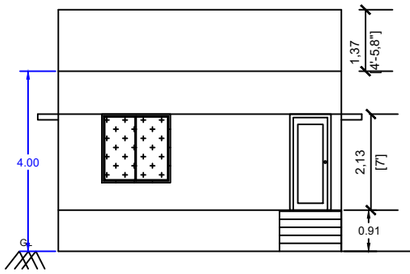
DIGITALLY VERIFIED RECORD

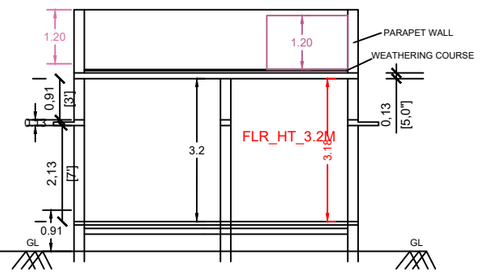
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING IN S.Y.NO:245/2A1A,PAAPAN KULAM VILLAGE & PANCHAYAT NANGUNERI TALUK,TIRUNELVELI DISTRICT

NAME OF THE OWNER:MRS.JANAKI W/O MR.SAMUTHIRARAJAN

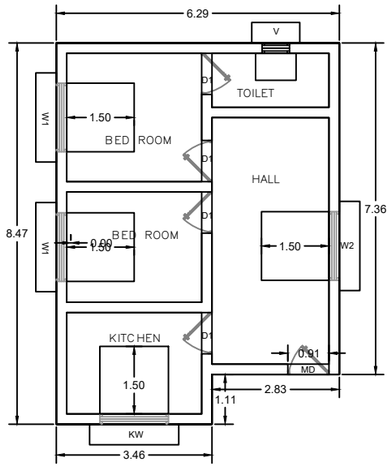
N



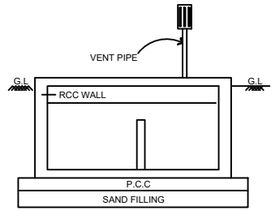
ELEVATION



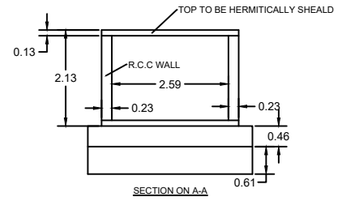
SECTION



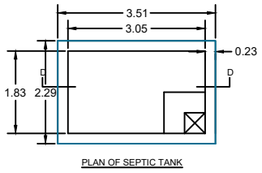
PLAN INFO
PLOT_AREA_M2=364.14
AS_AT_SITE=364.14
FMB_OR_PLR=364.14
AS_PER_DOCUMENT=364.14
DISTRICT=TIRUNELVELI
TALUK=NANGUNERI
SURVEY_NO= 245
PATTA_NO=1259
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.29
ROAD_WIDTH=3.00
ROAD_LENGTH=100
AVG_PLOT_DEPTH=21.42
AVG_PLOT_WIDTH=17
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



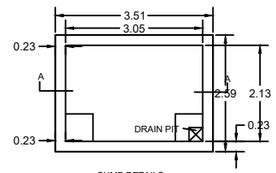
SECTION ON D-D



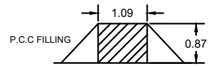
SECTION ON A-A



PLAN OF SEPTIC TANK

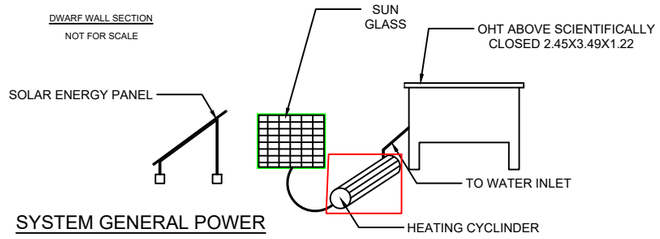


SUMP DETAILS



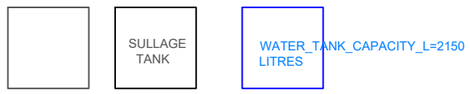
DWARF WALL SECTION

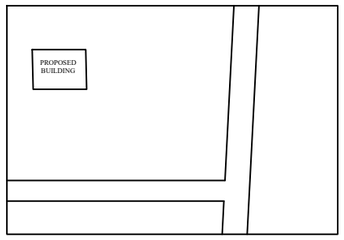
NOT FOR SCALE



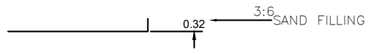
SYSTEM GENERAL POWER

SOLAR WATER HEATING SYSTEM





LOCATION PLAN



TYPICAL SECTION OF R.C.C COLUMN FOUNDATION

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C COLUMNS IN M20 MIX
3. R.C.C ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN CM 1:4
8. ENTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONRETE 1:3 MIX
10. WEATHERING TILES IN 9"x9"BURNT CLAY TILES IN LAID IN 1:3 MIX

AREA STATEMENT	SQ.FT	SQ.MT
PLOT AREA(AS PER DOCUMENT)	3918.14	364.14
PLOT AREA(AS PER PATTA)	3918.14	364.14
PLOT AREA(AS PER SITE)	3918.14	364.14
FSI AREA		
PRO.PLINTH AREA/G.F AREA	539.50	50.14
PRO.CARPET AREA	441.80	41.06
TOTAL FSI AREA	539.50	50.14

JOINERY DETAILS:

	DESCRIPTION	
MD	MAIN DOOR	1.00x2.13
D1	DOOR	0.91x2.13
D2	TOILET DOOR	0.76x2.13
O	OPENING	0.91x2.13
W	WINDOW	1.83x1.22
W1	WINDOW	1.83x0.91
W2	WINDOW	1.22x1.22
V	VENTILATOR	0.91x0.61

COLOUR INDEX

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE

Er. R.SIVA B.E.,M.Sc.,AIV
GREENTECH ENGINEERING SERVICES
62A,Yadhavar North Street, Vallioor
Cell : 9092107188

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.