

PP

APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

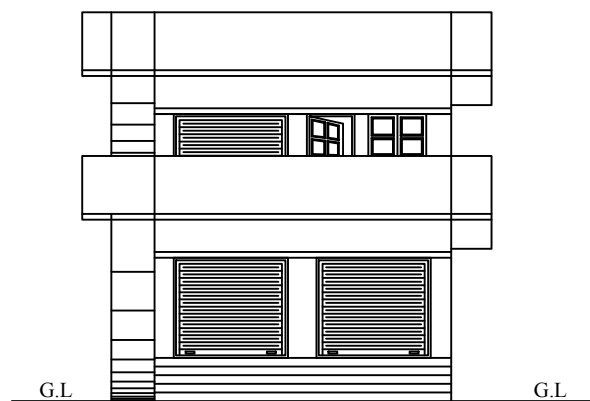
Building Plan

ISSUING AUTHORITY

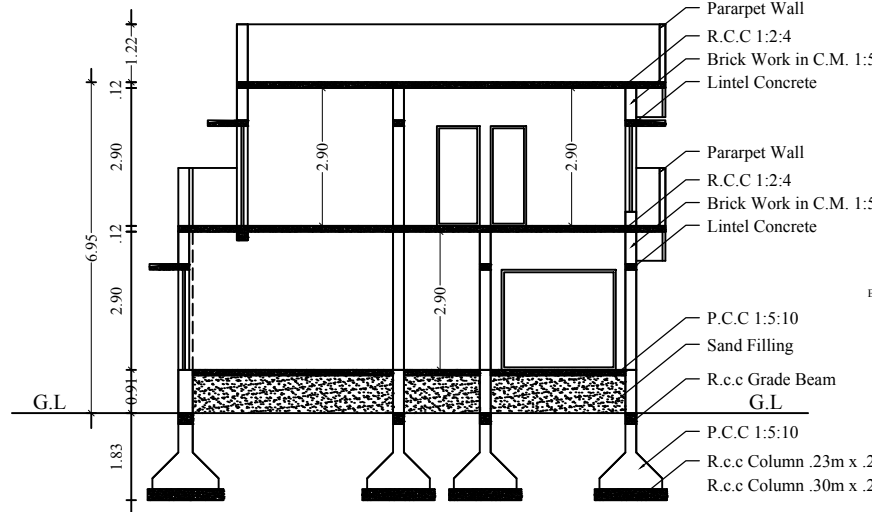
Rural Panchayat

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

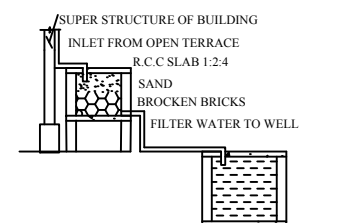
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



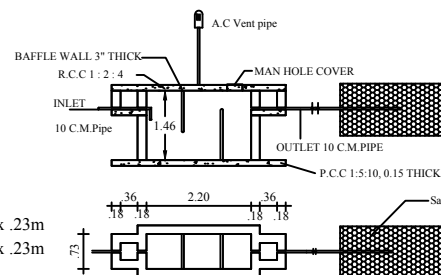
ELEVATION



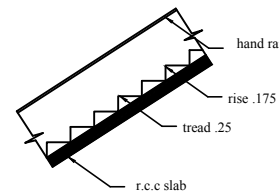
SECTION ON " AA "



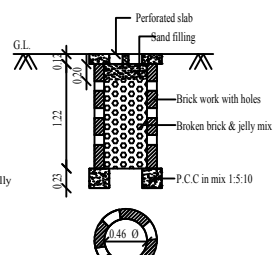
Rainwater harvesting



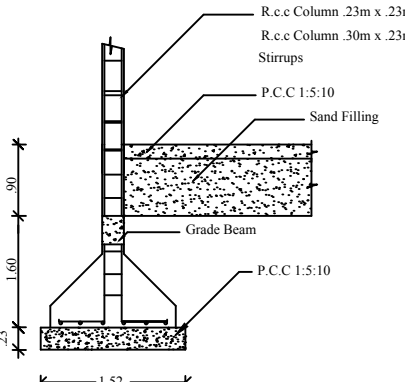
SEPTIC TANK AND TRENCH



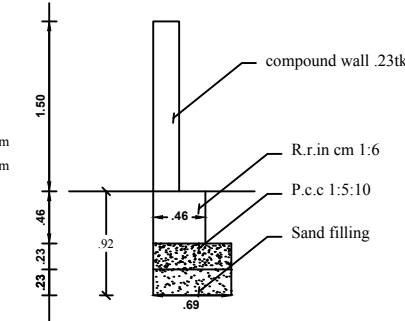
STAIR



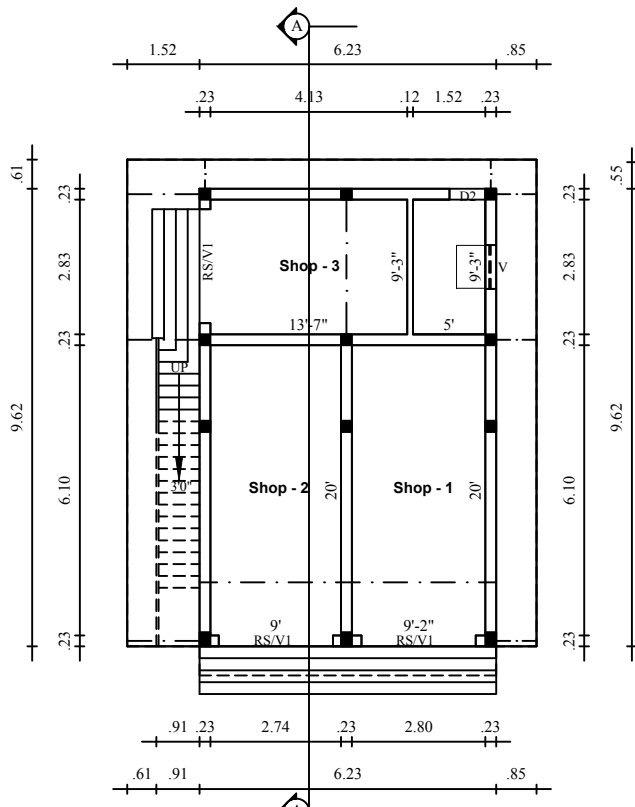
PERCOLATION PIT FOR 30 Sq. m.
(Scale:- 1:50)



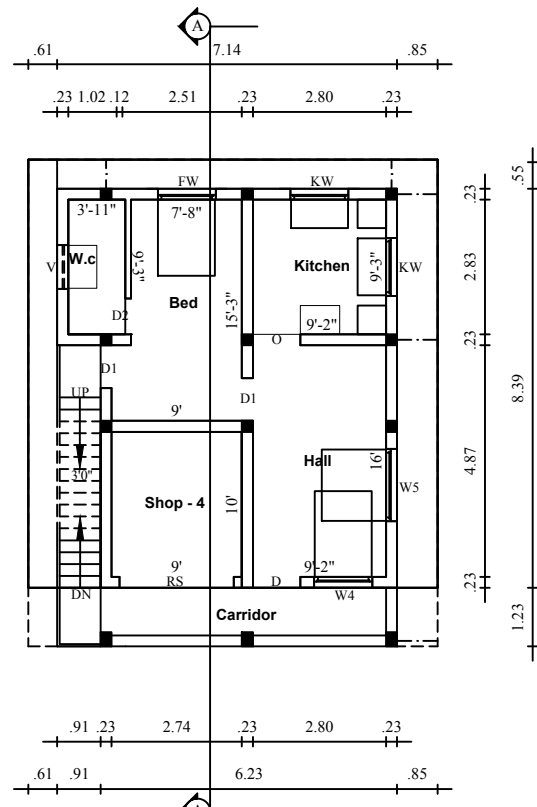
COLUMN DETAIL



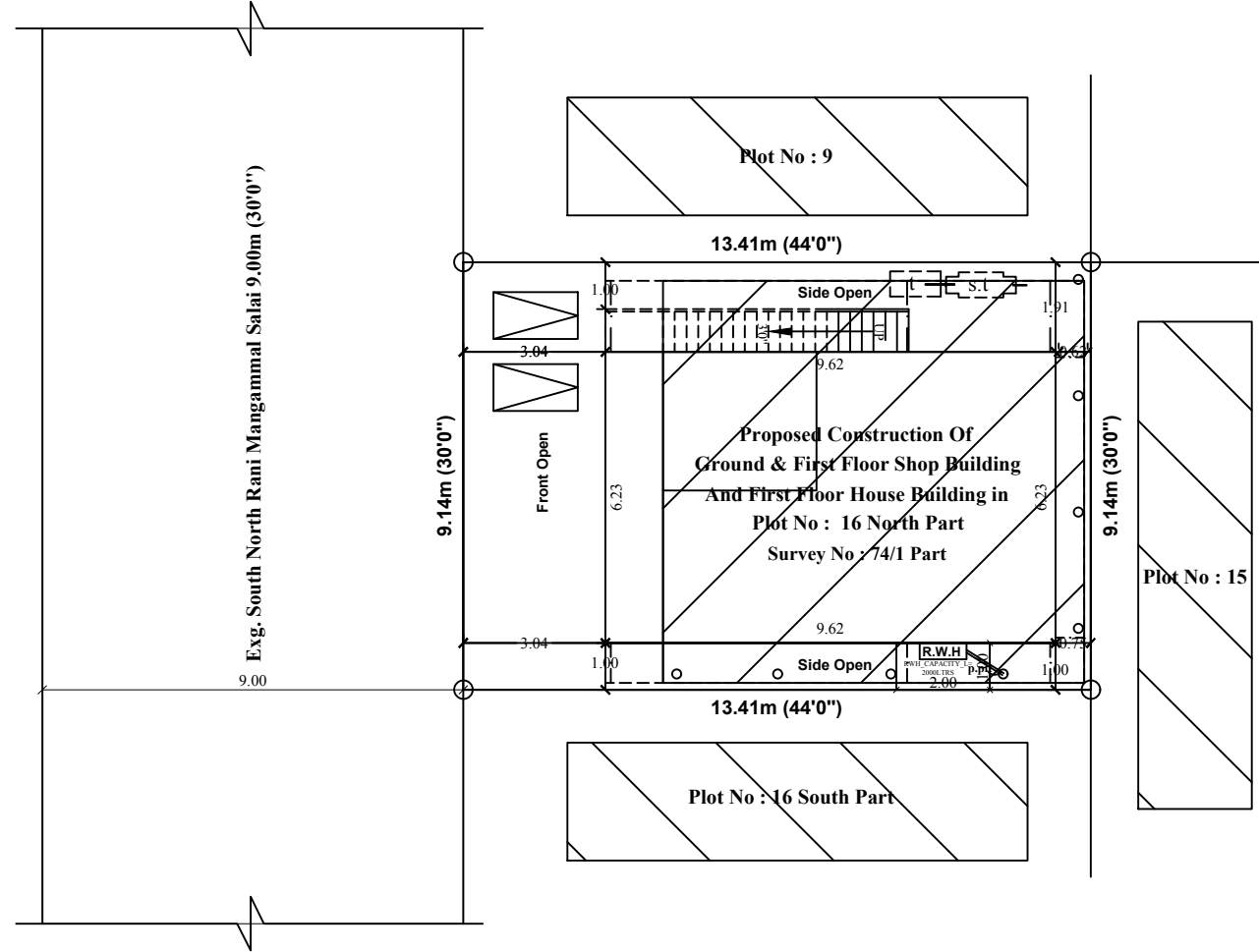
Compound Wall Detail



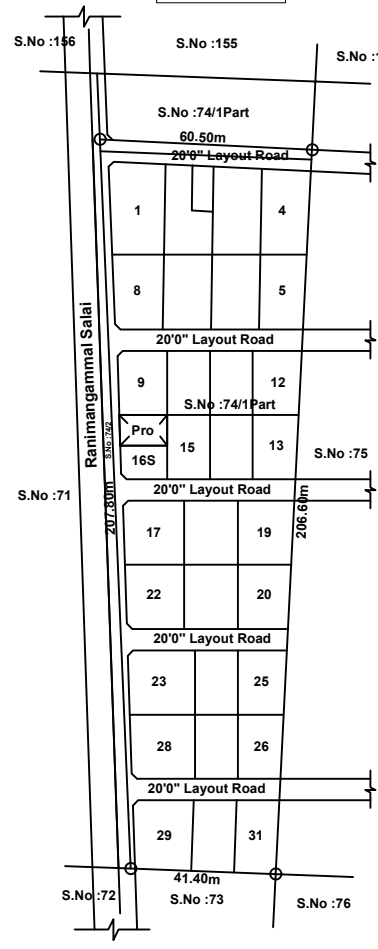
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN



TOPO PLAN (Not To Scale)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR SHOP BUILDING
AND FIRST FLOOR SHOP & HOUSE BUILDING IN PLOT NO : 16 NORTH PART, ISMAIL NAGAR "A"
SURVEY NO : 74/I PART, KEEZHANATHAM VILLAGE, KEEZHANATHAM PANCHAYAT,
PALAYAMKOTTAI PANCHAYAT UNION, TIRUNELVELI DISTRICT.

PLOT APPROVED IN UNAUTHORISED PLOT REGULARIZATION SCHEME 2017

LPA FILE NO : ந.க.எண் : 4652/2020 தி.வி.ம.3, நாள் : 04/11/2020

SOLD OUT PLOT FRAME WORK LAYOUT NO : 236

PANCHAYAT FILE NO : ந.க.எண் : ஆ6/2806/ 2020 நாள் : 27/11/2020

Scale 1:100 , All Dimensions are in Metre

AREA DETAILS:-	Sq.Mt	Sq.Ft
Site Area (As Per Document 3.03 cent)	122.63	1320.00
Pro. Ground Floor Shop Area	87.98	947.00
Pro. First Floor Shop Area	9.74	105.00
Pro. First Floor House Area	67.66	728.00
Proposed Total First Floor Area	77.40	833.00
Open Area	34.65	373.00
Exg Road		
Proposed Total Ground & First Floor Area	165.38	1780.00

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019			
Setback	Required	Available	
Side (North)	1.00	1.00 & 1.91	OK
Rear (East)	Nil	0.62	OK
Side (South)	1.00	1.00	OK
Front (West)	1.50	3.04	OK
Parking	1 Two Wh	2 Two Wh	OK
FSI	< 2.00	1.35	OK

Floor Space Index	=	G.F + F.F Site Area
87.98 + 77.40	=	165.38
122.63	=	122.63
	=	1.35 < 2.00

<u>Parking Calculation :</u>		
First 150 Sq.m	=	1 Car Space
Required Parking	=	165.38 Sq.m
Required Parking	=	1 Two Wh
Available Parking	=	2 Two Wh

Note:-
Waste Water Used to Garden
Chimney Provided in Kitchen
Percolation pit to be provided
'U' traps provided in septic tank to prevent curb breeding of mosquitoes
As per G.O (M.S) No : 341 - dated 03.11.2004

Applicant : 1. Mr. K. Muthupandi, 2. Mrs. M. Sundari

Registered Engineer: (R. C. MUTHUSELVAN)

Plan Drawn By
Er. O. Manikandan D.C.E, B.E
Cell : 9940770108, 9488320108
SAVITHRI BUILDERS
Construction & Consultant

Office Use



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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

