Verified RealEstate™

REFERENCE
2025/26-2

ISSUED
30 May 2025

PP APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

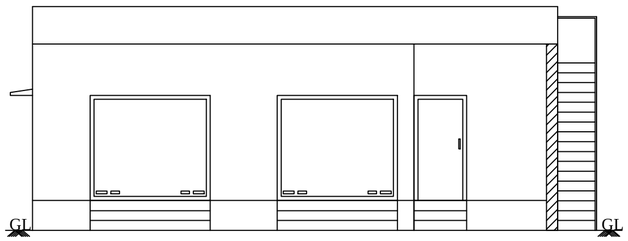
The approval as the planning authority issued it, reproduced in full behind this page.

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

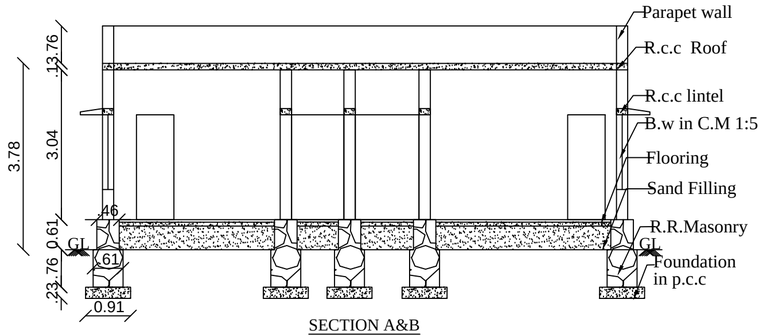
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

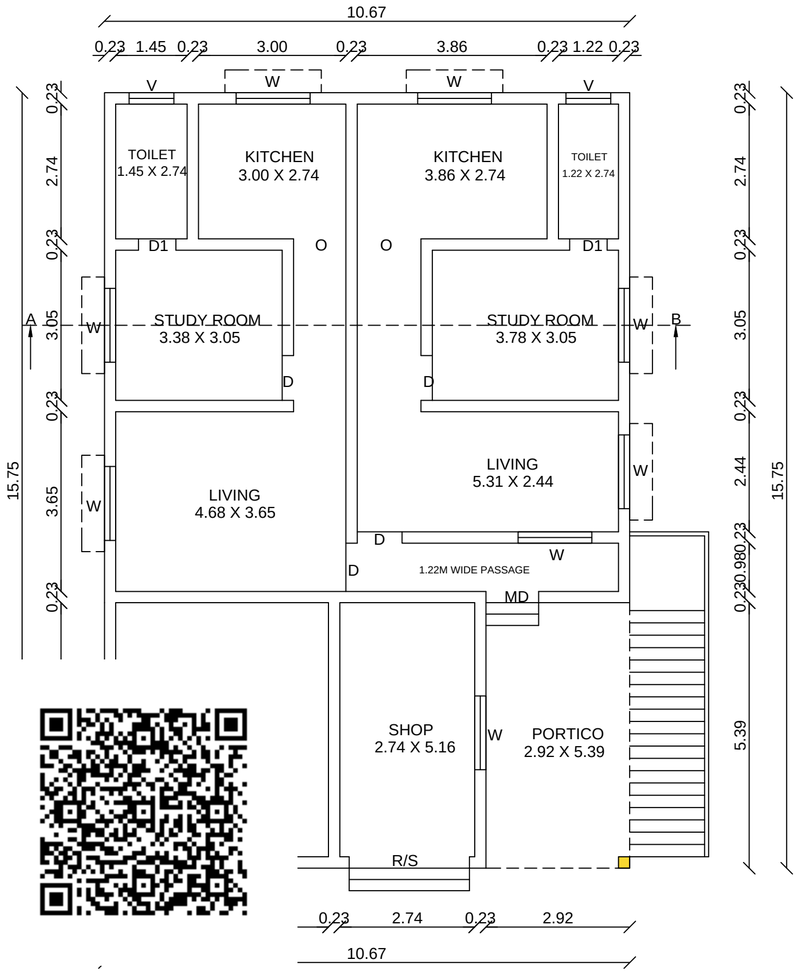
DIGITALLY VERIFIED RECORD



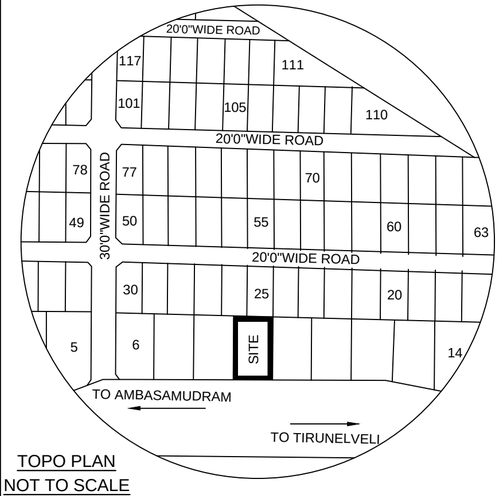
ELEVATION



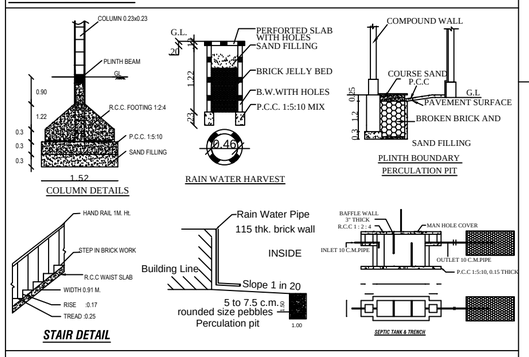
SECTION A&B

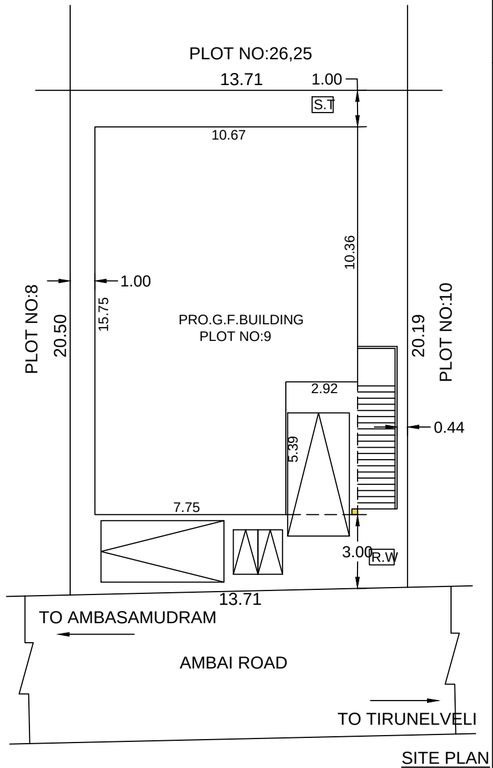


GROUND FLOOR



TOPO PLAN
NOT TO SCALE





SITE PLAN
SCALE 1:200

PARKING AREA CALCULATION

TOTAL PLINTH AREA 169.84 SQ.M

EVERY 299.00SQ MT FOR
2 CAR 2 TWO WHEELER
FIRST 75 SQ MT FOR NO CAR

$$\frac{169.84}{75} = 1.26 = \text{SAY } 1$$

REQUIRED = 1 CAR

SCHEDULE OF JOINERIES

MD	------	MAIN DOOR	1.07 x 2.10
O	------	OPEN	1.22 x 2.10
D1	------	DOOR	0.76 x 2.10
D	------	DOOR	0.91 x 2.10
W	------	WINDOW	1.22 x1.52
V	------	VENTILATOR	0.91 x 0.60

FLOOR SPACE INDEX

$$\text{FSI} = \frac{\text{FLOOR AREA}}{\text{SITE AREA}} = \frac{169.84}{279.07} = 0.60 < 2.0$$

SPECIFICATION :

1. Earth work : Earth work excavation in hard soil gravelly soil for foundation inculding all cost and coveyance etc complete.
2. Foundation : RCC 1:2:4 Footing size (1.22x1.22), Columnsize (0.23x0.45) Grad Beam(0.23x0.45)
3. Super structure : B.W 23 cm thick using stock bricks in CM 1:5 brick partition 12cm thick in cm 1:3.
4. Lintel , Sunshade, Roof : Reinforced CC1:2:4
5. Plastering : Plastering cm 1:5 12mm thick for BW , for RCC works Plastering cm 1:3 10mm thick.
6. Wood work : Country wood
7. Flooring : Floor finishing with Vitrified tiles
8. Weathering course : Weathering course with broken jelly lime concrete & Pressed tiles
9. Painting : White wash & Colour wash for Emulsion paint walls inside & outside and ceiling , WW and grill work for synthetic enamel paint

PLAN SHOWING THE PROPOSED CONSTRUCTION OF DWELLING HOUSE & RETAIL SHOP BUILDING IN PLOT NO:9, S.NO:1233/3A1A1A1A,"KUBERAN NAGAR" THARUVAI VILLAGE,& PANCHAYAT PALAYAMKOTTAI PANCHAYAT UNION & TALUK,TIRUNELVELI DISTRICT.

ALL DIMENSIONS ARE IN METER		SCALE 1:100&200	
COLOR CODE	AREA DETAILS	SQ.MT.	SQ.FT.
	SITE AREA(as per doc)	279.07	3004.00
	G.F.HOUSE	126.28	1359.27
	G.F.SHOP	43.56	468.87
	ROAD		

OFFICE USE

APPLICANT

Er. P. K. THAMEEMUL ANSARI B.E.
Reg. No. : RE/Gr II/TVL/March/2019/006
35 / 13-2, Firthous Complex, Ambai Road,
Melapalayam, (Sub-Registrar Office Building)
Tirunelveli - 627 005. Cell : 9488237454.

LICENSED SURVEYOR

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

hello@verified.realestate · +91 9996 12 9996

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

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.