Verified RealEstate™

REFERENCE
13/2025-2026

ISSUED
31 July 2025

PP APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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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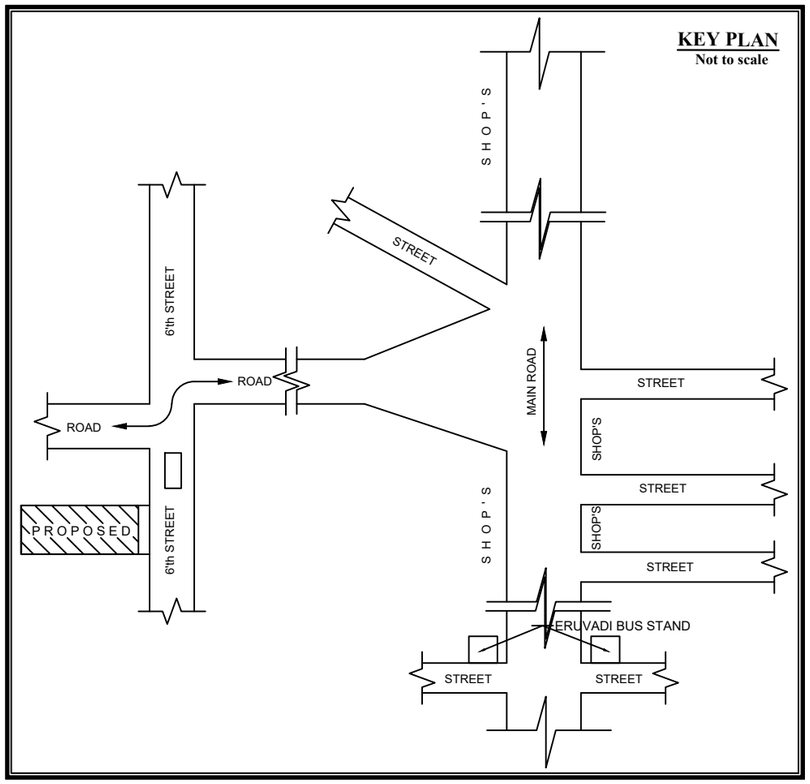
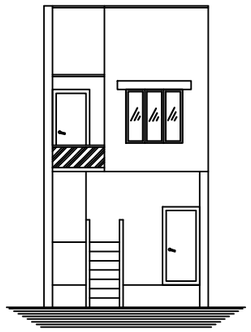
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENCY BUILDING AFTER DEMOLISHING THE EXISTING BUILDING BEARING DOOR NO: 174, WARD: 06, IN SY.NO: 896/3, AT 6TH STREET IN ERUVADI TOWN PANCHAYAT.

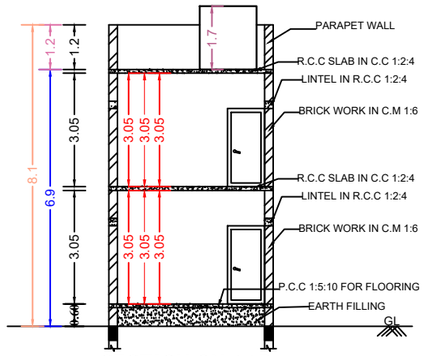
NAME OF OWNER : Tmt. Z.KATHIJA. W/O: Mr. ZIYAHUSSAIN.



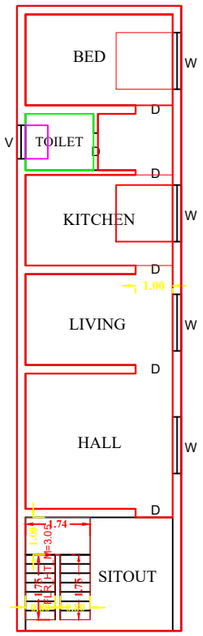
PLAN_INFO
AS_PER_DOCUMENT=80.82
FMB_OR_PLR=80.82
AS_AT_SITE=80.89
PLOT_AREA_M2=80.82
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 5.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=5.00
ROAD_LENGTH=12.8
AVG_PLOT_DEPTH=18.30
AVG_PLOT_WIDTH=4.42
LAND_USE_ZONE = RESIDENTIAL
SURVEY_NO= 896/3
PATTA_NO= 1901
TALUK=NANGUNERI
DISTRICT=TIRUNELVELI
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE= EWS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS =NO



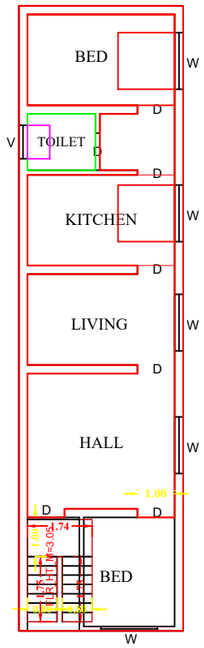
FRONT ELEVATION



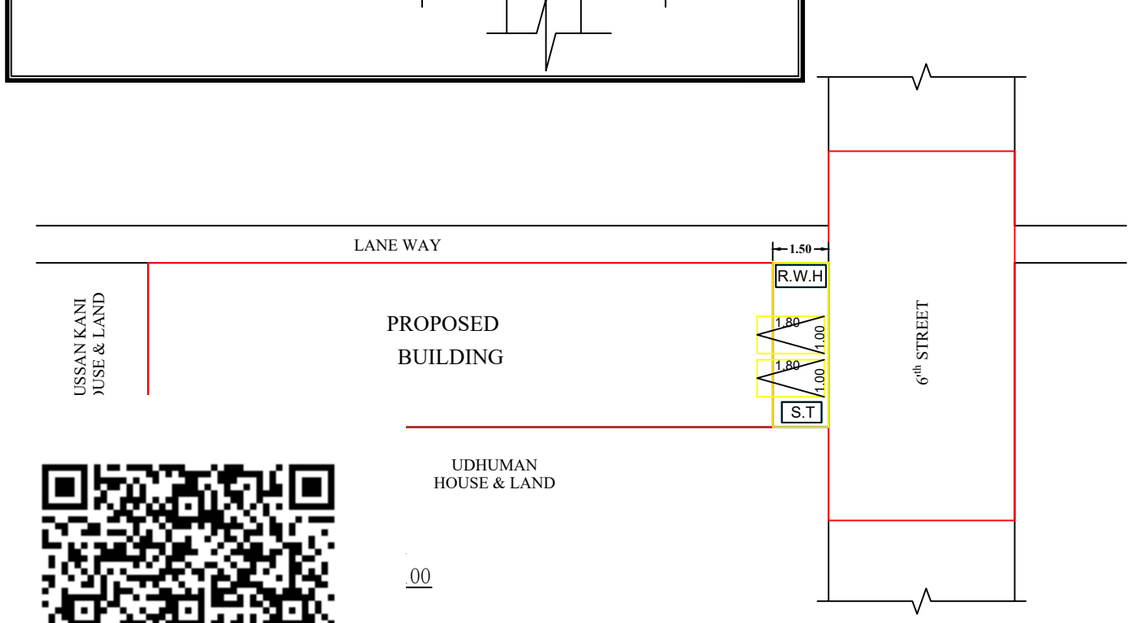
SECTION ON - AB

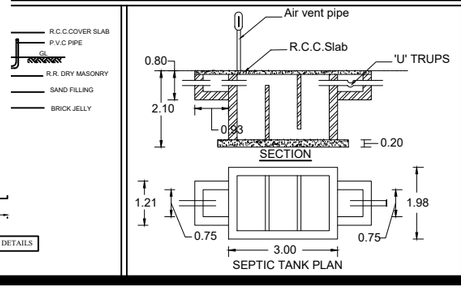


G.FLOOR PLAN

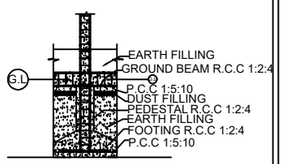


F.FLOOR PLAN

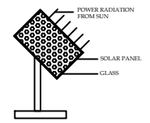




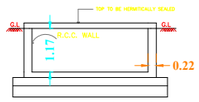
WATER_TANK_CAPACITY_L=5000LTRS



Details of R.C.C Column
(Scale 1:100)



SOLAR SYSTEM
Not to scale



RWH SECTION (SAMPLE)
RWH_CAPACITY_L = 2000LTRS

R.C.C.COVER SLAB
P.V.C PIPE
GL
R.R. DRY MASONRY
SAND FILLING
BRICK JELLY

SAND
SMALL
LARGE

WASTE WATER RECYCLING SYSTEM
Not to scale

1.6 m
Dwg : 1A
RAINWATER HARVESTING DETAILS
Not to scale

OFFICE USE

AREA DETAILS		
DESCRIPTION	SQ.M	SQ.FT
SITE AREA	80.82	870.00
PRO.G. FLOOR AREA	74.26	799.04
PRO.F. FLOOR AREA	74.26	799.04
TOTAL PRO. AREA	148.52	1598.08
	----	----
VACANT AREA	06.56	70.96

PLOT COVERAGE - 91.88 %

SCHEDULE OF JOINERIES :

D1	DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.76 X 2.10
W3	WINDOW	1.37 X 1.50
W1	WINDOW	0.75 X 1.50
V	VENTILATOR	0.76 X 0.76

ALL DIMENSION ARE IN METER

COLOUR INDEX
PROPOSED :
ROAD :
BOUNDARY :

SCALE
PLAN: 1:100
SITE PLAN: 1:100

FSI CALCULATION:
REQUIRED < 2
FSI = TOTAL AREA ON ALL FLOORS / PLOT AREA
= 148.52 / 80.82 = 1.8377 < 2
PC = 74.26 / 80.82 X 100 = 91.88 %

Z. Kathija
SIGNATURE OF LAND AND BUILDING OWNER

J. CHARLES PREM KUMAR, D.C.E., D.Arch.
J. R. CONSTRUCTIONS
32F, Court Road, Vallioor - 627 117
Cell : 9994848603

SIGN OF REGISTERED ENGINEER

PREPARED BY: J. CHARLES PREM KUMAR,D.Arch, D.C.E.
Govt. Registered Engineer-Grade- II
Registration No:

JR CONSTRUCTIONS

JR CONSTRUCTION
32F, Court Road,
Murugan Pathai street,
Vallioor - 627 117,
Cell : 999 48 48 603.

DATE : 18-07-2025

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.