Verified RealEstate™

REFERENCE
42/2025

ISSUED
03 September 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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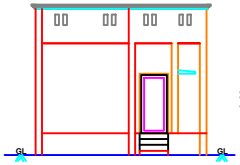
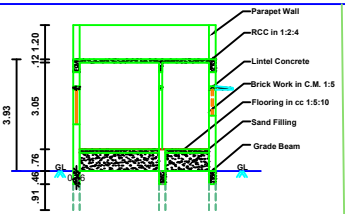
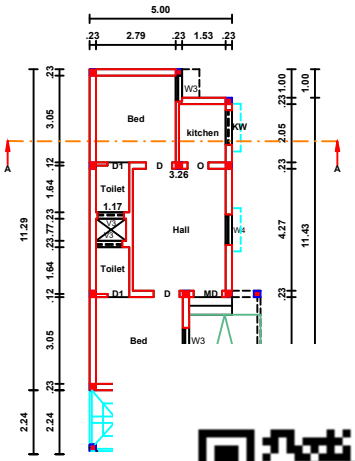
DIGITALLY VERIFIED RECORD

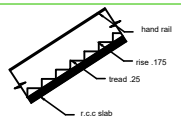


ELEVATION

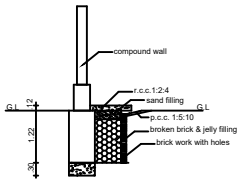


SECTION ON 'AA'

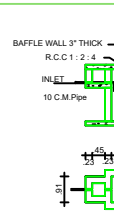


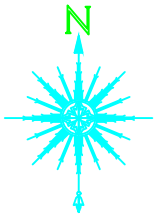


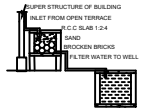
STAIR



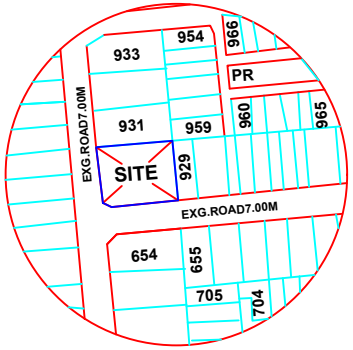
PLINTH BOUNDARY PERCOLATION PIT





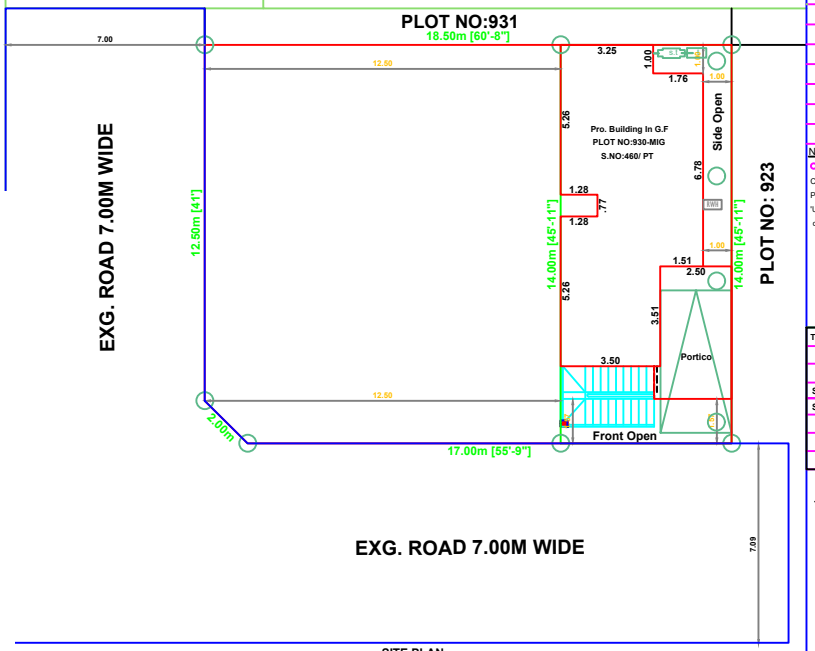


RAINWATER HARVESTING



TOPO PLAN

NOT TO SCALE



SITE PLAN

(SCALE 1:100)

OFFICE USE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR HOUSE BUILDING IN S.NO: 460 / PT, PLOT NO: 930-MIG, TAMILNADU HOUSING BOARD COLONY, PHASE - I, NARANAMMALPURAM VILLAGE, SANKAR NAGAR SPL GRADE TOWN PANCHAYAT, TIRUNELVELI DISTRICT.

NAME OF THE OWNER: MRS. M. NAJIMIN NISHA

ALL DIMENSIONS ARE IN METRE, SCALE 1:100

JOINERY DETAILS

MD	Main Door	1.00 x 2.10
D	Door	1.00 x 2.10
O	Open	1.00 x 2.10
D1	Door	0.76 x 2.10
W4	Window	1.22 x 1.22
W3	Window	0.91 x 1.22
V4	Ventilator	1.22x 0.91
V3	Ventilator	0.91 x 0.61

Note:-

- Waste Water Used to Garden

Chimney Provided in Kitchen

Percolation pit to be provided

'U' traps provided in septictank to prevent curb breeding of mosquitoes As per G.O (M.S) No : 341 - dated 03.11.2004

Floor Area Ratio

$$= \frac{G.F}{Site\ Area} = \frac{60.33}{257.88}$$

$$= 0.233 < 2.00$$

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019(Pro)

Description	Required	Available	OK
Front Setback	1.50m	1.57m	OK
Side Setback 1 (West)	1.00m	12.50m	OK
Side Setback2 (East)	1.00m	1.00m	OK
Rear Setback	NILL	NILL	OK
Parking	2TW parking	2TWparking	OK
FSI	2.00	0.233	OK

Parking Calculation :-

Up to 25 Sq.m Floor Area	=	Nil
Above 25-50 Sq.m Floor Area	=	1 Two Wheeler
Above 50-75 Sq.m Floor Area	=	1 Car Space
For Every 2 Dwelling Unit And For Every Dwelling Unit		1 Two Wheeler
150 Sq.m Floor Area	=	1 Car Space
Required Area	=	60.33 Sq.m
Required Parking	=	1 Two Wheeler Parking
Available Parking	=	1 Two Wheeler Parking

AREA DETAILS

REF.	DESCRIPTION	SQ.M	SQ.FT.
	SITE AREA (As per Document)	257.88	2775.79
	PRO.BUILDING AREA IN G.F BUILDING AREA - 48.79 PORTICO AREA - 11.54	60.33	649.39
	OPEN AREA	197.55	2126.41
	EXG. ROAD		
	TOTAL PRO.BUILDING AREA IN G.F	60.33	649.39

DRAWN BY:
Er.K.RAHMAN
Safia Design & Build Firm.
Mobile: 99 44 70 20 44.

நஜிமுன் நிஷா

(MRS. M. NAJIMUN NISHA)

APPLICANT

Date
Signature of Registered Professional
K. VENKATESAN, B.E.,MBA.
Registered Civil Engineer
No. 146/LS/2019/00033
Tirunelveli Corporation
Cell: 94434 04890

REGISTERED ENGINEER

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.