Verified RealEstate™

REFERENCE
004/2025-2026

ISSUED
22 December 2025

PP APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

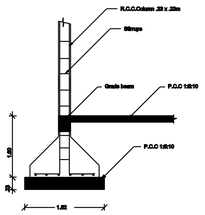
The approval as the planning authority issued it, reproduced in full behind this page.

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

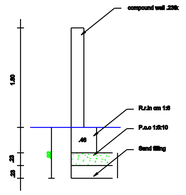
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

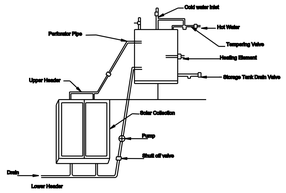


COLUMN DETAIL

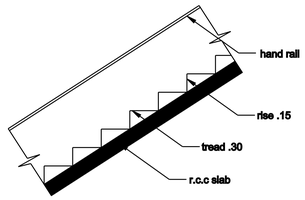


Compound Wall Detail

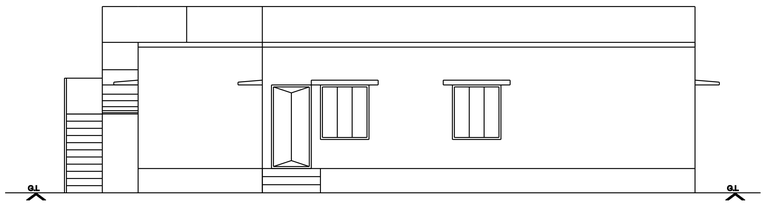
SCALE :(1:50)



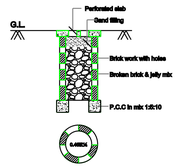
Details Of Solar Water Heater (NTS)



STAIR

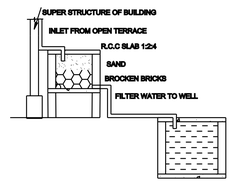


ELEVATION



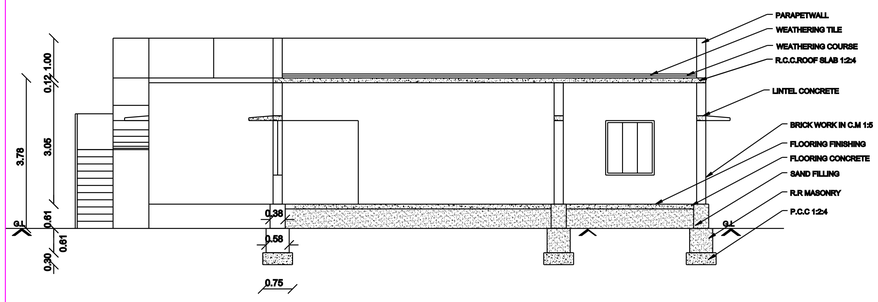
PERCOLATION PIT FOR 30 Sq. m.

(NOT FOR SCALE)

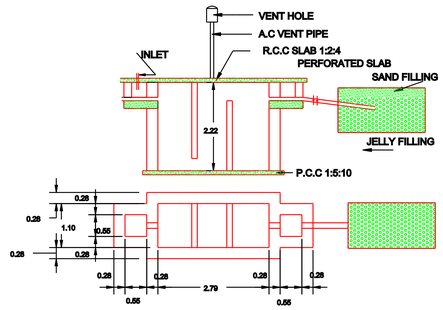


RAINWATER HARVESTING

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOUSE BUILDING IN S.NO:322/2B, VELLANNKANI NAGAR, ITTERI VILLAGE, ITTERI PANCHAYAT, PALAYAMKOTTAI PANCHAYAT UNION & TALUK, TIRUNELVELI DISTRICT.

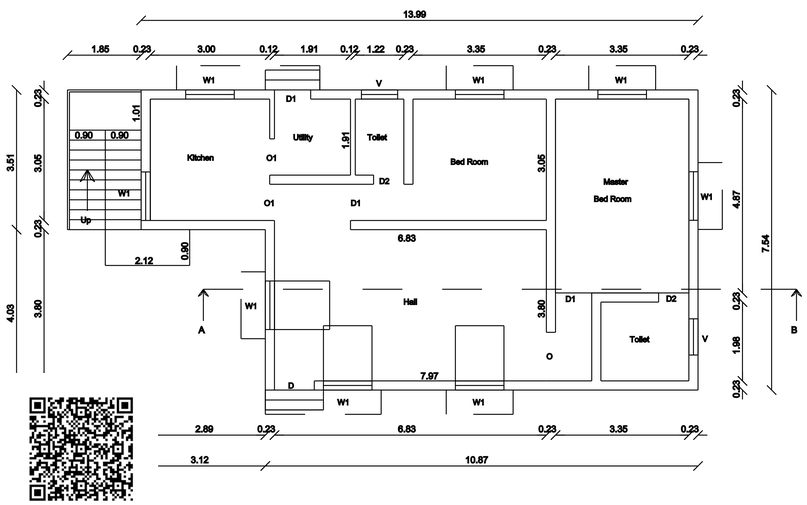


SECTION AT A-B

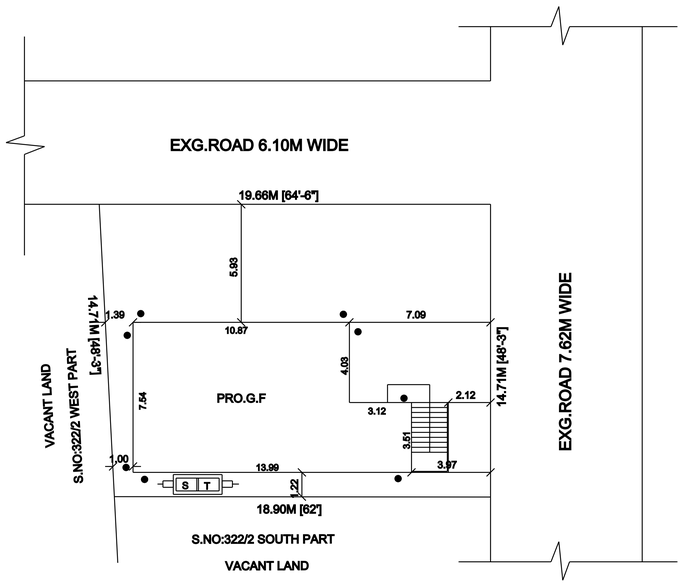


SEPTIC TANK DETAILS

N



GROUND FLOOR PLAN



SITE PLAN

SCALE 1:200

Scale 1:100 All Dimensions are in Metre

AREA DETAILES:-		Sq.Mt	Sq.Ft
SITE AREA	(As Per Document)	283.52	3051.81
PRO. GROUND FLOOR AREA		92.90	1000.00
OPEN AREA		190.62	2051.81

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019

Description	Required	Available	
Front Setback	1.50m	5.93m	OK
One Side Open (East)	1.00m	3.97m	OK
Side Setback (West)	1.00m	1.00m	OK
Rear Setback	Nil	1.22m	OK
Parking	1 Car Space	1 Car Space	OK
FSI	2.00	0.3277	OK

RESIDENTIAL

75 Sq.mt = Nil

Add. Every 75 To 150 Sq.mt = 1 Car Space

Building Area (G.F) = 92.90 - 1 Car Space

Required Parking :

Required Parking = 1 Car Space

Available Parking = 1 Car Space

= Hence Ok

FLOOR AREA RATIO

$$\text{Pro.FSI} = \frac{\text{Pro. G.F}}{\text{Total Site Area}} = \frac{92.90}{283.52} = 0.3277 < 2.00$$

E. Jayappan

I. Petchithai

(Mr.E.Iyyappan & Mrs.I.Petchithai)

APPLICANT

Legend :-

- Pro.Site Boundary
- Pro.Building
- Exg. Road

JOINERY DETAILES:-

D - Door	1.00 x 2.10
D1 - Door	0.91 x 2.10
D2 - Door	0.76 x 2.10
O - Open	0.76 x 2.10
O1 - Open	0.91 x 2.10
W1 - Window	1.22 x 1.37
V - Ventilator	0.91 x 0.61

B. Samuel Selvaraj

Er.B.SAMUEL SELVARAJ
Registered Engineer
Reg.No:RE/GrII/TVL/03/2019/033
Marker Road, Palayamkottai,
Tirunelveli 627 002
Cell No: 8489078467

REGISTERED ENGINEER

OFFICE USE

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.