Verified RealEstate™

REFERENCE
26/13

ISSUED
30 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 405

T Veeravanallur

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

AUTOMATED BUILDING PERMIT APPROVAL SYSTEM

PLAN DOCUMENT SCRUTINY REPORT

STATUS : Verified

APPLICATION DETAILS					
1	APPLICANT NAME	mathivanan	2	APPLICATION DATE	17/12/2025
3	APPLICATION NUMBER	733345-2025-SQ	4	APPLICATION TYPE	Permit
5	OCCUPANCY TYPE	Residential	6	DCR NUMBER	DCR122025U295R
7	REGISTERED ARCHITECT/ENGINEER	-	8	DEVELOPMENT TYPE	New Construction

PLOT DETAILS					
1	SURVEY NO	405/1			
2	PLOT NO	5	3	PATTA NO	NIL
4	TALUK	Cheranmahadevi	5	DISTRICT	Tirunelveli
6	PLOT AREA (As per declaration) in m²	100.0	7	PLOT AREA (As per measurement) in m²	100.00
8	AVERAGE WIDTH OF PLOT in m	10.0	9	AVERAGE DEPTH OF PLOT in m	10.0
10	ROAD WIDTH in m	3.00	11	SURRENDER ROAD WIDTH AREA in m²	0.00
12	AREA TYPE (Continuous/Economically Weaker Section/Others)	EWS	13	DEMOLITION AREA in m²	0
14	OSR APPLICABLE	NO	15	OSR SURRENDER/ BUYBACK/ RETAIN	

Overall Summary

Total Area

Built Up	Area in m²	FSI Area in m²	Non FSI Area in m²
	50.18	62.97	0.00

Plot Area

	Area in m²
As At Site	100.00
FMB or PLI	100.00
As Per Doc	100.00

Block Wi

Block No 1 - Proposed Details

Floor	Occupancy/Sub Occupancy	Floor Area in m²	Deduction Area in m²	FSI Area in m²	Non FSI Area in m²	Carpet Area in m²
0	Individual residence	55.15	0	55.15	0	42.02
1	Individual residence	7.82	0	7.82	0	0
Total		62.97	0.00	62.97	0.00	42.02

1. Covered Area is 50.18 m²
2. Height of building is 7.01 m
3. Head Room Area (Non FSI Area) is 0 m²
4. Total Non FSI Area is 0.00 m²

Common - Scrutiny Details

1.No. of Blocks

Description	Provided	Status
Total Number Of Blocks	1	Verified

2.FSI

As per TNCDBR	Occupancy	Area Type	Road Width	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Residential	EWS	3.00	<= 2	0.630	Verified

3.Floor Units

Block	Floor	Unit Number	Unit Area
Block 1	Floor 0	1	50.18 Sq.m
Block 1	Floor 1	1	3.26 Sq.m

4.Parking

As per TNCDBR	Description	Required	Provided	Status
Annexure iv - part I-13,17,b,part II-A,C	Two wheeler parking dimension	1 M x 1.8 M	Out of 1 parking 0 parking violated dimension.	Verified
Annexure iv - part I-13,17,b,part II-A,C	Car Parking	0	0	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two Wheeler Parking	1	1	Verified

5.Parapet

As per TNCDBR	Description	Required	Provided	Status
Part VII , 52(13)	Parapet	Height >= 1.2 and height <= 1.5	Height >= 1.2 and height <= 1.2	Verified

6.Solar

As per TNCDBR	Description	Required	Provided	Status
Part VI 44(2)	Solar Assisted Water Heating / Lighting system		Defined in the plan.	Verified

7.No. of Dwelling units

Description	Provided	Status
Total Dwelling units	1	Verified

8.Height of Building

As per TNCDBR	Description	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Height of Building for Block 1	14m / G+2 or Stilt +3 / up to 16 Dwelling Units	7.01m / 2 Floors / 1 Dwelling units	Verified

9.Collection and disposal of Solid and Liquid Waste

As per TNCDBR	Description	Field Verified	Status
part vi-pt 35-17	Collection and disposal of solid and liquid Waste	Defined in the Plan.	Verified

10.Rain Water Harvesting

As per TNCDBR	Description	Provided	Status
Annexure XXII-A	Rain Water Harvesting	Defined in the plan	Verified

11.North Direction

As per TNCDBR	Description	Provided	Status
part ii - 8 -iii-(l)	North Direction	North directions provided	Verified

12.Location Plan

As per TNCDBR	Description	Provided	Status
part ii - 8 -i	Location Plan	Location plans provided	Verified

13.Toilet Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Toilet Ventilation	Min 0.5 Sq.m	0.50 Sq.m	Verified

14.Road Width

As per TNCDBR	Description	Occupancy	Required	Provided	Status
Part VI	Road Width	Individual residence	>=1.5m	3.00m	Verified

Block 1 - Scrutiny Details

1.Setback

As per TNCDBR	Setback	Occupancy	Level	Field Verified	Required	Provided	Status
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Front	Individual residence	0	Minimum distance	1	2.61	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Rear	Individual residence	0	Minimum distance	0	0	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 1	Individual residence	0	Minimum distance	0	1.61	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 2	Individual residence	0	Minimum distance	0	1.61	Verified

2.General Stair - Mid landing

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum width for general stair 1 mid landing	0.75	0.90	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 mid landing	0.75	0.90	Verified

3.General Stair - Number of risers

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Maximum no of risers required per flight for general stair 1 flight 1	15	5	Verified
Part VII , 52(17)	floor 0	Maximum no of risers required per flight for general stair 1 flight 2	15	8	Verified
Part VII , 52(17)	floor 1	Maximum no of risers required per flight for general stair 1 flight 1	15	7	Verified
Part VII , 52(17)	floor 1	Maximum no of risers required per flight for general stair 1 flight 2	15	7	Verified

4.General Stair - Tread width

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum tread for general stair 1 flight 1	0.25	0.25	Verified
Part VII , 52(17)	floor 0	Minimum tread for general stair 1 flight 2	0.25	0.25	Verified
Part VII , 52(17)	floor 1	Minimum tread for general stair 1 flight 1	0.25	0.25	Verified
Part VII , 52(17)	floor 1	Minimum tread for general stair 1 flight 2	0.25	0.25	Verified

5.General Stair - Width

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum width for general stair 1 flight 1	0.75	0.90	Verified
Part VII , 52(17)	floor 0	Minimum width for general stair 1 flight 2	0.75	0.90	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 flight 1	0.75	0.90	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 flight 2	0.75	0.90	Verified

6.Kitchen

As per TNCDBR	Description	Floor	Required	Provided	Status
part vii-pt52-6	Minimum height of kitchen	floor 0	2.75m	3.05m	Verified
part vii-pt52-6	Total area of kitchen	floor 0	5.00Sq.m	5.55Sq.m	Verified
part vii-pt52-6	Minimum Width of kitchen	floor 0	1.80m	1.82m	Verified

7.Kitchen Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 1.08 of Kitchen Area 5.55 at floor 0	Verified

8.Plinth

As per TNCDBR	Description	Required	Provided	Status
part vii-pt52-1	Minimum plinth height	>= 0.45m	0.6m	Verified

9.Room

As per TNCDBR	Description	Floor	Required	Provided	Status
part vii-pt52-5,6,9,10	Minimum height of room	floor 0	2.75m	3.05m	Verified
part vii-pt52-5,6,9,10	Minimum Width of room	floor 0	2.1m	3.05m	Verified

11.Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 5.44 of Room Area 35.32 at floor 0	Verified

This report is generated based on the Applicant Declaration and a provided drawing. The drawing has been verified with TNCDBR rules and final decision on approval will be taken by Department officials. Completion Certificate will not be issued if any deviation from the submitted drawing more than tolerance Limits.

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

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.