Verified RealEstate™

REFERENCE
25/2026

ISSUED
25 March 2026

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

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF IN GROUND FLOOR TIRUNELVELI DIOCESEN TRUST ASSOCIATION CHURCH, IN OLD S.NO:353/2B, NEW S.NO: 353/2B2, MELAPATTAM VILLAGE AND PANCHAYAT , TIRUNELVELI TALUK, TIRUNELVELI DISTRICT.

NAME OF THE OWNER

TIRUNELVELI DIOCESAN TRUST ASSOCIATION .

Rev.M.Daniel Solomon

All Dimension Are In Meter

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	810/2025	353/2B2	809.36	8712.00
TOTAL			809.36	8712.00

SITE AREA DETAILS AS PER PATTA

S. NO.	SURVEY NUMBER	PATTA NUMBER	TOTAL AREA in Are	Sqm	Cent
1.	353/2B2	1307	8.11		20.03
		TOTAL			20.03

LEGENDS :-

- Site Boundary
- Exg. Road
- Proposed Building

AREA DETAILS:-

As Per Patta Area = 810.65 Sq.Mt
As Per Document Area = 809.36 Sq.Mt
As Per FMB Area = 802.65 Sq.Mt
Least Taken We follow As Per FMB Area = 802.65 Sq.Mt

Parking Calculation:
Next Every 250 Sq.m = 1Car space
Next Every 100 Sq.m = 1two wheeler space
Required Parking for Religious Building :
Required Parking(GF) =184.65 Sq.m
= 184.65 Sq.m / 250 Sq.m = 1 Car
= 184.65 Sq.m / 100 Sq.m = 2 Two Wheeler
Available Parking :
Parking = 2 No.s of car parking & 3 No.s of two wheelers (including 1 physically challenged car parking)

AREA DETAILS:-	Sq.Mt	Sq.Ft
Site Area (As per FMP)	802.65	8639.73
Pro.Ground Floor Area	184.70	1988.11
Open Area	617.95	6651.62

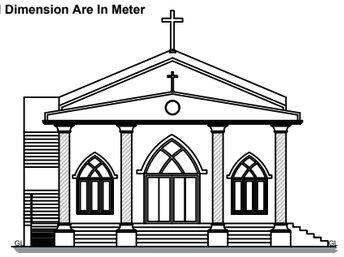
T.N COMBINED DEVELOPMENT & BUILDING RULES -2019

Description	Required	Available	
Front Setback	3.00m	6.38m	OK
Side Setback (West)	1.50m	10.41m	OK
Side Setback (East)	1.50m	6.14m	OK
Rear Setback	1.50m	4.65m	OK
Parking	2 Car & 2 Two Wheeler	2 Car & 2 Two Wheeler	OK
FSI	2.00	0.25	OK

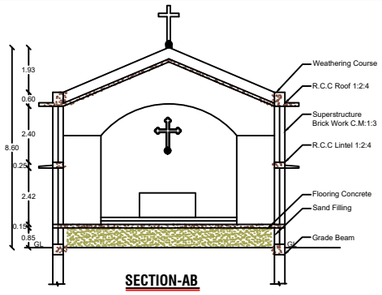
JOINERY DETAILS

RS	DOOR	1.00 X 2.10	1 nos.
D1	DOOR	0.76 X 2.10	2 nos.
V	VENTILATOR	0.90 X 0.60	2 nos.
W	WINDOW	1.20 X 1.20	6 nos.

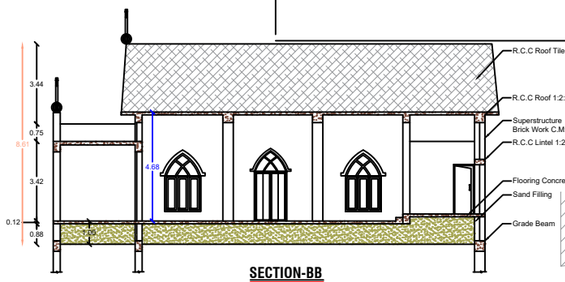
Note:
Waste Water Used for Garden
Rain Water harvesting Details Provided
Solar System Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms
Rain water harvesting tank to be provided
Waste water from recycled water tank &
Trench connected to sullage disposal tank



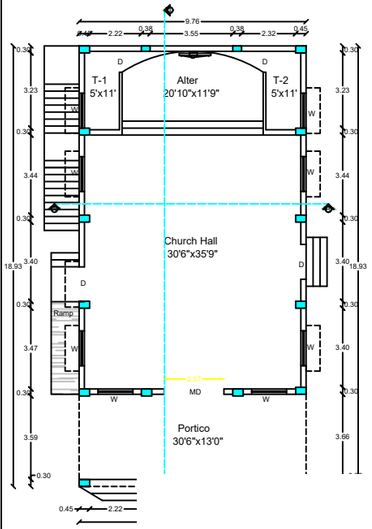
ELEVATION



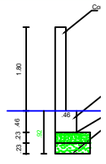
SECTION-AB



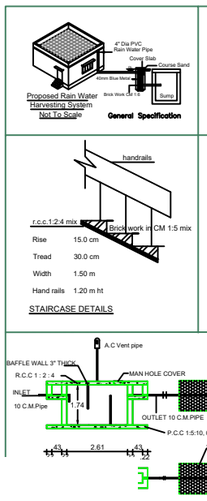
SECTION-BB



G



Compound Wall D
SCALE :(1:50)



AND TRENCH

FIRE EXTINGUISHER

FLOOR AREA CALCULATION:

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

$= \frac{179.02}{727.42}$

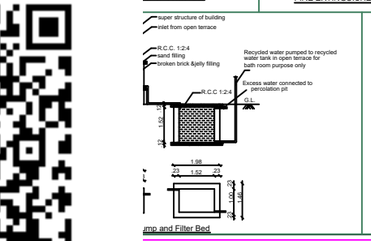
$= 0.25$

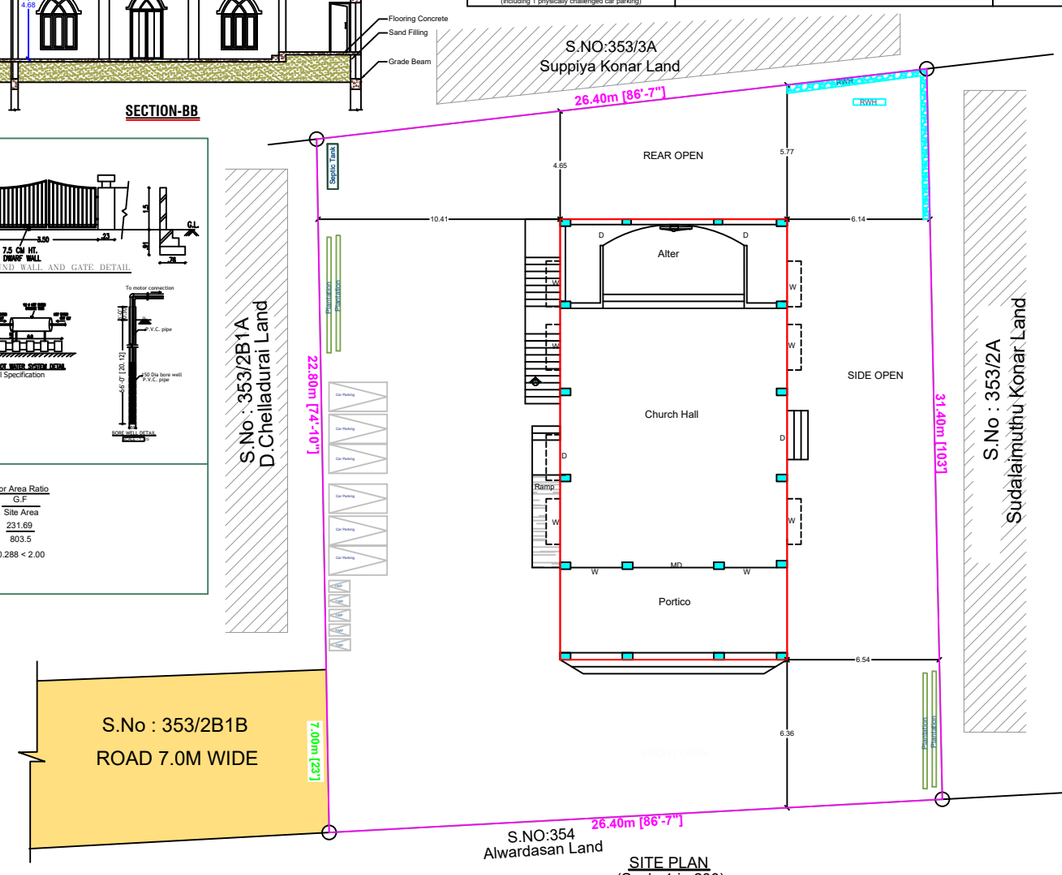
Floor Area Ratio

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

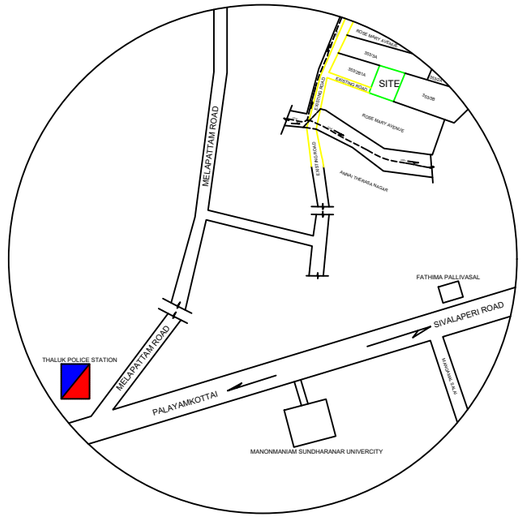
$= \frac{231.69}{803.5}$

$= 0.288 < 2.00$





SITE PLAN
(Scale 1 in 200)



TOPO PLAN
(not to scale)

Rev.M.Daniel Solomon
APPLICANT

E.RAJKUMAR,M.E.,(Stru)
Registered Engineer
RE/Gr-III/146/L.S/2020/00082
TN-UPR/CE/3/2022
14A,Sivan West Car Street
Palayamkottai, Tirunelveli.
Mobile: 8995413868

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.