

PP

APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

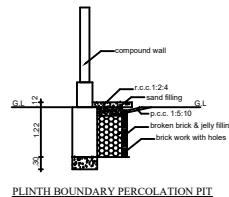
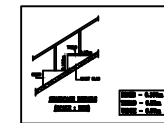
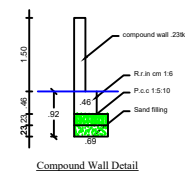
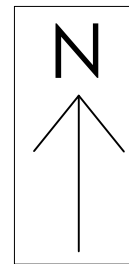
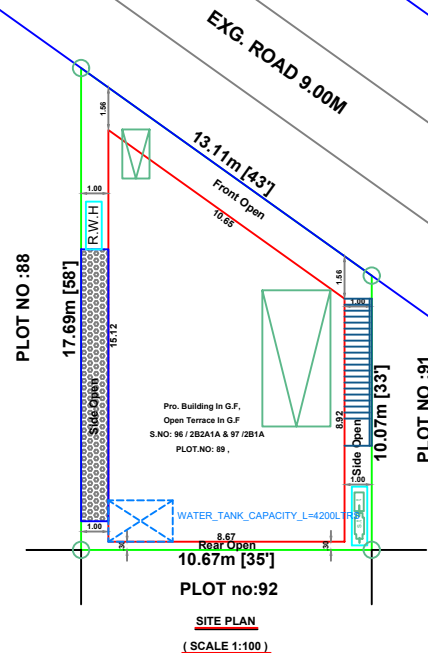
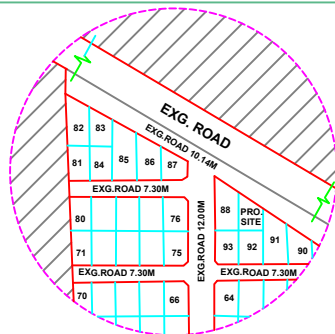
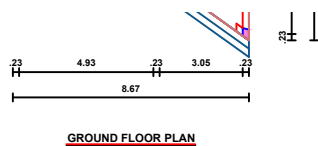
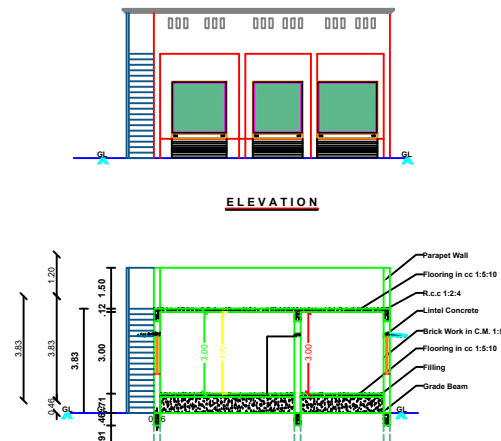
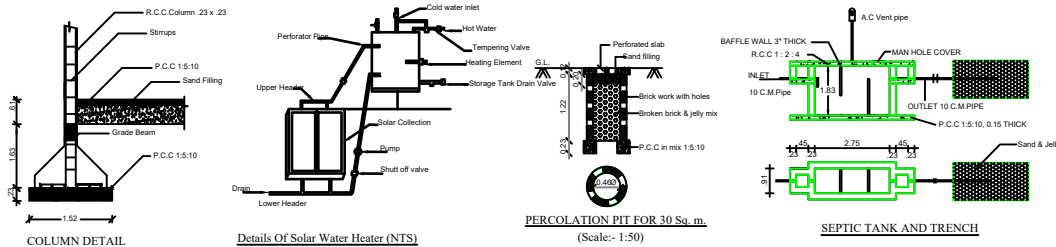
Building Plan

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.



OFFICE USE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "2" UNITS SHOP BUILDING IN
S.NO: 96 / 2B2A1A & 97 /2B1A, PLOT NO : 89, G - SQUARE UNITY PARK,
MUTHUR VILLAGE & PANCHAYAT, PALAYAMKOTTAI PANCHAYAT UNION & TALUK ,
TIRUNELVELI DISTRICT.

NAME OF THE OWNER: Mr. K. KUMARASAMY

APPROVED LAYOUT NO: 27/ 2025
 DATE : 04 / 04 / 2025

TNRERA NO: TN/26/LAYOUT/1712/2025
 DATE : 15 / 05 / 2025

ALL DIMENSIONS ARE IN METRE. SCALE 1:100

JOINERY DETAILS			AREA DETAILS	
RS	Rolling Shutter	2.44 x 2.10	REF. DESCRIPTION	SQ.M SQ.FT.
D	Door	1.00 x 2.10	□ SITE AREA 1 (As per Document)	148.04 1593.50
D1	Door	0.76 x 2.10	□ PRO.SHOP BUILDING AREA IN G.F	104.18 1121.00
W4	Window	1.22 x 1.37	Shop 1 Area : 66.30 Sq.mt	
V3	Ventilator	0.91 x 0.61	Shop 2 Area : 37.88 Sq.mt	
Note:-			□ OPEN AREA	59.75 643.00
○ Waste Water Used to Garden			□ EXG. ROAD	
Chimney Provided in Kitchen			TOTAL PRO.BUILDING AREA IN G.F	
Percolation pit to be provided				104.18 1121.00
'U' traps provided in septic tank to prevent curb breeding			SPECIFICATIONS:	
of mosquitoes As per G.O (M.S) No : 341 - dated 03.11.2004			1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX	

Floor Area Ratio	G.F
=	Site Area
=	104.18
=	148.04
=	0.703 < 2.00

PLOT COVERAGE : 70.37%
 FLOOR SPACE INDEX : 0.703

COLOUR INDEX:

PROPOSED BUILDING	□
EXISTING ROAD	□
BOUNDARY LINE	□
DEMOLITION	□

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

Description	Required	Available	OK
Front Setback	1.50m	1.56m	OK
Side Setback 1 (North)	1.00m	1.00m	OK
Side Setback2 (South)	1.00m	1.50m	OK
Rear Setback	NILL	0.30m	OK
Parking	1Car parking	1Car parking	OK
FSI	2.00	0.703	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 1 Two Wheeler		
For Every Dwelling Unit		
150 Sq.m Floor Area	=	1 Car Space
Required Area	=	104.18 Sq.m
Required Parking	=	1 Car Parking
Available Parking	=	1 Car Parking

(Mr. K. KUMARASAMY)

APPLICANT

Er.K-RAHMAN
 Registered Engineer Grade III
 Reg.No: 146/L/2022/00048
 Safia Design & Build Firm.
 4/159/2, Gani Complex, Near E.B. Opp,
 Thalaiyuthu, Tirunelveli - 627357
 Mobile : 99 44 70 20 44.
REGISTERED ENGINEER (PLAN ONLY)

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](#)



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

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

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

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



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.

