

PP

APPROVAL RECORD

# Planning Permission

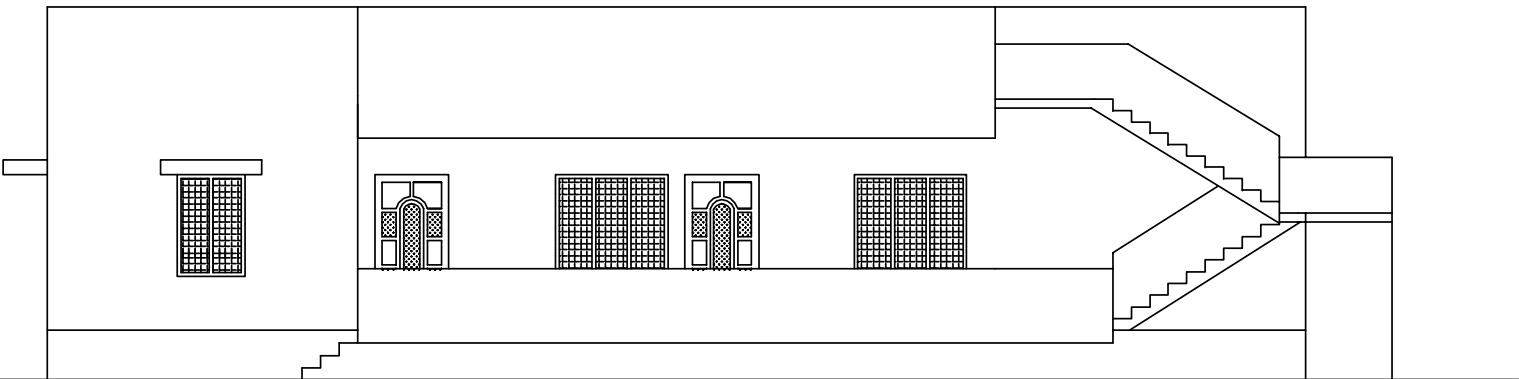
Tirunelveli district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

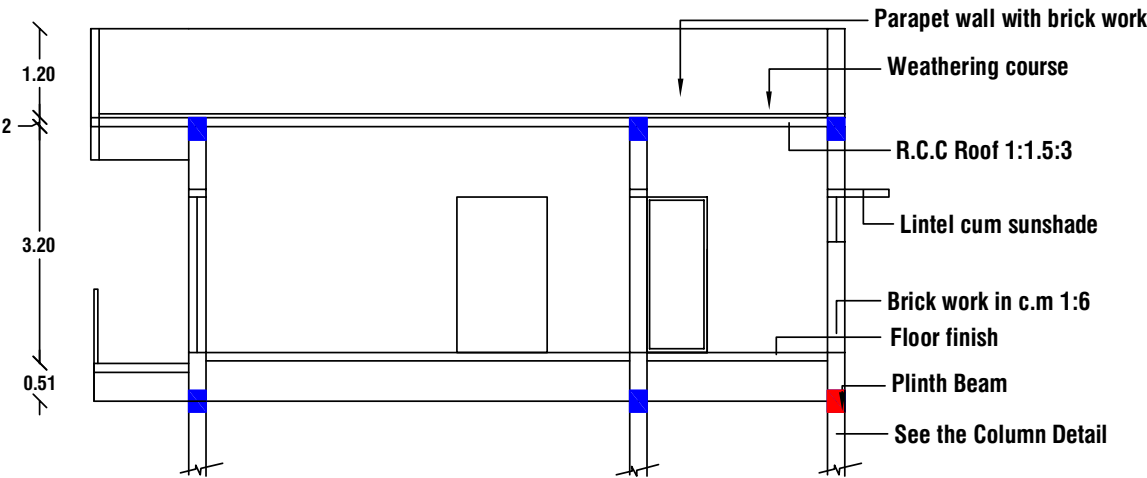
ISSUING AUTHORITY  
**Rural Panchayat**

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

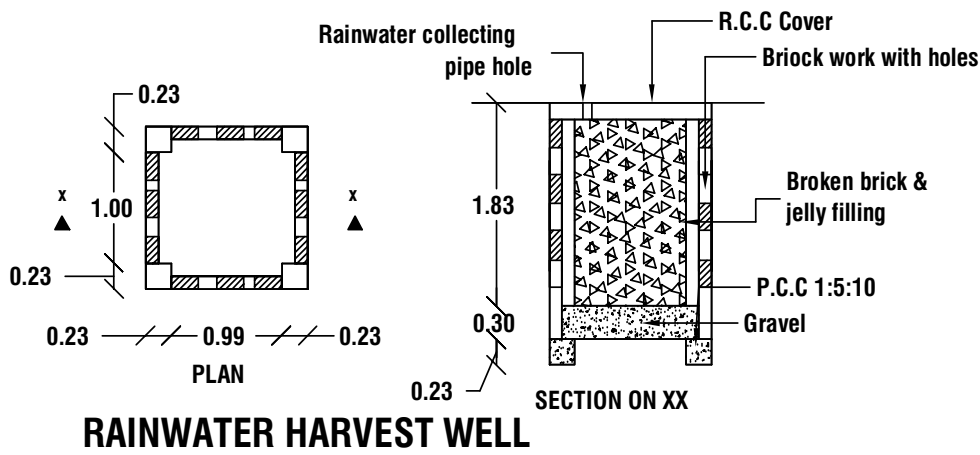
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



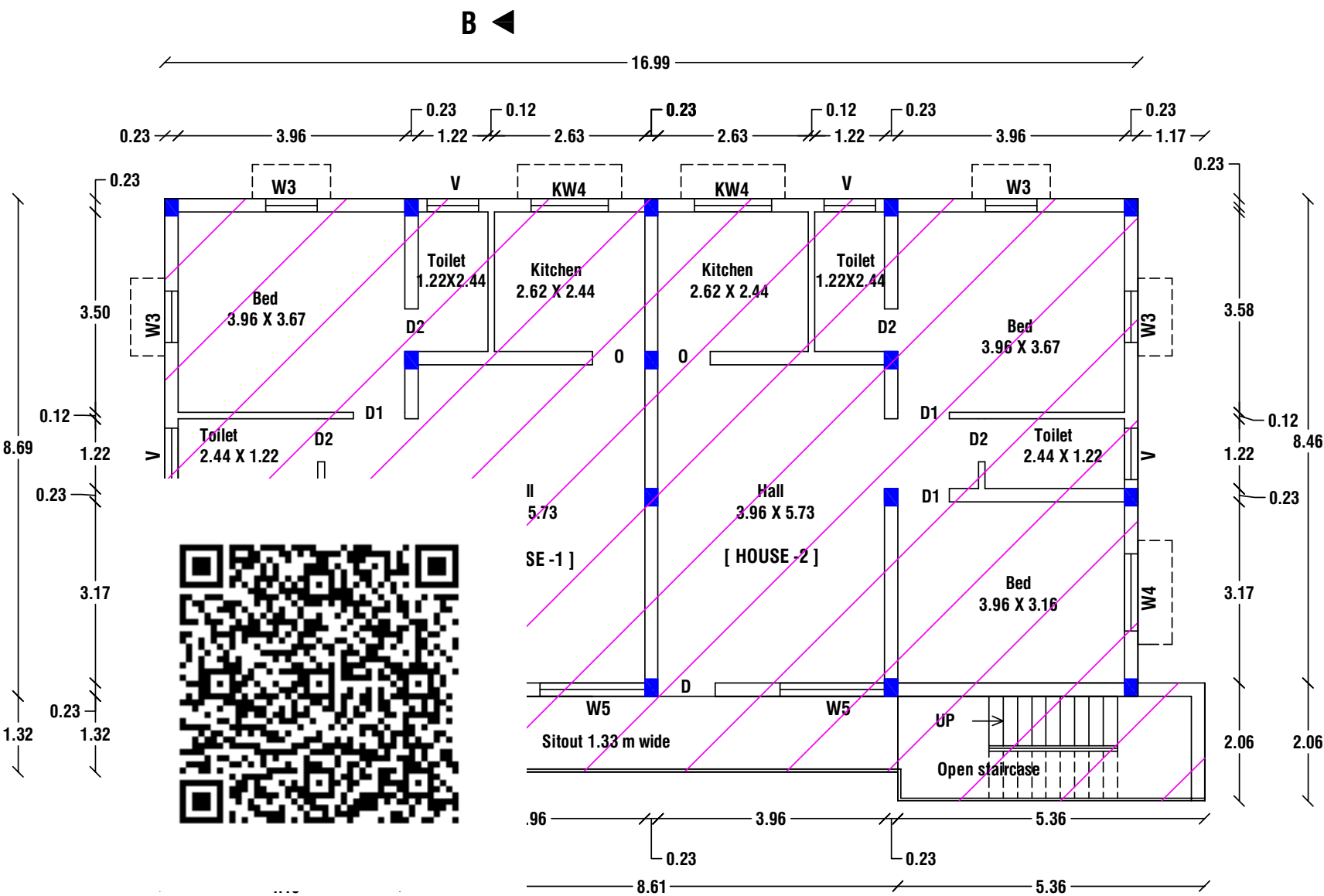
ELEVATION



SECTION ON AB



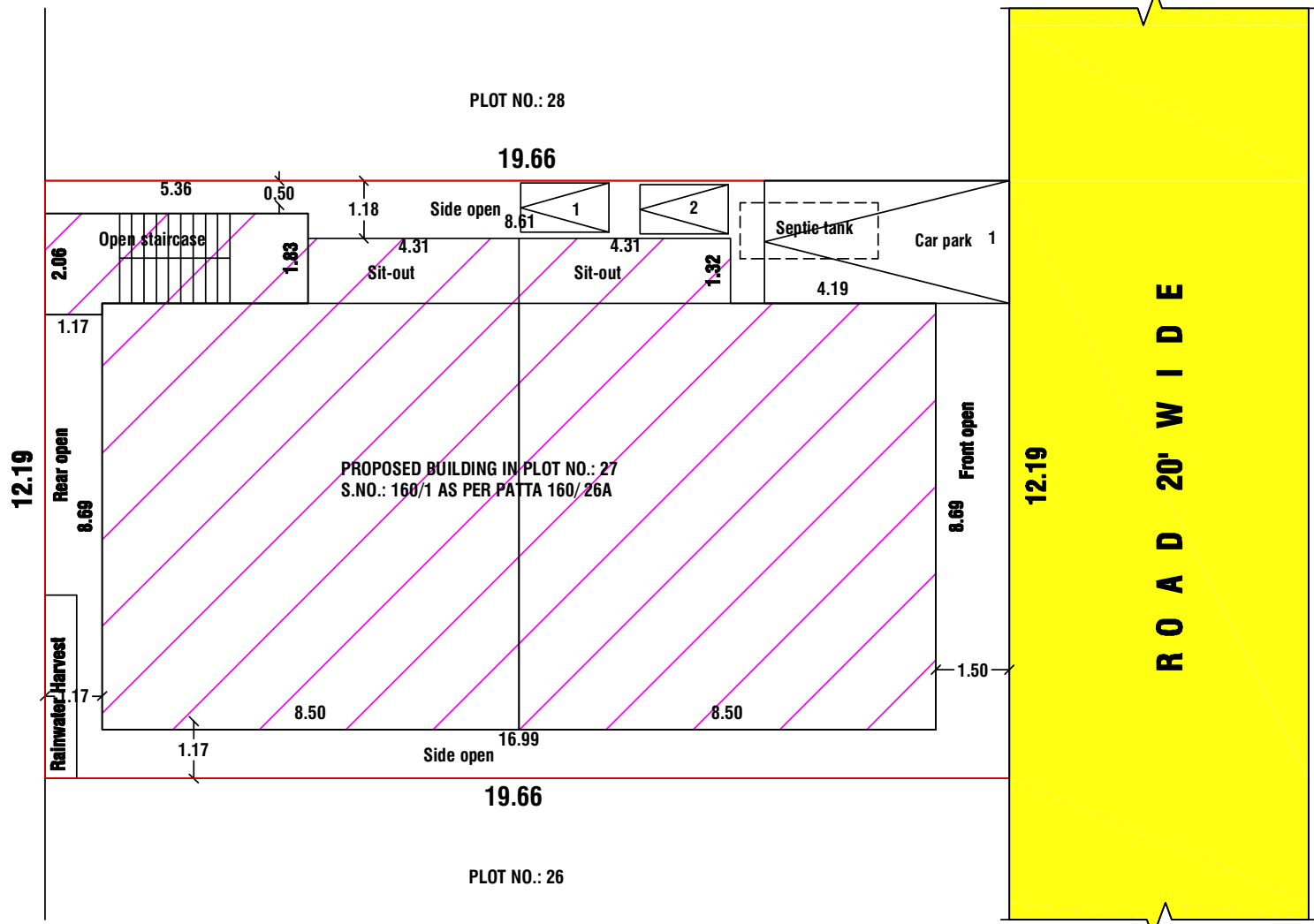
RAINWATER HARVEST WELL



PLAN

SCALE 1:100

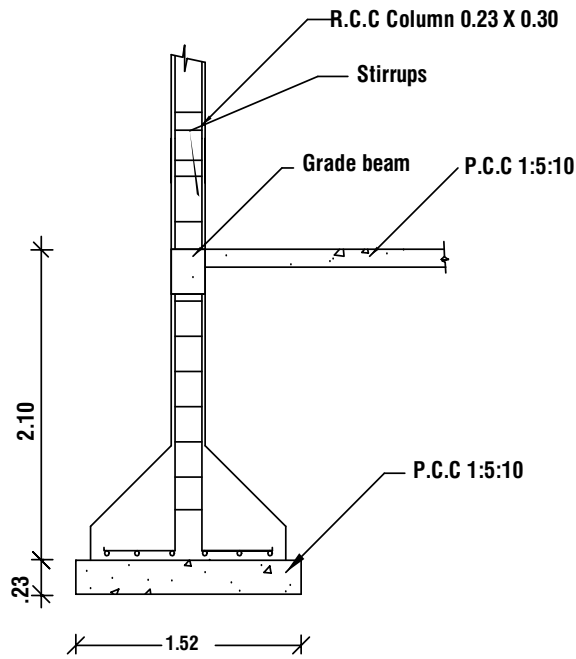
S.NO.: 160



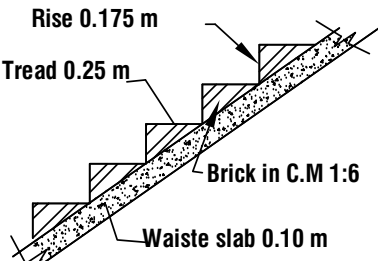
SITE PLAN

SCALE 1:150

|                                                                             |                                                        |          |           |    |                                                                                  |  |
|-----------------------------------------------------------------------------|--------------------------------------------------------|----------|-----------|----|----------------------------------------------------------------------------------|--|
| Rule 35, Non-high rise building<br>Parking Annexure -IV, Rule 38(4) & 39(8) | Tamilnadu Combined Development & Building Rules - 2019 |          |           |    | PARKING CALCULATION FOR HOUSE BUILDING                                           |  |
|                                                                             | Height of the building less then 7m, above 9 m width   |          |           |    | Floor area bet'n 50 and 100 required 1 Two wheeler & 2 dwlling units 1 car space |  |
|                                                                             | Setback                                                | Required | Available | OK | (1 Two wheller Space 1.8 x 1.0 m) (1 car 2.50 x 5.0 m)                           |  |
|                                                                             | Front                                                  | 1.5 m    | 1.5 m     | OK | House -1 = 79.52 Sq.m House -2 = 79.52 Sq.m                                      |  |
|                                                                             | Side(North)                                            | 1.0 m    | 1.18 m    | OK | Required - 2 Two wheller space & 1 Car space                                     |  |
|                                                                             | Side(South)                                            | 1.0 m    | 1.0 m     | OK | Available - 2 Two wheller space & 1 car space                                    |  |
|                                                                             | Rear                                                   | Nil      | 1.17      | OK | FLOOR SPACE INDEX                                                                |  |
|                                                                             | FSI                                                    | 2.0      | 0.663     | OK | TOTAL FLOOR AREA                                                                 |  |
|                                                                             | Car Park/ Two wheller                                  | 1/2      | 1/2       | OK | SITE AREA                                                                        |  |
|                                                                             |                                                        |          |           |    | 159.03 < 2.00                                                                    |  |



COLUMN DETAIL



STAIR DETAILS

NOTE :-  
All dimension are metre  
Waste water to be used in garden.  
Rain water Harvest well provided in site.  
Exhaust fan provided in kitchen  
Chimney to be provided over the kitchen  
Cantilever open staircase provided  
Solar system water tank to be provided.  
'U' Traps provided in septic tank  
prevent curb breeding of mosquitoes.  
EF - Exhaust fan proved

PLAN SHOWING THE PROPOSED CONSTRUCTION OF TWO DWELLING UNITS OF RESIDENTIAL BUILDING BERING PLOT NO.: 27, JEYAM NAGAR S.NO.: 160 & AS PER PATTA 160/ 26A, REDDIYARPATTI VILLAGE AND PANCHAYAT PALAYAMKOTTAI PANCHAYAT UNION. SOLDOUT FRAME WORK NO.: S.P.F W NO.: 78/ 2026

Approved Plot No.: AA6/ 1625/ 2026 Dated 15/ 05/ 2026

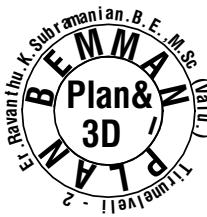
| AREA DETAILS                        | SQ.M   | SQ.FT   |
|-------------------------------------|--------|---------|
| APPLICANT SITE AREA                 | 239.69 | 2580.00 |
| PROPOSED GROUND FLOOR BUILDING AREA | 159.03 | 1711.80 |
| HOUSE - 1                           | 79.52  | 855.95  |
| HOUSE - 2                           | 79.52  | 855.95  |
| OPEN SPACE                          | 80.66  | 868.20  |

| JOINERIES |            |             |
|-----------|------------|-------------|
| D         | DOOR       | 1.00 X 2.10 |
| D1        | DOOR       | 0.91 X 2.10 |
| D2        | DOOR       | 0.75 X 2.10 |
| W5        | WINDOW     | 1.52 X 1.37 |
| W4        | WINDOW     | 1.22 X 1.37 |
| W3        | WINDOW     | 0.91 X 1.37 |
| V         | VENTILATOR | 0.91 X 0.61 |

| COLOUR REFERENCE |  |
|------------------|--|
| SITE             |  |
| EXISTING         |  |
| PROPOSED         |  |
| ROAD, STREET     |  |

Applicant

**BEMMAN PLAN & 3D**  
A Computer Solution of Home Building  
\* Single window DCR PLAN \*Valuations & Estimate  
\* LPA Single Window System & Drawing \*Front Elevation  
#A-4, M.R(STR) Complex, Kottur Road,  
Palayamkottai, Tirunelveli - 627002  
e-mail: bemmanofficers@gmail.com  
# 94431 72043



Er. R.K.Subramanian B.E., M.Sc (Valu.)  
Register Engineer - Grade - II  
Reg.No. 146/L/S/2019/0097-Tvl.Corp.  
29, Sourashtra Pattu Pillayar Kovil Street,  
Palayamkottai, Tirunelveli - 627002  
E-mail : bemmanofficers@gmail.com  
Cell : 94431 72043

Registered Engineer

Jeyam ngr  
Jun. 1, 26  
SCR NO.:  
DATED :  
Do Rainwater harvest at house  
Plant a tree !  
Get Rain water !!  
**BEMMAN PLAN & 3D**

# 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
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+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.

