

PP

APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

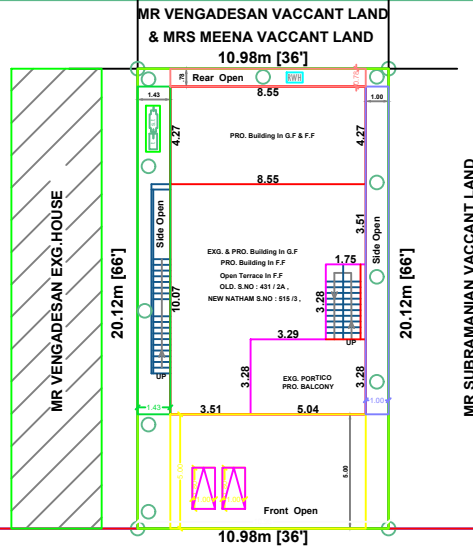
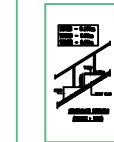
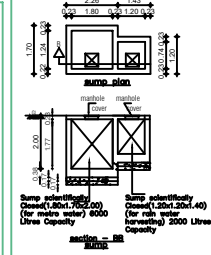
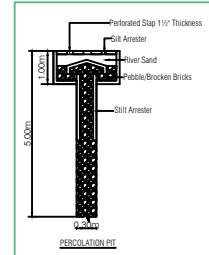
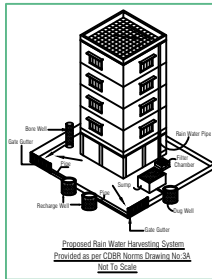
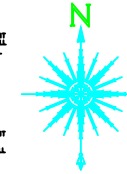
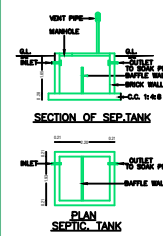
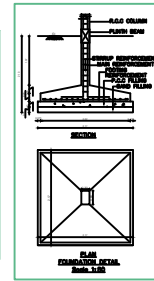
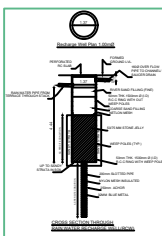
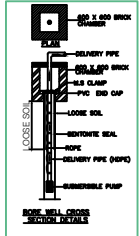
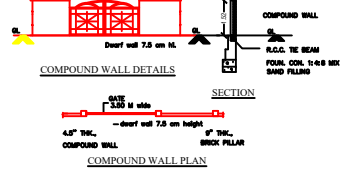
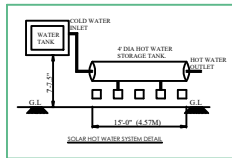
Building Plan

ISSUING AUTHORITY

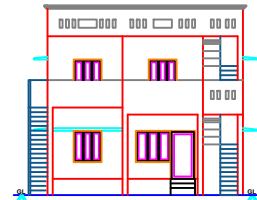
Rural Panchayat

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

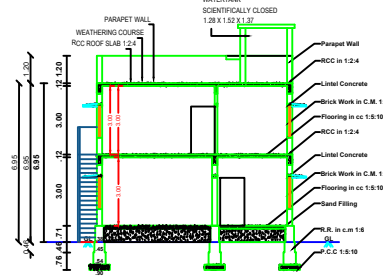
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



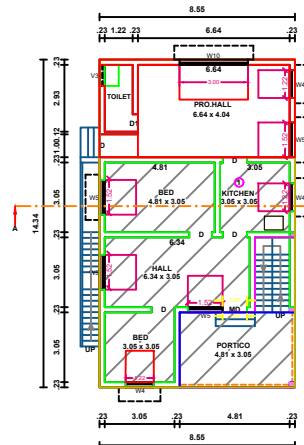
EXG. ROAD 4.00 M WIDE



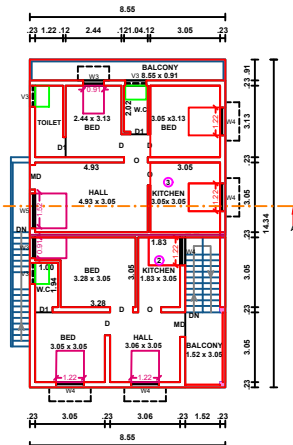
ELEVATION



SECTION ON 'AA'



EXG. & PRO GROUND FLOOR PLAN



PRO FIRST FLOOR PLAN

OFFICE USE

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF "2" DWELLING
UNITS FIRST FLOOR HOUSE BUILDING TO THE EXISTING GROUND FLOOR IN
DOOR NO: 9/ 448/9, AYAN PUNJA S.NO: 431 / 2A, NEW NATHAM S.NO: 515 / 3,
POONTHOTTA STREET, E.B OPP, WARD NO: 9, THALAIYUTHU VILLAGE & PANCHAYAT,
MANUR PANCHAYAT UNION, MANUR TALUK, TIRUNELVELI DISTRICT.
NAME OF THE OWNER : Mr. S. SUBRAMANIAS

ALL DIMENSIONS ARE IN METRE, SCALE 1:100				
JOINERY DETAILS		AREA DETAILS		
NO	DESCRIPTION	SQ.M	SQ.FT.	
M0	Main Door	1.22 x 2.10		
D	Door	1.00 x 2.10		
O	Open	1.00 x 2.10		
D1	Door	0.76 x 2.10		
W5	Window	1.52 x 1.37		
W4	Window	1.22 x 1.37		
W3	Window	0.91 x 1.37		
V3	Ventilator	0.91 x 0.61		
TOTAL F.S.I AREA IN G.F + F.F		245.22	2640.00	
TOTAL PRO.BUILDING AREA IN G.F + F.F		159.12	1713.00	

Floor Area Ratio	
=	G.F + F.F
=	Site Area
=	245.22
=	1.111 < 2.00

SPECIFICATIONS:	
1.	R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2.	R.C.C. COLUMNS IN M20 MIX
3.	R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4.	9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5.	COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6.	COUNTRY WOOD GLAZED WINDOWS
7.	INTERNAL PLASTERING IN C.M 1:4
8.	EXTERNAL PLASTERING IN C.M 1:5
9.	WEATHERING COURSE IN BRICK JELLY LINE CONCRETE 1:3 MIX
10.	WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN 1:3 MIX

PLOT COVERAGE	: 88.55%
FLOOR SPACE INDEX	: 1.111
COLOUR INDEX:	
PROPOSED BUILDING	
EXISTING ROAD	
BOUNDARY LINE	
DEMOLITION	

T.N COMBINED DEVELOPMENT & BUILDING RULES - 2019(Pro)		
Description	Required	Available
Front Setback	1.50m	8.00m OK
Side Setback (West)	1.50m	1.43m OK
Side Setback (East)	1.50m	1.50m OK
Rear Setback	NILL	0.78m OK
Parking	2car parking	2car parking OK
FBI	2.00	1.111 OK
Parking Calculation :-		
Up to 25 Sqm Floor Area	= Nil	
Above 25-50 Sqm Floor Area	= 1 Two Wheeler	
Above 50-75 Sqm Floor Area	= 1 Car Space	
For Every 2 Dwelling Unit And 1 Two Wheeler		
For Every Dwelling Unit	= 1 Car Space	
150 Sqm Floor Area	= 1 Car Space	
Required Area	= 245.22 Sqm	
Required Parking	= 2 Car Parking	
Available Parking	= 2 Car Parking	

E:K.DAHMAN
Registered Engineer Grade III
Reg.No: 146L/S2022/00048
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

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.

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.

