Verified RealEstate™

REFERENCE
21/2026-27

ISSUED
28 September 2026

PP APPROVAL RECORD

# Planning Permission

## Survey 295

Narasinganallur

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.

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DIGITALLY VERIFIED RECORD

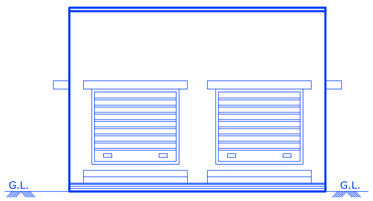
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR OF COMMERCIAL RETAIL SHOPS AND RESIDENTIAL HOUSE BUILDING IN PLOT NO. 39, S. NO. 295/1C, RK HOUSING IN PONVIZHA NAGAR, NARASINGANALLUR VILLAGE & PANCHAYAT, TIRUNELVELI TALUK, MANUR UNION, TIRUNELVELI DISTRICT.

**APPROVED LAYOUT NO. : SOLD OUT PLOT FRAME WORK NO. : 677**
**PLOT REGULARISATION NO. : ந.க.எண். : ஆ7/2114/2026 DATE : 12.08.2026**

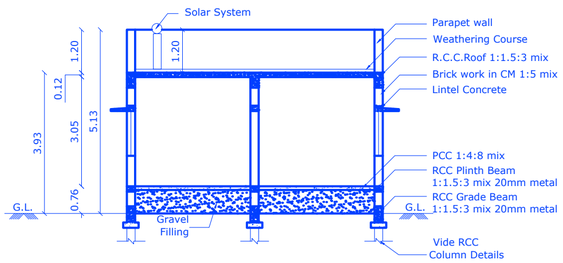
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**APPLICANT NAME : MRS. A. KATHAR FATHU**

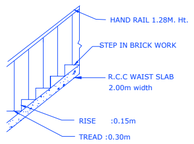
**ALL DIMENSIONS ARE IN METRE**
**SCALE = 1:100**



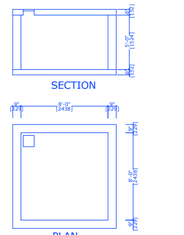

ELEVATION



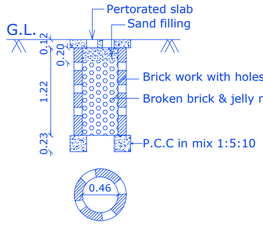

SECTION ON A-A



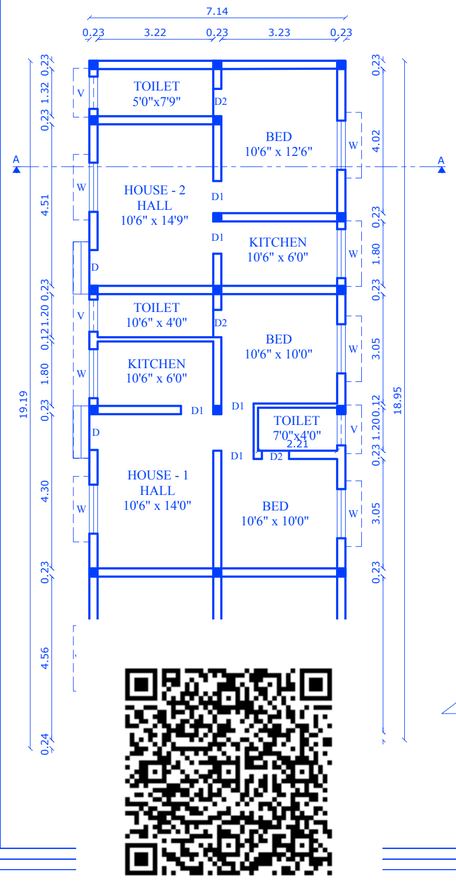

STAIR CASE DETAIL

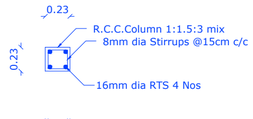


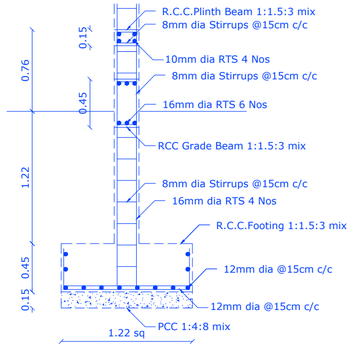

DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER



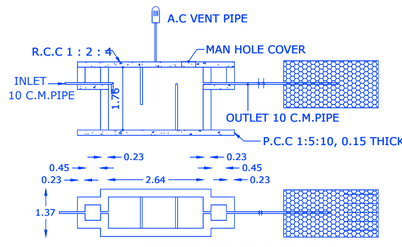

PERCOLATION PIT FOR 30 Sq. m.
(Scale:- 1:50)



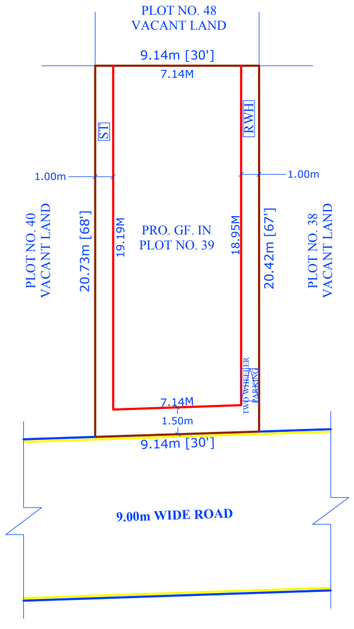



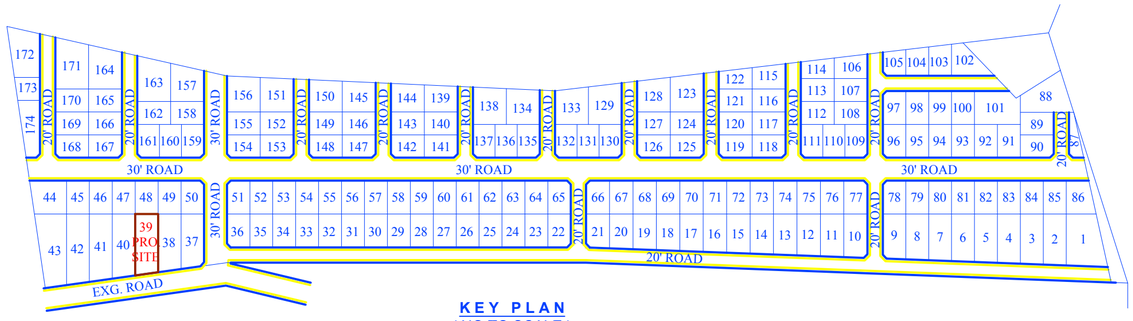

RCC COLUMN DETAILS




SEPTIC TANK & TRENCH




SITEPLAN
( SCALE: 1:200 )




KEY PLAN
( NO TO SCALE )

| | AREA DETAILS | SQ.FT | SQ.MT |
|---|---|---|---|
| | PLOT AREA | 2025.00 | 188.13 |
| | BUILT UP AREA | | |
| | **PRO. G.F. AREA** | | |
| | **COMMERCIAL SHOP** | **377.60** | **35.08** |
| | **RESIDENTIAL HOUSE** | **1089.10** | **101.18** |
| | HOUSE 1 - 56.29sqm<br>HOUSE 2 - 44.89 sqm | | |
| | **TOTAL PRO. AREA** | **1466.70** | **136.26** |
| | OPEN SPACE | 558.30 | 51.87 |
| | ROAD | | |

**NOTE :**
1. RAIN WATER TO BE PROVIDED.
2. WASTE WATER USED TO GARDEN.
3. CHIMNEY PROVIDED IN KITCHEN.
4. DRINKING WATER TO BE PROVIDED AS PER CORPORATION NORMS.
5. PERCOLATION PIT TO BE PROVIDED.
6. SCALE 1:100 & NOT TO SCALE
7. 'U' TRAPS PROVIDED IN SEPTICTANK TO PREVENT CURB BREEDING OF MOSQUITOES

**SCHEDULE OF JOINERIES**

| | | |
|---|---|---|
| RS | ROLLING SHUTTER | 2.44 x 2.10 |
| D | DOOR | 1.00 x 2.10 |
| D1 | DOOR | 0.90 x 2.10 |
| D2 | DOOR | 0.76 x 2.10 |
| W | WINDOW | 1.37 x 1.25 |
| W1 | WINDOW | 1.37 x 1.50 |
| V | VENTILATOR | 0.90 x 0.75 |

**PARKING CALCULATION :**
PARKING REQUIRED :
1. COMMERCIAL AREA : = 35.08 Sqm.
**AS PER TNCDBR : ANNEXURE IV - PART I - (2) B**
FLOOR AREA UPTO 75.00 Sqm. = NIL
2. RESIDENTIAL AREA : A1 = 56.29 Sqm. A2 = 44.89 Sqm.
**AS PER TNCDBR : ANNEXURE IV - PART I - (1) B**
FLOOR AREA BETWEEN 50.00sqm to 75.00 Sqm. = 1 TWO WHEELER SPACE FOR SINGLE DWELLING UNIT
**PARKING REQUIRED = 1 NO. TWO WHEELER SPACE**
1 TWO WHEELER SPACE = 1.80M x 1.00M
PARKING PROVIDED :
**PARKING PROVIDED = 1 NO. TWO WHEELER SPACE**
(HENCE SATISFIED )

**FLOOR AREA RATIO :**
FLOOR AREA RATIO = ALL FLOOR AREA / PLOT AREA
= 136.26 Sq.m. / 188.13 Sq.m.
= 0.72
FSI 0.72 < 2.00
HENCE SATISFIED

**T.N. COMBINED DEVELOPMENT BUILDING RULES - 2019**

| DESCRIPTION | REQUIRED | PROVIDED | REMARKS |
|---|---|---|---|
| FRONT SETBACK | 1.50m | 1.50m | Ok |
| SIDE SETBACK-1 | 1.00m | 1.00m | Ok |
| SIDE SETBACK-2 | 1.00m | 1.00m | Ok |
| REAR SETBACK | Nil | Nil | Ok |
| TWO WHEELER | 1 No. | 1 No. | Ok |
| CAR PARKING | Nil | Nil | Ok |
| FSI | < 2.00 | 0.72 | Ok |

A.Kathar Fathu.

( MRS. A. KATHAR FATHU)

APPLICANT

M. Nizar

Er. A. MOHAMED NIZAR DCE
REGISTERED ENGINEER
Registered No. TNV/PROF40/2022
AM CONSTRUCTIONS
276-C1, Cheranmahadevi Road,
(opposite to Vasantham Mahal)
Pettai, Tirunelveli - 4.
Mobile & WhatsApp No. : 97881 24981

REGISTERED 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**

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.