PP APPROVAL RECORD

# Planning Permission

## Survey 75A/1A2 and 1 more

Ramayanpatti

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.

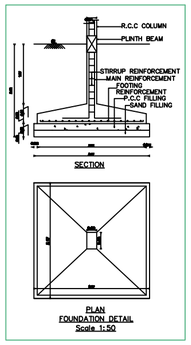
Verified RealEstate™

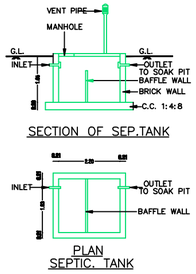
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

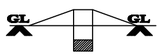
hello@verified.realestate

+91 9996 12 9996

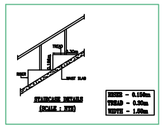
verified.realestate

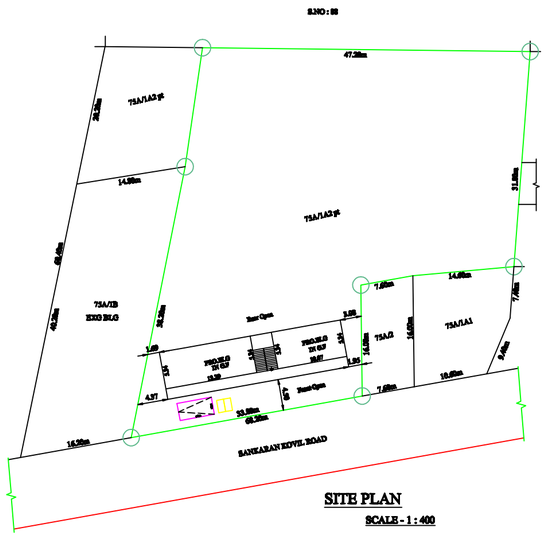


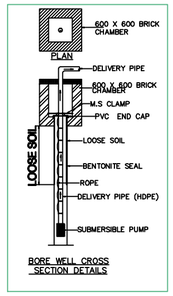

Dwarf Wall Details

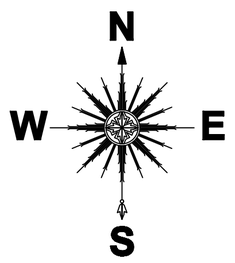


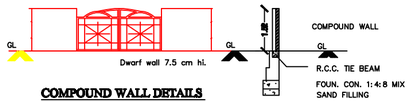


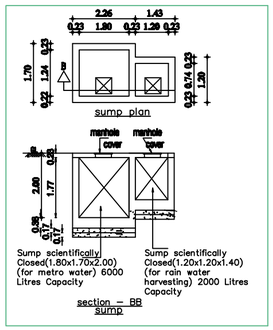

SITE PLAN

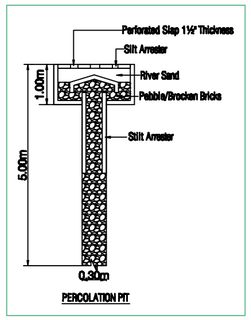
SCALE - 1 : 400

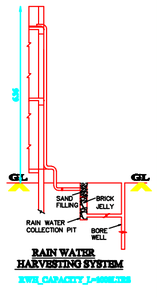


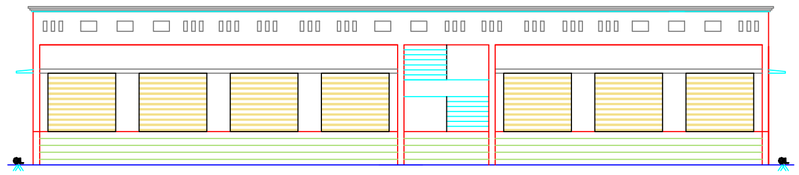



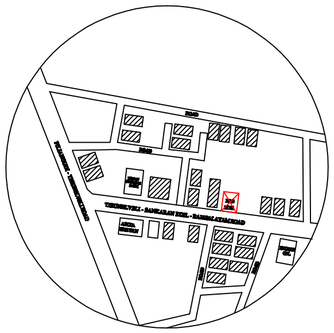




RAIN WATER HARVESTING SYSTEM

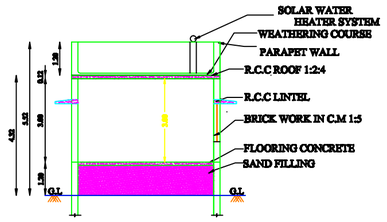
RWH_CAPACITY_L=



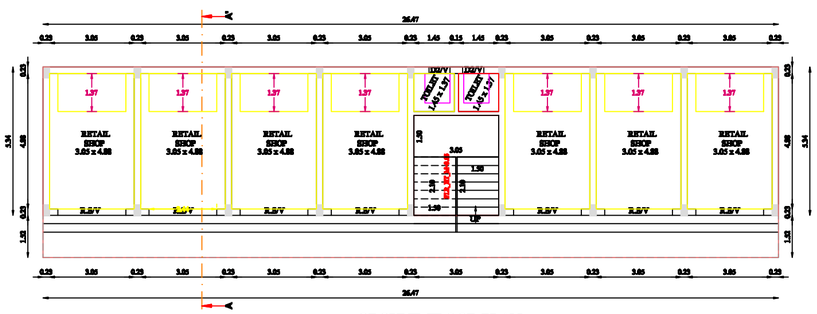

FRONT ELEVATION




TOPO PLAN ( NTS )




SECTION ON - AA'




GROUND FLOOR PLAN

OFFICE USE

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR RETAIL SHOP BUILDING IN S. NO: 75A / 1A2 pt, RAMAYANPATTI VILLAGE AND PANCHAYAT , PALAYAMKOTTAI PANCHAYAT UNION , TIRUNELVELI TALUK , TIRUNELVELI DISTRICT.

**NAME OF THE OWNER: ANURADHA S**

ALL DIMENSIONS ARE IN METRE, SCALE 1:100

**JOINERY DETAILS**

| | | |
|---|---|---|
| RS | Rolling shutter | 2.40 x 2.10 |
| D1 | Door | 0.76 x 2.10 |
| W4 | Window | 1.22 x 1.37 |
| V3 | Ventilator | 0.91 x 0.61 |

Notes:-
- Waste Water Used to Garden
- Chimney Provided in Kitchen
- Percolation pit to be provided
- 'U' traps provided in septictank to prevent curb breeding of mosquitoes As per G.O (M.S) No : 341 - dated 03.11.2004

**AREA DETAILS**

| REF. | DESCRIPTION | SQ.M | SQ.FT. |
|---|---|---|---|
| | SITE AREA ( As On Site ) | 2198.18 | 23661.20 |
| | PRO.BUILDING AREA IN G.F | 181.58 | 1954.52 |
| | OPEN AREA | 2016.60 | 21706.68 |
| | EXG. ROAD | | |
| | TOTAL PRO. BUILDING AREA IN G.F | 181.58 | 1954.52 |

**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 1:6 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH PLUSH SHUTTERS
6. COUNTRY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN1:3 MIX

**Floor Area Ratio**

= G.F / Site Area

= 181.58 / 2198.18

= 0.0826 < 2.00

PLOT COVERAGE : 8.26 %

FLOOR SPACE INDEX : 0.0826

**COLOUR INDEX:**

- PROPOSED BUILDING
- EXISTING ROAD
- BOUNDARY LINE
- DEMOLITION

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

| Description | Required | Available | OK |
|---|---|---|---|
| Front Setback | 4.80m | 4.98m | OK |
| Side Setback 1(East) | 1.80m | 3.66m | OK |
| Side Setback2 (West) | 1.80m | 1.98m | OK |
| Rear Setback | NILL | 41.51m | OK |
| Parking | 1Car Parking | 1Car Parking | OK |
| FSI | 2.00 | 0.0286 | OK |

**Parking Calculation :-**

Up to 75 Sq.m Floor Area = Nil

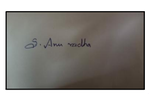
Above 75 Sq.m Floor Area = 1 Car Space And 1 Two Wheeler Space For Every 75.00 Sq.m

100 Sq.m Floor Area = 1 Car Space

Required Area = 181.00 Sq.m

Required Parking = 1 Car Parking

Available Parking = 1 Car Parking



S.ANURADHA

APPLICANT

Er. S. SELVAKUMAR
Consulting Civil Engineer
Registered Engineer
Tirunelveli Municipal Corporation
Tirunelveli Local Planning Authority
GAYRA CONSTRUCTION
25Q, M.V. Complex, Madurai Road,
Tirunelveli - Jn. Cell: 94434 96962

REGISTERED ENGINEER ( PLAN ONLY )

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

**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.