Verified RealEstate™

REFERENCE
34/2026-2027

ISSUED
15 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 133/4C2B and 1 more

Reddiyarpatti

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™
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED AMALGAMATION WITH CONSTRUCTION OF RETAIL SHOP IN GROUND FLOOR AND RESIDENTIAL BUILDING IN FIRST FLOOR AT PLOT NO : 1 & 2 IN S.NO:133/4C2B & 133/4C2C, GURU NAGAR, REDDIYARPATTI VILLAGE AND PANCHAYAT, PALAYAMKOTTAI PANCHAYAT UNION, TIRUNELVELI DISTRICT.

IN PRINCIPLE APPROVAL FRAME WORK:48/2018

LAYOUT APPROVED NO: தி.உ.திகு உ.செ.நக.எண் : 291/2018

NAME OF THE OWNER

1. Thiru. **V.MURUGAN**

LEGENDS :-

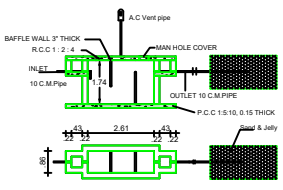
- Site Boundary
- Exg. Road
- Proposed G.F Building
- Proposed F.F Building

Note:
Waste Water Used for Garden
Rain Water harvesting Details Provided
Solar System Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms
Rain water harvesting tank to be provided
Waste water from recycled water tank &
Trench connected to sullage disposal tank

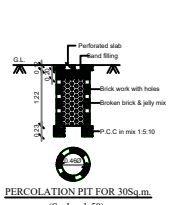
ALL DIMENSION ARE IN MM

JOINERY DETAILS

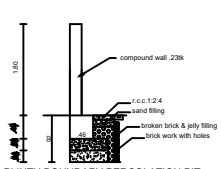
RS	Rolling Shutter	2.40 X 2.40	1 nos.
D	Door	1.20 X 2.10	1 nos.
D1	Door	0.75 X 2.10	1 nos.
V	Ventilator	0.75 X 0.60	1 nos.



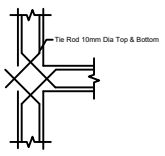
SEPTIC TANK AND TRENCH



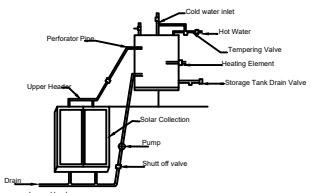
PERCOLATION PIT FOR 30Sq.m.
(Scale:- 1:50)



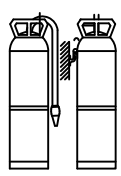
PLINTH BOUNDARY PERCOLATION PIT
SCALE (1:50)



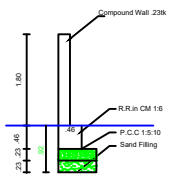
Sectional Plan
Beam VS Beam
NOT FOR SCALE



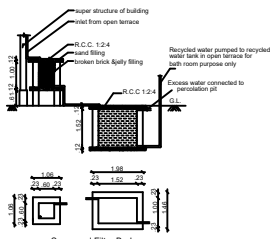
Details Of Solar Water Heater (NTS)



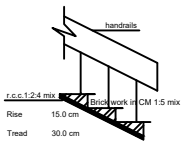
FIRE EXTINGUISHER



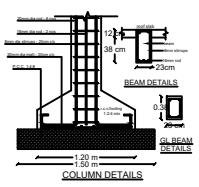
Compound Wall Detail
SCALE :(1:50)



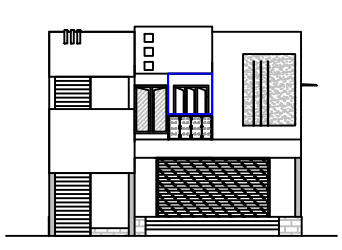
Sump and Filter Bed



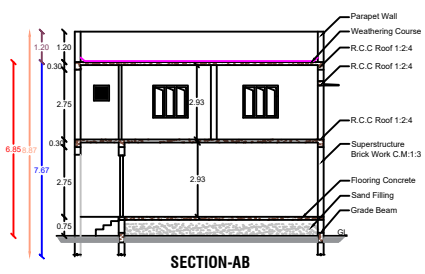
STAIRCASE DETAILS



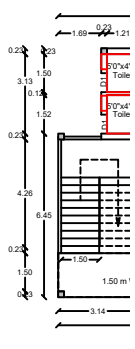
COLUMN DETAILS



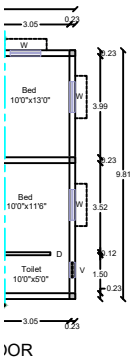
ELEVATION



SECTION-AB







OOR

SITE PLAN
(Scale 1 in 100)

LEGENDS :-

- Site Boundary
- Exg. Road
- Proposed G.F Building
- Proposed F.F Building

AREA DETAILS:-	Sq.Mt	Sq.Ft
Site Area (P.No:1 & 2)	705.10	7590.00
Pro.Ground Floor Area (Retail Shop)	71.81	772.96
Pro.First Floor Area	71.81	772.96
Total Floor Area	143.62	1545.92
Open Area	633.29	6817.04

JOINERY DETAILS

RS	Rolling Shutter	2.40 X 2.40	1 nos.
D	Door	1.20 X 2.10	1 nos.
D1	Door	0.75 X 2.10	1 nos.
V	Ventilator	0.75 X 0.60	1 nos.

Required Parking : Annexure – IV [See rule 38 (4) and 39 (8)]

i) Shop Building Parking:

First 50 Sq.mt = Nil
Next Every 50 Sq.mt = 1 Car Space (2.50 x 5.00m)
1 Two Wheeler Space (1.00 x 1.80m)
Plinth Area = 71.81 Sq.mt
Required Parking = 1 Nos.
Available Parking = 1 Nos.

Required Parking : Annexure – IV [See rule 38 (4) and 39 (8)]

ii) Residential Building Parking:

First 75 Sq.mt = Nil
Next Every 75 Sq.mt = 1 Car Space (2.50 x 5.00m)
1 Two Wheeler Space (1.00 x 1.80m)
Plinth Area = 71.81 Sq.mt
Required Parking 1 Two Wheeler Space (1.00 x 1.80m)
Available Parking = 1 Nos.

FLOOR AREA CALCULATION:

$$= \frac{\text{G.F + F.F}}{\text{Site Area}}$$

$$= \frac{143.62}{872.00}$$

$$= 0.16$$

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in Sqm	AREA in Sq. Ft
1.	3545/2020 & 3544/2020	133/4C2B & 133/4C2C	705.10	7590.00
	TOTAL		705.10	7590.00

SITE AREA DETAILS AS PER PATTA

S. NO.	SURVEY NUMBER	TOTAL AREA in Are	TOTAL AREA in Cent
1.	133/4C2B	3.46	8.55
1.	133/4C2C	3.59	8.87
		TOTAL	17.42

Thiru. **V.MURUGAN**

NAME OF THE OWNER

AREA DETAILS:-

As Per Patta Area = 705.10 Sq.Mt
As Per Document Area = 705.10 Sq.Mt
As Per FMB Area = 723.76 Sq.Mt
Least Taken We follow As Per Documents Area = 705.10 Sq.Mt

OFFICE

E.RAJKUMAR,M.E.,(Stru)
Registered Engineer,
R.E Gr-I/TVL/DR1/2024
TNV/PROF-37/2022
15/6,Sivan West Car Street
Palayamkottai, Tirunelveli.
Mobile: 9865409955

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.