Verified RealEstate™

REFERENCE
19/2026-27

ISSUED
27 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 239

Nochikulam

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

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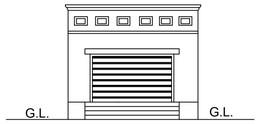
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RETAIL SHOP AT PLOT NO : 10 & 11, S.NO: 239/3B1B,
SYED COLONY, PARPAKULAM VILLAGE, NOTCHIKULAM VILLAGE & PANCHAYAT,
PALAYAMKOTTAI UNION, TIRUNELVELI DISTRICT.

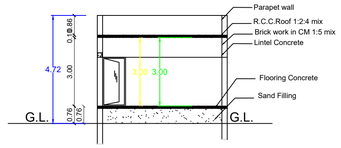
Applicant : Mr. A.THADEIUS

REGULARISED LAYOUT
ம.வ/தி.உ..தி.கு.எண் : 1000/2018 தேதி: 24.04.2018

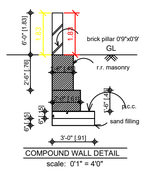
ALL DIMENSIONS ARE IN METRE
SCALE = 1:100



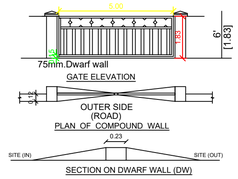
ELEVATION



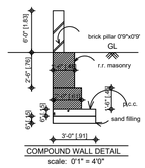
SECTION ON A-A



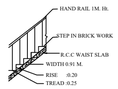
COMPOUND WALL DETAIL
scale: 0'1" = 4'0"



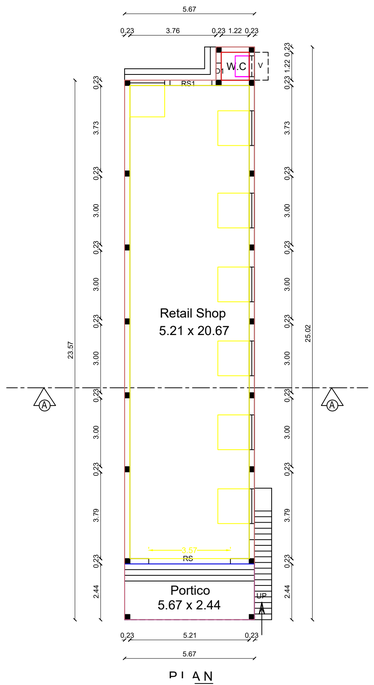
SECTION ON DWARF WALL (DW)



COMPOUND WALL DETAIL
scale: 0'1" = 4'0"

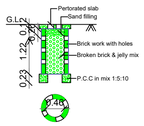


'STAIR DETAIL

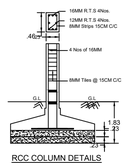


PLAN

SITE PLAN
SCALE - 1:100



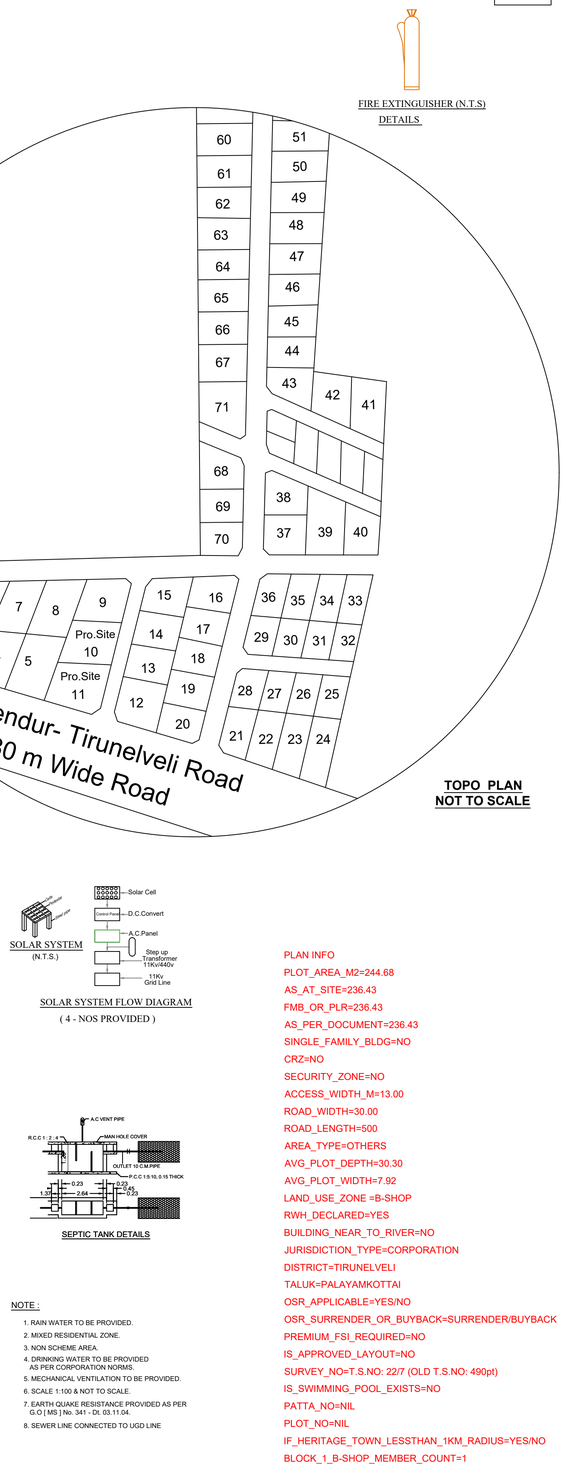
PERCOLATION PIT FOR 30 Sq. m.
(Scale:- 1:50)



RCC COLUMN DETAILS

Floor Area Ratio
= G.F / S.A
= 136.20 / 236.43
= 0.57 < 2.00

Parking Calculation		
Required Parking Area - Retail Shop		
For Area upto 100 Sq.m	=	1 Car Space (2.50 x 5.00m) & 1 Two Wheeler Space (1.00 x 1.80m)
Next every 50 Sq.m	=	1 Car Space (2.50 x 5.00m) & 1 Two Wheeler Space (1.00 x 1.80m)
Required Area	=	136.20 Sq.mt
Required Parking	=	2 Nos.
Available Parking Area		
Available Parking	=	2 Nos. of Car Space & 2 Nos of Two Wheeler Space



TOPO PLAN
NOT TO SCALE

FIRE EXTINGUISHER (N.T.S)
DETAILS

SOLAR SYSTEM
(N.T.S.)

SOLAR SYSTEM FLOW DIAGRAM
(4 - NOS PROVIDED)

SEPTIC TANK DETAILS

NOTE :

1. RAIN WATER TO BE PROVIDED.
2. MIXED RESIDENTIAL ZONE.
3. NON SCHEME AREA.
4. DRINKING WATER TO BE PROVIDED AS PER CORPORATION NORMS.
5. MECHANICAL VENTILATION TO BE PROVIDED.
6. SCALE 1:100 & NOT TO SCALE.
7. EARTH QUAKE RESISTANCE PROVIDED AS PER G.O [MS] No. 341 – Dt. 03.11.04.
8. SEWER LINE CONNECTED TO UGD LINE

	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA (As Per Schedule 1)	120.77	1300.00
	SITE AREA (As Per Schedule 2)	123.91	1333.80
	TOTAL AREA (As Per Document)	244.68	2633.80
	SITE AREA (As Per Site)	236.43	2544.93
	PRO.G.F.BLDG.AREA	136.20	1466.05
	OPEN SPACE AREA	100.23	1078.88
	ROAD/STREET		

SCHEDULE OF JOINERIES

RS	ROLLING SHUTTER	3.50 x 2.40
RS1	ROLLING SHUTTER	2.44 x 2.40
D1	DOOR	0.76 x 2.10
W	WINDOW	1.52 x 1.37
V	VENTILATOR	0.91 x 0.61

PLAN INFO
PLOT_AREA_M2=244.68
AS_AT_SITE=236.43
FMB_OR_PLR=236.43
AS_PER_DOCUMENT=236.43
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=13.00
ROAD_WIDTH=30.00
ROAD_LENGTH=500
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=30.30
AVG_PLOT_WIDTH=7.92
LAND_USE_ZONE =B-SHOP
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
JURISDICTION_TYPE=CORPORATION
DISTRICT=TIRUNELVELI
TALUK=PALAYAMKOTTAI
OSR_APPLICABLE=YES/NO
OSR_SURRENDER_OR_BUYBACK=SURRENDER/BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
SURVEY_NO=T.S.NO: 22/7 (OLD T.S.NO: 490pt)
IS_SWIMMING_POOL_EXISTS=NO
PATTA_NO=NIL
PLOT_NO=NIL
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=YES/NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1

OFFICE USE

A.Thadeius

Mr. A.THADEIUS APPLICANT

J. Nawab Hussain

Er.I.NAWAB HUSSAIN M.E.,(Structures)
Registered Engineer Grade I (LBS Regd. No:146/LS/2019/00087)
GREEN CONSTRUCTIONS
270, Gnaniyarappa Nagar 6th Street,
Santhai, Melapalayam, Tirunelveli-627 005.
Cell : 9791856992, 7598951985

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.