Verified RealEstate™

REFERENCE
465/2026

ISSUED
10 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 446/128 and 2 more

Sankarnagar

Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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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OMR Thoraipakkam,
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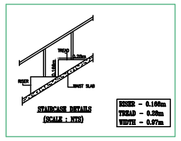
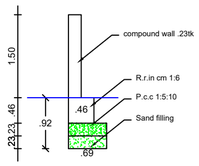
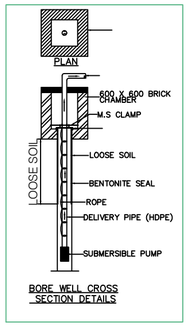
DIGITALLY VERIFIED RECORD

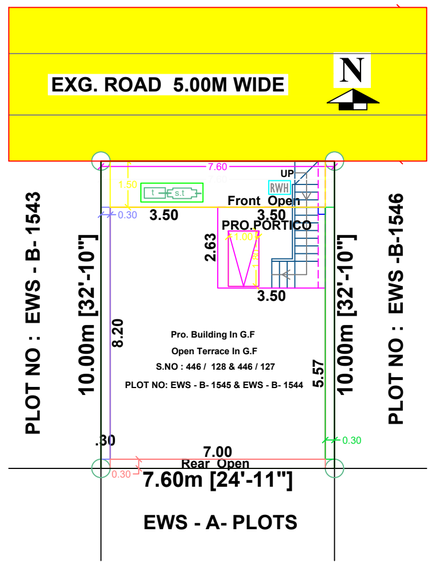




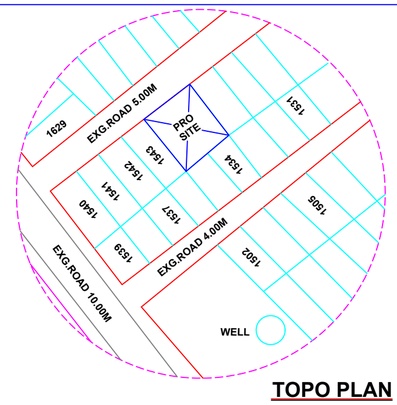
Compound Wall Detail



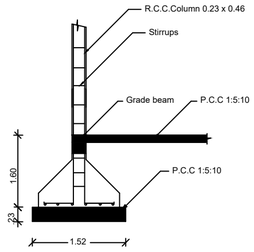
BORE WELL CROSS SECTION DETAILS



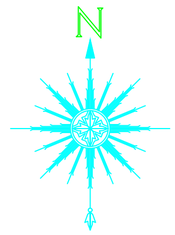
SITE PLAN
(SCALE 1:100)

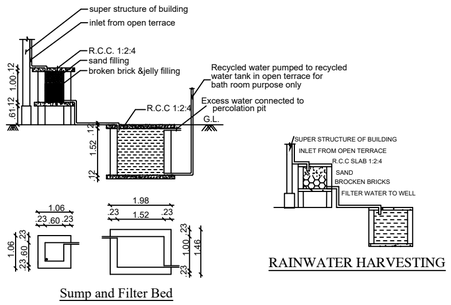


TOPO PLAN
NOT TO SCALE

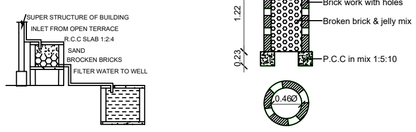


COLUMN DETAIL



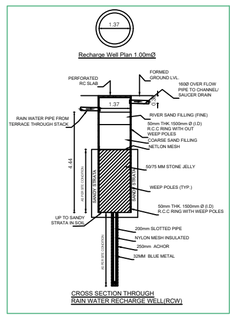


Sump and Filter Bed

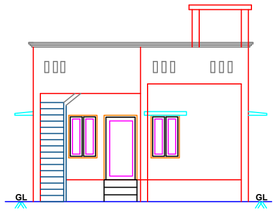


RAINWATER HARVESTING

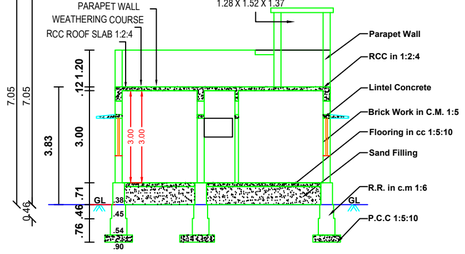
PERCOLATION PIT FOR 30 Sq. m.
(Scale:- 1:50)



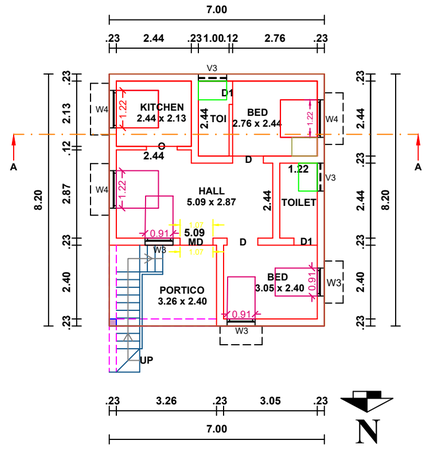
CROSS SECTION THROUGH
RAIN WATER RECHARGE WELL(RCW)



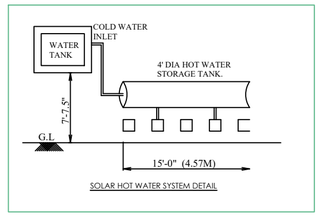
ELEVATION

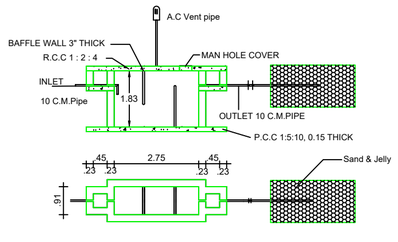


SECTION ON 'AA'



GROUND FLOOR PLAN





SEPTIC TANK AND TRENCH

OFFICE USE

(AMALGAMATION) PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR HOUSE BUILDING IN PLOT NO : EWS - B - 1545 & EWS - B- 1544, S. NO : 446 / 128 & 446 / 127, TAMILNADU HOUSING BOARD COLONY, PHASE - II, NARANAMMALPURAM VILLAGE, SANKAR NAGAR SPECIAL GRADE TOWN PANCHAYAT, TIRUNELVELI TALUK, TIRUNELVELI DISTRICT,

NAME OF THE OWNER : Mr. P. ABDUL NIYAZ & Mrs. A. ANISH BEGAM

ALL DIMENSIONS ARE IN METRE, SCALE 1:100

JOINERY DETAILS

MD	Main Door	1.07 x 2.10
D	Door	0.91 x 2.10
O	Open	0.91 x 2.10
D1	Door	0.76 x 2.10
W4	Window	1.22 x 1.37
W3	Window	0.91 x 1.37
V3	Ventilator	0.91 x 0.61

Note:-
- 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

Floor Area Ratio

= G.F / Site Area

= 57.40 / 76.00

= 0.755 < 2.00

PLOT COVERAGE : 75.53%
FLOOR SPACE INDEX : 0.755

COLOUR INDEX:

PROPOSED BUILDING	
EXISTING ROAD	
BOUNDARY LINE	
DEMOLITION	

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

Description	Required	Available	OK
Front Setback	1.50m	1.50m	OK
Side Setback 1 (West)	NILL	0.30m	OK
Side Setback2 (East)	NILL	0.30m	OK
Rear Setback	NILL	0.30m	OK
Parking	1car parking	1 car parking	OK
FSI	2.00	0.755	OK

Parking Calculation :-

Up to 25 Sq.m Floor Area	=	Nil
Above 25-50 Sq.m Floor Area	=	1 Two Wheeler
Above 50-75 Sq.m Floor Area	=	1 Car Space
For Every 2 Dwelling Unit And For Every Dwelling Unit		1 Two Wheeler
150 Sq.m Floor Area	=	1 Car Space
Required Area	=	57.40 Sq.m
Required Parking	=	1 Car Parking
Available Parking	=	1 Car Parking

AREA DETAILS

REF.	DESCRIPTION	SQ.M	SQ.FT.
▭	SITE AREA (As per Document) Plot.No : EWS-B-1545 = 38.00 Sq.m Plot.No : EWS-B-1544 = 38.00 Sq.m	76.00	818.06
▭	PRO.BUILDING AREA IN G.F Bulding Area = 48.22 Portico Area = 09.18	57.40	618.00
▭	OPEN AREA		
▭	EXG. ROAD		
	TOTAL PRO.BUILDING AREA IN G.F	57.40	618.00

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. COUNRTY 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

DRAWN BY:
Er. K. RAHMAN. B.E.,
Reg.No: 146/LS/2022/00048
Safia Design & Build Firm.
Mobile: 99 44 70 20 44.
(PLAN ONLY)

1. (Mr. P. ABDUL NIYAZ)

2. (Mrs. A. ANISH BEGAM)

APPLICANT

Signature of Registered Professional
K. VENKATESAN, B.E.,MBA,
Registered Civil Engineer
No. 146/LS/2019/00033
Tirunelveli Corporation
Cell: 94434 04890

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

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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.