

PP

APPROVAL RECORD

Planning Permission

Survey 35/1

Kattumavadi

Nagapattinam district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

PURPOSE

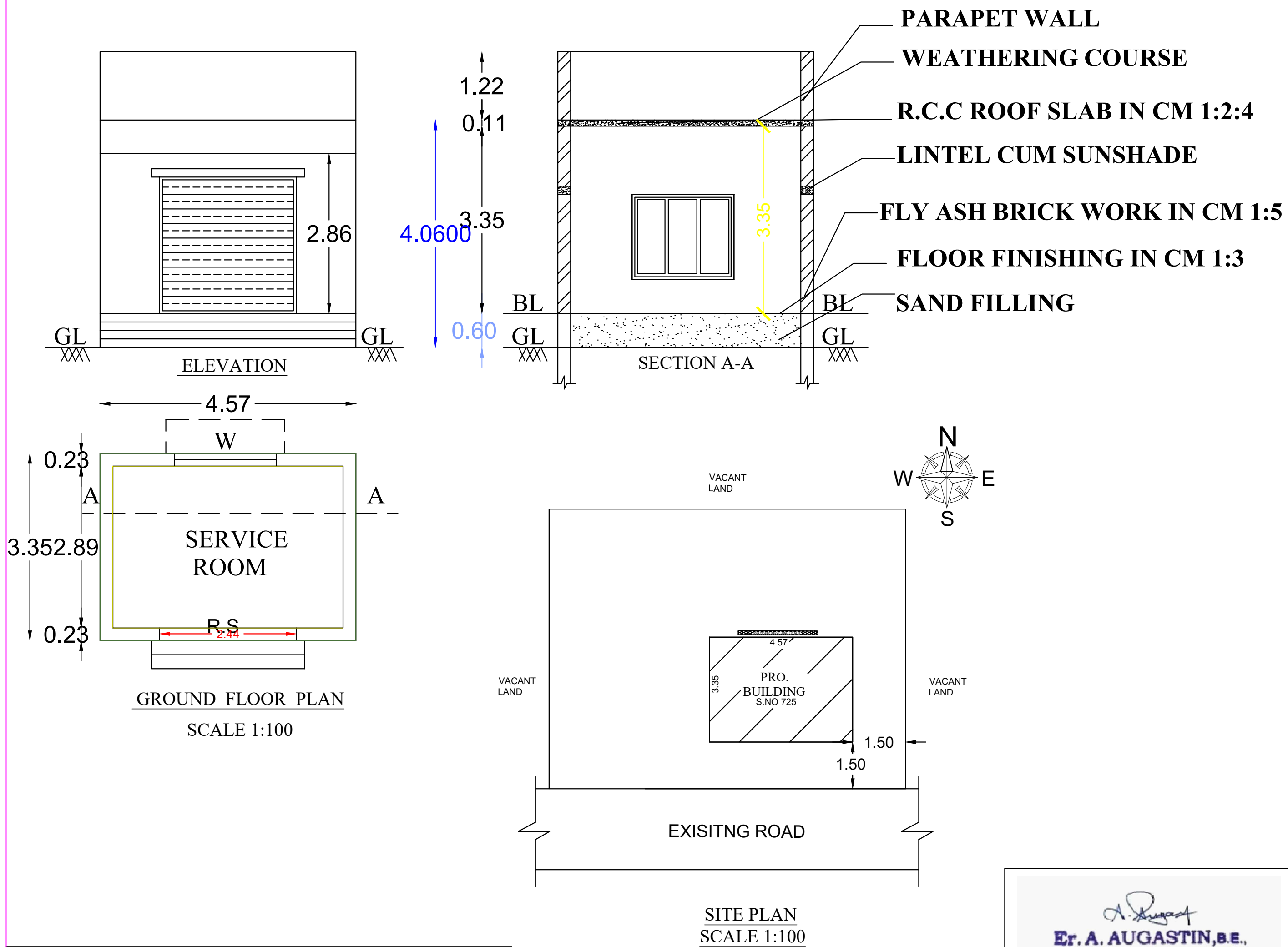
Commercial

The approval as the planning authority issued it, reproduced in full behind this page.

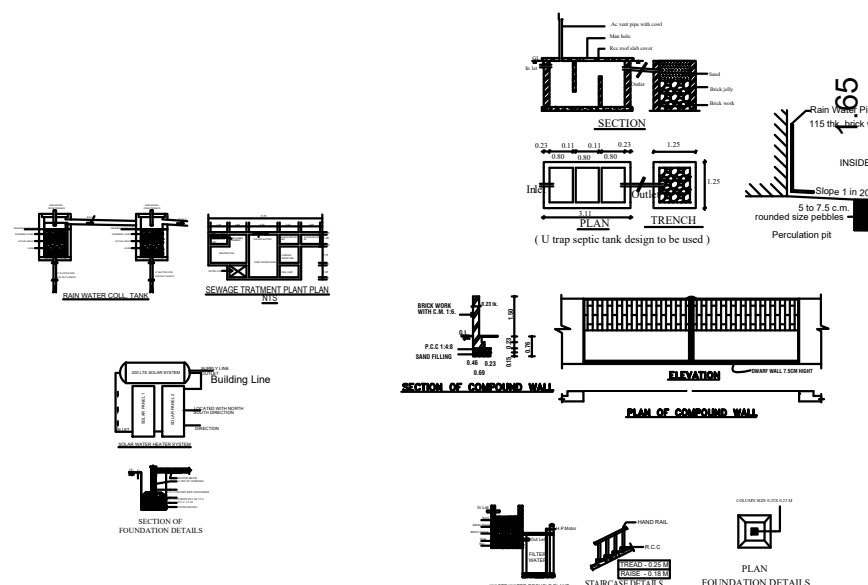
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL BUILDING IN S.NO: 35/1 , KATTUMAVADI VILLAGE / PANCHAYAT , NAGAPATTINAM TALUK , NAGAPATTINAM DISTRICT.

NAME OF THE OWNER : M/S SRI KUMARAN JEWEL PARADISE.



APPROVAL AUTHORITY




Er. A. AUGASTIN, B.E.,
Register Engineer (RE)
DTCP/PDK/RE/GR-II/24/08/025
VIRALMALAI.
Cell No: 9629151788

REGISTERED ENGINEER

For SRI KUMARAN JEWEL PARADISE
Sri Saravana Prakash
Partner

APPLICANT

<u>T.N COMBINED DEVELOPMENT & BUILDING RULES -2019</u>			
SET BACK	REQUIRED	AVAILABLE	OK
FRONT	1.50	1.50	OK
SIDE 1	1.00	1.00	OK
SIDE 2	1.00	13.36	OK
REAR	0	35.37	OK
PARKING	1 TW	1TW	OK
FSI	2.00	0.09	OK

AREA DETAILS

SITE EXTENT	1200.00 SQM	12917.00 SQFT
PLINTH AREA	15.33 SQM	165.00 SQFT
VACANT AREA	1092.22 SQM	11757.00 SQFT

BLOCK	FLOOR	AREA	
	GROUND FLOOR	15.33 SQM	165.00 SQFT
	TOTAL AREA	15.33 SQM	165.00 SQFT

REFERENCE

RS	- ROLLING SHUTTER	- 2.44 X 2.14M
W	- WINDOW	- 1.52 X 1.52M

NOTE

ALL DIMENSIONS ARE IN METER
EXHAUST FAN USED FOR KITCHEN
SOLAR WATER HEATER SYSTEM TO BE PROVIDED
RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
WASTE WATER WILL BE USED FOR GARDEN PURPOSE

BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PARKING CALCULATION

FLOOR AREA ABOVE 75 Sq.mt = 1 CAR SPACE (2.50X5.00)
FLOOR AREA FROM 25 - 50 Sq.mt = 1 TW SPACE (1.50X2.00)

REQUIRED PARKING = 1 CAR + 1TW

PARKING PROVIDED = 1 CAR + 1TW

FLOOR SPACE INDEX

$$= \frac{\text{TOTAL PLINTH AREA}}{\text{TOTAL SITE AREA}}$$

$$= \frac{15.33}{1200.00}$$

$$= 0.01 < 2$$

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](#)



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

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

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

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



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.

