

PP

APPROVAL RECORD

# Planning Permission

Pudukkottai

Pudukkottai district, Tamil Nadu

APPROVAL TYPE

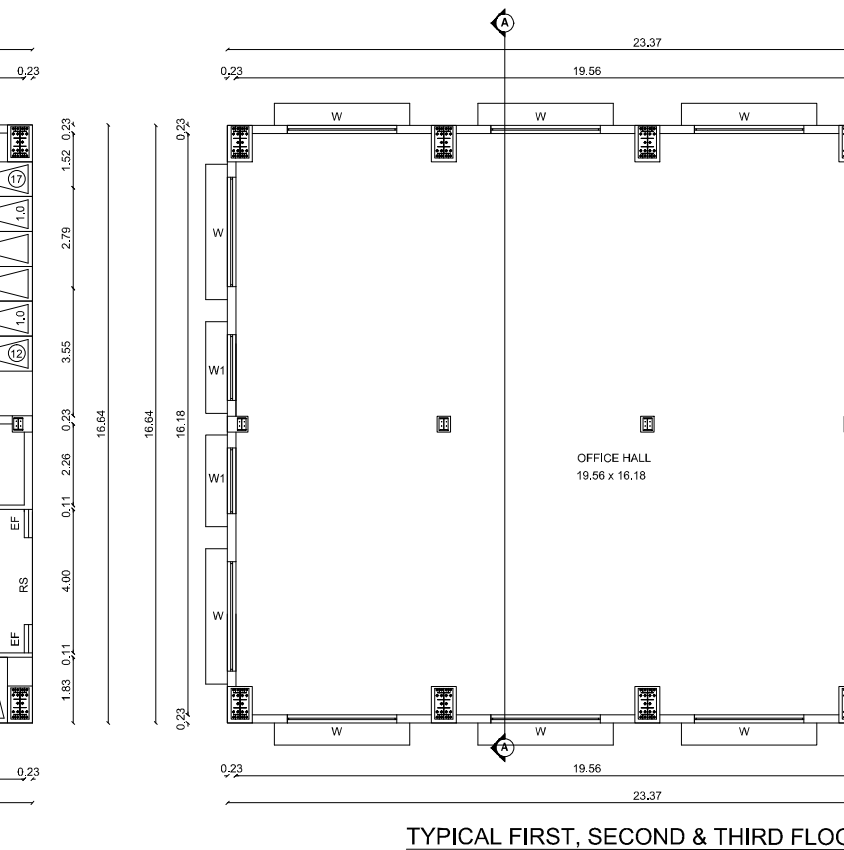
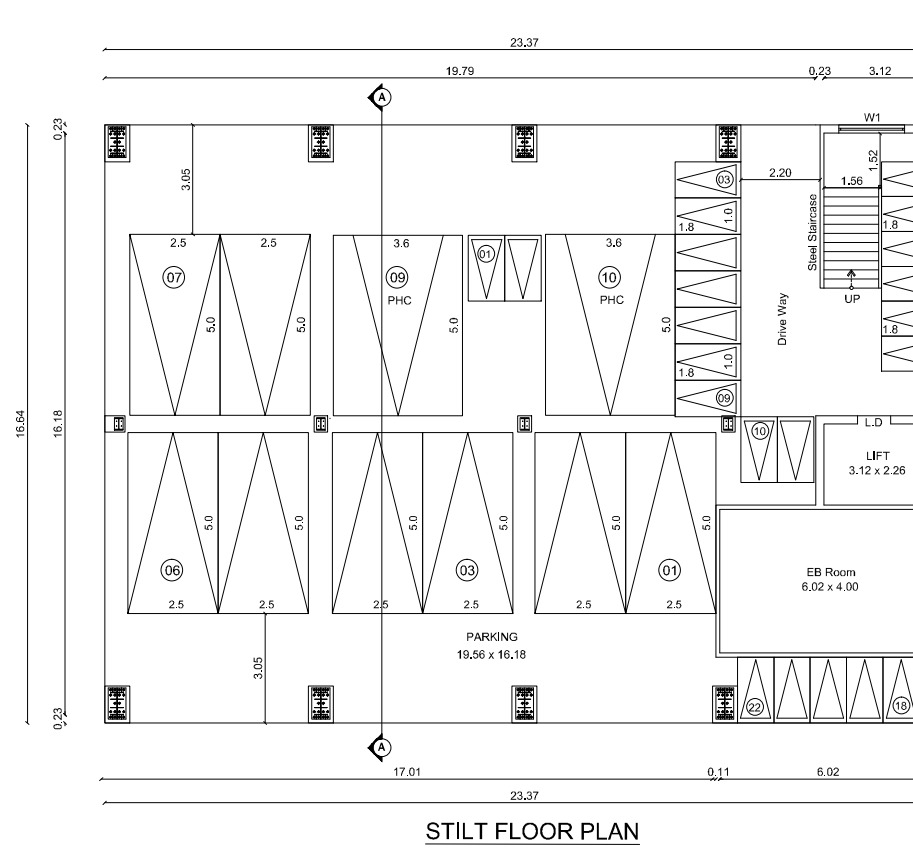
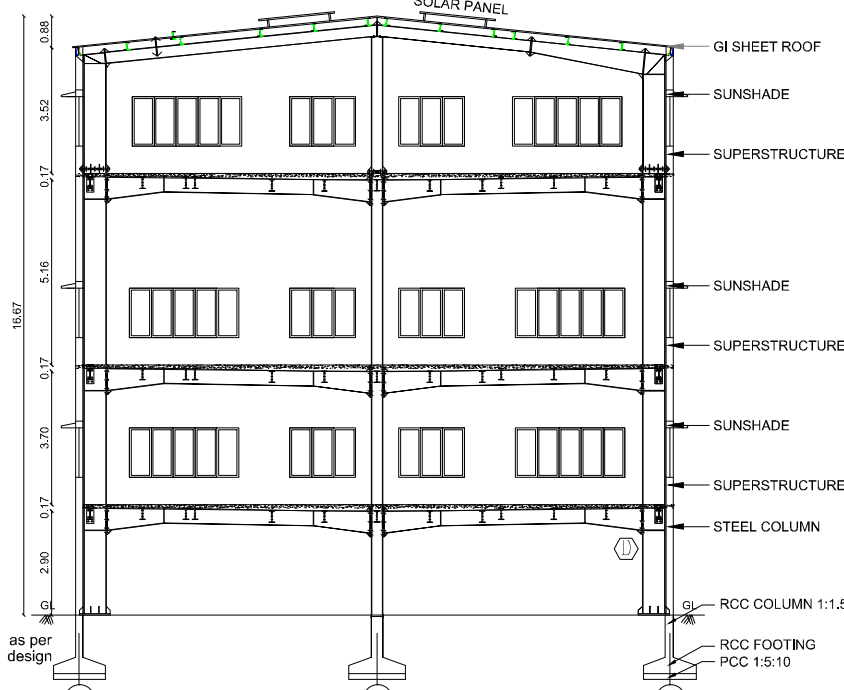
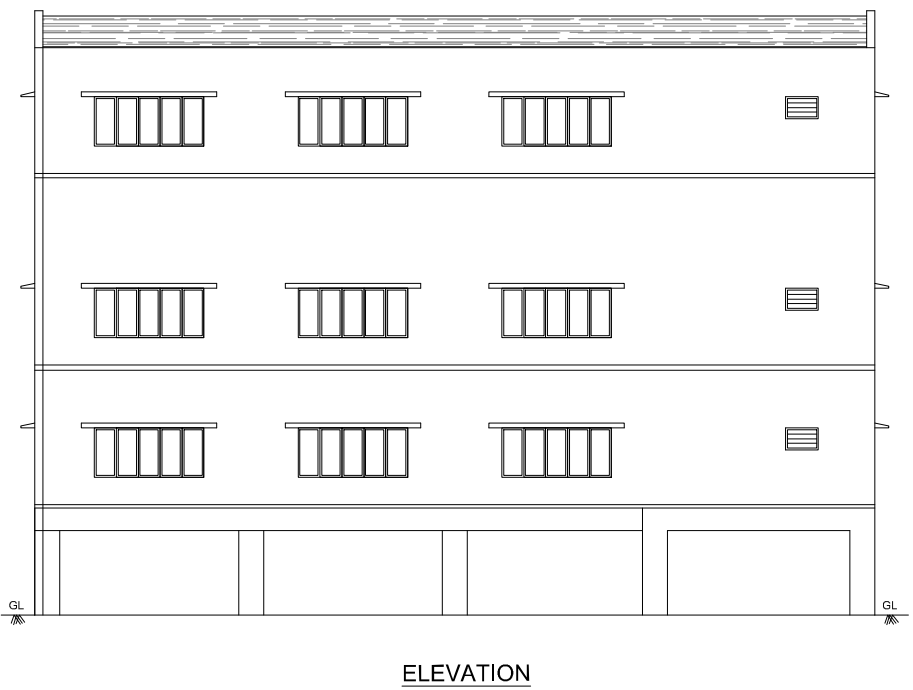
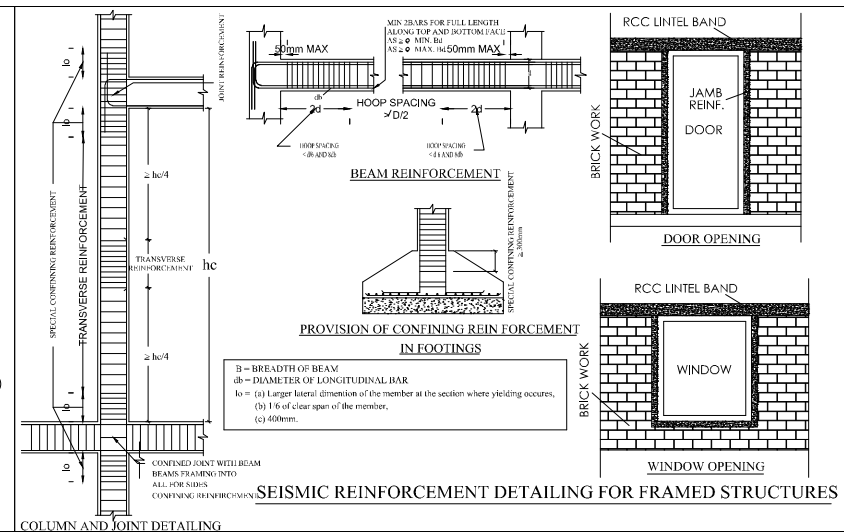
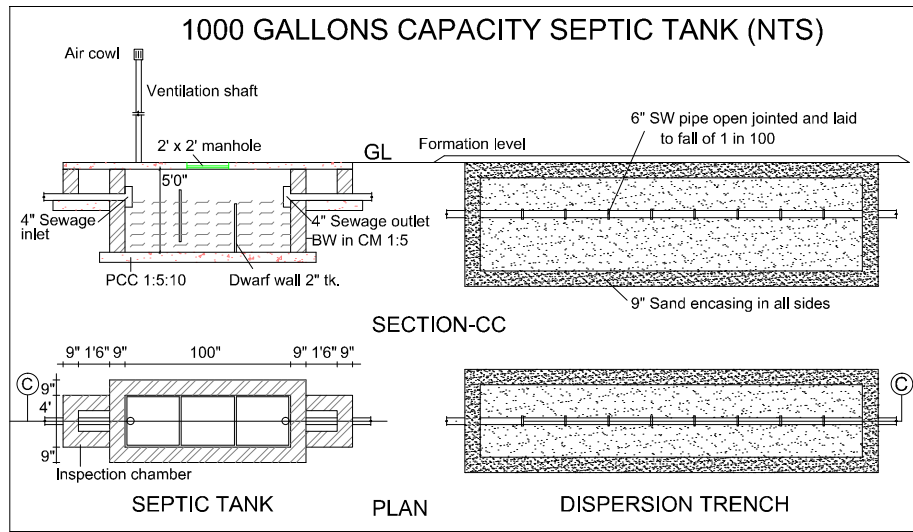
**Building Plan**

ISSUING AUTHORITY

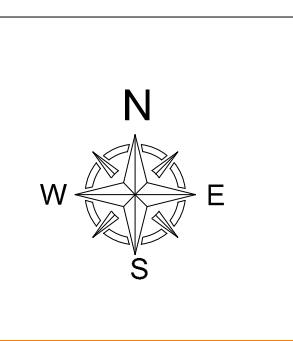
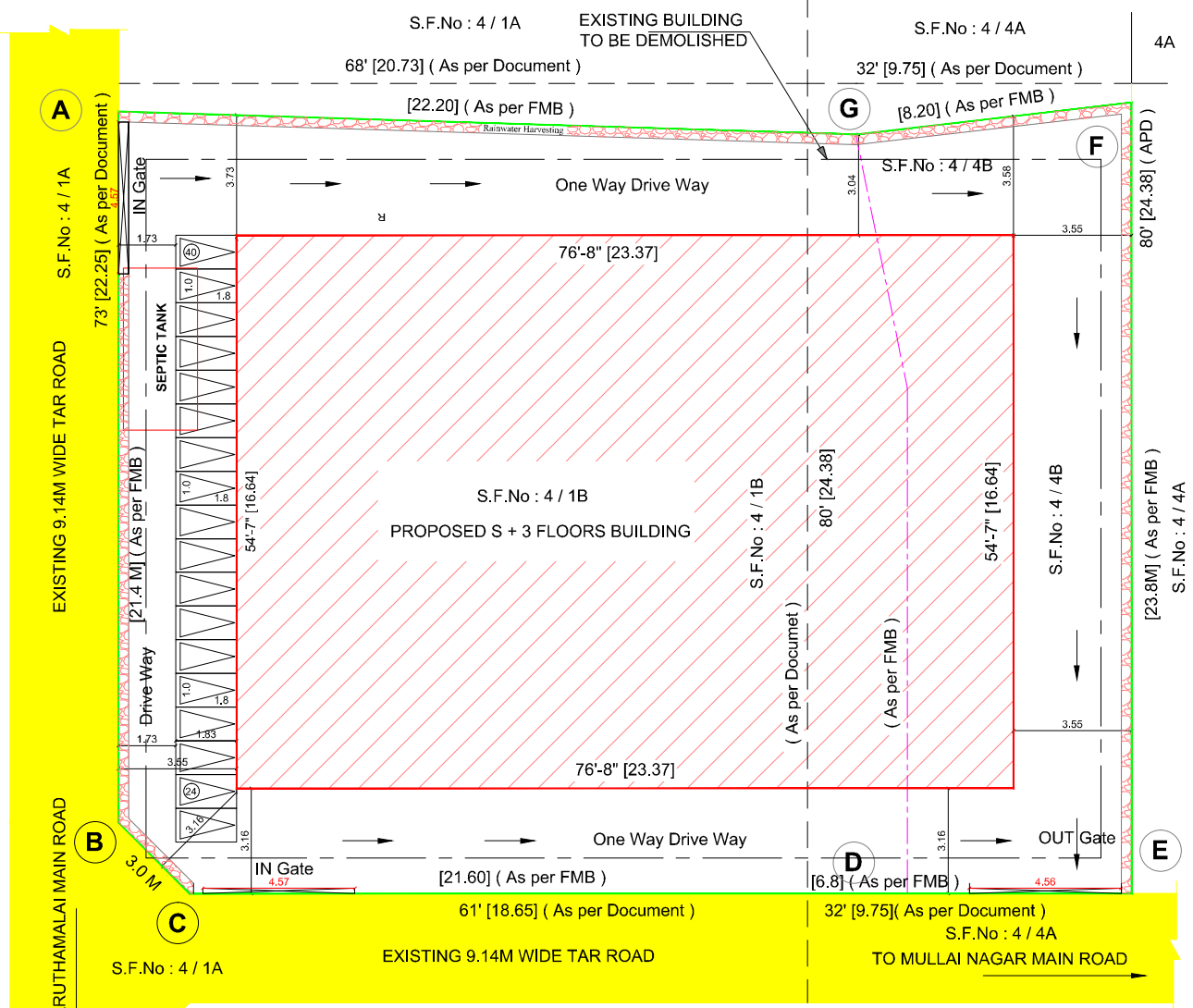
**Town Panchayat**

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.



| JOINERIES DETAILS |                 |             |
|-------------------|-----------------|-------------|
| M.D               | MAIN DOOR       | 1.52 x 3.05 |
| RS                | ROLLING SHUTTER | 1.42 X 3.05 |
| D                 | DOOR            | 0.91 x 3.05 |
| D1                | DOOR            | 0.76 x 3.05 |
| W                 | WINDOW          | 3.05 x 1.52 |
| W1                | WINDOW          | 1.83 x 1.52 |
| O                 | OPEN            | 0.76 x 3.05 |
| V                 | VENTILATOR      | 0.91 x 0.61 |



**CERTIFICATE :**

- CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
- BATH ROOM & WAS BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE. PROPOSED CONSTRUCTION AS PER PLAN.
- SOLAR WATER HEATING SYSTEM IS PROVIDED IN THE BUILDING CONSTRUCTION AS PER PLAN.

**PLANNING PERMISSION :**

ONLINE APPLICATION No : SWP / BPA / 172544 / 2024

SITE BOUNDARY SHOWN AS "A TO G "

PLANNING PERMISSION No : 289 / 2024

SWP / SITE APPROVAL No LP / C.L.P.A No : 247 / 2024

K.GOWTHAMI  
Ass.Draughtsman

U.BHARATHI  
Draughtsman-III

S.MOHANA  
Planning Assitant

APPLICANT

STRUCTURAL ENGINEER

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RCC ROOF STILT, FIRST, SECOND & GI SHEET ROOF THIRD FLOOR COMMERCIAL BUILDING IN S.F No : 4 / 1B, 4 / 4B , NEW THILLAI NAGAR PART-1, VADAVALLI VILLAGE , PERUR TALUK, COIMBATORE CORPORATION.

SCALE 1 : 100 NOTE : ALL DIMENSIONS ARE IN METRE

| SITE AREA DETAILS :        |                      |                       |                           |                         |                                                                                       |
|----------------------------|----------------------|-----------------------|---------------------------|-------------------------|---------------------------------------------------------------------------------------|
| AREA OF SITE               |                      | as per doc<br>in Sq.m | as per patta<br>in Sq.m   |                         | Color Under<br>Reference                                                              |
| S.F.No : 4 / 1B            |                      | 503.06                | 556.00                    |                         |                                                                                       |
| S.F.No : 4 / 4B            |                      | 237.83                | 185.00                    |                         |                                                                                       |
| TOTAL AREA ABCDEFG:        |                      |                       | 740.89                    | 741.00                  |    |
| Block<br>No's              | Description          | FSI<br>Area<br>(Sq.m) | Non FSI<br>Area<br>(Sq.m) | Total<br>Area<br>(Sq.m) | Color Under<br>Reference                                                              |
| 01                         | Commercial Building  |                       |                           |                         |  |
|                            | Area of Stilt Floor  | 24.08                 | 364.80                    | 388.88                  |                                                                                       |
|                            | Area of First Floor  | 388.88                | ---                       | 388.88                  |                                                                                       |
|                            | Area of Second Floor | 388.88                | ---                       | 388.88                  |                                                                                       |
|                            | Area of Third Floor  | 388.88                | ---                       | 388.88                  |                                                                                       |
| Sum of Total Built up Area |                      | 1190.72               | 364.80                    | 1555.52                 |  |
| Existing Road              |                      |                       |                           |                         |  |

FSI  $\frac{\text{Total FSI Area}}{\text{Area of site}} = \frac{1190.72}{740.89} = 1.61 < 2.00$

| PARKING STANDARDS AS PER TNCD BR 2019 |             |                                                                                |          |             |          |
|---------------------------------------|-------------|--------------------------------------------------------------------------------|----------|-------------|----------|
| S.No                                  | DESCRIPTION | CORPORATION NORMS                                                              |          |             |          |
| 01                                    | COMMERCIAL  | 1 car spacefor the every 100 sq.m<br>1 two wheeler space for the every 25 sq.m |          |             |          |
| DESCRIPTION                           |             | Car Parking                                                                    |          | Two Wheeler |          |
|                                       |             | Required                                                                       | Provided | Required    | Provided |
| COMMERCIAL (1190.72/100) x 75 %       |             | 9 No's                                                                         | 9 No's   | 36 No's     | 36 No's  |
| Visitors parking ( 10% )              |             | 01 No                                                                          | 01 No    | 04 No's     | 04 No's  |
| TOTAL PARKING PROVIDED                |             | 10 No's                                                                        | 10 No's  | 40 No's     | 40 No's  |

V. BALAJI RANGANATHAN M.E., MIE. (Ph.D)  
Regd. Structural Engineer,  
Reg No : CLPA / SE / GR-1 / 19 / 04 / 034

ER. R. RAGUPATHY BE.,  
Consulting Civil Engineer & Contractor & Lbs  
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,  
GCI, Coimbatore - 641 043, Cell: 91-97902 33332  
LBS No. GR1.057.2019 LPA/RE/GR-1/19/04/008

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

