

PP

APPROVAL RECORD

Planning Permission

Salem

Pudukkottai district, Tamil Nadu

APPROVAL TYPE

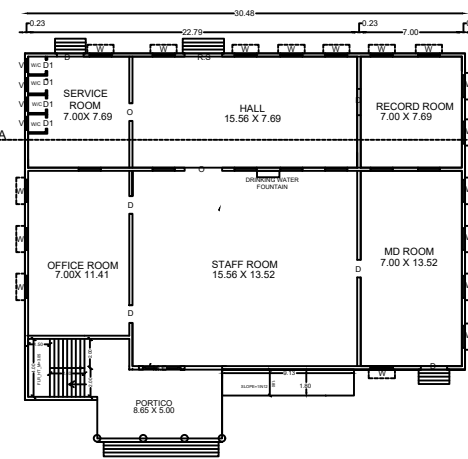
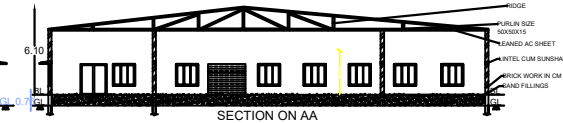
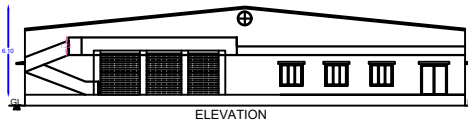
Building Plan

ISSUING AUTHORITY

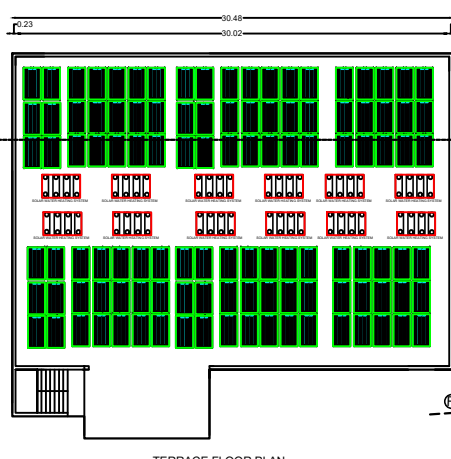
DTCP

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.

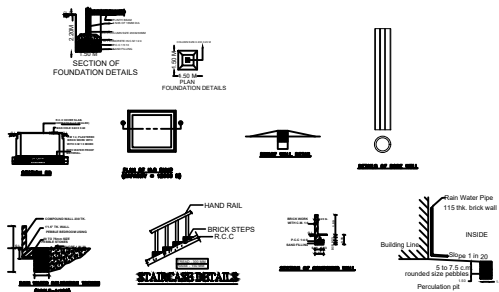


GROUND FLOOR PLAN
SCALE 1: 100



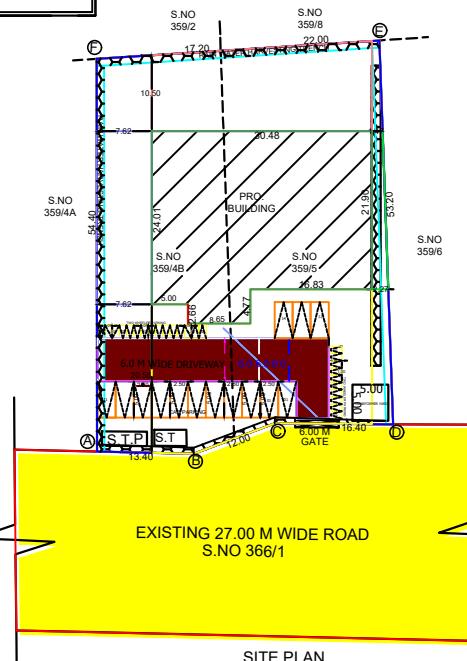
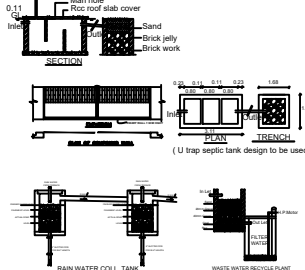
TERRACE FLOOR PLAN
SCALE 1: 100

PLAN INFO
PLOT_AREA_M2=2100.00
AS_PER_DOCUMENT=2100.00
AS_AT_SITE=2154.58
FMB_OR_PLR=2100.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=30.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=12.00
ROAD_LENGTH=260.00
AVG_PLOT_DEPTH=60.00
AVG_PLOT_WIDTH=30.00
LAND_USE_ZONE=COMMERCIAL
PLOT_NO=359/4B.5
DISTRICT=PUDUKKOTTAI
TALUK=PUDUKKOTTAI
SURVEY_NO=359/4B.5
PATTANA=1947/1944
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPTH=YES
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
BLOCK_I_B-PCO_MEMBER_COUNT=25
BLOCK_II_B-PCO_STAFF_MEMBER_COUNT=5
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
ORGANIZATION_TYPE=PRIVATE
JURISDICTION_TYPE=PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO



AMENITIES PROVIDED

- HEAD ROOM ROOF HEIGHT 2.1 M
- SEPTIC TANK WITH DESPERION TRENCH
- TRAP PROVIDED ON SEPTIC TANK
- SOLAR POWER ASSISTED WATER HEATING SYSTEM
- DRINKING WATER SUMP WITH TANK
- PERCULATION PIT SIZE 0.30X0.30M REQUIRED DEPTH
- FIRE SERVICE WATER SUMP
- BATH ROOM WATER RECYCLING PIT WITH SUMP AND TANK
- 1/4 INCH BOUNDARY PERCULATION PIT
- RAIN WATER FILLERATION BED WITH TANK
- SEWAGE TREATMENT PLANT
- ENTRANCE GATE 6M WIDE
- PARKING SPACE PROVIDED FOR BOTH INSIDERS AND OUTSIDERS
- THUNDER AND LIGHTNING ARRESTER
- EARTHQUAKE RESISTANCE STRUCTURE
- FIRE EXTINGUISHER PROVIDED
- EMERGENCY ALARM
- FLYASH BRICKS USED FOR BUILDING
- BOREWELL PROVIDED
- FIRST AID BOX PROVIDED
- ALL DOOR AND WINDOW OPENS OUTWARD SIDE
- LONG BELL ARRANGEMENT



SITE PLAN
SCALE 1:400

DISTRICT TOWN AND COUNTRY PLANNING
PUDUKKOTTAI

SHEET NO.1/1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
COMMERCIAL BUILDING (OFFICE BUILDING) IN S.NO :359/4B,5
AT KULAVAIPATI VILLAGE/ PANCHAYAT, PUDUKKOTTAI
PANCHAYAT UNION/TALUK, PUDUKKOTTAI DISTRICT.

FILE NO:SWP/BPA/102936/2024
SCRUTINY REFERENCE:FG7THTFN

COLOUR INDEX

BOUNDARY	-	
PROPOSED BUILDING	-	
EXISTING ROAD	-	
DRIVEWAY	-	



Special Condition:

- The building must use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be cancelled, action will be initiated under 56 and 57 of Town and country planning Act-1971 without prior notice, considered as unauthorized construction.
- Closed circuit television unit should be provided as per Annexure-XXI of TNCDPR-2019

AREA STATEMENT

SITE AREA DETAILS	
DESCRIPTION	SQ.M
PLOT AREA(as per Document)	2100.00
PLOT AREA(as per patta)	2100.00
Super Imposed Plot Area	2100.00

PRO.BUILD.	AREA		
	FSI	NON FSI	TOTAL COVERED AREA
BLOCK	FLOOR	SQ.M	SQ.M
BLOCK 1	GROUND FLOOR	719.32	719.32
	TOTAL AREA	719.32	719.32

REFERENCE

TYPE	- DESCRIPTION	- METER
MD	- MAIN DOOR	- 2.58 X 3.05
D	- DOOR	- 1.83 X 2.13
D1	- DOOR	- 0.76 X 2.14
W	- WINDOW	- 1.52 X 1.52
V	- VENTILATOR	- 0.90 X 0.60

F.S.I = $\frac{\text{TOTAL FLOOR AREA}}{\text{SITE EXTENT}} = \frac{719.32}{2100.00} = 0.34$

PARKING DETAILS

VEHICLE NAME	REQUIRED	PROVIDED
CAR	07	14
TWO-WHEELER	25	25

SWP/DTCP/PD/BP.NO.18 /2024

Deputy Director(I/C)
District Town and Country Planning Office
Pudukkottai District

Dr. P.D. GEORGE, M.E. (Struct),
REGISTERED ENGINEER,
RE / Gr.I / SVG. Region / 001 / 2019
KNSHAA BUILDERS & PROMOTERS
P.No: 287, Puthiy Nagar (Double Road)
Rajagopalapuram Housing Unit
Pudukkottai - 622 003.
Contact: 9597903458

REGISTERED ENGINEER

Dr. P.D. GEORGE, M.E. (Struct),
REGISTERED STRUCTURAL ENGINEER,
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REGISTERED STRUCTURAL ENGINEER

(M.JUSTIN AROKKIARAJ)
APPLICANT

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

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



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.

