

PP

APPROVAL RECORD

Planning Permission

Pudukkottai 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.

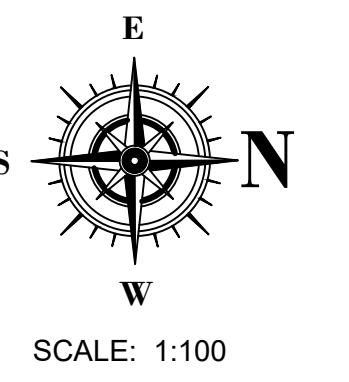
ALL DIMENSION ARE IN METER

Existing road 

site boundry 

Proposed building 

Driveway 



1. 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 initiate under 56 and 57 of Town and Country Planning Act -1971 without prior notice, considered as unauthorized construction.

2. Closed circuit television unit should be provided as per Annexure-XXI of TNCDBR-2019

SITE AREA DETAILS	
DESCRIPTION	SQ.m
PLOT AREA (as per DOCUMENT)	4238.42
PLOT AREA (as per PATTa)	4238.42
SUPER IMPOSED PLOT AREA	4238.42

SITE AREA (minimum of above shall be taken into account)

DESCRIPTION	FLOOR AREA Sq.Mt	NON FSI AREA Sq.Mt		FSI AREA Sq.Mt
GROUND FLOOR	938.00	-	-	938.00
TOTAL AREA	938.00	-	-	938.00

TOTAL BUILDUP AREA	938.00
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$$\text{F.S.I} = 938.00 / 4238.42 = 0.22$$

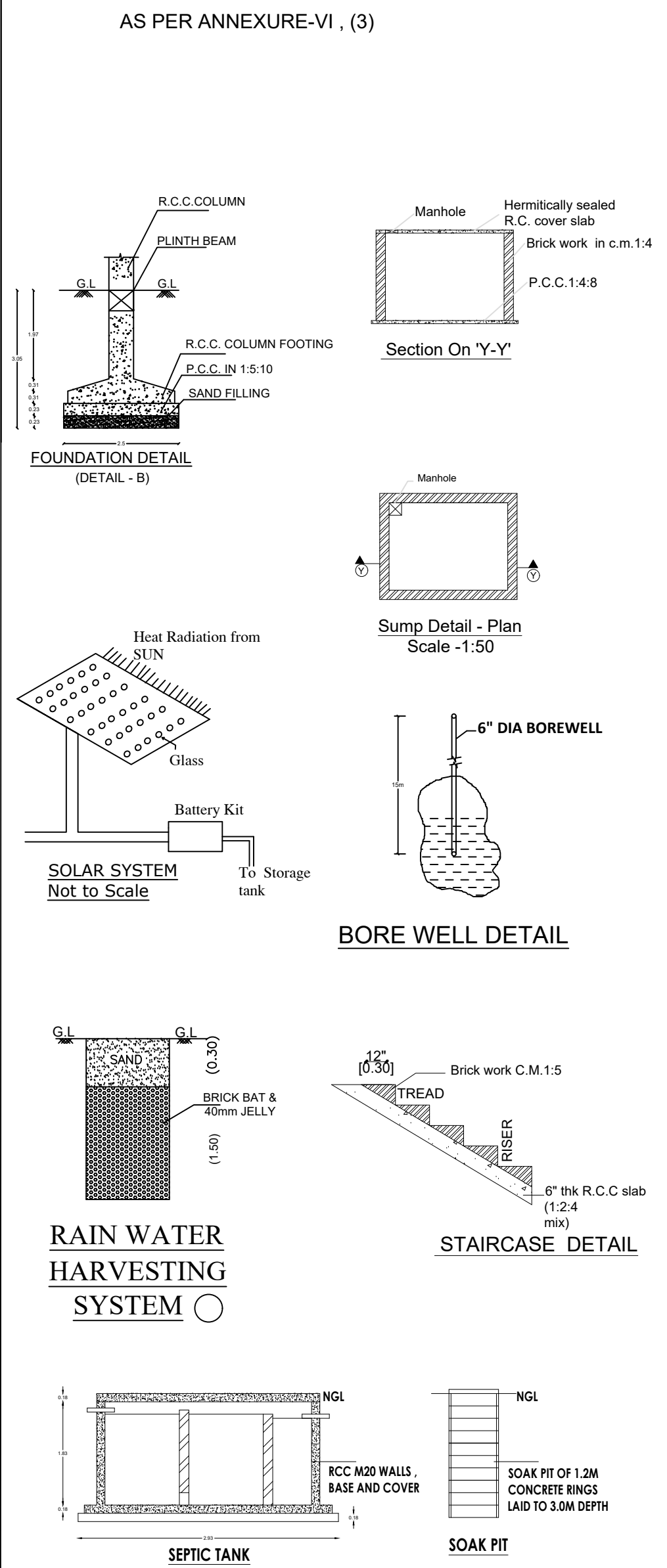
PLOT COVERAGE=938.00 / 13350.00 X100 = 22.13%

PARKING DETAILS

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1.	CAR PARKING SPACE	NOT REQUIRED	NOT REQUIRED
2.	TWO WHEELER PARKING SPACE	12.NOS	12. NOS
3.	CYCLE PARKING SPACE	86.NOS	86. NOS

SWP/DTCP/PD/BP No-16/2024

Deputy Director (i/c)
District Town and Country Planning office
Pudukkottai District



SPECIFICATION:-

1. ALL R.C.C WORK LIKE FOOTING, PLINTH BEAM, LINTEL BEAM, SLAB SHALL BE CAST IN 1:1.5:3 (M.20) CEMENT CONCRETE
2. 1:5:10 P.C.C CONCRETE FOR FOUNDATION & UNDER FLOOR FINISHING
3. FIRST CLASS BRICK MASONRY WITH 1:6 CEMENT SAND MORTAR SHALL BE USED FOR FOUNDATION & SUPER STRUCTURE
4. 1:6 CEMENT SAND SHALL BE USED ONLY FOR WALL.
5. MILD STEEL SHALL BE USED FOR ROLLING SHUTTER, DOOR, WINDOW & VENTILATORS
6. FLOORING SHALL BE OF 150MM THICK 1:2:4 CEMENT CONCRETE
7. ALL CIVIL WORK SHALL BE PAINTED
8. ALL WOOD & STEEL WORK SHALL BE PAINTED WITH FIRE RESISTANT ENAMEL PAINT
9. ALL ELECTRICAL WIRE SHALL BE OF I.S.I STANDARDS WITH FIRE RESISTANT PROPERTIES
10. ALL R.C.C WORK SHALL BE FOLLOWED AS PER INDIAN STANDARD CODE 456:2000
11. FIRE EXTINGUISHERS INSTALLED IN THE PREMISE SHOULD BE MAINTAINED PROPERLY
12. WASTE WATER TO BE USED FOR GARDEN PURPOSE
13. ALL DIMENSIONS ARE IN METER

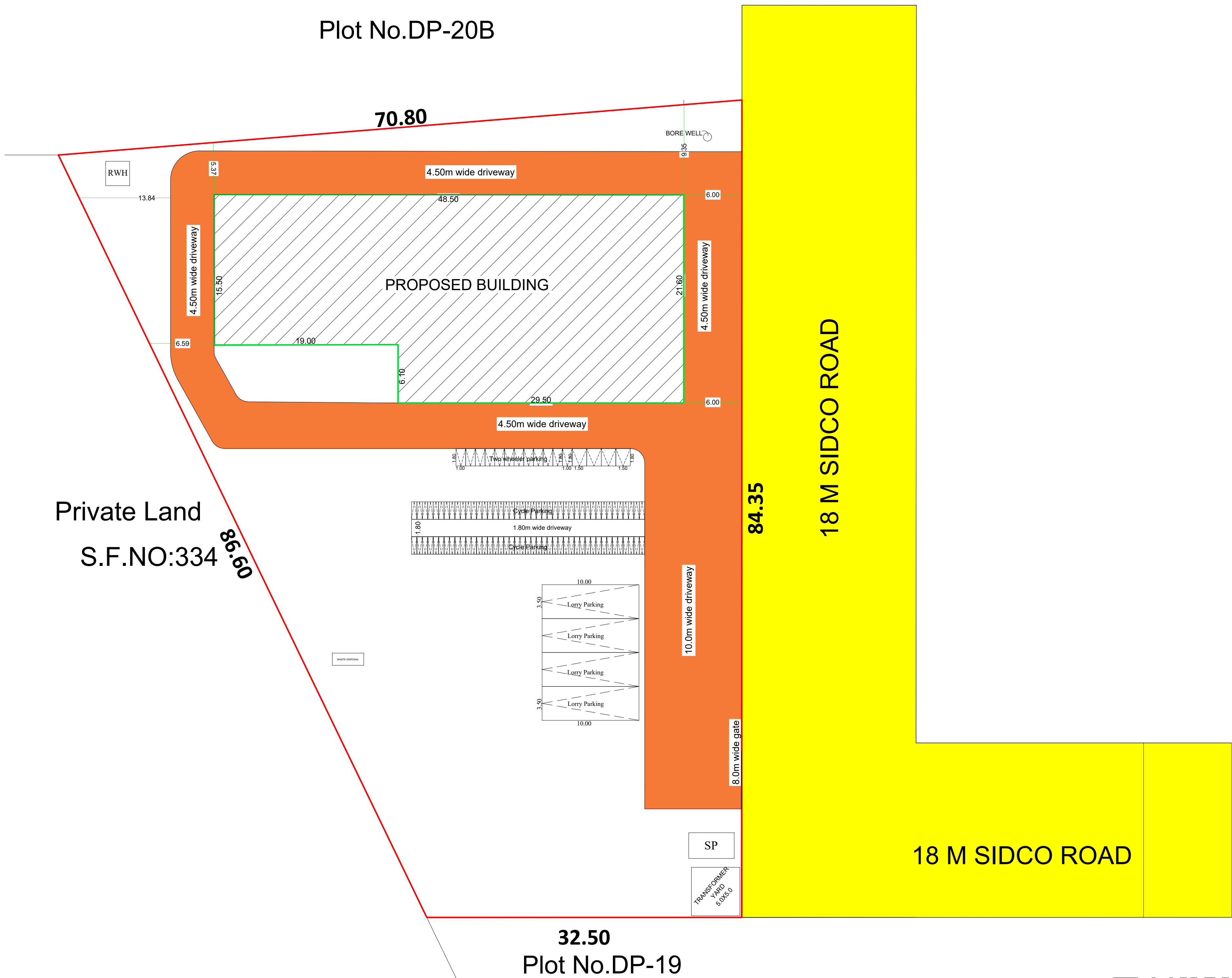
S.NO	DESCRIPTIONS	
1.	CAPACITY OF MILLING MACHINE	30 H.P
2.	MILLING MACHINE RUN TYPE	ELECTRIC MOTOR
3.	NO OF WORKERS IN MILL	10 MEMBERS

APPLICANT SIGNATURE



REGISTERED ENGINEER

M. Chokkalingam
2/5/24
Er.M.CHOKKALINGAM,B.E.,A.M.I.E.,C.E.,
REGISTERED ENGINEER
DTCP/PDK/RE/GR-II/20/10/801
SRI VINAYAGA BUILDERS
Sri Mathuvananayagi Illam
Kavinadu East, Pudukkottai - 3.
75022 86126, erchokku@gmail.com



PUDUKKOTTAI (SIPCOT COMPLEX), KULATHUR TALUK, PUDUKKOTTAI DISTRICT.

DEVELOPED PLOT : DP - 20 A.

NAME OF ALLOTTEE : Thiru.K.Bharathiraja,
M/s.Geesys Technologies India Private Limited,
No.33, Alandur Road, Saldapet,
Chennai – 600 032.

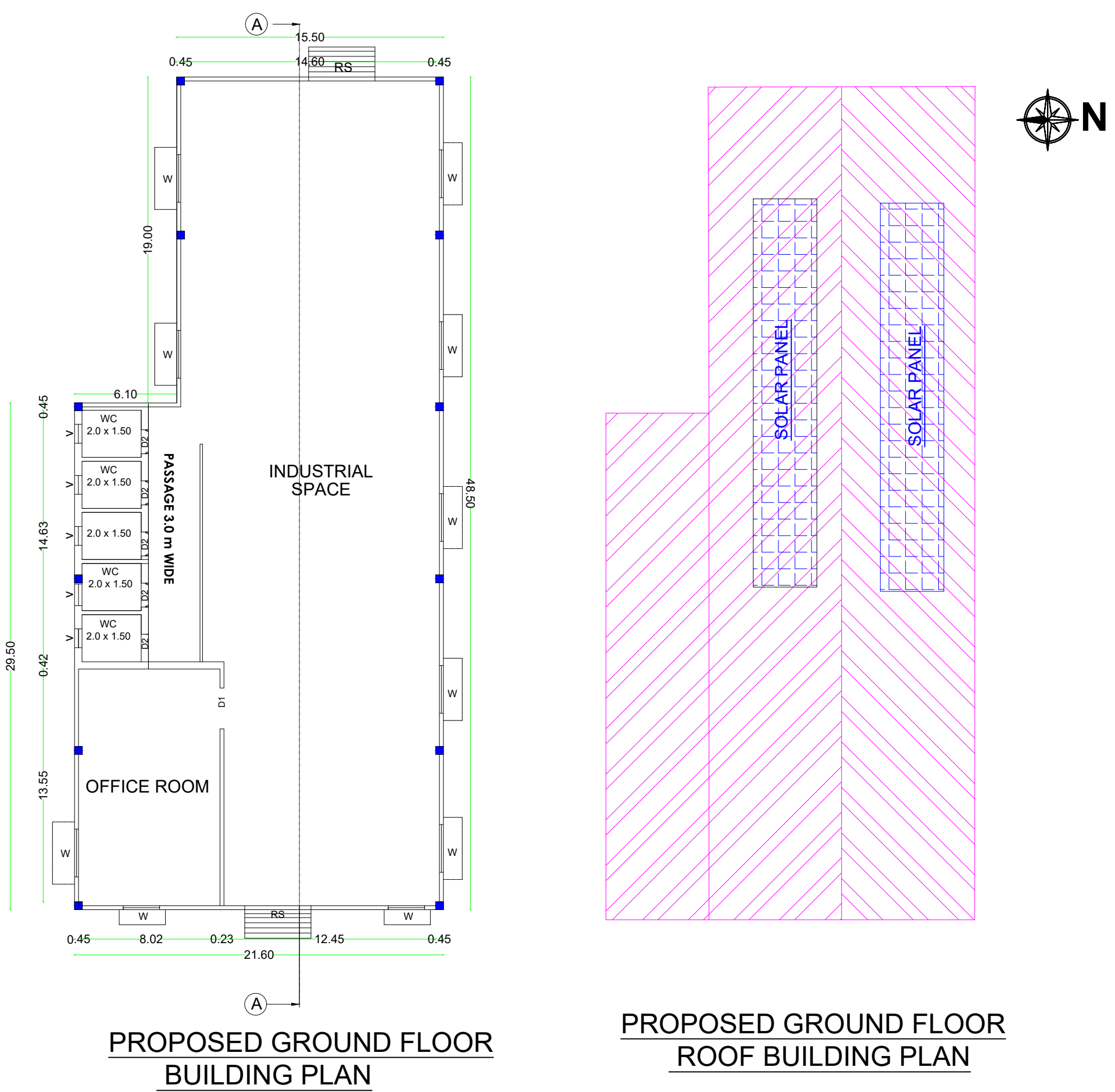
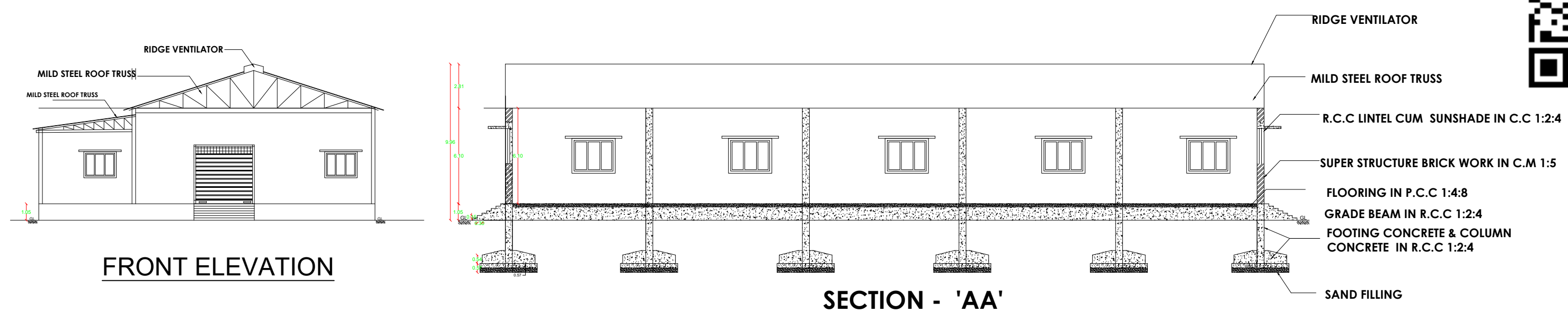
EXTENT : 4238.42 Sq.m (or) 1.05 Acre.

SURVEY NO. : 332 (Part) & 559 (Part).

NAME OF VILLAGE
NAME OF TALUK

NAME OF TALUK : Kulathur.
NAME OF DISTRICT : Pudukkottai.

SITE PLAN



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.

