

PP

APPROVAL RECORD

Planning Permission

Pudukkottai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

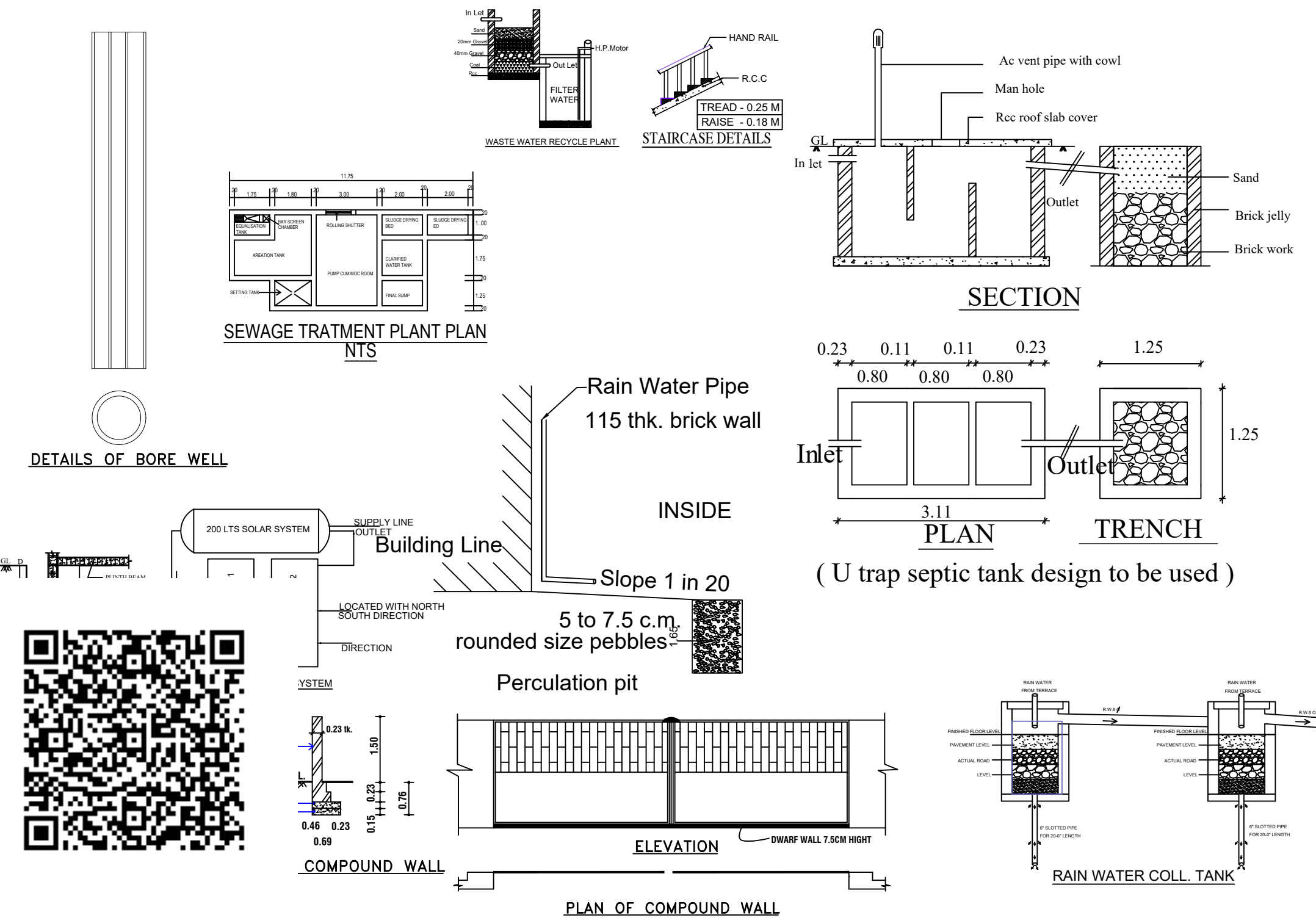
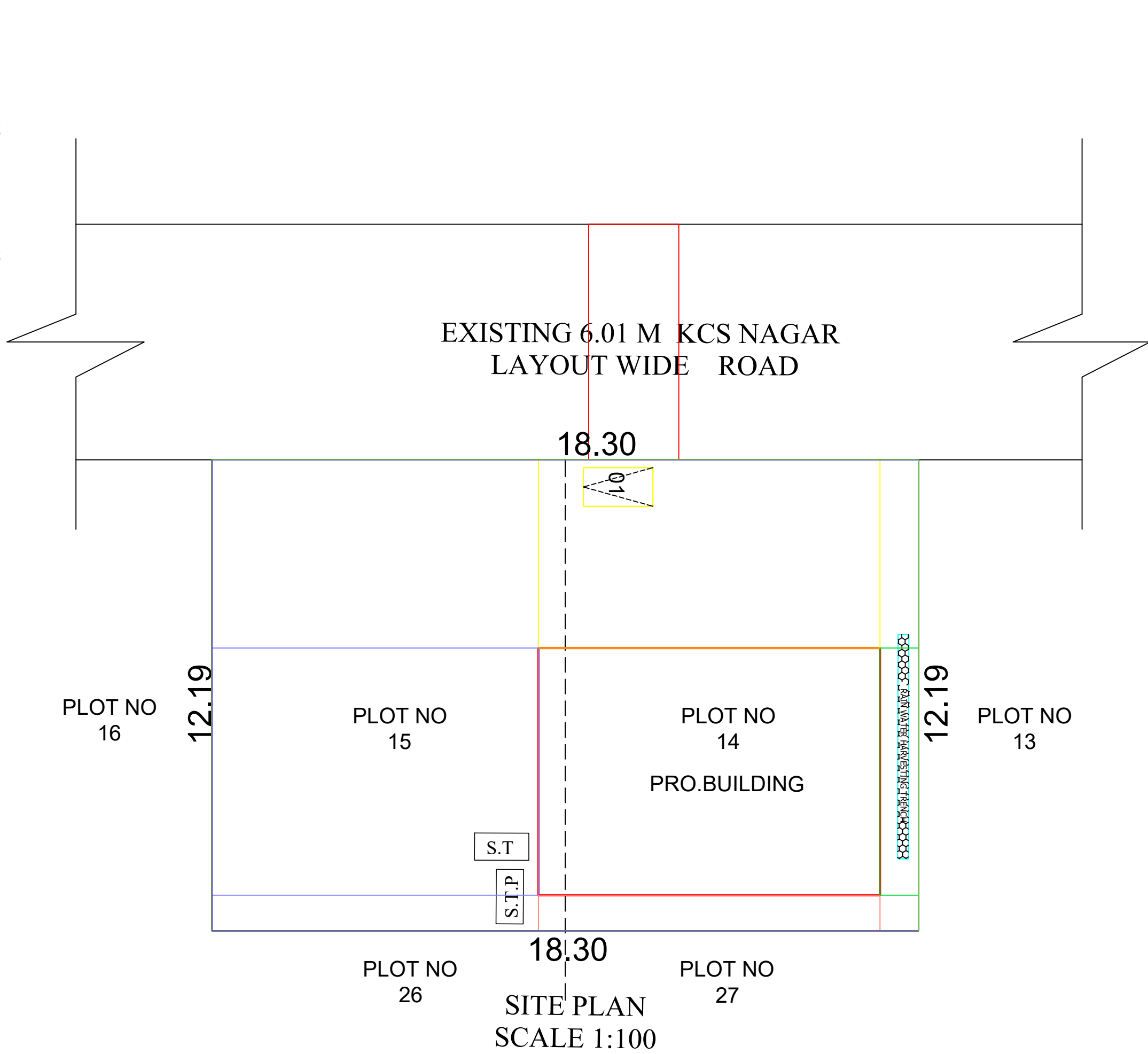
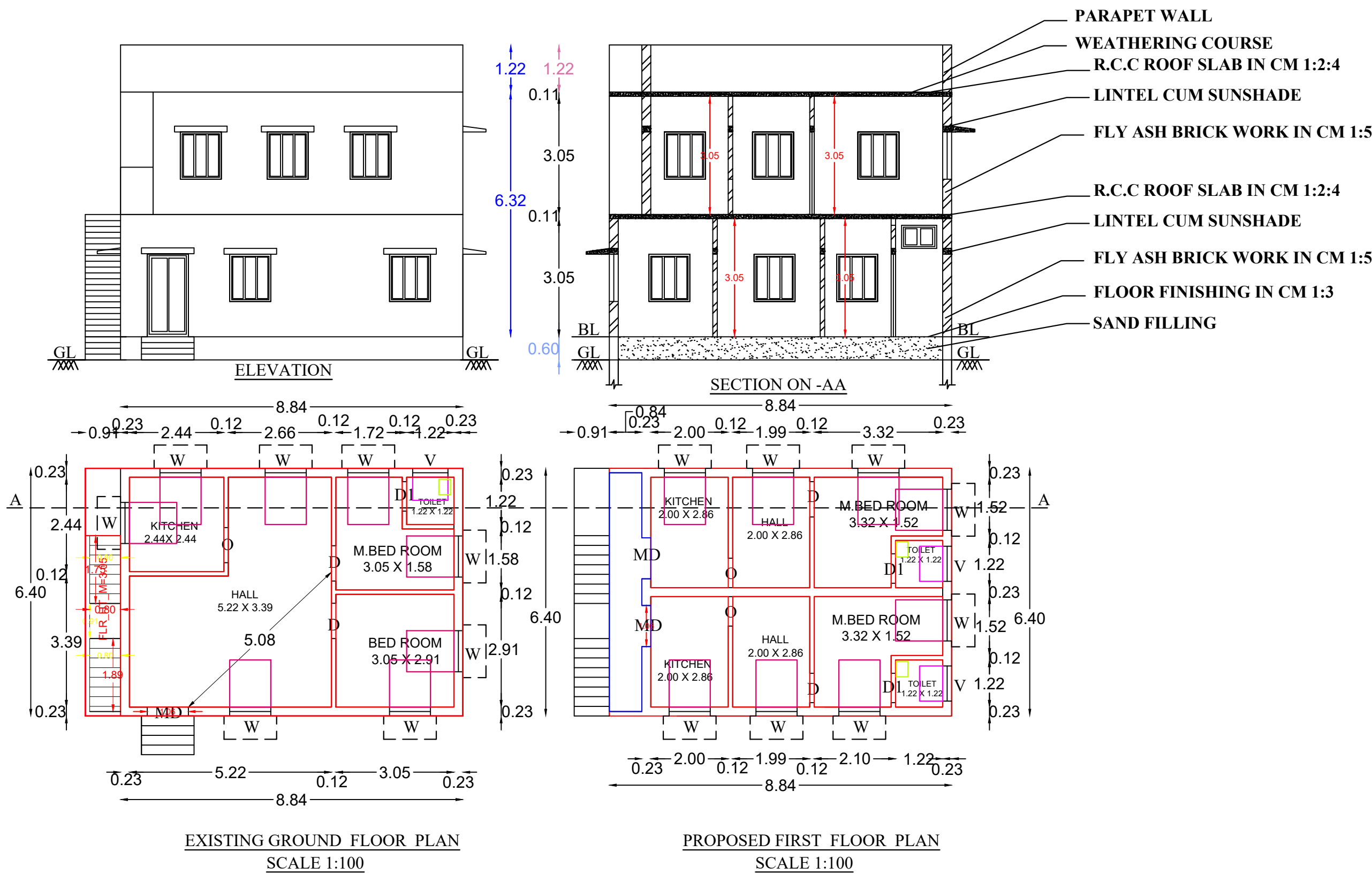
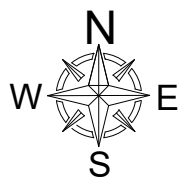
Rural Panchayat

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN S.NO: 198/16, 17, PLOT NO:14,15, AT KCS NAGAR, VIRALIMALAI VILLAGE, VIRALIMALAI PANCHAYAT UNION, VIRALIMALAI TALUK , PUDUKKOTTAI DISTRICT.

NAME OF THE OWNER : 1. Mrs.K.KUZHANDHAIYAMMAL,



PLAN INFO
PLOT_AREA_M2=222.96
AS_PER_DOCUMENT=222.96
AS_AT_SITE=222.96
FMB_OR_PLR=222.96
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.01
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.01
ROAD_LENGTH=260.00
AVG_PLOT_DEPTH= 12.19
AVG_PLOT_WIDTH= 18.30
LAND_USE_ZONE=RESIDENTIAL
PLOT_NO=14,15
DISTRICT=PUDUKKOTTAI
TALUK=VIRALIMALAI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
SURVEY_NO=198/17
PATTA_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=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=YES
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
ORGANIZATION_TYPE=PRIVATE
IS_SWIMMING_POOL_EXISTS=NO
NO.OF.UNITS=02
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=N/A

APPROVAL AUTHORITY

AREA DETAILS

SITE EXTENT	222.96 SQM	2400.00 SQFT
PLINTH AREA	62.40 SQM	671.67 SQFT
VACANT AREA	160.56 SQM	1728.33 SQFT
BLOCK	FLOOR	AREA
EXISTING GROUND FLOOR	62.40 SQM	671.67 SQFT
PROPOSED FIRST FLOOR	56.58 SQM	609.03 SQFT
TOTAL AREA	118.98 SQM	1280.70 SQFT

REFERENCE

MD	- MAIN DOOR	- 1.06 X 2.14M
D	- DOOR	- 0.91 X 2.14M
DI	- DOOR	- 0.76 X 2.14M
W	- WINDOW	- 1.06 X 1.22M
V	- VENTILATOR	- 0.90 X 0.60M
EX	- EXHAUST FAN	- 0.30 X 0.30M

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

NO. OF DWELLING UNITS = 01

FLOOR SPACE INDEX

= TOTAL PLINTH AREA / TOTAL SITE AREA
= 62.40 / 222.96
= 0.28 < 2

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019

SET BACK	REQUIRED	AVAILABLE	OK
FRONT	1.50	4.87	OK
SIDE 1	1.00	8.45	OK
SIDE 2	1.00	1.00	OK
REAR	0	0.92	OK
PARKING	1 TW	1TW	OK
FSI	2.00	0.28	OK

APPLICANT

S. Bharathidhasan
Er. S. BHARATHIDHASAN, B.E.,
Register Engineer(RE)
DTCP/PDK/RE/GR-III/23/05/001
JANAGI NAGAR, PUDUKKOTTAI-3,
7418838369, bharathidhasan10@gmail.com

REGISTERED ENGINEER

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.

