

PP

APPROVAL RECORD

# Planning Permission

Pudukkottai

Pudukkottai district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Town 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 & RESIDENTIAL BUILDING  
AT S.NO:1/3A, PATTA NO:1198,PONNAMARAVATHI EAST VILLAGE,PONNAMARAVATHI TOWN PANCHAYAT,  
PONNAMARAVATHI TALUK,PUDUKKOTTAI DISTRICT.

|                                          |        |       |
|------------------------------------------|--------|-------|
| AREA DETAILS:                            | SFT    | SQM   |
| SITE AREA                                | 721.00 | 67.00 |
| PROPOSED R.C.C.ROOF COMMERCIAL BUILDING  |        |       |
| GROUND FLOOR                             | 569.00 | 52.84 |
| PROPOSED R.C.C.ROOF RESIDENTIAL BUILDING |        |       |
| GROUND FLOOR                             | 569.00 | 52.84 |
| Vacant Area                              | 152.00 | 14.16 |

| <u>JOINERY DETAILS</u> | <u>FEET</u> | <u>METER</u> |
|------------------------|-------------|--------------|
| D1-DOOR                | 3'0"X7'0"   | 0.91X2.13    |
| D2-DOOR                | 2'6"X7'0"   | 0.79X2.13    |
| W4-WINDOW              | 4'0"X4'0"   | 1.22X1.22    |
| KW4-WINDOW             | 4'0"X3'0"   | 1.22X0.91    |

| S.NO | DESCRIPTION    | REQUIRED | PROVIDED |
|------|----------------|----------|----------|
| 1.   | FRONT SETBACK  | 1.50M    | 1.50M    |
| 2.   | REAR SETBACK   | N.A      | N.A      |
| 3.   | SIDE 1 SETBACK | 1.00M    | 1.00M    |
| 4.   | SIDE 2 SETBACK | N.A      | N.A      |
| 5.   | CAR PARKING    | N.A      | N.A      |
| 6.   | TWO WHEELER    | 1 NO     | 2 NO     |

FLOOR SPACE INDEX:

$$= \text{TOTAL BUILTUP AREA} / \text{TOTAL SITE AREA}$$

$$= \frac{105.68}{67.00} = 1.57 < 2$$

PLOT COVERAGE:

= TOTAL G.F AREA / TOTAL SITE AREA

=  $\frac{52.84}{67.00} = 0.79 \Rightarrow 79\%$

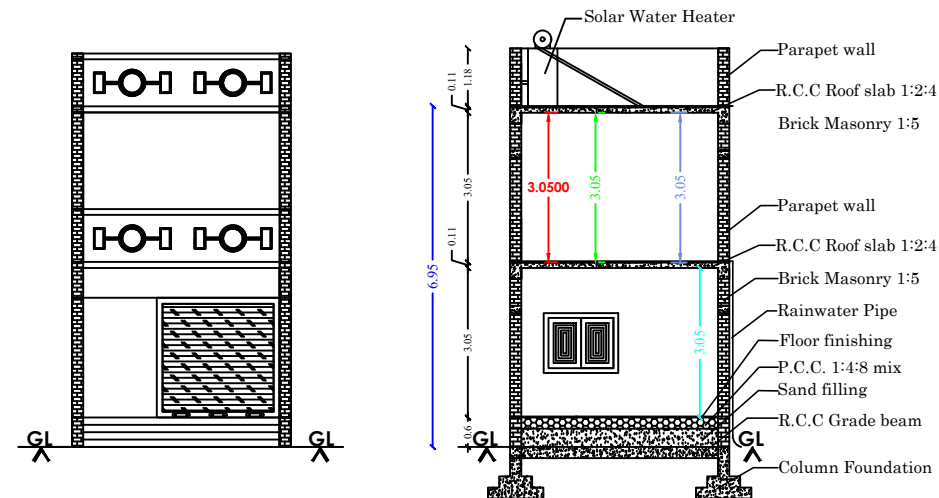
**NOTE:-**

- 1.ALL DIMENSIONS ARE IN METER,
- 2.ALL WINDOW SHUTTERS ARE OPENING OUTWARDS
- 3.ALL WASTE WATER UTILIZED FOR GARDEN
- 4.SOLAR WATER SYSTEM WILL BE PROVIDED
5. U-TRAP WILL BE PROVIDED IN SEPTIC TANK.

OWNER'S SIGN: 

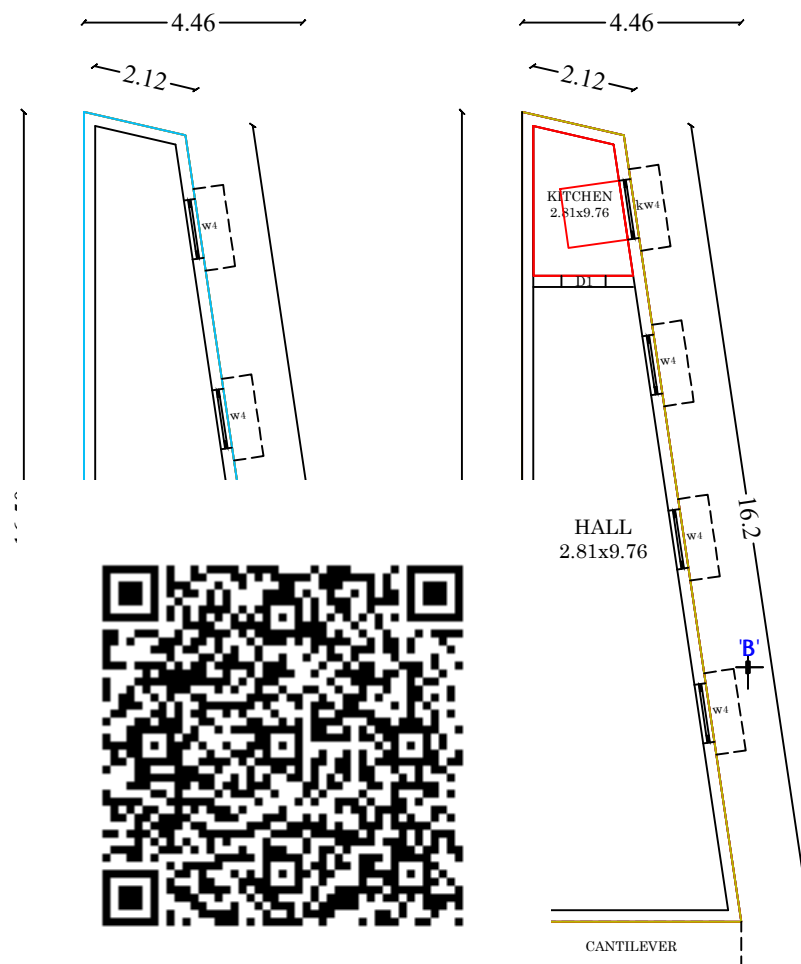
OWNER'S NAME :

Mr.V.SAKTHIVEL S/O.Mr.VAIRAVAN



FRONT ELEVATION

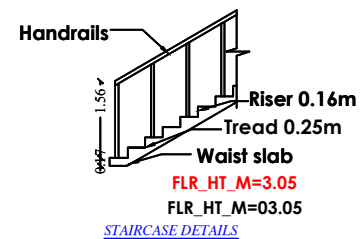
SECTION ON AB



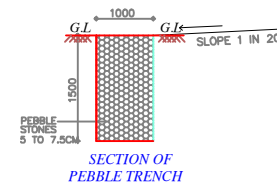
### GROUND FLOOR PLAN

FLOOR 1  
FIRST FLOOR PLAN

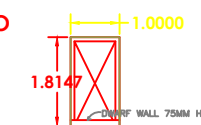
PLAN INFO  
 DISTRICT=PUDUKKOTTAI  
 TALUK=PONNAMARAVATHI  
 SURVEY\_NO=1/3A  
 PATTANUM=1198  
 CRZ=NO  
 SECURITY\_ZONE=NO  
 ACCESS\_WIDTH\_M=5.70  
 AS\_AT\_SITE=77.30  
 FMB\_OR\_PLR=67.00  
 AS\_PER\_DOCUMENT=67.00  
 PLOT\_AREA\_M2=67.00  
 AVG\_PLOT\_DEPTH=17.40  
 AVG\_PLOT\_WIDTH=4.45  
 AREA\_TYPE=OTHERS  
 ROAD\_WIDTH=7.00  
 ROAD\_LENGTH=100.00  
 LAND\_USE\_ZONE=COMMERCIAL-CBA  
 WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
 RWH\_DECLARED=YES  
 BUILDING\_NEAR\_TO\_RIVER=NO  
 BUILDING\_NEAR\_MONUMENT=NO  
 BUILDING\_NEAR\_GOVT\_BLDG=NO  
 NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
 JURISDICTION\_TYPE=TOWN PANCHAYAT  
 PREMIUM\_FSI\_REQUIRED=NO  
 IS\_APPROVED\_LAYOUT=NO  
 IS\_SWIMMING\_POOL\_EXISTS=NO  
 BLOCK\_1\_B-SHOP\_MEMBER\_COUNT=4  
 OSR\_APPLICABLE=NO  
 IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO



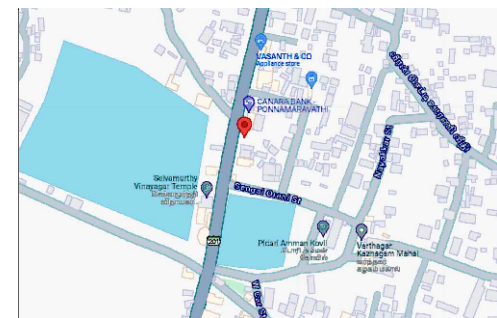
### STAIRCASE DETAILS



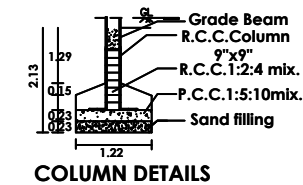
SECTION OF  
PEBBLE TRENCH



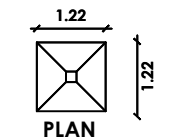
*WICKET GATE*



KEY PLAN - 10°16'56.0"N 78°32'36.7"E

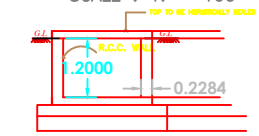


## COLUMN DETAILS

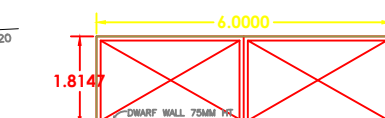


### PLAN

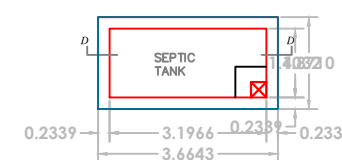
SCALE : 1: = 100



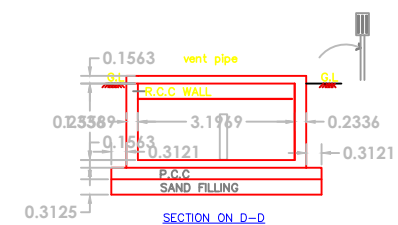
RWHS\_SECTION = RWHS\_SECTION + "RWHS\_CAPACITY\_L = 2000LTRS"



*MAIN GATE*



PLAN OF SEPTIC TANK  
SCALE 1"=2'0"



SECTION ON D-D

**M. BALAMURALI BE.,**  
REGISTERED ENGINEER GRADE II (RE)  
DTCP PDKT/RE/GR-II/23/05/001  
109/LS/2023/00008  
REGISTERED ENGINEER SIGN

SEYON CONSTRUCTIONS

No-3, First Floor, Santhi Complex,  
Sempottal, Pudukkottai Main Road,  
Ponnamaravathy - 622 407  
Cell : 95241 99096 - 85262 45878  
seyonconstructions.bv@gmail.com

# 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.

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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**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

