

PP

APPROVAL RECORD

Planning Permission

Pudukkottai

Pudukkottai district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Residential

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 IN OLD NATTHAM S.F.NO.: 546,
NEW TOWN S.F.NO.: 624 (AS PER DOCUMENT), PATTA NO.: 206, S.F.NO.: 624-3 (AS PER PATTA) AT OLD DOOR NO.: 15, 15/1, PON-PUDUPATTI, PUDUVALAVU,
11B - PONNAMARAVATHY EAST VILLAGE & CIRCLE, PONNAMARAVATHY TOWN PANCHAYATH, PONNAMARAVATHY TALUK, PUDUKKOTTAI DISTRICT.

NAME OF THE OWNER: S.NAGARATHINAM S/o M.SUBBAIYA.

OLD TOWN PANCHAYATH HOUSE TAX RECEIPT NO.: 45, 46

OLD TOWN PANCHAYATH WATER TAX RECEIPT NO.: 440

OLD EB CONNECTION NO.: 06-188-01-779, 06-188-01-7649

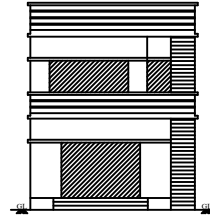
10.285178, 78.544584



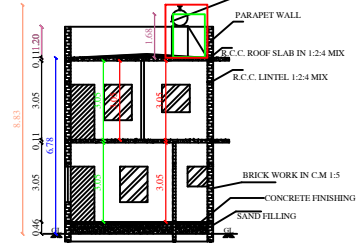
PLAN INFO=B-SHOP
PLDT_NO=69.66
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=5.90
ROAD_WIDTH=6.30
ROAD_LENGTH=200.0
AVG_PLOT_DEPTH=11.00
AVG_PLOT_WIDTH=6.05
SURVEY_NO=624,624-3
PATTA_NO=206
RVH_DECLARED=YES
AREA_TYPE=CBA
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
DSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AS_PER_DOCUMENT=69.66
AS_AT_SITE=69.66
FMB_OR_PLR=69.66
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=PUDUKKOTTAI
TALUK=PONNAMARAVATHY
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=COMMERCIAL&RESIDENTIAL
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
BLOCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=20
BLOCK_1_B-SHOP_STAFF_MEMBER_COUNT=5
BLOCK_1_B-SHOP_RESIDENTIAL_MEMBER_COUNT=5
BLOCK_1_B-SHOP_MEMBER_COUNT=5

NOTE: THE NUMBER OF CAR/TWO WHEELER PARKING SPACES REQUIRED SHALL BE CALCULATED FOR 75% OF THE TOTAL PLINTH AREA IN THE BUILDING

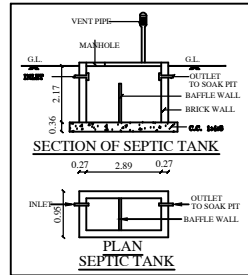
1. WASTE WATER COLLECT TO SOAK PIT
2. SOLAR WATER HEATER SYSTEM TO BE PROVIDED
3. RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
4. "U" TRAP SEPTIC TANK DESIGN TO BE PROVIDED



ELEVATION

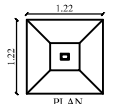


SECTION ON AA

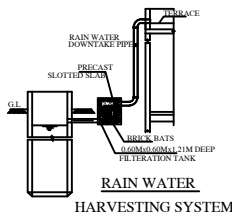


SECTION OF SEPTIC TANK

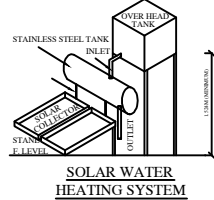
PLAN SEPTIC TANK



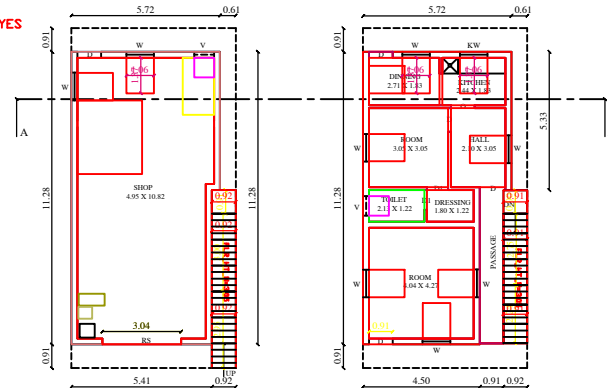
FOUNDATION DETAILS



RAIN WATER HARVESTING SYSTEM



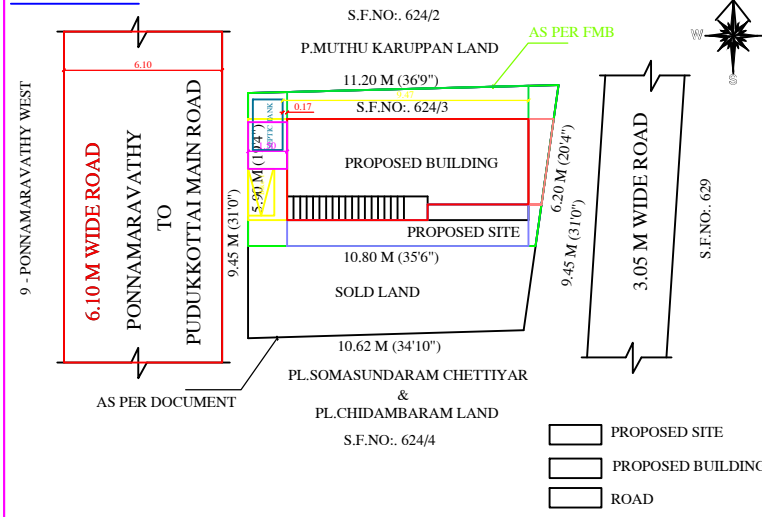
SOLAR WATER HEATING SYSTEM



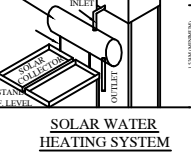
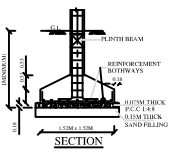
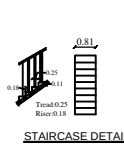
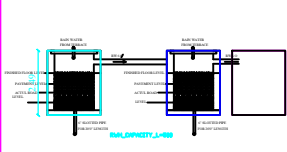
GROUND FLOOR PLAN

FIRST FLOOR PLAN

SITE PLAN



DIGITAL APPROVAL AUTHORITY



AREA STATEMENT	Sq.ft	Sq.m
SITE AREA	749.54	69.66
COMMERCIAL BUILDING AREA		
PROPOSED GROUND FLOOR BUILDING AREA	742.33	68.99
RESIDENTIAL BUILDING AREA		
PROPOSED FIRST FLOOR BUILDING AREA	732.54	68.08
VACANT AREA	07.21	0.67
SCHEDULE OF JOINERIES:		
RS - ROLLING SHUTTER	- 10'0" X 8'0" OR 3.05 X 2.44	
D - DOOR	- 3'0" X 7'0" OR 0.91 X 2.13	
D1 - DOOR	- 2'6" X 7'0" OR 0.76 X 2.13	
O - OPEN	- 3'0" X 7'0" OR 0.91 X 2.13	
W - WINDOW	- 3'6" X 4'6" OR 1.07 X 1.37	
KW - KITCHEN WINDOW	- 3'6" X 3'6" OR 1.07 X 1.07	
V - VENTILATOR	- 2'6" X 2'0" OR 0.76 X 0.61	
FLOOR SPACE INDEX:-		
= TOTAL BUILTUP AREA / TOTAL SITE AREA		
= 137.13 / 69.32		
= 1.98 < 2.00		

Tamilnadu Combined Development & Building Rules - 2019				
Height of the building less than 7m, above 9 m Plot width				
Setback (CBA)	Required	Available	OK	
Front	1.50 m	1.50 m	OK	
Side1	Nil	1.04 m	OK	
Side2	Nil	1.00 m	OK	
Rear	Nil	0.51 m	OK	
FSI	2.00	1.98	OK	
Two Wheeler Park	1	1	OK	
Car Parking	0	0	OK	

REFERENCE ALL DIMENSIONS ARE IN METER

S.P. 13/20/2024/10/10/10

Owner Signature

Er. M. SUNDARAM, B.E.,
LBS / PMV / 31 / 610/17
DTCP PDKT/RE/G-II/24/02/002
Perumal Kovil Street,
Ponnamaravathy - 622 407.
Cell: 9842670294, 9787022063

Registered Engineer Signature

Do Rainwater harvest at house
OFFICE:- Date:- 19.09.2024.
Er.M.Sundaram,B.E.,Civil.
(DTCP & Licensed Surveyor)
Sri Annai Kamaatchi Construction,
55 - Annai Saraswathi Illam,
Perumal Kovil Street,
Ponnamaravathy Taluk,
Pudukkottai District - 622 407.
M.Sundaram,B.E.
Cell:- 98426 70294, 97870 22063.

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.

