

PP

APPROVAL RECORD

Planning Permission

Pudukkottai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

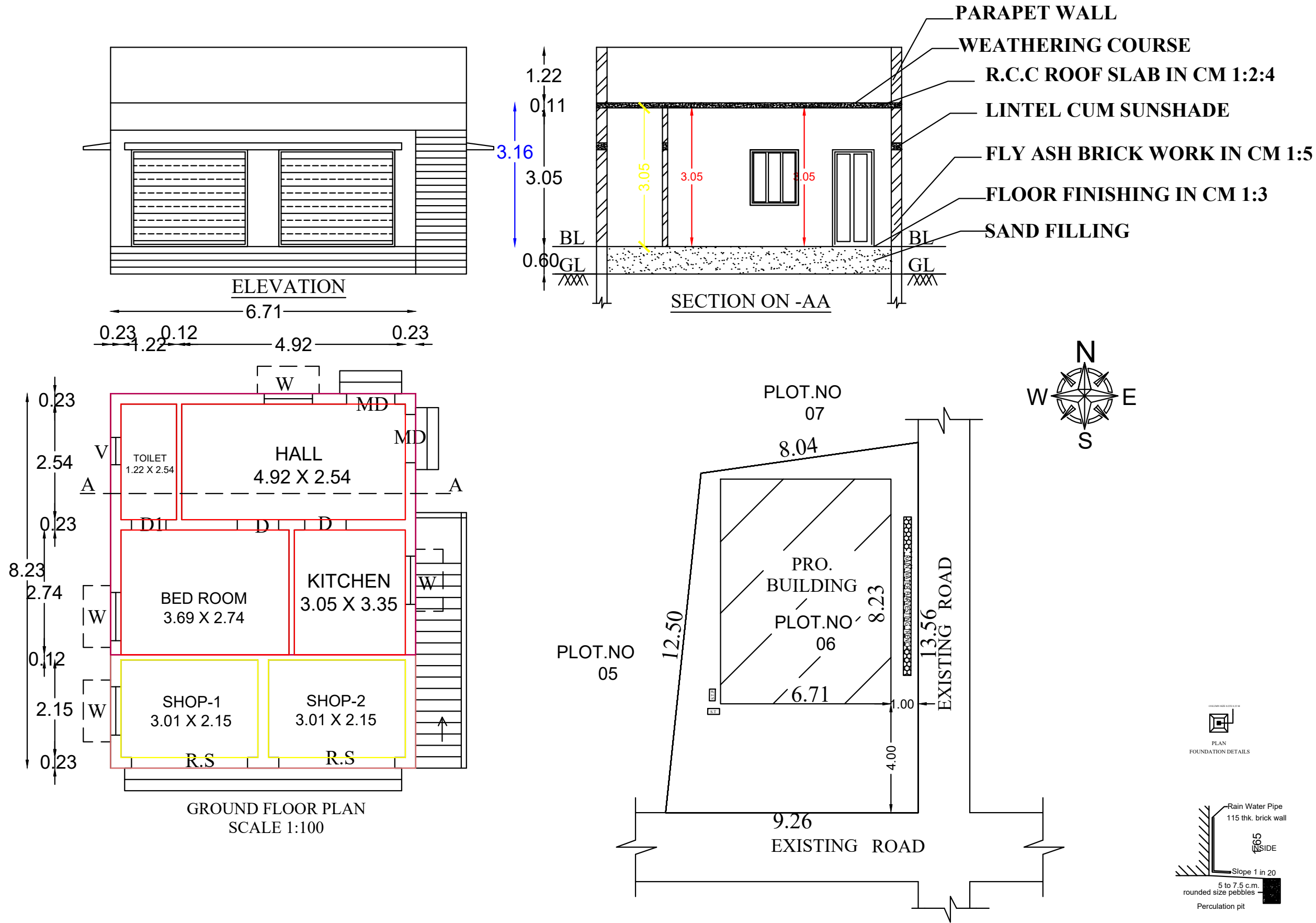
The approval as the planning authority issued it, reproduced in full behind this page.

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 COMMERCIAL, RESIDENTIAL BUILDING IN S.NO: 213/3C1A2, PLOT NO :06
VANATHIRAYANPATTI VILLAGE / PANCHAYAT , VIRALIMALI TALUK , PUDUKKOTTAI DISTRICT.

NAME OF THE OWNER : 1.Mr.M.THIYAGARAJAN

2.Mr.M.LOGANATHAN



T.N COMBINED DEVELOPMENT & BUILDING RULES -2019			
SET BACK	REQUIRED	AVAILABLE	OK
FRONT	1.50	4.00	OK
SIDE 1	1.00	1.00	OK
SIDE 2	1.00	1.00	OK
REAR	0	0.30	OK
PARKING	1 TW	1TW	OK
FSI	2.00	0.49	OK

AREA DETAILS

SITE EXTENT	112.71 SQM	1213.00 SQFT
PLINTH AREA	55.23 SQM	595.00 SQFT
VACANT AREA	57.48 SQM	681.00 SQFT

BLOCK	FLOOR	AREA	
COMMERCIAL	GROUND FLOOR	16.71 SQM	180.00 SQFT
RESIDENTIAL	GROUND FLOOR	38.52 SQM	415.00 SQFT
	TOTAL AREA	55.23 SQM	595.00 SQFT

REFERENCE

RS	- ROLLING SHUTTER	- 2.55 X 2.14M
MD	- MAIN DOOR	- 1.06 X 2.14M
D	- DOOR	- 0.91 X 2.14M
D1	- 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

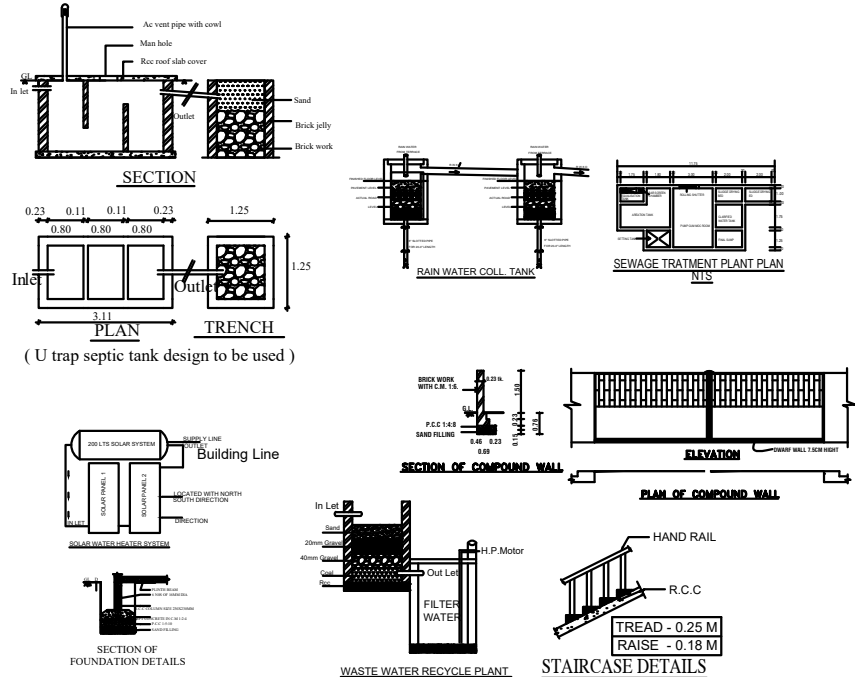
NO. OF DWELLING UNITS = 01

FLOOR SPACE INDEX

= TOTAL PLINTH AREA / TOTAL SITE AREA
= 55.23/ 112.71
= 0.49 < 2



APPROVAL AUTHORITY



Er.M.YOGAPRIYA, B.E (Civ)
YOGAPRIYA DESIGNERS & BUILDERS
DTCP Register Engineer,
Reg No.DTCP Pudukkottai RE/GR - III/25/01/001
Amma Park Opposite, Viralimalai - 621316
Cell No: 9751724074, 9080805496
REGISTERED ENGINEER

Mr. Thiyagarajan
Mr. Loganathan
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

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.

