PP APPROVAL RECORD

Planning Permission

Survey 173

Pallathuppatti

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.

Verified RealEstate™

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OMR Thoraipakkam,
Chennai 600 097, India

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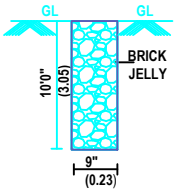
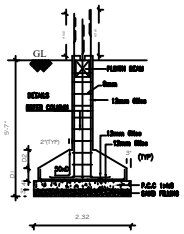
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR EXISTING RESIDENTIAL & PROPOSED COMMERCIAL BUILDING AT NEW SF NO : 173 / 1A2, NEW PATTA NO : 4401, PALLATHUPATTI VILLAGE & PANCHAYAT, KULATHUR TALUK, PUDUKKOTTAI (DT) - 622 502

OWNER NAME : - Mr.SYED ABTHAHIR

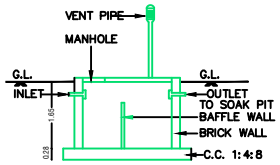


PERCULATION PIT

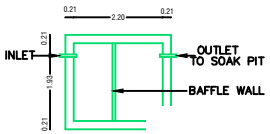


FOUNDATION DETAILS
SCALE : 1:50.

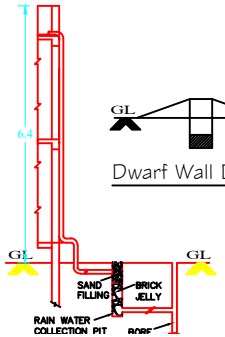




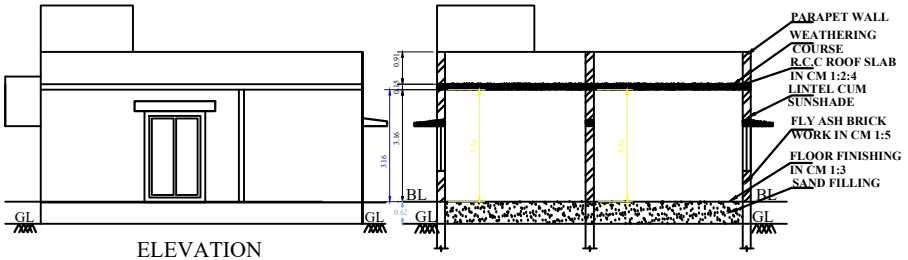
SECTION OF SEP.TANK



PLAN
SEPTIC. T

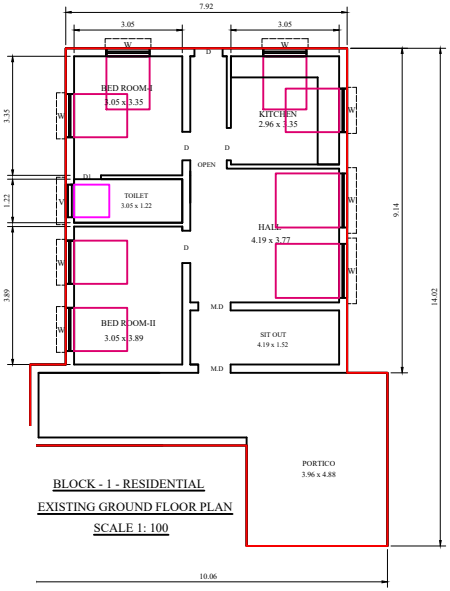


Dwarf Wall Details

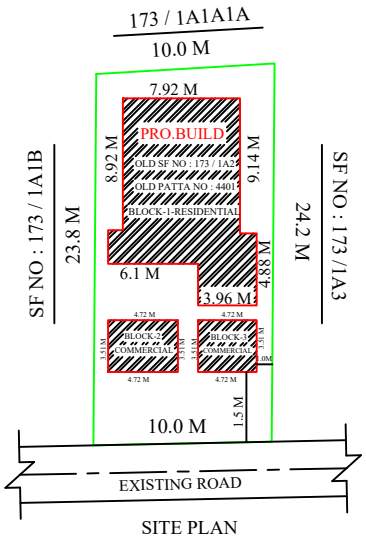


ELEVATION

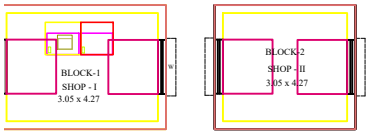
SECTION A-A



BLOCK - 1 - RESIDENTIAL
EXISTING GROUND FLOOR PLAN
SCALE 1: 100

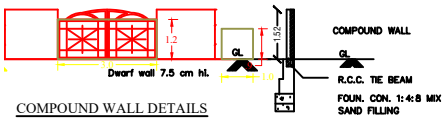


SITE PLAN
SCALE 1: 400



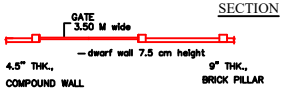
PROPOSED BLOCK - 2 - COMMERCIAL
GROUND FLOOR PLAN
SCALE 1: 100

PROPOSED BLOCK - 3 - COMMERCIAL
GROUND FLOOR PLAN
SCALE 1: 100



COMPOUND WALL DETAILS

SECTION



COMPOUND WALL PLAN

ENGINEER : -

M. S. Ismail
Er.M.SYED ISMAIL DCE.,
No:15.PALLIVASAL STREET,
KEERANUR-622 502
PUDUKKOTTAI-DISTRICT
Mobil·90033 78844,8122200637

APPLICANT : -

Mr.SYED ABTHAHIR

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019

SET BACK	REQUIRED	AVAILABLE	OK
FRONT	1.50	7.04	OK
SIDE 1	1.00	2.2	OK
SIDE 2	1.00	2.2	OK
REAR	0	6.54	OK
PARKING	1 TW	1.8TW	OK
FSI	2.00	0.55	OK

AREA DETAILS

SITE EXTENT	245.27 SQM	2640.0 SQFT
PLINTH AREA	134.96 SQM	1452.69 SQFT
VACANT AREA	110.31 SQM	1187.31 SQFT

BLOCK	FLOOR	AREA	
1	EXISTING RESIDENTIAL GROUND FLOOR	104.51 SQM	1124.93 SQFT
2	PROPOSED COMMERCIAL GROUND FLOOR	16.56 SQM	178.25 SQFT
3	PROPOSED COMMERCIAL GROUND FLOOR	13.89 SQM	149.51 SQFT
	FIRST FLOOR	-	-
	TOTAL BUILD AREA	134.96 SQM	1452.69 SQFT

TOTAL PROPOSED BUILD AREA DETAILS

TOTAL COMMERCIAL	GROUND FLOOR	30.45 SQM	327.76 SQFT

REFERENCE

MD	- MAIN DOOR	- 1.06 X 2.14M
D	- DOOR	- 0.91 X 2.14M
W	- WINDOW	- 1.06 X 1.22M
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
NO. OF SHOP UNITS = 02

FLOOR SPACE INDEX

= TOTAL PLINTH AREA / TOTAL SITE AREA
= 134.96 / 245.27
= 0.55 < 2

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.