PP APPROVAL RECORD

Planning Permission

Survey 225

Vadakku Kuruvikulam

Tenkasi 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™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

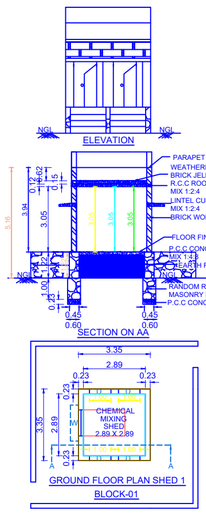
verified.realestate

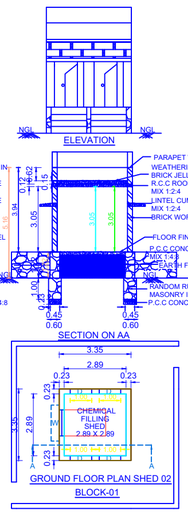
THE PLAN SHOWING PROPOSED CONSTRUCTION OF A "VARUKSHITHA FIRE WORKS+ FACTORY BUILDINGS IN SURVEY NO :225 PATTA NO -1560,KURUVIKULAM TO THAPPALAR URANI CART PATHWAY, NORTH KURUVIKULAM REVENUE VILLAGE AND PANCHAYAT,KURUVIKULAM PANCHAYAT UNION,TIRUVENGADAM TALUK,TENKASI DISTRICT.

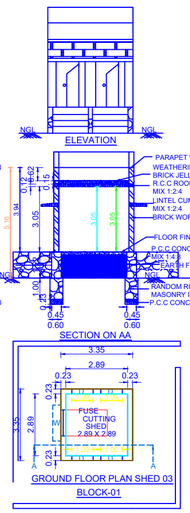
NAME OF THE APPLICANT : M/S VARUKSHITHA FIREWORKS -1.S.SEENIVASAN 2.S.VIGNESH 3.M.SONIYA GANDHI

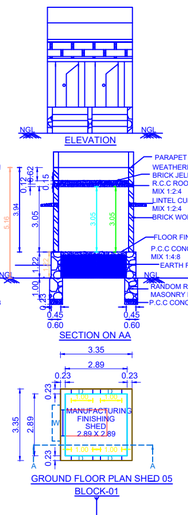


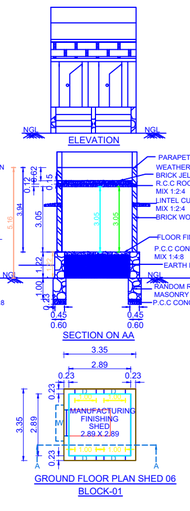
PLAN INFO
DISTRICT=TENKASI
TALUK=TIRUVENGADAM
VILLAGE NAME=NORTH KURUVIKULAM
PANCHAYAT NAME=NORTH KURUVIKULAM
PANCHAYAT UNION NAME=KURUVIKULAM
AS_AT_SITE=9619.19
FMB_OR_PLR=22350.00
AS_PER_DOCUMENT=22350.00
SURVEY_NO=225
PATTA_NO=5299
PLOT_AREA_M2=9619.19
MECHANICAL_PARKING=0
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH=114.6
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=13.4
ROAD_LENGTH=3500.0
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=105.81
AVG_PLOT_WIDTH=90.91
LAND_USE_ZONE = INDUSTRIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
PLOT_NO=0
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=YES
PREMIUM_FSI_REQUIRED=NO
JURISDICTION_TYPE= PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=6
BLOCK_1_G-MSBI_MEMBER_COUNT=20
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK

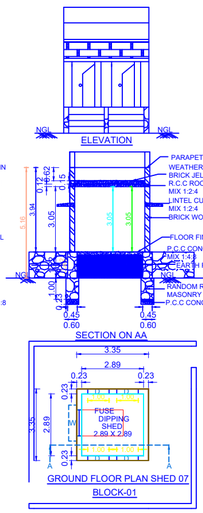


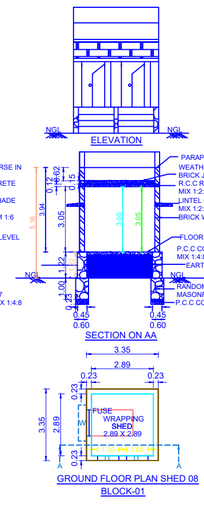


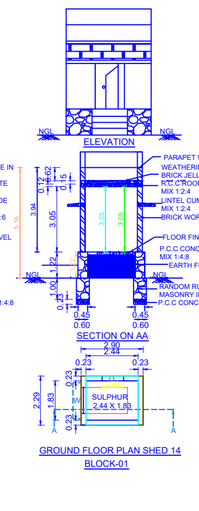


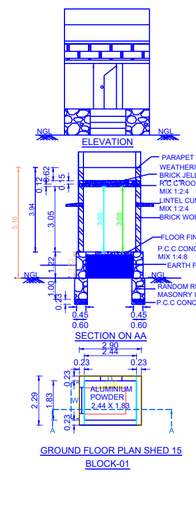


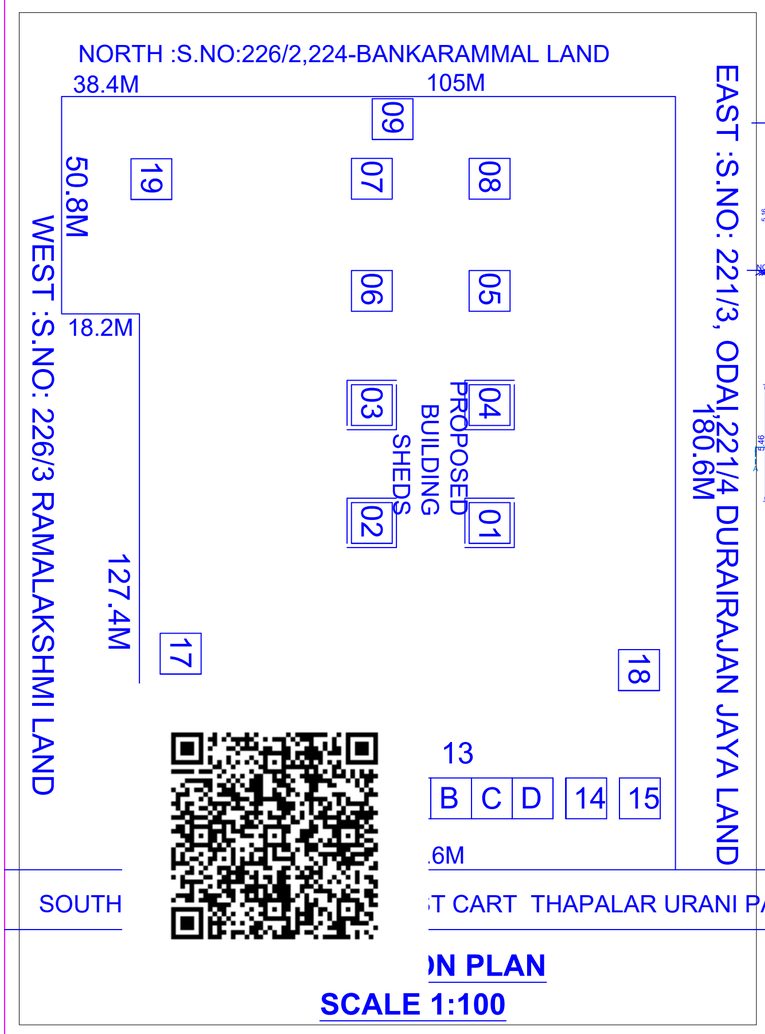






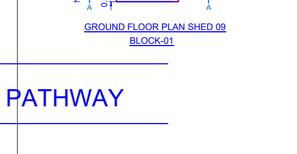




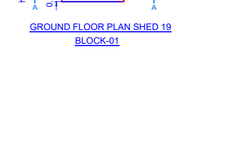


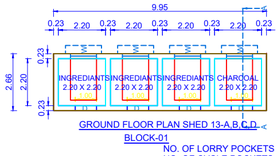
ON PLAN

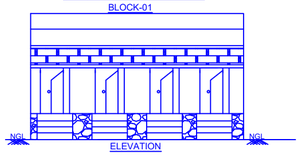
SCALE 1:100

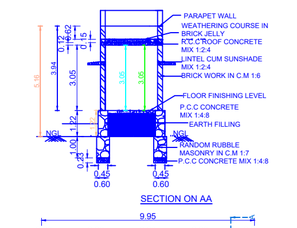




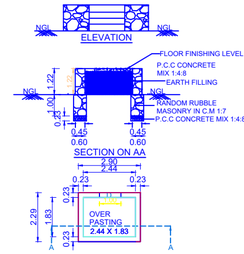


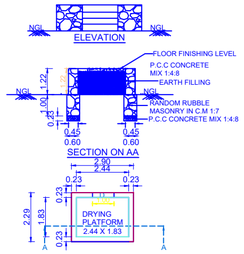


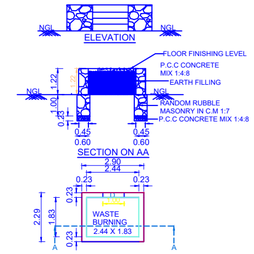


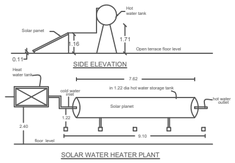


NO. OF LORRY POCKETS : 02
NO. OF CYCLE POCKETS : 02









JOINERIES			
RS	- ROLLING SHUTTER -	2.00 X 2.13
D	- DOOR -	1.00 X 2.13
D1	- DOOR -	0.76 X 2.13
O	- OPEN -	1.00 X 2.13
W	- WINDOW -	1.22 X 1.22
K.W	- KITCHEN WINDOW -	1.22 X 0.91
K.W1	- KITCHEN WINDOW -	0.91 X 0.61
V	- VENTILATOR -	0.91 X 0.61

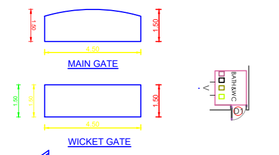
PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED
FLOOR AREA IN G.F = sq.mt.
TOTAL F.A = sq.mt.

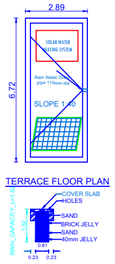
Floor area upto 50 sq.m = NIL

PARKING REQUIRED :-		PARKING PROVIDED :-	
NO. OF CAR POCKETS	: 01	NO. OF CAR POCKETS	: 02
NO. OF BIKE POCKETS	: 01	NO. OF BIKE POCKETS	: 02









ALL DIMENSIONS ARE IN METER
SCALE - 1:100

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	178.01	0.019	2.00
PLOT AREA	9619.2		

(Mr. S. SEENIVASAN)
(Mr. S. VIGNESH)
(Mrs. M. SONIYA GANDHI)
Partners
APPLICANT

AREA DETAILS		
AREA DETAIL	SQM	SQFT
AREA OF SITE -PATTA	22350	240486
AREA OF SITE-	9619.2	103502
AREA OF BUILDING	178.01	1915.39
OPEN TO SKY		

S. Pazhi Cell: 9003463469
E.S. KAJESH M.E.,ARCHE.,AIV
District RO - Registered Engineer (RE)
Tenkasi - Reg No: 66/2022, Dated: 10-05-2022
Tuticorin - Reg No: KPY/2023/03, Dated: 23-04-2023
1/18, North Street, Kuruvikulam - 627754.
REGISTERED ENGINEER

AREA DETAILS		
SHED NO & NAME	NOS	L X B
01.CHEMICAL MIXING	01	2.9X2.9
02.CHEMICAL FILLING	01	2.9X2.9
03.FUSE CUTTING	01	2.9X2.9
04.DRYING PLATFORM	02	2.4X1.8
05.MANUFACTURING SHED	01	2.9X2.9
06.FINISHING SHED	01	2.9X2.9
07.FUSE DIPPING SHED	01	2.9X2.9
08.FUSE WRAPPING SHED	01	2.9X2.9
09.OVER PASTING SHED	01	2.4X1.8
10.OFFICE ROOM	01	2.1X2.1
11.RAW MATERIALSTORE	01	2.1X2.1
11A.VARANDAH	01	
12.LABORATORY	01	2.1X2.1
13.INGREDIENTS SHEDS(A,B,C,D)	04	2.2X2.2
14.SULPHUR ROOM	01	2.4X1.8
15.ALUMINIUM POWDER	01	2.4X1.8
16.WATCHEMEN SHED	01	2.1X2.1
17.STORE ROOM-LE-5	01	5.0X6.0
18.LATRINE	04	
19.WASTE BURNING	01	2.4X1.8

FOR OFFICE USE

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.