PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

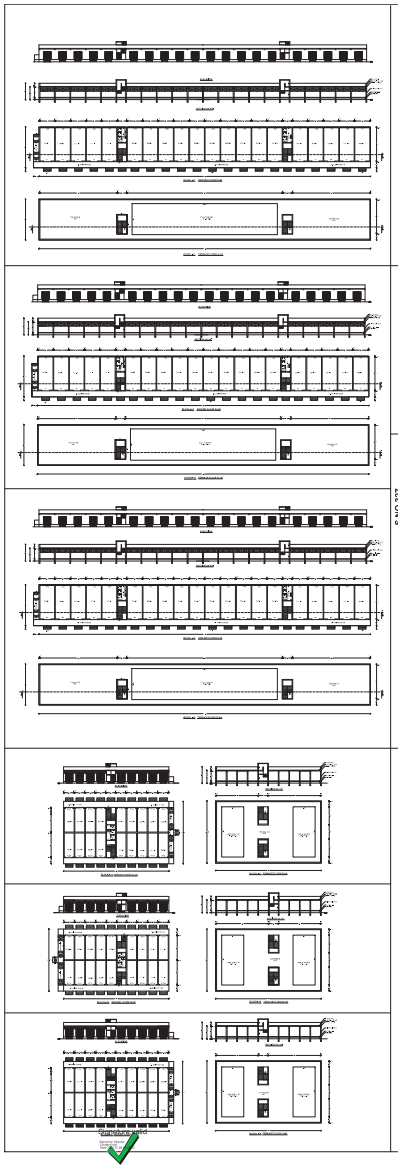
ISSUING AUTHORITY
Rural Panchayat

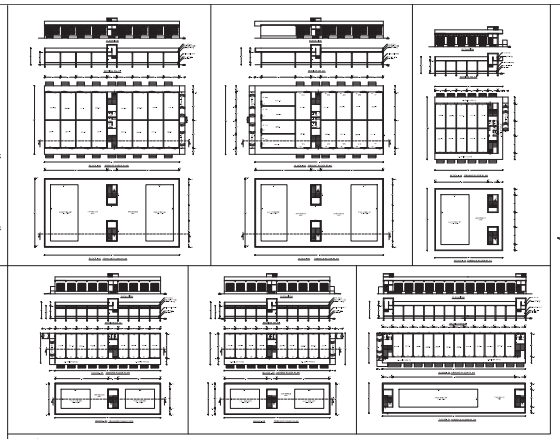
The approval as the planning authority issued it, reproduced in full behind this page.

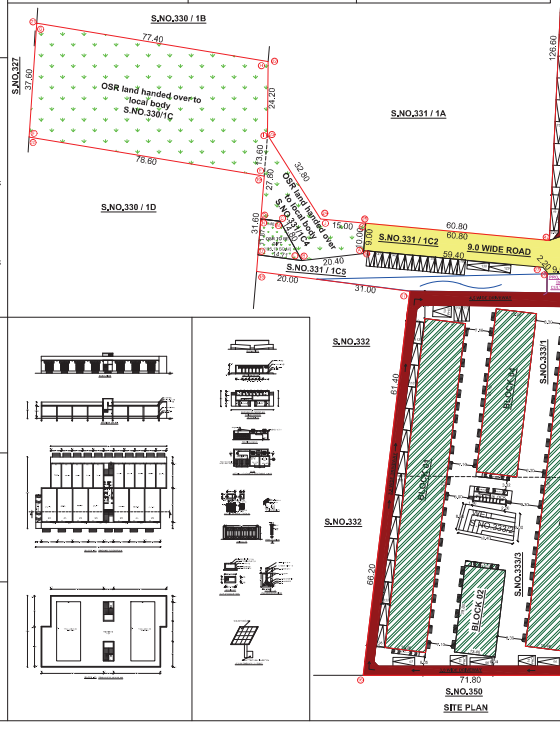
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

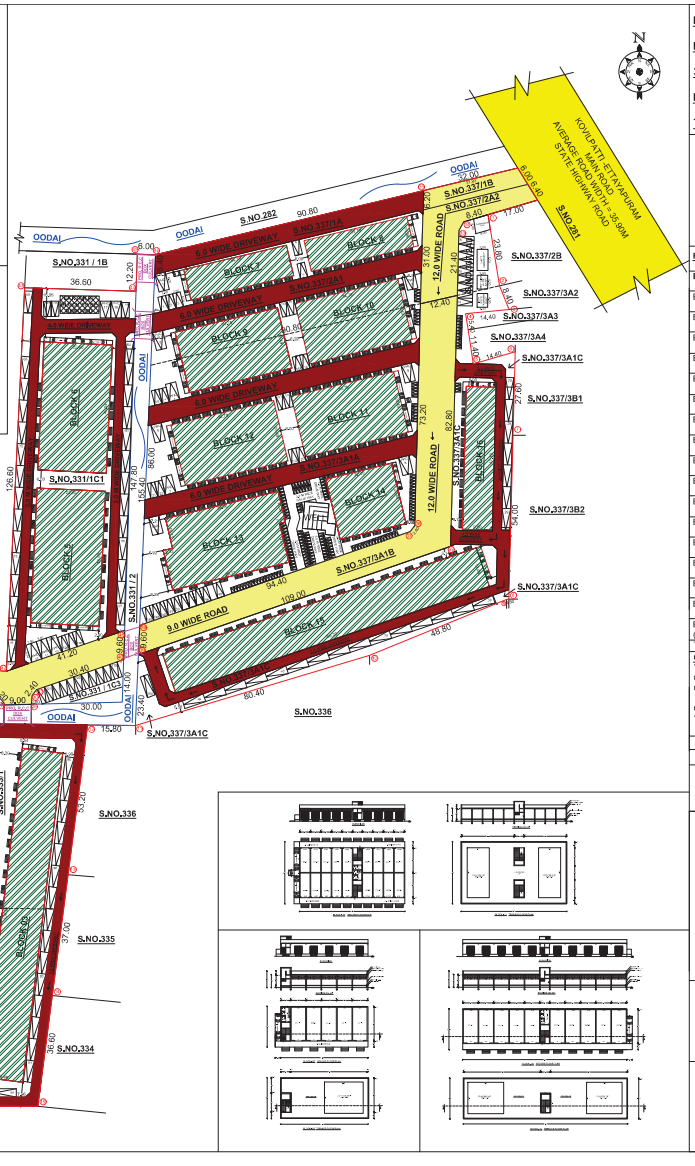
PLAN SHOWING THE PROPOSED CONSTRUCTION OF DAILY VEGETABLE (SHOPS) MARKET BUILDING IN SURVEY NO. 330/1C; 331/1C1,1C3,1C4,1C5, 2; 333/1,2,3; 337/1A, 337/2A1, 2A3, 337/3A1A,3A1C, TITTANGULAM VILLAGE AND PANCHAYAT,KOVILPATTI PANCHAYAT UNION AND TALUK, THOOTHUKUDI DISTRICT.

SHEET NO. 01 / 01









APPLICANT NAME:-

Mr. K. ALAGURAJAN,
CHAIRMAN,
KOVILPATTI VATTARA MOTHA MATTRUM SILLARAI VIYABARIKAL MATTRUM KAIKANI URPATHIYALARGAL NALACH SANGAM,
KOVILPATTI

LAND AREA DETAILS

PARTICULARS	SQ.M
AS PER DOCUMENT	35536.00
AS PER PATTA	35536.00
AS AT SITE	34388.21

FSI AREA DETAILS

BLOCK NAME	FLOOR NAME	NO. OF. SHOPS	FSI AREA IN SQ.M	NON-FSI IN SQ.M
BLOCK 01	GROUND FLOOR	20	1471.04	
	HEAD ROOM			44.50
BLOCK 02	GROUND FLOOR	5	387.65	
	HEAD ROOM			22.25
BLOCK 03	GROUND FLOOR	20	1471.04	
	HEAD ROOM			44.50
BLOCK 04	GROUND FLOOR	10	728.99	
	HEAD ROOM			22.25
BLOCK 05	GROUND FLOOR	16	1005.70	
	HEAD ROOM			46.58
BLOCK 06	GROUND FLOOR	14	956.88	
	HEAD ROOM			46.58
BLOCK 07	GROUND FLOOR	9	360.32	
	HEAD ROOM			22.25
BLOCK 08	GROUND FLOOR	9	360.32	
	HEAD ROOM			22.25
BLOCK 09	GROUND FLOOR	18	712.64	
	HEAD ROOM			40.50
BLOCK 10	GROUND FLOOR	18	712.64	
	HEAD ROOM			40.50
BLOCK 11	GROUND FLOOR	18	712.64	
	HEAD ROOM			40.50
BLOCK 12	GROUND FLOOR	18	712.64	
	HEAD ROOM			40.50
BLOCK 13	GROUND FLOOR	17	917.96	
	HEAD ROOM			44.50
BLOCK 14	GROUND FLOOR	10	457.95	
	HEAD ROOM			41.04
BLOCK 15	GROUND FLOOR	20	1471.04	
	HEAD ROOM			44.50
BLOCK 16	GROUND FLOOR	12	464.70	
	HEAD ROOM			41.04
BLOCK 17 (TOILETBLOCK)	GROUND FLOOR		35.96	
TOTAL		234	12940.11	604.24

FSI CALCULATION

= TOTAL FSI AREA / LAND AREA
= 12940.11 / 35536.00 = 0.36 < 2.00

ROAD GIFTED TO LOCAL BODY

SURVEY NO	AREA
337 / 1B	202.35 SQ.M
337 / 2A2	528.77 SQ.M
337 / 3A1B	1872.30 SQ.M
331 / 1C2	948.52 SQ.M
TOTAL ROAD	3551.94 SQ.M

JOINERIES

RS	- ROLLING SHUTTER	- 2.80 M X 2.40 M
D	- DOOR	- 1.20 M X 2.13 M
D2	- DOOR	- 0.90 M X 2.13 M
V	- VENTILATOR	- 0.90 M X 2.13 M
GW	- GRILL WINDOW	- 3.25 M X 1.00 M
GW1	- GRILL WINDOW	- 1.71 M X 2.10 M
GW2	- GRILL WINDOW	- 4.44 M X 1.00 M
GW3	- GRILL WINDOW	- 4.44 M X 1.50 M

PARKING SLOT SIZE DETAILS

DESCRIPTION	SLOT SIZE
CAR (PERPENDICULAR)	2.50 M X 5.00 M
CAR (PARALLEL)	2.70 M X 7.20 M
DISABLE PARKING	3.50 M X 5.50 M
TWO WHEELER	1.00 M X 1.90 M

OSR AREA CALCULATION

TOTAL LAND AS PER PATTA	=	35536.00 SQ.M
OSR REQUIRED(10%)	=	3553.6 SQ.M
OSR HANDED OVER TO LOCAL BODY	=	3511.55 SQ.M(9.88%)
OSR TO BE GIFT	=	125.13 SQ.M(0.35%)
TOTAL OSR AREA	=	3636.68 SQ.M(10.23%)

PARKING CALCULATION

TOTAL FSI AREA	= 12940.11 SQ.M
DEDUCTION FIRST	= 75.00 SQ.M
TAKEN FOR CALCULATION	**= 12865.11 SQ.M**
1 CAR AND 1 TWO WHEELER FOR EVERY 75.00 SQ.M	
PARKING CALCULATION	= 12865.11 / 75
CAR REQUIRED	**= 171 NOS**
TWO WHEELER REQUIRED	**= 171 NOS**
10% FOR PHYSICALLY CHALLENGED PEOPLE	

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR	154	154
PHYSICALLY CHALLENGED PARSON	17	17
TWO WHEELER	171	171

COLOUR INDEX

- SITE BOUNDARY
- ODDAI
- GIFTED ROAD
- OSR GIFTED
- OSR TO BE GIFTED
- DRIVE WAY
- PROPOSED BUILDING
- TO BE REMOVED BLOCK
- RCC BOX CULVERT
- MAIN ROAD

SWP/BPA/20409/2023
B.P / DTCP No: 464 / 2023

Er. S. SEKHAR, B.E.,
Registered Construction Engineer
Reg.No. RCE/TKDTCP/OCTOBER/01/2023,
109 / 1, Gomathithal Colony 1st Street,
Thoothukudi - 628002.
Ph: 9443154594
REGISTERED CONSTRUCTION ENGINEER

FOR KVMMSVM KAIKANI URPATHIYALARGAL NALACH SANGAM
Chairman Signature
APPLICANT

Er. A. SETHY, M.E.,
Registered Structural Engineer
Reg. No.RSE/TKDTCP/SEP/03/2021,
6B/A, 6TH STREET EAST BYPANT NAGAR,
Thoothukudi - 628008.
Ph: 9786001885
REGISTERED STRUCTURAL ENGINEER

Er. S. SEKHAR, B.E.,
Registered Engineer Gr-I,
Reg.No. RE/Gr-I/TUT/APPL.2019/003,
109 / 1, Gomathithal Colony 1st Street,
Thoothukudi - 628002.
Ph: 9443154594
REGISTERED ENGINEER

Signature valid

Signed by: Assistant Director
Location:Thoothukudi
Date:2024.01.12 19:04:03

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

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.