

PP

APPROVAL RECORD

Planning Permission

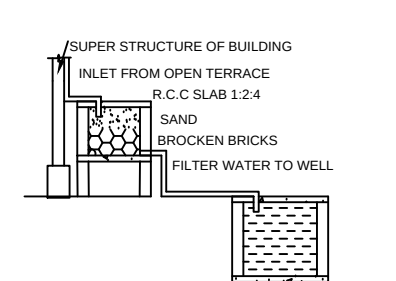
Sekkarakudi

Thoothukkudi district, Tamil Nadu

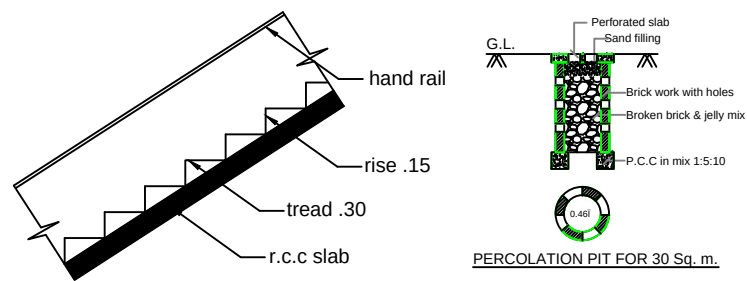
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
Commercial

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

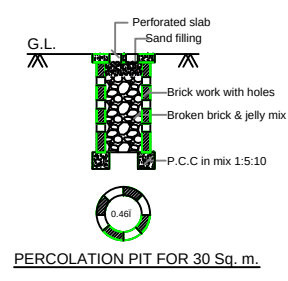
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



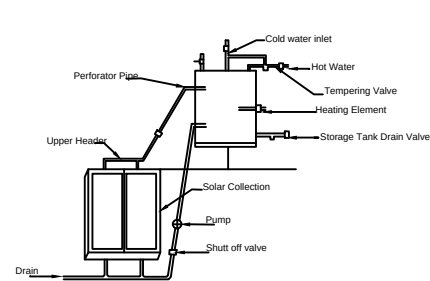
RAINWATER HARVESTING



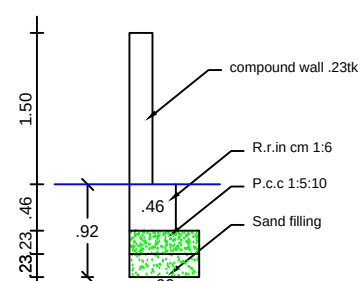
STAIR



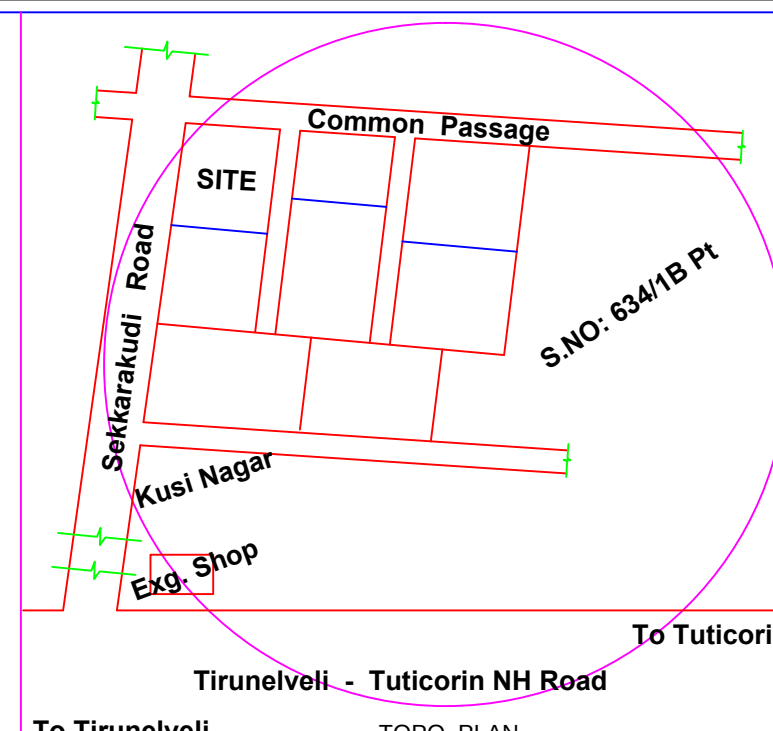
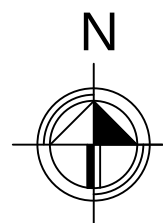
PERCOLATION PIT FOR 30 Sq. m.
(NOT FOR SCALE)



details of solar water Heater (NTS)

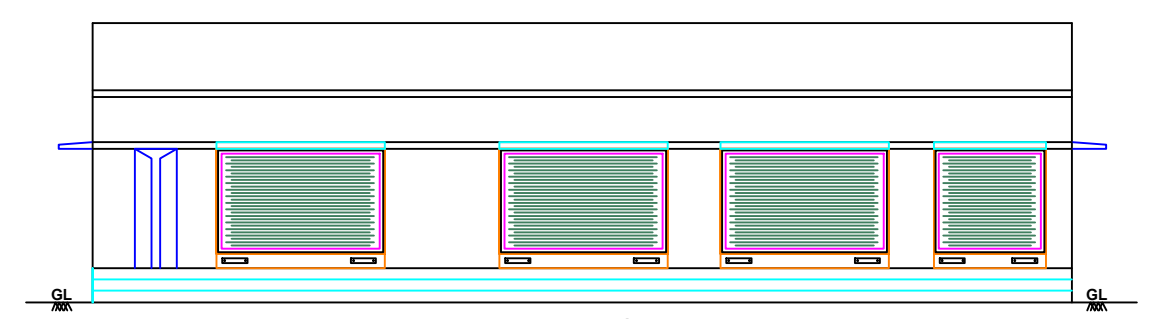


Compound wall Detail

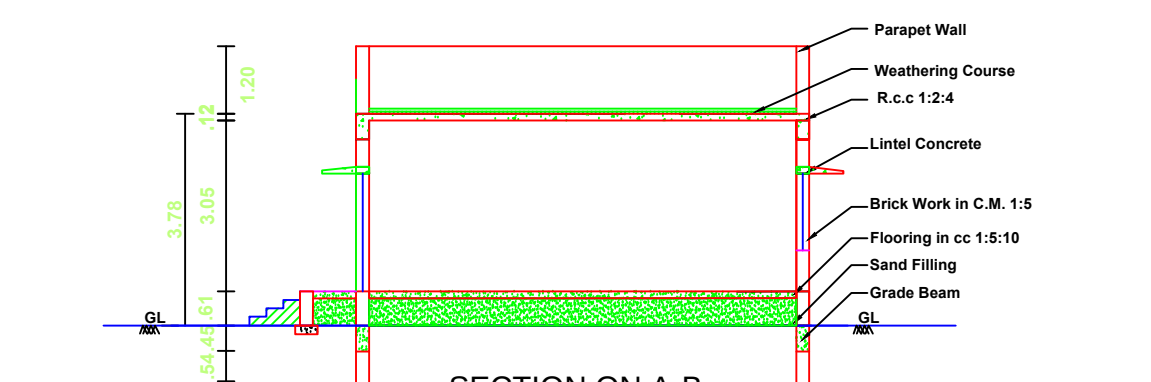


TOPO PLAN

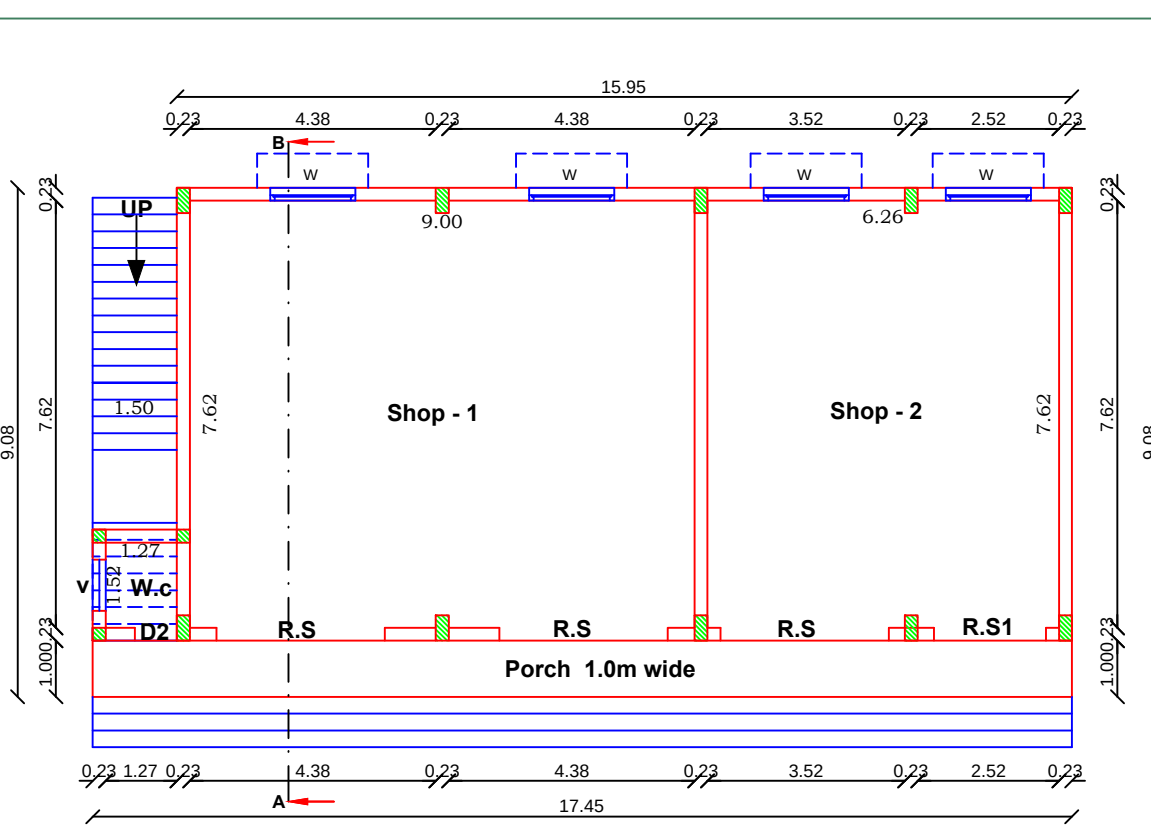
T.N COMBINED DEVELOPMENT & BUILDING RULES -2019			
Description	Required	Available	
Front Setback	1.50m	1.76m	OK
One Side Open (North)	1.00m	1.76m	OK
Side Setback (South)	1.00m	1.00m	OK
Rear Setback	Nil	1.50m	OK
Car Parking	1	1	OK
Two wheeler Parking	1	1	OK
FSI	2.00	0.46	OK



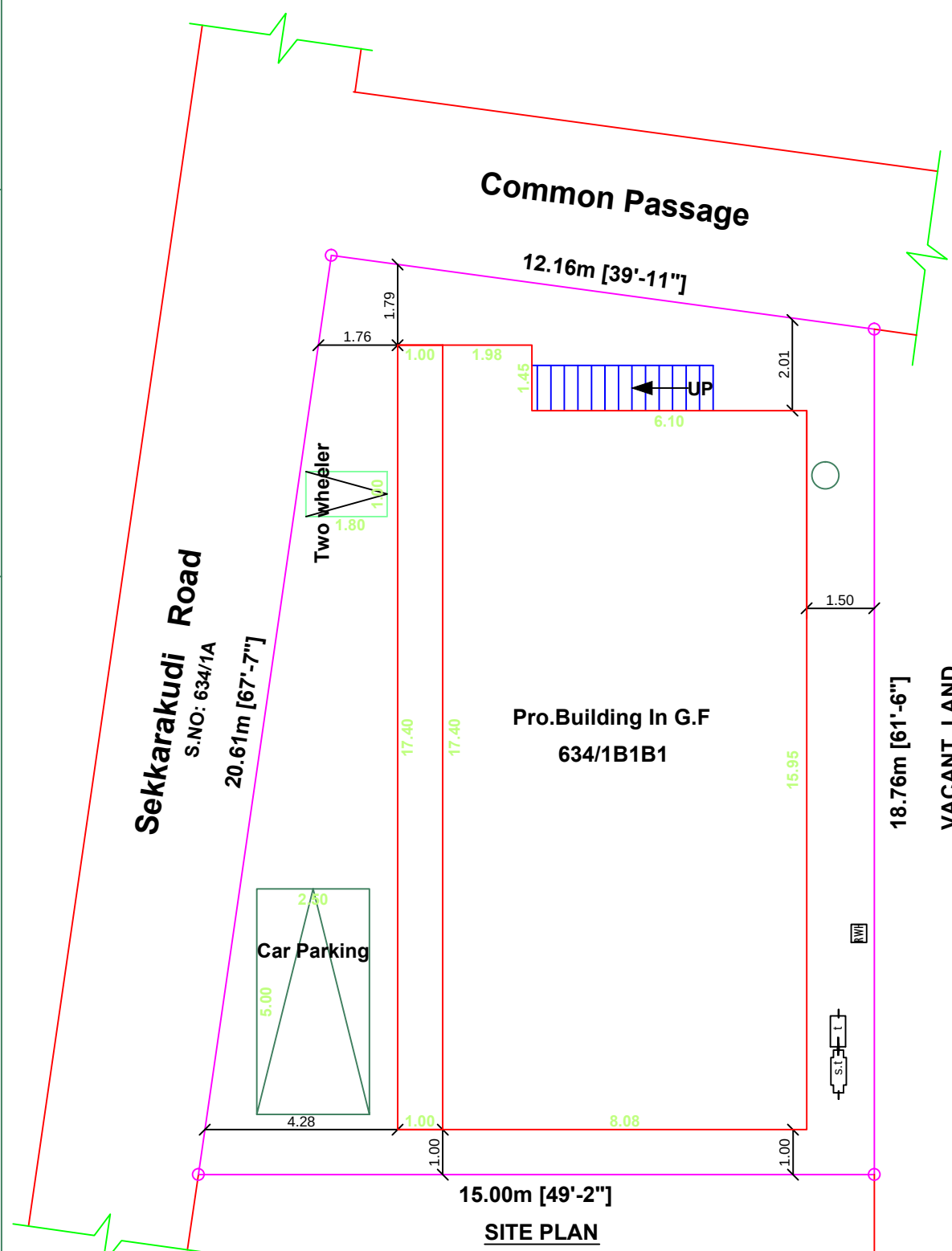
ELEVATION



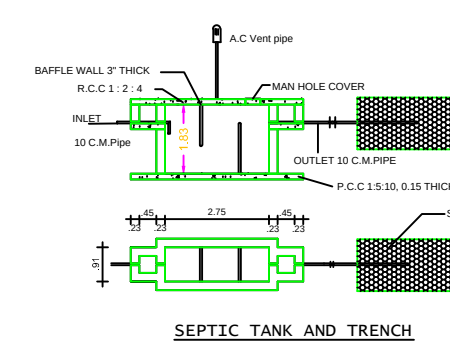
SECTION ON A-B



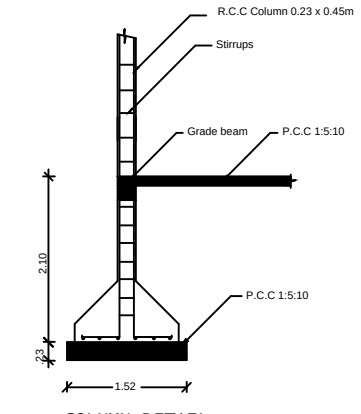
PRO. GROUND FLOOR PLAN



SITE PLAN
SCALE 1:100



SEPTIC TANK AND TRENCH



COLUMN DETAIL

PLAN SHOWING THE PROPOSED CONSTRUCTION OF

COMMERCIAL BUILDING IN S.NO: 634/1B1B1, SEKKARAKUDI-1

VILLAGE, SEKKARAKUDI-1 PANCHAYATH, KARUNKULAM

PANCHAYAT UNION, SRIVAIKUNDAM TALUK,

THOOTHUKKUDI DISTRICT.

ALL DIMENSIONS ARE IN METRE

(COMMERCIAL BUILDING)	Sq.Mt	Sq.Ft
SITE AREA (Super Imposed Area)	266.00	2863.22
PRO. GROUND FLOOR AREA	149.27	1607.00
Building Area : 131.82 Sq.Mt		
Porch Area : 17.45 Sq.Mt		
OPEN AREA	116.73	1256.22
Total Pro. Building Area	149.27	1607.00

Legend :-

- Pro.Site Boundary
- Exg. Building
- Pro.Building
- Exg. Road

AREA DETAILS:-

As Per Document = 283.277 Sq.mt.

As Per Patta = 283.00 Sq.mt.

Super Imposed Area = 266.00 Sq.mt.

The Least Value As Per Super Imposed Area

JOINERY DETAILS:-

R.S	-	ROLLING SHUTTER	3.00 x 2.10
R.S1	-	ROLLING SHUTTER	2.00 x 2.10
D2	-	Door	0.75 x 2.10
W	-	Window	1.52 x 1.50
V	-	Ventilator	0.91 x 0.60

Commercial Parking Calculation :

Two wheeler Parking size (1.00m X 1.80m)

Car Parking size (2.50m X 5.00m)

Upto 75 Sq.mt = Nil

Above 75 Sq.mt = 1 Car & 1 Two wheeler

Every 75 Sq.mt (or) part thereof excluding the first 50 sq.mt

Required Parking :

Building Area (G.F) = 149.27 Sq.mt

Required Parking = 1 Car, 1 Two wheeler

Available Parking = 1 Car, 1 Two wheeler

Hence OK

PRO. FLOOR AREA RATIO

Pro G.F	
Total Site Area	
131.82	
266.00	
	= 0.495 < 2.00

OFFICE USE

REGISTERED ENGINEER

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.

