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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.

PLOT NO-4PT, AT ILLUPAIURANI VILLAGE AND PANCHAYAT, KOVILPATTI PANCHAYAT UNION, THOOTHUKUDI DISTRICT.

The image displays two architectural drawings of a building. The left drawing is a front elevation showing a building with a door and a window. The right drawing is a cross-section showing the internal structure and foundation.

**Front Elevation Dimensions:**

- Overall width: 4.87
- Overall height: 4.39
- Door width: 0.23
- Window width: 0.23
- Distance between door and window: 4.41

**Cross-Section Dimensions and Components:**

- Overall height: 4.39
- Parapet wall height: 0.12
- Roof concrete thickness: 0.12
- Lintel beam height: 0.12
- Brick work height: 3.05
- Tiles flooring height: 3.05
- Flooring PCC height: 3.05
- Gravel filling height: 3.05
- R.R. masonry height: 3.05
- P.C.C. foundation thickness: 0.23
- Foundation width: 2.10

**Labels for Cross-Section:**

- PARAPET WALL
- WEATHERING COURSE
- ROOF CONCRETE IN 1:2:4
- LINTEL BEAM IN 1:2:4
- BRICK WORK IN CM 1:6
- TILES FLOORING
- FLOORING PCC 1:5:10
- GRAVEL FILLING
- R.R. MASONRY IN CM 1:7
- P.C.C. 1:5:10, 0.23M THICK

Diagram illustrating the components and dimensions of a staircase:

- HAND RAIL 1.20M. Ht
- STEP IN BRICK WORK
- R.C.C WAIST SLAB
- WIDTH-1.50m
- RISE :0.15
- TREAD :0.30

Diagram of the test specimen showing dimensions and material layers:

- COVER SLAB
- HOLES
- SAND
- BRICK JELLY
- SAND
- 40mm JELLY

Dimensions:

- Height: 1.52
- Width: 0.61
- Base width segments: 0.23, 0.23

**SIDE ELEVATION**

Hot water tank

1.71

Open terrace floor level

7.62

in 1.22 dia hot water storage tank

Solar panel

cold water tank

2.45

1.22

0.30

Floor level

The site plan shows a rectangular plot with a width of 5.87 and a depth of 16.77. The plot is divided into several sections:

- Top Section:** A rectangular area with a width of 4.57M - Street Road and a depth of 6.02. It is bordered by a yellow line on the top and sides.
- Left Section:** A rectangular area with a width of 1.14 and a depth of 16.77. It is labeled "T.S.NO-485/2 EXG. BUILDING" and "RW/H".
- Right Section:** A rectangular area with a width of 1.50 and a depth of 16.77. It is labeled "T.S.NO-486 EXG. BUILDING".
- Bottom Section:** A rectangular area with a width of 5.87 and a depth of 1.00. It is labeled "SEPTIC" and "EXG. BUILDING".
- Central Section:** A rectangular area with a width of 2.5M and a depth of 6.02. It is labeled "PROPOSED HOUSE".

The plot is bordered by a yellow line on the top and sides, and a blue line on the bottom. The central section is bordered by a red line on the top and sides, and a blue line on the bottom. The left section is bordered by a blue line on the left and top, and a red line on the right and bottom. The right section is bordered by a blue line on the right and top, and a red line on the left and bottom. The bottom section is bordered by a blue line on the bottom and left, and a red line on the right and top.

NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F = 59.12 sq.mt

|                     |        |                            |        |
|---------------------|--------|----------------------------|--------|
|                     |        | <u>PARKING PROVIDED :-</u> |        |
| NO. OF CAR POCKETS  | : 1 No | NO. OF CAR POCKETS         | : 1 No |
| NO. OF BIKE POCKETS | : 2 No | NO. OF BIKE POCKETS        | : 2 No |

|                   |  |
|-------------------|--|
|                   |  |
| PROPOSED BUILDING |  |
|                   |  |

| AREA DETAILS                     |        |        |
|----------------------------------|--------|--------|
| AREA                             | SQ.MT. | SQ.FT. |
| AREA OF SITE (Super Imposed)     | 99.64  | 1072.  |
| AREA OF BUILDING IN G.F          | 59.12  | 636.   |
| AREA OF PORTICO AND STAIR IN G.F | 15.25  | 164.   |
| AREA OF OPEN TO SKY              | 25.27  | 271.   |

|    | DESCRIPTION | SIZES       |
|----|-------------|-------------|
| MD | MAIN DOOR   | 1.20 x 2.10 |
| D  | DOOR        | 1.00 x 2.10 |
| D1 | DOOR        | 0.76 x 2.10 |
| W  | WINDOW      | 2.00 x 2.10 |
| W1 | WINDOW      | 1.50 x 1.10 |
| W2 | WINDOW      | 0.91 x 1.10 |
| V  | VENTILATOR  | 0.91 x 0.76 |

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Er.K.MARIKANNAN B.Tech. D.Arch. PGDCA,  
Consulting Engineer & Registered Engineer  
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VALIKRISHNA BUILDERS AND DESIGNERS  
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REGISTERED ENGINEER

PLAN INFO  
PLOT\_AREA\_M2=99.63  
AS\_AT\_SITE=99.70  
FMB\_OR\_PLR=99.70  
AS\_PER\_DOCUMENT=99.63  
DISTRICT=THOOTHUKUDI  
TALUK=KOVILPATTI  
SURVEY\_NO=485/1B1A  
PATTAN\_NO=2659  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IS\_APPROVED\_LAYOUT=YES  
SINGLE\_FAMILY\_BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=5.94  
ROAD\_WIDTH=6.10  
ROAD\_LENGTH=16.77  
AVG\_PLOT\_DEPTH=16.77  
AVG\_PLOT\_WIDTH=5.94  
LAND\_USE\_ZONE=RESIDENTIAL  
PLOT\_NO=4PT  
RWH\_DECLARED=YES  
OSR\_APPLICABLE=NO  
OSR\_SURR\_BUYBACK\_RETAIN=NO  
PREMIUM\_FSI\_REQUIRED=NO  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE=OTHERS  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVTT\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=YES  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
JURISDICTION\_TYPE=RURAL  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

