

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

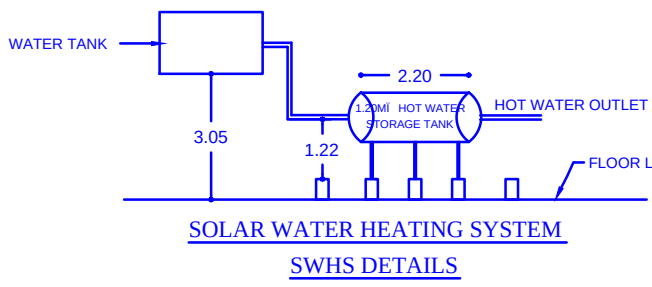
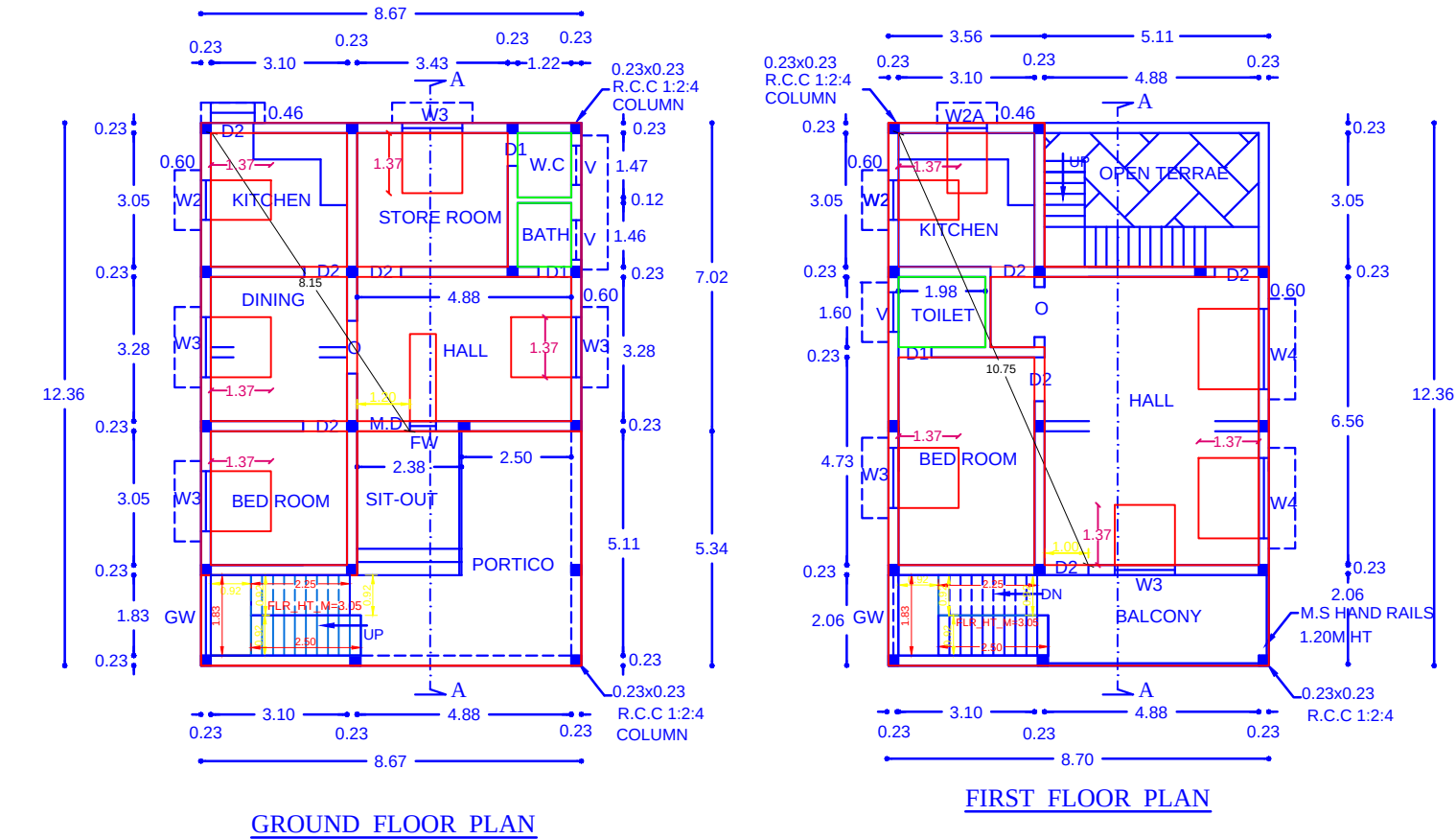
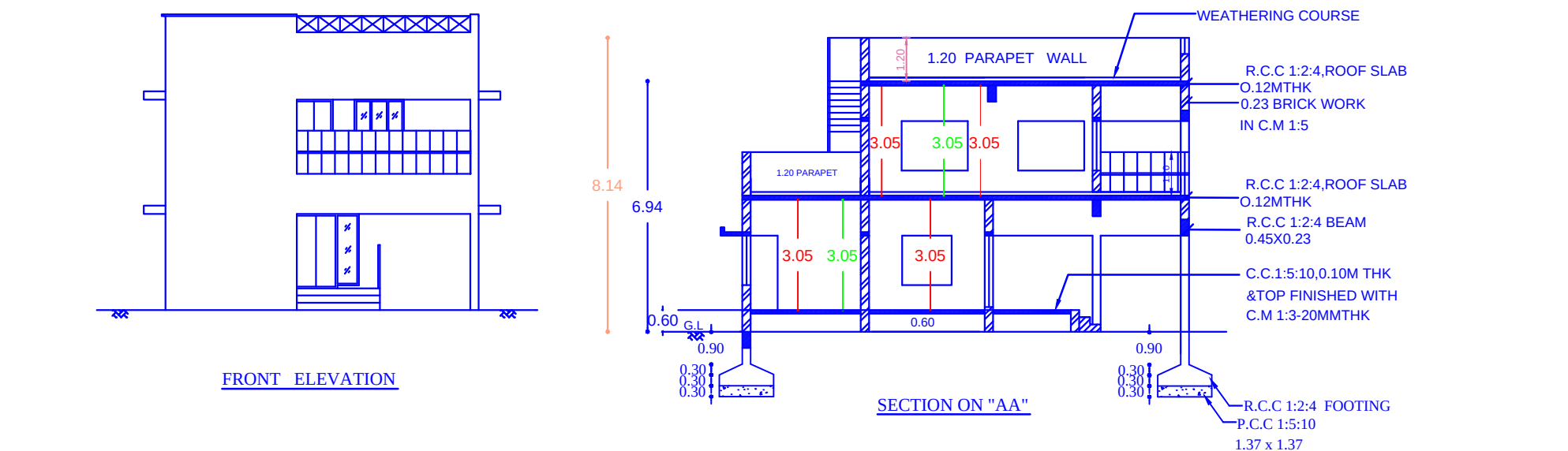
Rural Panchayat

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

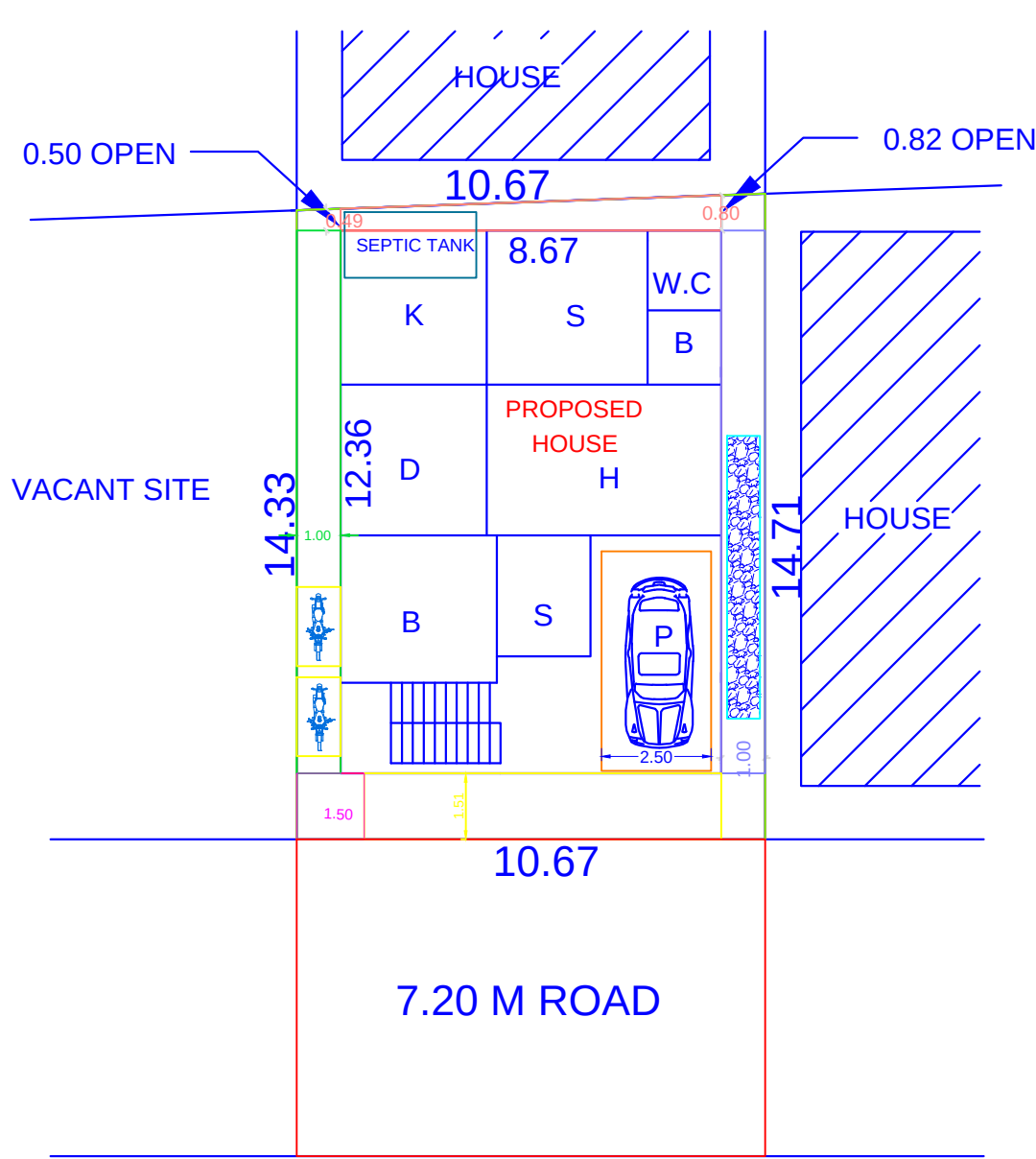
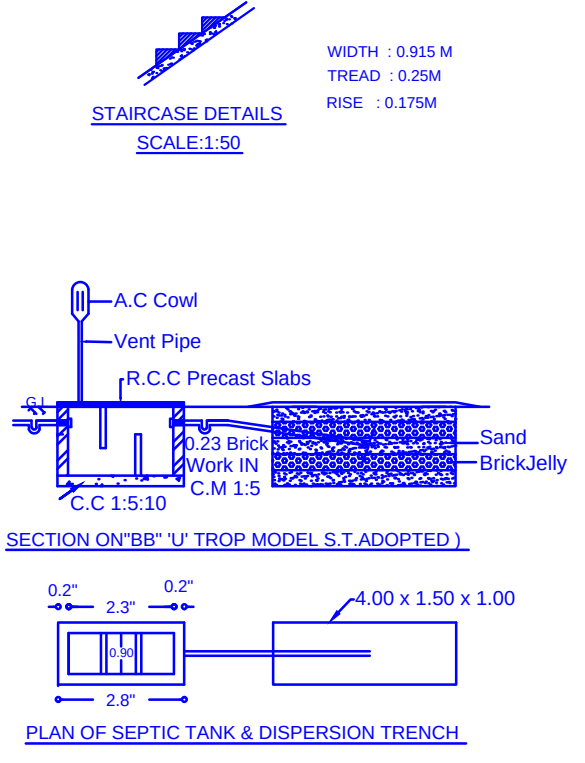
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A DWELLING HOUSE IN GROUND FLOOR & FIRST FLOOR IN PLOT No:3, OF APPROVED LAYOUT IN ம.வ/(தில்) எண்: 2/2021 SURVEY NO:579/1A3, AT "AURA GARDENIA" PANDAVARMANGALAM VILLAGE AND PANCHAYAT, KOVILPATTI UNION, THOOTHUKUDI DISTRICT.

APPLICANT : Smt.N.SUGANTHI W/o.Thiru.R.KISHORE KUMAR



TOTAL NO OF PERSONS = 10
ASSUME 10 PERSONS STAYING IN HOUSE PER DAY
WATER CONSUMPTION AT 60LIT/PERSON/DAY
TOTAL CONSUMPTION = 10x60=600LITs



SITE PLAN
SCALE 1:100

PARKING CALCULATION:

NO.OF CAR & TWO WHEELER POCKETS PROVIDED	TOTAL FLOOR AREA
PARKING PROVIDED	$\frac{75M^2}{75M^2} = 2.17$
FLOOR AREA ABOVE 75 SQM (ONE CAR SPACE FOR EVERY 75 SQM)	
NO.OF CAR POCKETS	: 1 Nos.
NO.OF TWO WHEELER POCKETS	: 2 Nos.

FSI DETAILS	PROPOSED	PERMISSIBLE
FSI = $\frac{\text{TOTAL PLINTH AREA}}{\text{SITE AREA}}$ = $\frac{162.94}{154.856} = 1.052$	1.05	2.00

MODERN ENGINEERING CONSTRUCTIONS

ARCHITECTS ENGINEERS SURVEYORS VALUERS

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Regn No. 137/15/2019/00002,
MODERN ENGINEERING CONSTRUCTIONS
449-A, Main Road, KOVILPATTI - 628 501,
Ph: 04632-221868 Cell: 94491 21868

ENGINEER

APPLICANT

LEGENDS

SITE BOUNDARY	
PROPOSED CONSTRUCTION	
EXISTING BUILDINGS	
EXISTING ROADS	

JOINERY SCHEDULE

M.D-MAIN DOOR	1.20 x 2.06
D1-DOOR	0.75 x 2.06
D2-DOOR	1.00 x 2.06
W2-WINDOW	0.90 x 1.37
W2A-WINDOW	0.90 x 1.37
W3-WINDOW	1.37 x 1.37
W4-WINDOW	1.83 x 1.37
FW- FRANCH WINDOW	0.60 x 1.98
V-VENTILATOR	0.90 x 0.60
O-OPENING	1.14 x 2.06
GW- GLAZED WINDOW	1.83 x 1.37

AREA STATEMENT

	SQ.M	SQ.FT
SITE AREA	154.856	1666.875
PROPOSED CONST.IN.G.F	72.54	780
PORTICO	34.62	372
PROPOSED CONST.IN.F.F	72.54	780
BALCONY	17.86	192
OPEN TO SKY	47.696	514.875

CERTIFICATE

CERTIFY THAT ALL THE PARTICULARS SHALL BE MADE TO PROVIDE RAINWATER HARVESTING ARRANGMENTS IN THE PROPOSED CONSTRUCTION AS PER PLAN

APPROVAL DRAWING

NO	MEC_23,146	DATE	26.12.2023
REV	A	REV	01
REV	RS	REV	P.S

PLAN INFO

AS_PER_DOCUMENT=154.856

PLOT_AREA_M2= 154.856

PLOT_NO=3

SURVEY_NO=579/1A3

PATTA_NO=4019

FMB_OR_PLR= 154.856

AS_AT_SITE = 154.86

SINGLE_FAMILY_BLDG=YES

IS_SWIMMING_POOL_EXISTS=NO

CRZ=NO

SECURITY_ZONE=NO

ACCESS_WIDTH_M=10.67

ROAD_WIDTH=7.20

ROAD_LENGTH=10.67

AREA_TYPE=OTHERS

AVG_PLOT_DEPTH= 14.52

AVG_PLOT_WIDTH= 10.67

LAND_USE_ZONE =RESIDENTIAL

IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

RWH_DECLARED=YES

DISTRICT=THOOTHUKUDI

TALUK=KOVILPATTI

JURISDICTION_TYPE=RURAL PANCHAYAT

OSR_APPLICABLE=NO

OSR_SURR_BUYBACK_RETAIN=NO

PREMIUM_FSI_REQUIRED=NO

IS_APPROVED_LAYOUT=YES

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.

