

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.

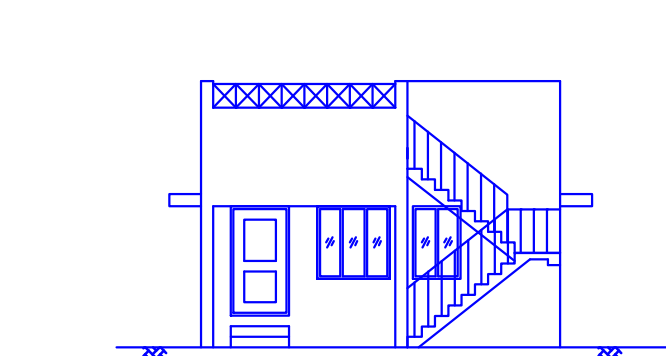
APPLICANT : Smt.M.VIJAYASANTHI D/o.Thiru.MURUGAN



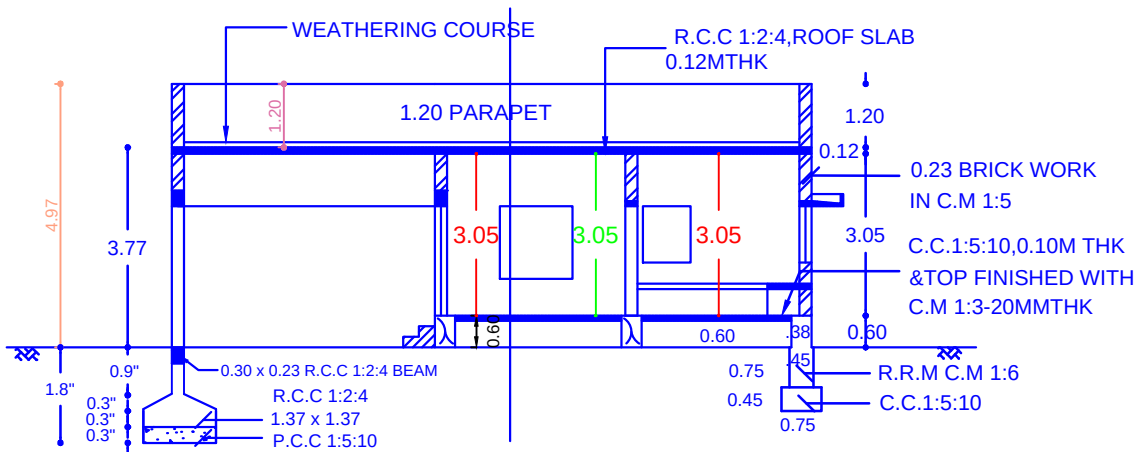
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PLAN IN
AS_PER
PLOT_A
PLOT_N
SURVEY
PATTA_1_ _ _ _ _
FMB_OR_PLR=229.93
AS_AT_SITE = 229.93
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=13.72
ROAD_WIDTH=4.58
ROAD_LENGTH=13.72
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 13.72
AVG_PLOT_WIDTH= 16.77
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_SURREY_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO

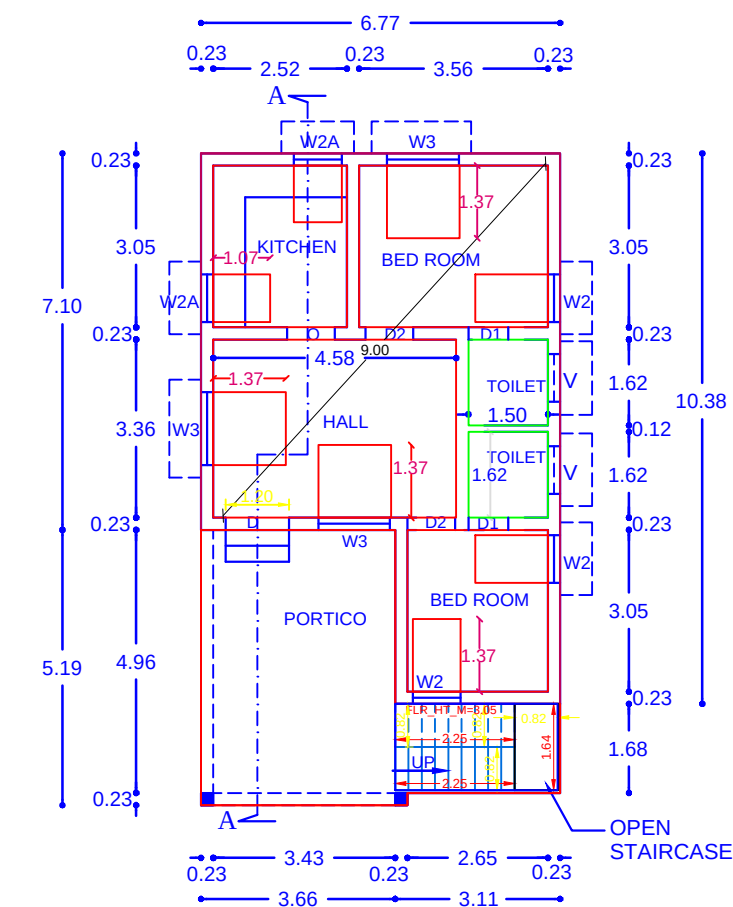
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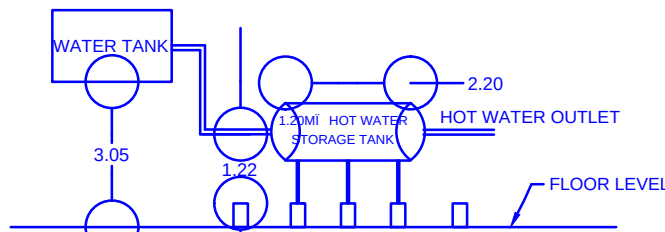
FRONT ELEVATION



SECTION ON "AA"



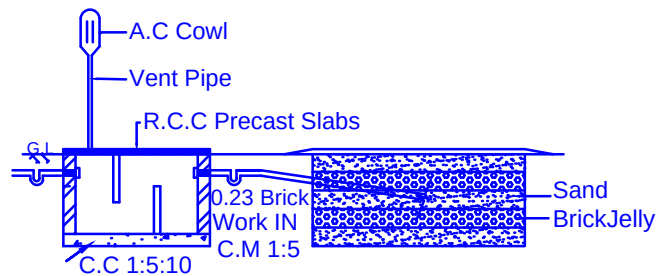
GROUND FLOOR PLAN



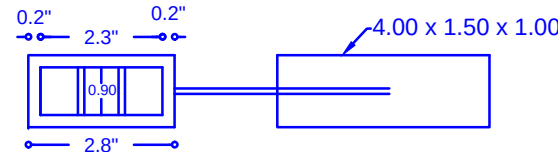
SOLAR WATER HEATING SYSTEM

SWHS DETAILS

TOTAL NO OF PERSONS = 10
ASSUME 10 PERSONS STAYING IN HOUSE PER DAY
WATER CONSUMPTION AT 60/LIT/PERSON/DAY
TOTAL CONSUMPTION = $10 \times 60 = 600$ Lits



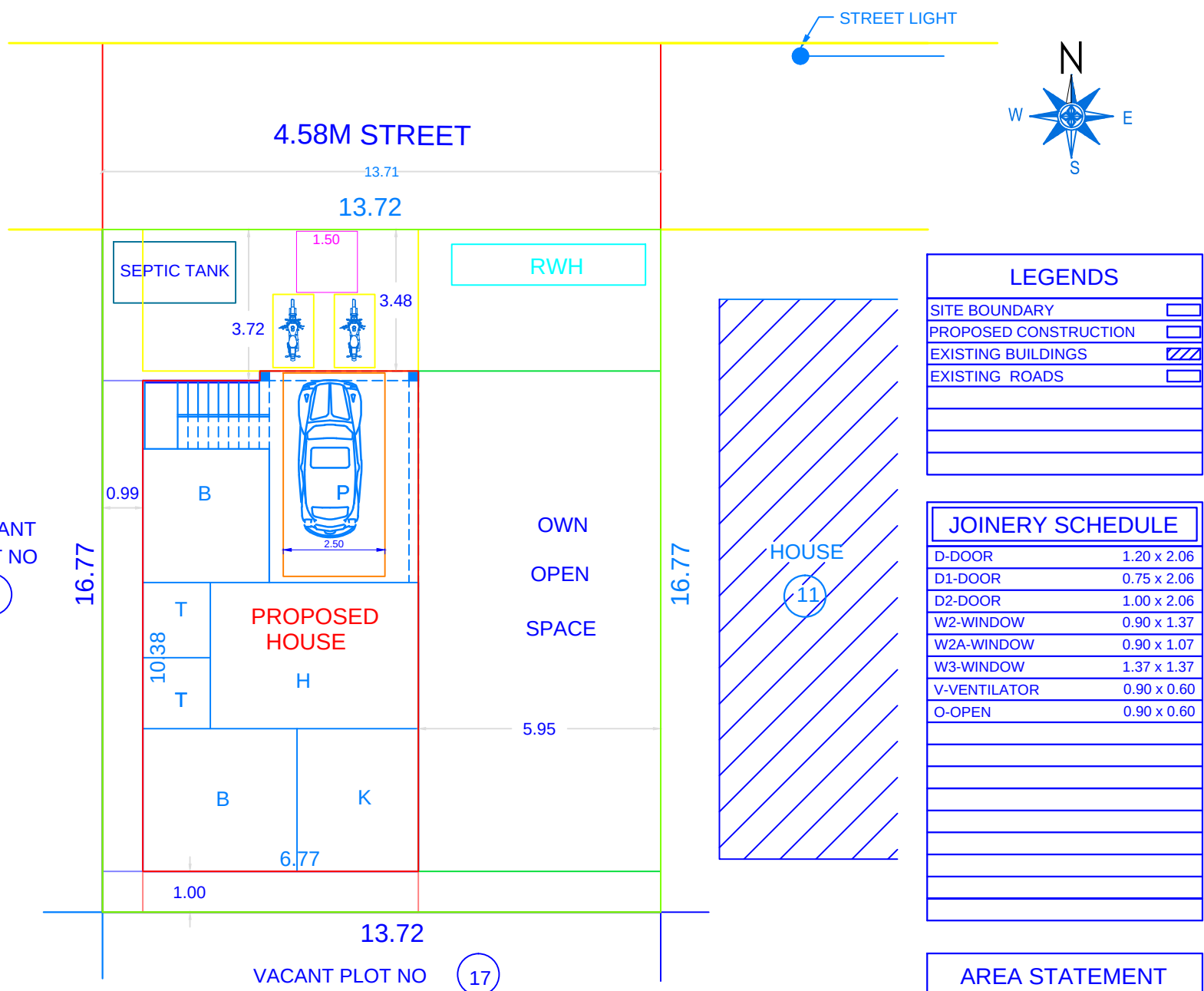
SECTION ON "BB" 'U' TROP MODEL S.T.ADOPTED)



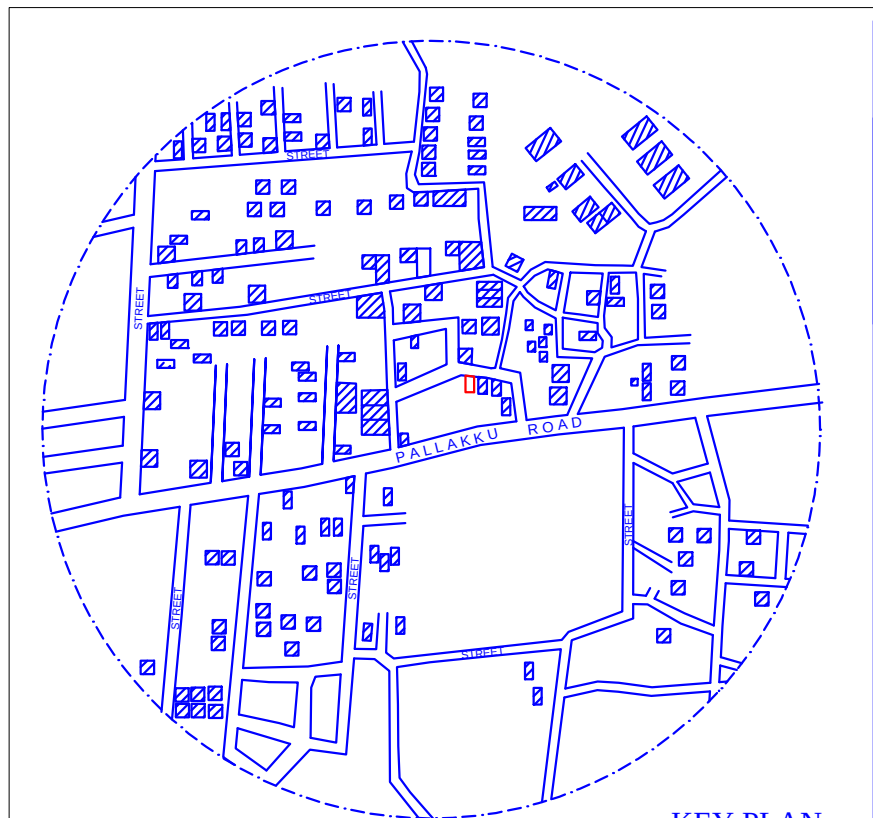
PLAN OF SEPTIC TANK & DISPERSION TRENCH



STAIRCASE SECTION



SITE PLAN
SCALE 1:100



KEY PLAN
1:10000

PARKING CALCULATION:

$$\left. \begin{array}{l} \text{NO.OF CAR \& TWO WHEELER} \\ \text{POCKETS PROVIDED} \end{array} \right\} = \frac{\text{TOTAL FLOOR AREA}}{75\text{M}^2}$$

$$\text{PARKING PROVIDED} = \frac{58.27}{75\text{M}^2} = 0.78$$

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
$\text{FSI} = \frac{\text{TOTAL PLINTH AREA}}{\text{SITE AREA}}$ $= \frac{58.27}{229.93} = 0.253$	0.25	2.00

MODERN ENGINEERING CONSTRUCTIONS
ARCHITECTS ENGINEERS SURVEYORS VALUERS
449-A, MAIN ROAD, KOVILPATTI-628501,TAMILNADU,INDIA
T: +91 46322 20868 F: +91 46322 21868 M: +91 94431 21868
EMAIL: MODERNECE@YAHOO.COM WEBSITE: MODERNGROUPS.NET

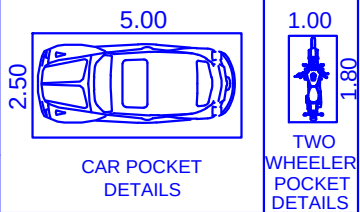
Er. R. SOUNDARAPANDI, D.C.E., B.Tech.,
Engineers - Grade III - RE,
Regn No. 137 / LS / 2019 / 00002,
MODERN ENGINEERING CONSTRUCTIONS
449-A, Main Road KOVILPATTI - 628 502,
On 04632-221868 Cell : 94431 21988



LEGENDS	
SITE BOUNDARY	
PROPOSED CONSTRUCTION	
EXISTING BUILDINGS	
EXISTING ROADS	

JOINERY SCHEDULE	
D-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 1.07
W3-WINDOW	1.37 x 1.37
V-VENTILATOR	0.90 x 0.60
O-OPEN	0.90 x 0.60

AREA STATEMENT		
	SQ.M	SQ.FT
SITE AREA	229.93	2475
PROPOSED CONST.IN.G.F	58.27	627
PORTICO	24.27	261
OPEN TO SKY	147.39	1587



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

TITLE			
APPROVAL DRAWING			
FILE		DATE	
MEC_23.141		16.12.2023	
PER	REV	DRY	DRN
A	01	RS	K.M

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

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



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
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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.

