

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

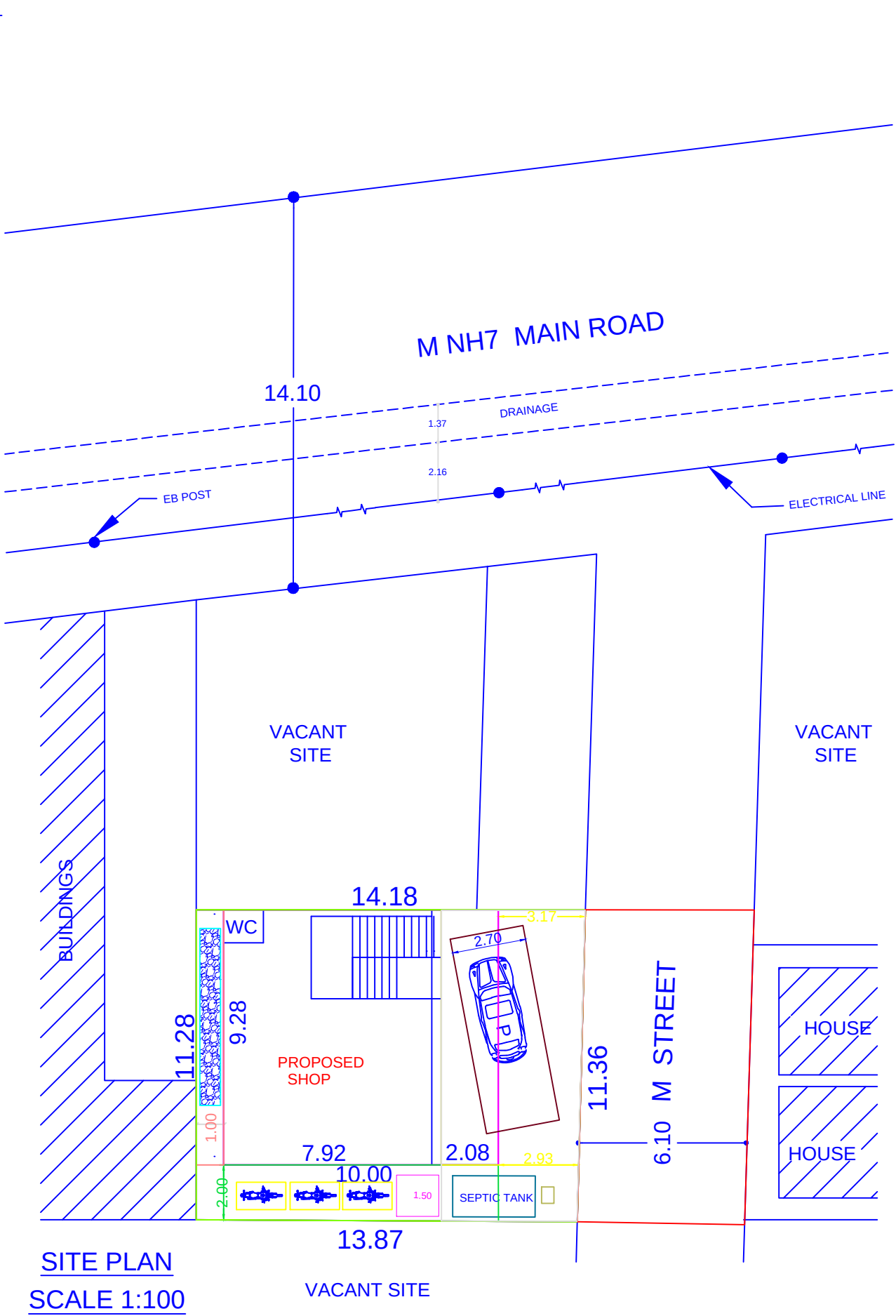
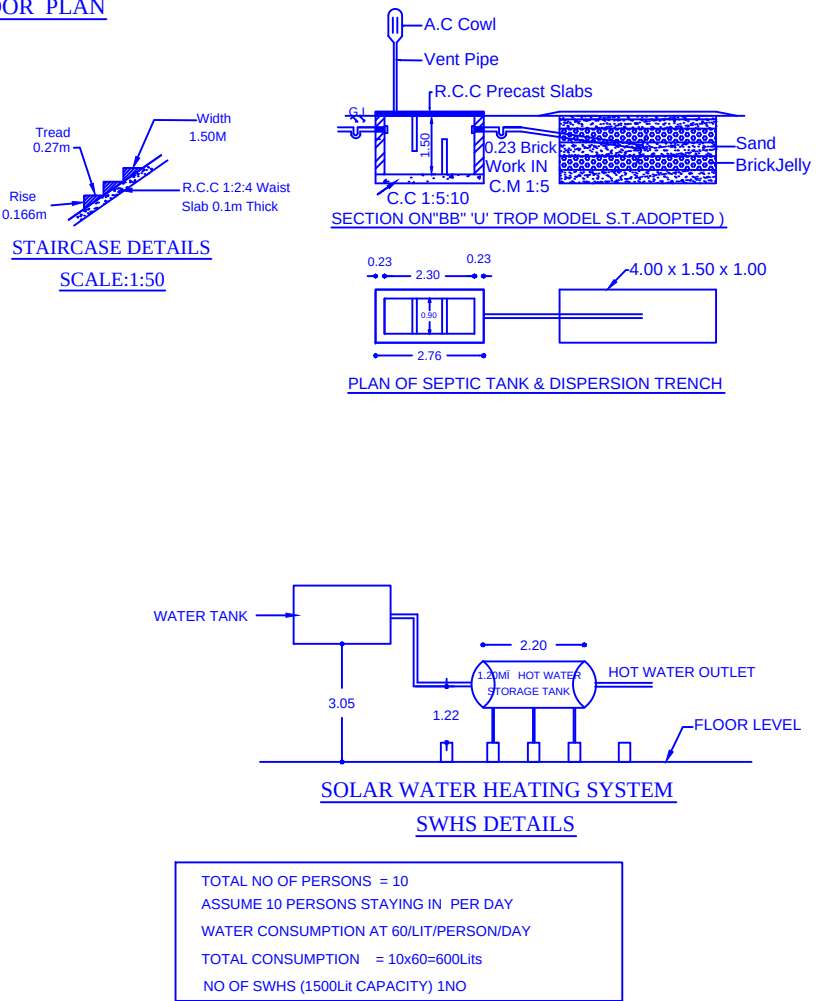
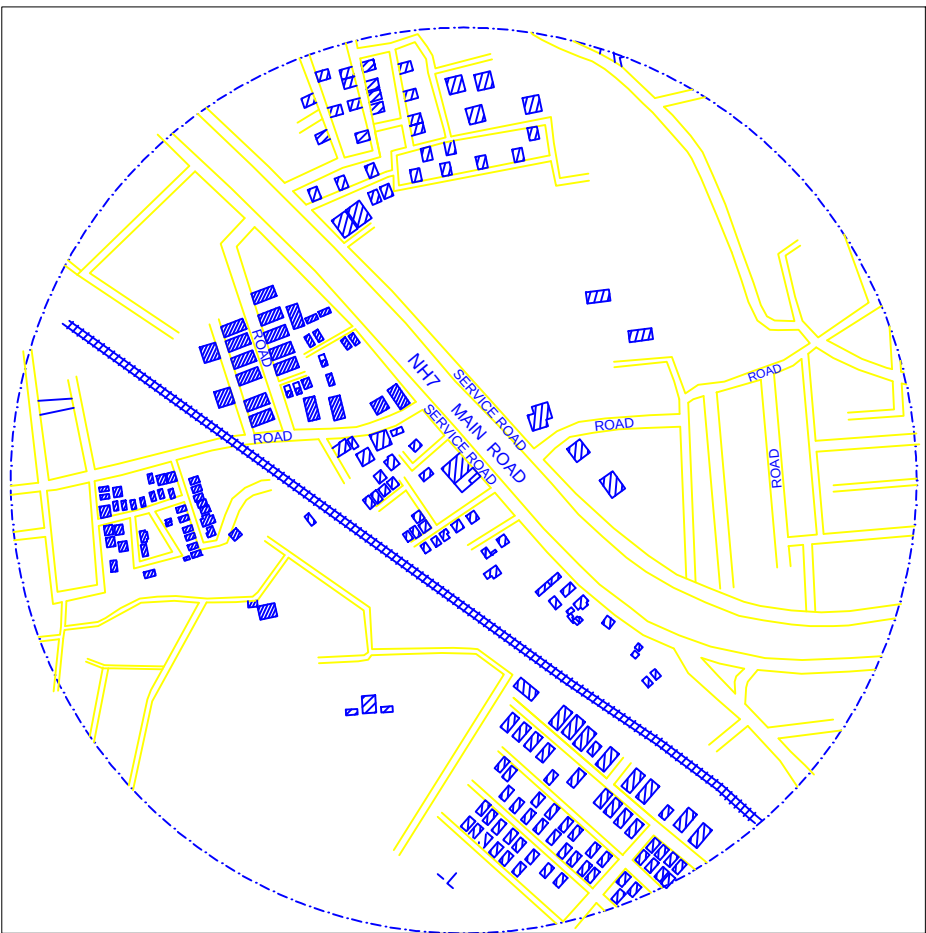
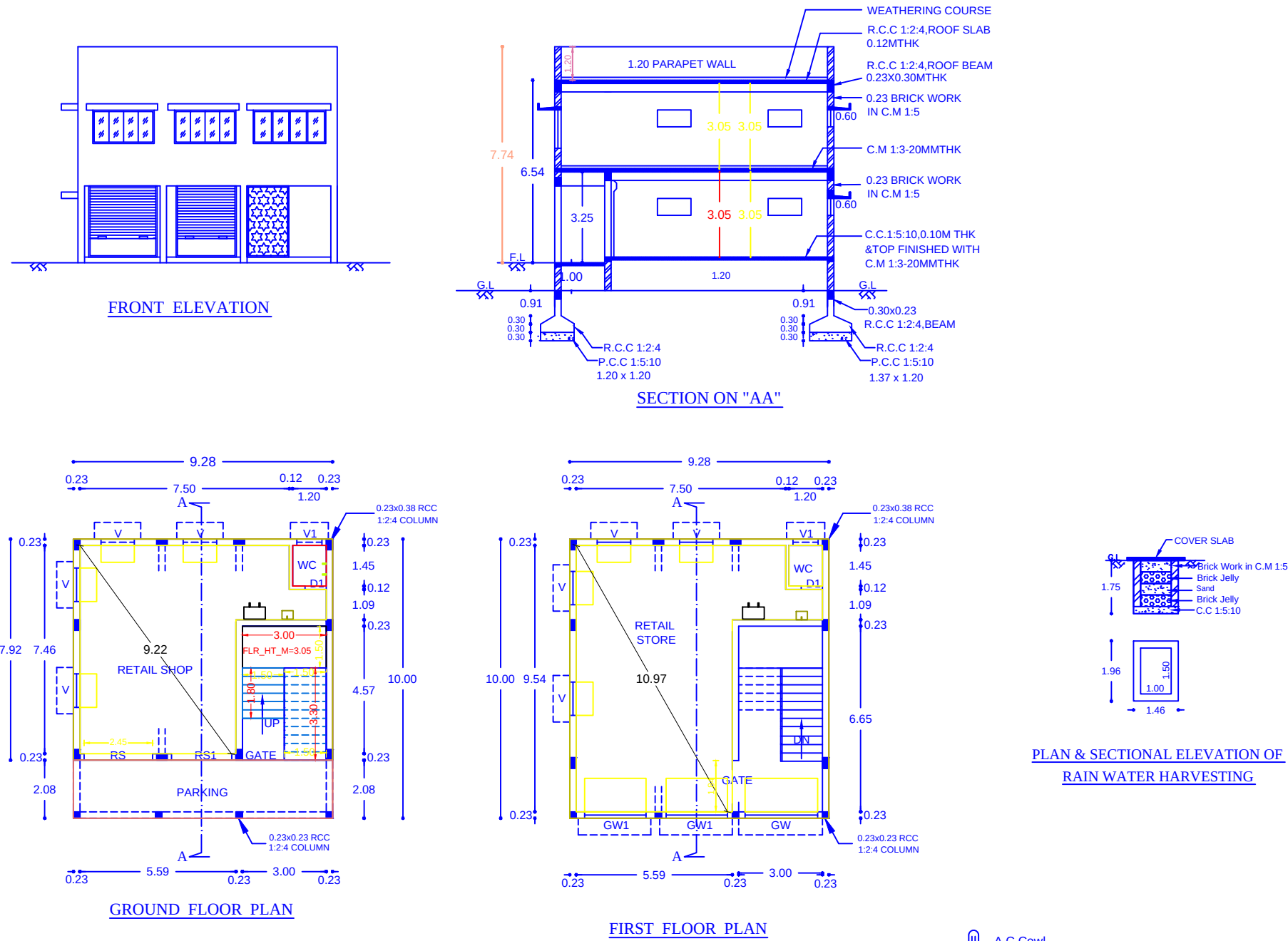
Rural Panchayat

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 RETAIL SHOP IN GROUND FLOOR & STORE IN FIRST FLOOR IN
SURVEY NO:103/11A1A1A, AT INAM MANIYACHI VILLAGE AND PANCHAYAT, KOVILPATTI UNION, THOOTHUKUDI DISTRICT.

APPLICANT : Thiru.V.RAMESH
S/o Thiru.V.VARATHARAJAN



MODERN ENGINEERING CONSTRUCTIONS
ARCHITECTS ENGINEERS SURVEYORS VALUERS
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EMAIL: MODERNEC@YAHOO.COM WEBSITE: MODERNGROUPS.NET

Dr. R. SUNDARAPANDI, D.C.E., B.Tech.,
Engineers - Grade III - RE
Regn No 137/LS/2018/00032
MODERN ENGINEERING CONSTRUCTIONS
449-A, Main Road, KOVILPATTI - 628 502,
TN 04632-221868 Cell : 94431 21868

V. Ramesh

ENGINEER

APPLICANT

PARKING CALCULATION:

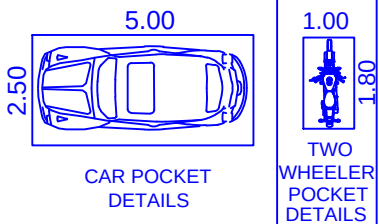
NO.OF CAR & TWO WHEELER POCKETS PROVIDED } = TOTAL FLOOR AREA
PARKING PROVIDED } = 50M²
FLOOR AREA ABOVE 75 SQM } = 168.99 / 50M² = 3.38
(ONE CAR SPACE FOR EVERY 75 SQM)
NO.OF CAR POCKETS : 1 Nos
NO.OF TWO WHEELER POCKETS : 3 Nos

FSI DETAILS	PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA SITE AREA = 168.99 / 158.653 = 1.06	1.06	2.00

LEGENDS	
SITE BOUNDARY	
PROPOSED CONSTRUCTION	
EXISTING BUILDINGS	
EXISTING ROADS	

JOINERY SCHEDULE	
RS1-ROLLING SHUTTER	2.16 x 2.75
RS-ROLLING SHUTTER	2.45 x 2.75
GATE	1.50 x 2.75
GW-WINDOW	2.60 x 1.20
GW1-WINDOW	2.20 x 1.20
V-VENTILATOR	1.20 x 0.60
V1-VENTILATOR	0.90 x 0.60

AREA STATEMENT		
	SQ.M	SQ.FT
SITE AREA	158.653	1707.75
PROPOSED CONST.IN.G.F	76.19	820.00
PORTICO	16.61	179.00
PROPOSED CONST.IN.F.F	92.80	999.00
OPEN TO SKY	65.853	708.75



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

APPROVAL DRAWING			
FILE	MEC_24.049	DATE	30.03.2024
REV	A	REV	01
REV	RS	REV	K.M

SINGLE_FAMILY_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=11.36
ROAD_WIDTH=6.10
ROAD_LENGTH=11.36
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 14.025
AVG_PLOT_WIDTH= 11.32
LAND_USE_ZONE =B-SHOP
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
JURISDICTION_TYPE=RURALPANCHAYAT
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
RWH_DECLARED=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2

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.

