

PP

APPROVAL RECORD

# Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Rural Panchayat**

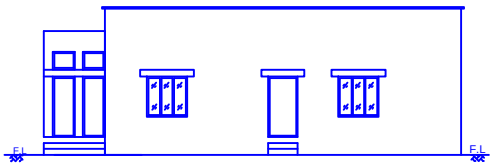
The approval as the planning authority issued it, reproduced in full behind this page.

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

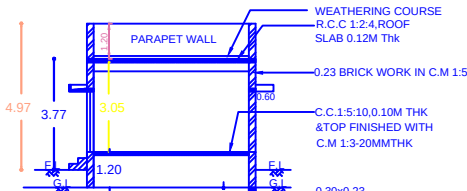
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF COMMERCIAL OFFICE CUM ELECTRICAL ROOM IN SURVEY No:2/1A,  
AT NAVALAKKAMPATTI VILLAGE,CHINNAMALAIKUNTRU PANCHAYAT, ETTAYAPURAM TALUK, THOOTHUKUDI DISTRICT.

APPLICANT : Mr.D.KUMAR S/o.Thiru.DURAI PANDI

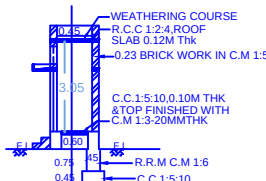
MANAGING PARTNER  
M.B ASSOCIATES



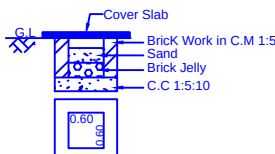
FRONT ELEVATION



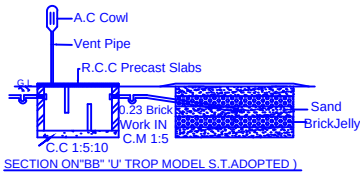
SECTION ON "AA"



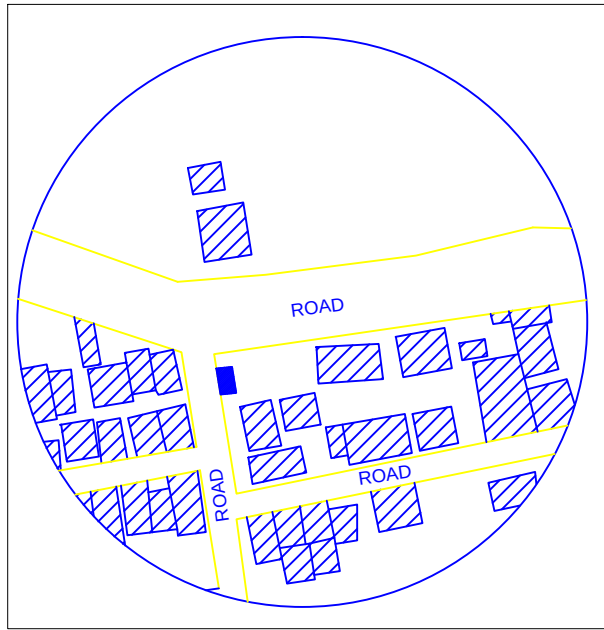
SECTION ON "BB"



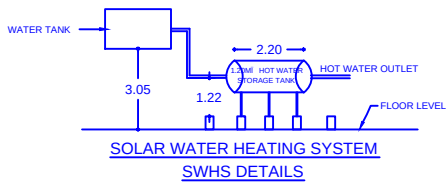
PLAN & SECTIONAL ELEVATION OF  
RAIN WATER HARVESTING  
SCALE : 1:50



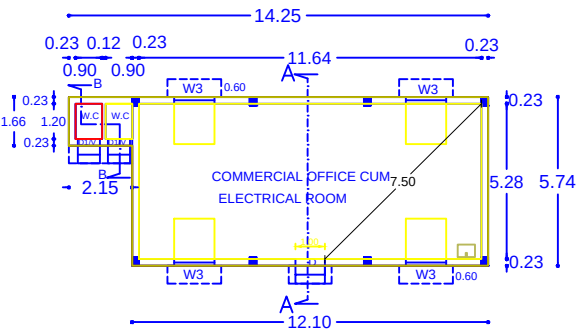
PLAN OF SEPTIC TANK & DISPERSION TRENCH



KEY PLAN  
NOT TO SCALE



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



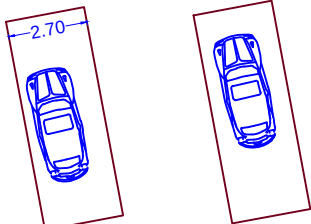
GROUND FLOOR PLAN

1

VACANT SITE

40.0

OWN OPEN SPACE  
2/1A



2/2

VACANT SITE

8.00M ROAD

8.00M ROAD

1

2/1B

VACANT SITE

SITE PLAN  
SCALE : 1:100

LEGEND

SITE BOUNDARY  
PROPOSED CONSTRUCT  
EXISTING BUILDINGS  
EXISTING ROADS

JOINERIES SCHEDULE

|              |             |
|--------------|-------------|
| D-DOOR       | 1.00 x 2.06 |
| D1-DOOR      | 0.75 x 2.06 |
| W-WINDOW     | 1.37 x 1.37 |
| V-VENTILATOR | 0.75x 0.45  |

AREA STATEMENT

|                       | SQ.M    | SQ.FT    |
|-----------------------|---------|----------|
| SITE AREA             | 1043.00 | 11227.00 |
| PROPOSED CONST.IN.G.F | 73.02   | 786      |
| OPEN TO SKY           | 969.98  | 10441.00 |
|                       |         |          |
|                       |         |          |
|                       |         |          |
|                       |         |          |
|                       |         |          |
|                       |         |          |

PARKING CALCULATION:

|                                                            |   |                                      |
|------------------------------------------------------------|---|--------------------------------------|
| NO.OF CAR & TWO WHEELER<br>POCKETS PROVIDED                | = | TOTAL FLOOR AREA<br>50M <sup>2</sup> |
| PARKING PROVIDED                                           | = | 73.02<br>50M <sup>2</sup> = 1.460    |
| FLOOR AREA ABOVE 50 SQM<br>(ONE CAR SPACE FOR EVERY50 SQM) |   |                                      |
| NO.OF CAR POCKETS                                          | : | 2 Nos                                |
| NO.OF TWO WHEELER POCKETS                                  | : | 4 Nos.                               |

FSI DETAILS

PROPOSED

PERMISSIBLE

$$FSI = \frac{\text{TOTAL PLINTH AREA}}{\text{SITE AREA}} = \frac{73.02}{1043.00} = 0.07$$

0.07

2.00



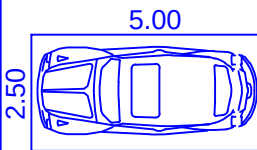
MODERN ENGINEERING CONSTRUCTIONS

ARCHITECTS ENGINEERS SURVEYORS VALUERS

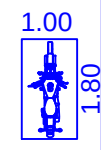
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CAR POCKET  
DETAILS



TWO  
WHEELER  
POCKET  
DETAILS

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 MEC\_24.058 DATE 05.04.2024

VER A REV 01 SRY RS DRN P.S

ENGINEER

APPLICANT



CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=5.74  
ROAD\_WIDTH=8.00  
ROAD\_LENGTH=5.74  
AREA\_TYPE=OTHERS  
AVG\_PLOT\_DEPTH= 40.50  
AVG\_PLOT\_WIDTH= 25.60  
LAND\_USE\_ZONE =B-PCO  
IF\_HERITAGE\_TOWN\_LESSTHAN\_1KM\_RADIUS=NO  
DISTRICT=THOOTHUKUDI  
TALUK=ETTAYAPURAM  
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-PCO\_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.

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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.

