

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

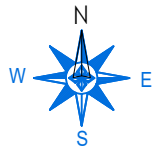
The approval as the planning authority issued it, reproduced in full behind this page.

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

THE PLAN SHOWING PROPOSED CONSTRUCTION OF A DWELLING HOUSE IN GROUND FLOOR , SURVEY NO: 483/52A1A , PLOT NO: 31, PANDAVARMANGALAM VILLAGE AND PANCHAYAT, KOVILPATTI

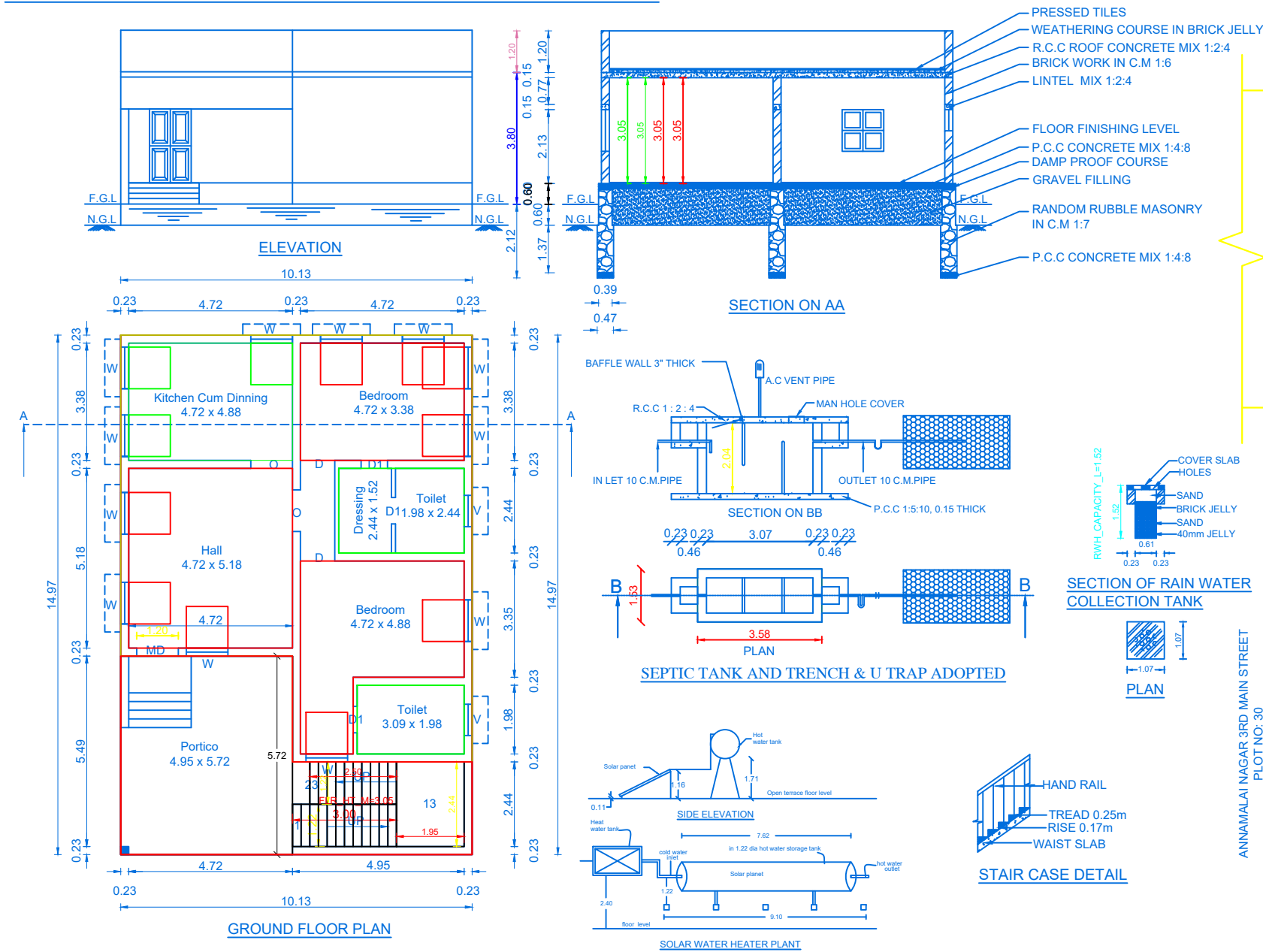
PANCHAYAT UNION AND TALUK, THOOTHUKUDI DISTRICT.

NAME OF THE APPLICANT: Thiru - R.CHINNA MUNIYASAMY S/o RAMAMOORTHY.

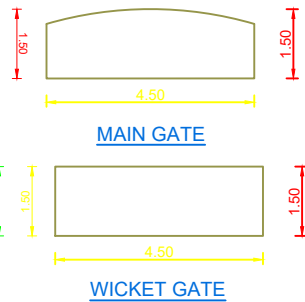
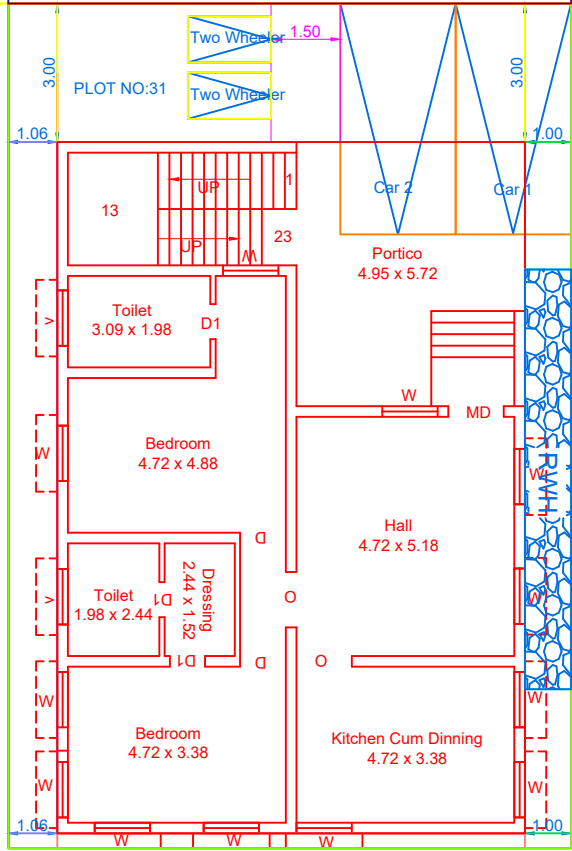


FOR OFFICE USE

PLAN INFO
PLOT_AREA_M2=222.96
MECHANICAL PARKING=0
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH=0
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.14
ROAD_LENGTH=250.00
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 18.29
AVG_PLOT_WIDTH= 10.63
LAND_USE_ZONE = RESIDENTIAL
DISTRICT=THOOTHUKUDI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
AS_AT_SITE=222.96
FMB_OR_PLR=222.96
AS_PER_DOCUMENT=222.96
TALUK=KOVILPATTI
VILLAGE=PANDAVARMANGALAM
SURVEY_NO=483/52A1A
PATTA_NO=1292
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=12.19
PLOT_NO=31
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



9.14M WIDE STREET

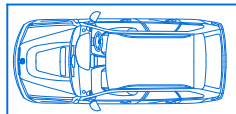


NOTE:
TO PROVIDE RAIN WATER HARVESTING ARRANGMENTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN

FSI DETAILS		PROPOSED	PERMISSIBLE
<u>TOTAL PLINTH AREA</u>	<u>151.65</u>	0.68	2.00
<u>PLOT AREA</u>	<u>222.96</u>		
<u>PARKING CALCULATION:</u>			
NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F = 151.65 sq.mt.			
TOTAL F.A = 151.65 sq.mt.			
TOTAL F.A above 151.65 sq.mt. = 1 car space Every 100 sq.mt			
<u>PARKING REQUIRED :-</u>		<u>PARKING PROVIDED :-</u>	
NO. OF CAR POCKETS	: 2 Nos	NO. OF CAR POCKETS	: 2 Nos
NO. OF BIKE POCKETS	: Nil	NO. OF BIKE POCKETS	: Nil



TWO WHEELAR POCKET DETAILS



CAR POCKET DETAILS

SITE PLAN
SCALE 1:100

COLOR INDEX	
PARTY'S SITE	
PROPOSED BUILDING	
EXG. BUILDINGS	
ROAD AND STREET	
ALL DIMENSIONS ARE IN METER SCALE - 1:100	

AREA DETAILS

AREA	SQ.MT.	SQ.FT.
AREA OF SITE	222.96	2399.94
AREA OF PLINTH IN G.F	109.50	1178.66
AREA OF PORTICO and STAIRCASE IN GF	42.14	453.59
AREA OF OPEN TO SKY	71.32	767.69

APPLICANT

Handwritten signature of the applicant.

Er.M.MUTHURAJ. B.E.,
Registered Engineer-Grade-I
Regn.No-RE-I/TKDTCP/June/1/2023
S.M.BUILDERS
D.No-27A, Ettayapuram Road,
Near Veterinary Hospital,
Kovilpatti - 628501, Mob-9500309904.

REGISTERED ENGINEER

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.

