

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

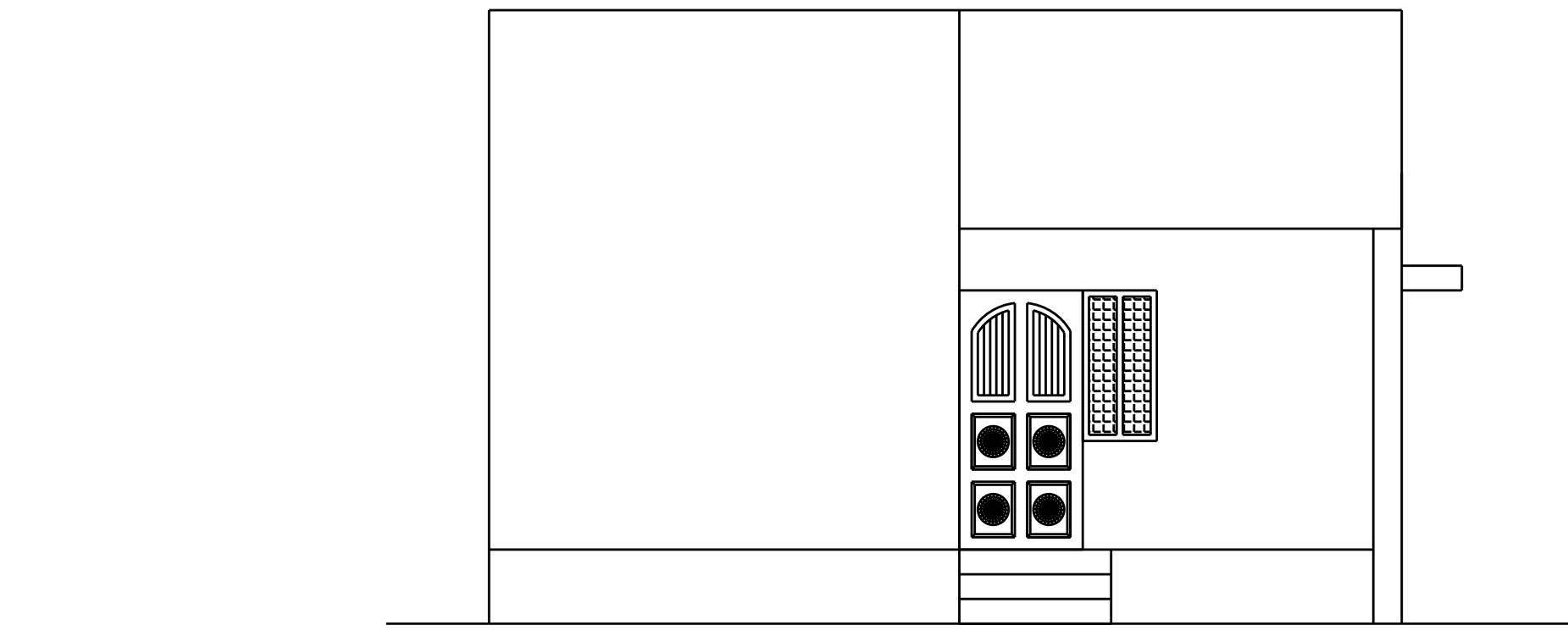
Building Plan

ISSUING AUTHORITY

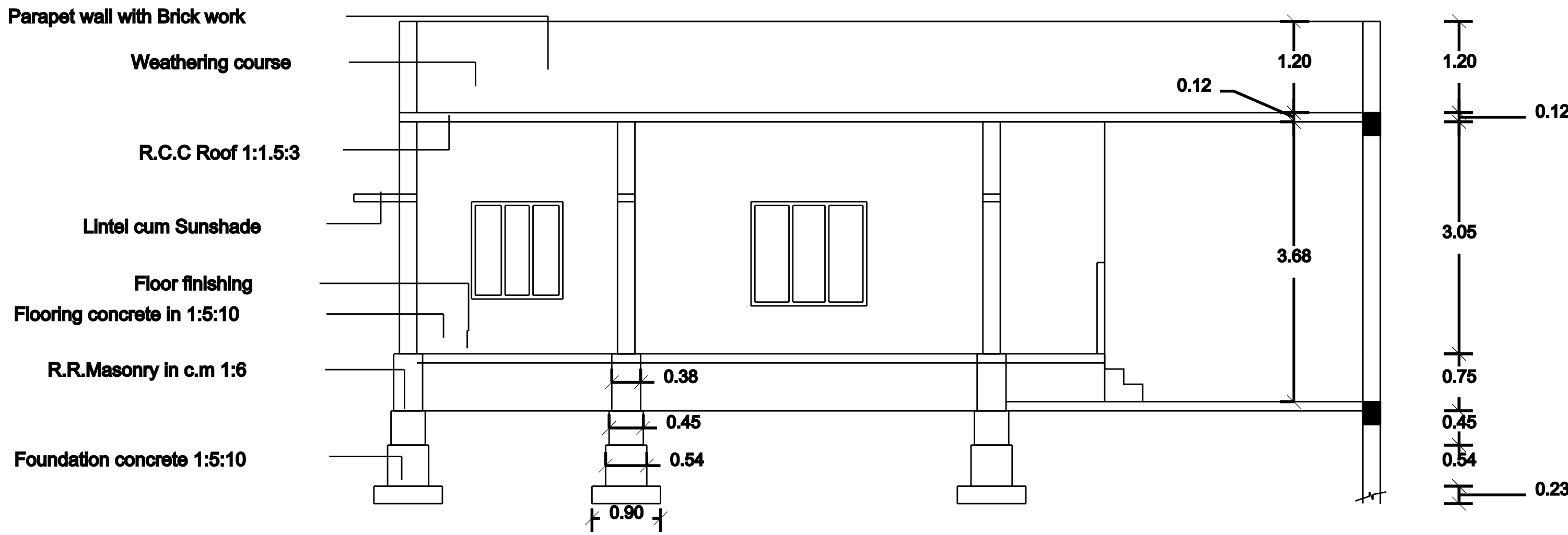
Rural Panchayat

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

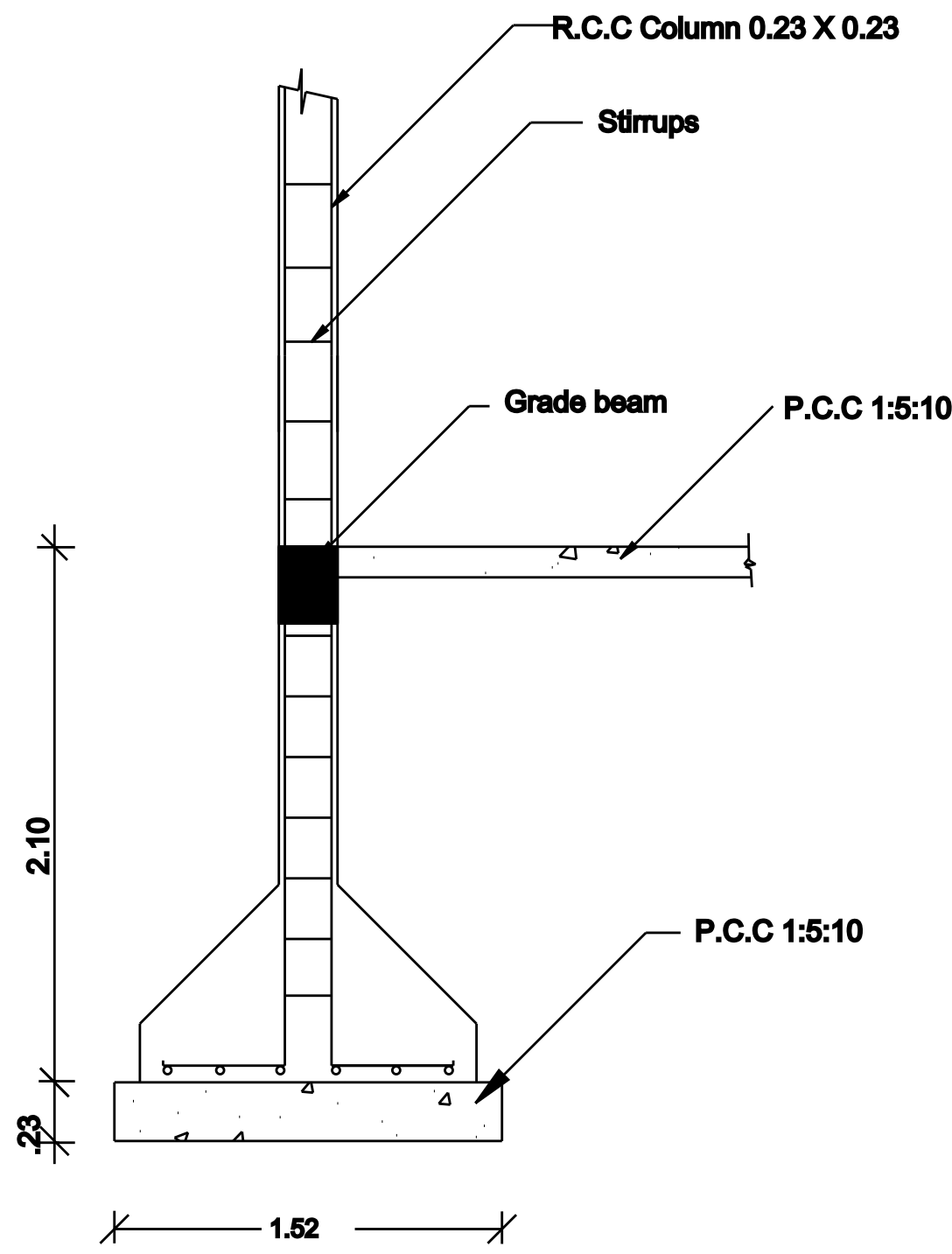
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



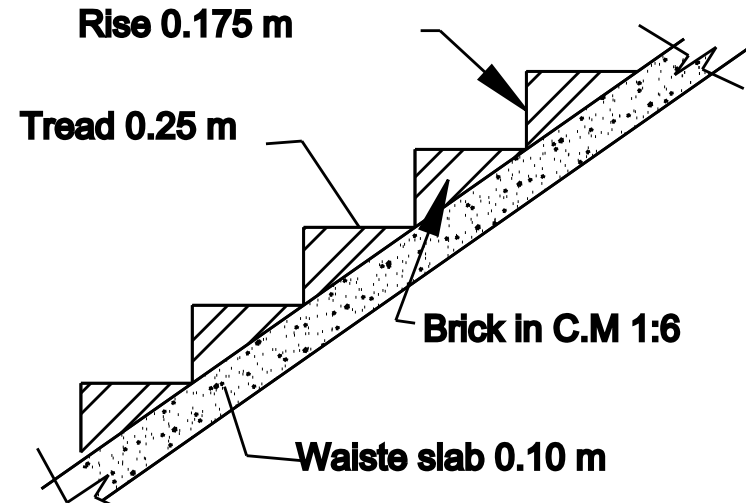
ELEVATION



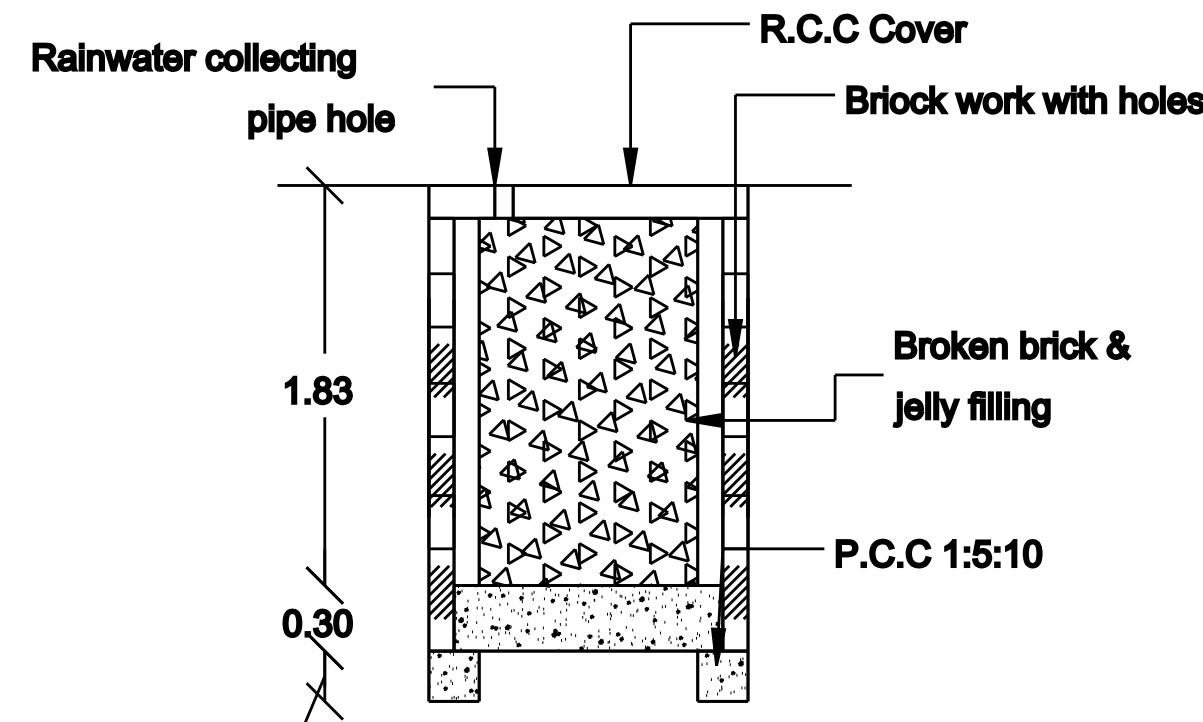
SECTION ON AB



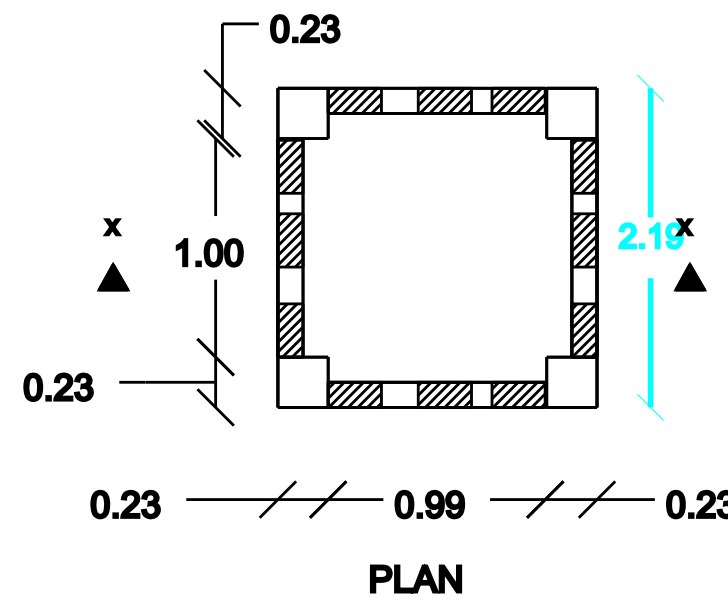
COLUMN DETAIL



STAIR DETAILS



SECTION ON XX



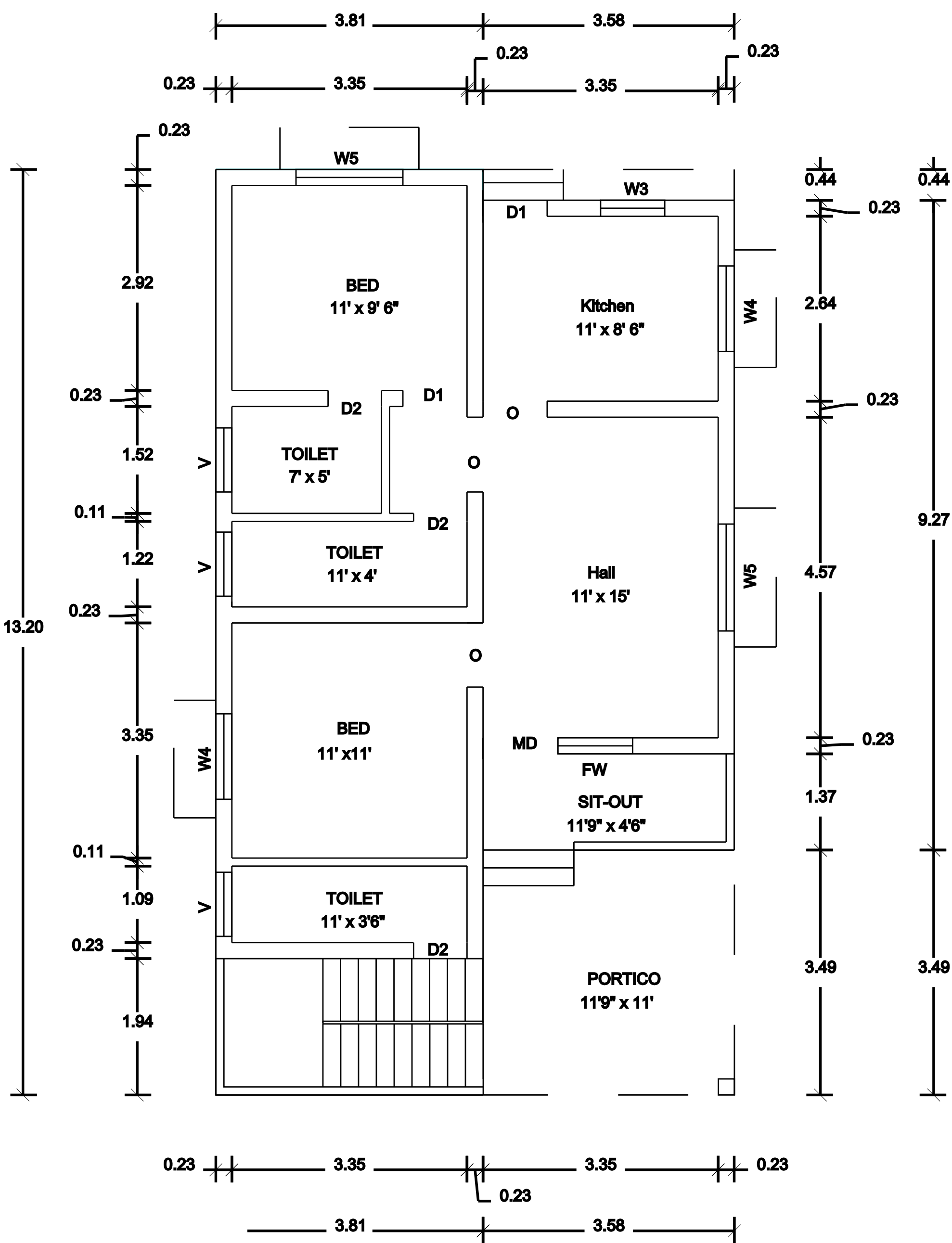
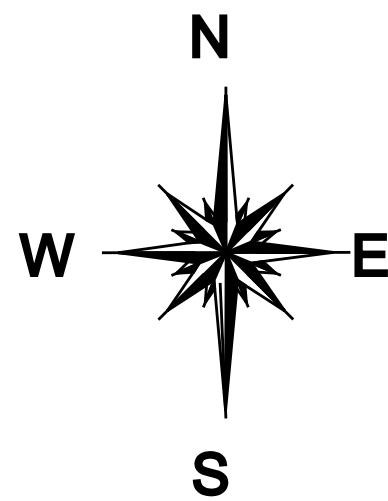
PLAN

RAINWATER HARVEST WELL

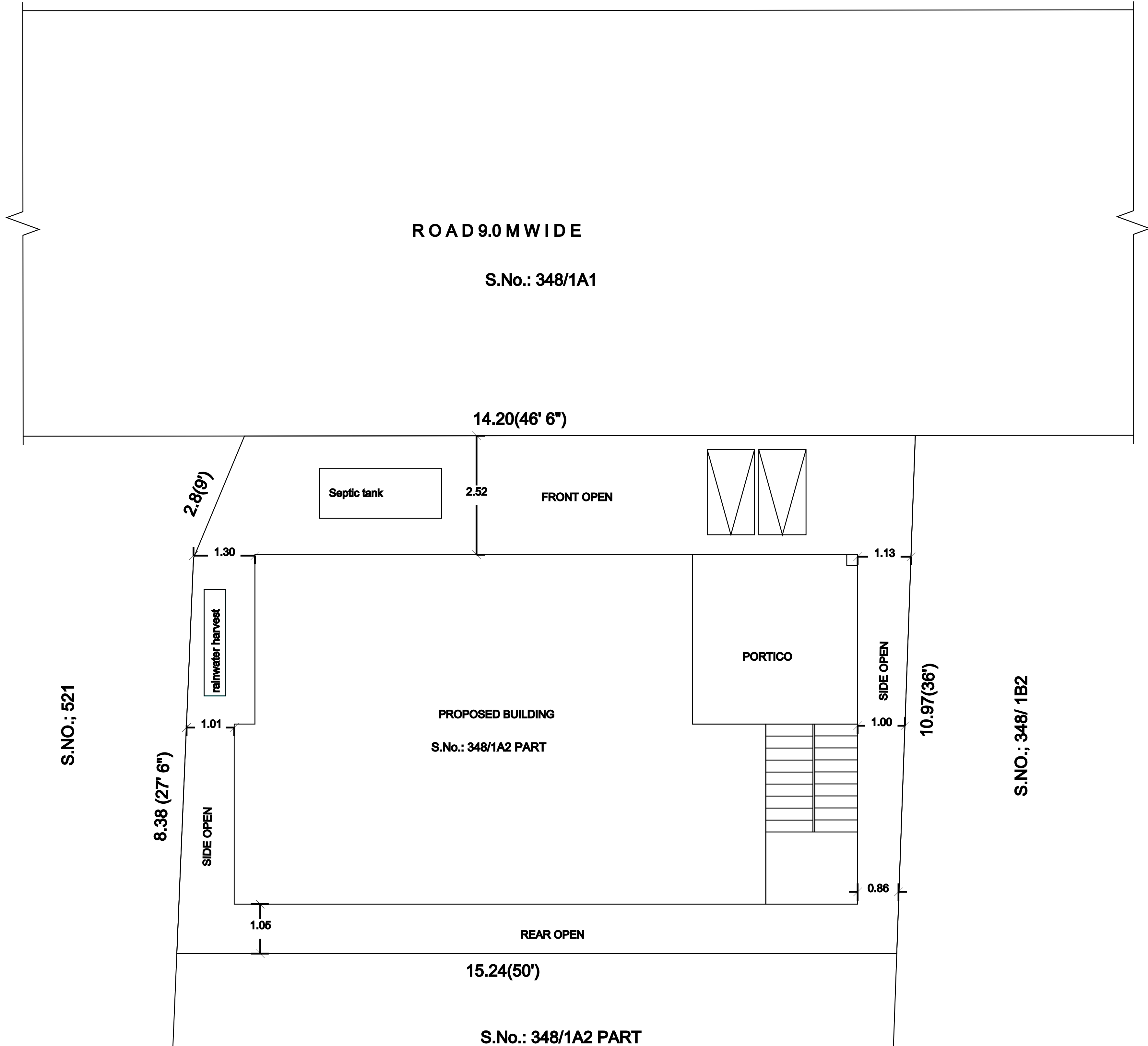
RWH_CAPACITY_L = 2000LTRS

NOTE :-

All dimension are metre
Waste water to be used in garden.
Rain water Harvest well provided in site.
Exhaust fan provided in kitchen
Chimney to be provided over the kitchen
Cantilever open staircase provided
Solar system water tank to be provided.
'U' Traps provided in septic tank
prevent curb breeding of mosquitoes.
EF - Exhaust fan proved



PLAN



SITE PLAN

Tamilnadu Combined Development & Building Rules - 2019			
Height of the building less than 7m, above 9 m width			
Setback	Required	Available	OK
Front	1.5 m	2.52 m	OK
Side(east)	1.0 m	1.0 m	OK
Side(west)	1.0 m	1.0 m	OK
Rear	Nll	1.0 m	OK
FSI	2.0	0.535	OK
Car Park/ Two wheller	0/1	0/1	OK

PARKING CALCULATION FOR HOUSE BUILDING

Floor area between 50 Sq.m and 100 Sq.m - 1 Two Wheeler
Space
(1 Two Wheeler Space 1.80 x 1.0 m)
Building area GF (excluding portico) = 76.06 Sq.m
Required - 1 Two Wheeler Space
Available - 1 Two Wheeler Space

FLOOR SPACE INDEX

TOTAL FLOOR AREA	< 2.00
SITE AREA	< 2.00
88.58	
165.34	
0.535 < 2.00	
HENCE OK	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTAIL BUILDING BEARING S.NO.: 348/ 1A2 PART, MARUTHANVALVOO VILLAGE AND PANCHAYAT, OTTAPIDARAM PANCHAYAT UNION,THOOTHUKUDI DISTRICT.

AREA DETAILS	SQ.M	SQ.FT
APPLICANT SITE AREA	162.00	1742.40
PROPOSED GROUND FLOOR BUILDING AREA	88.58	953.48
PROPOSED GROUND FLOOR PLINTH AREA	76.06	818.71
PROPOSED PORTICO AREA	12.52	134.77
OPEN SPACE	73.42	788.92

JOINERIES		
D	DOOR	1.00 X 2.10
D1	DOOR	0.91 X 2.10
D2	DOOR	0.75 X 2.10
W5	WINDOW	1.52 X 1.37
W4	WINDOW	1.22 X 1.37
W3	WINDOW	0.91 X 1.37
V	VENTILATOR	0.91 X 0.61

COLOUR REFERENCE	
SITE	
EXISTING	
PROPOSED	
ROAD,STREET	

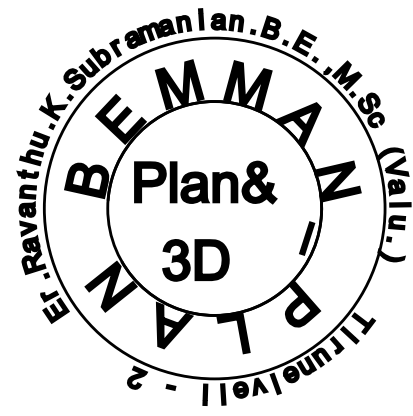
Applicant

BEMMAN PLAN & 3D

A Computer Solution of Home Building

- Single window DCR PLAN
- Valuation& Estimate
- LPA Single Window System & Drawing
- Front Elevation

#A-4, M.R.(STR) Complex, Kottur Road, Palayamkottai, Tirunelveli - 627002
e-mail: bemmanoffice@gmail.com
94431 72043



A.ROBARN RAJAKUMAR,DCE,BE
IRO Building Design
Registered Engineer Grade - III
Reg.NO:138/L5/2022/00043
1st floor Velautham yadav complex
Teacher's colony Main, Thoothukudi-6
Mobe: 9003581035 , 9944686838

Registered Engineer

approval ottapidaram 11-3-24(1)

Jun. 10, 24

SCR NO.:

DATED :

Do Rainwater harvest at house

Save the planet :
Plant a tree !
Get Rain water !!

BEMMAN PLAN & 3D

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
+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.

