

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

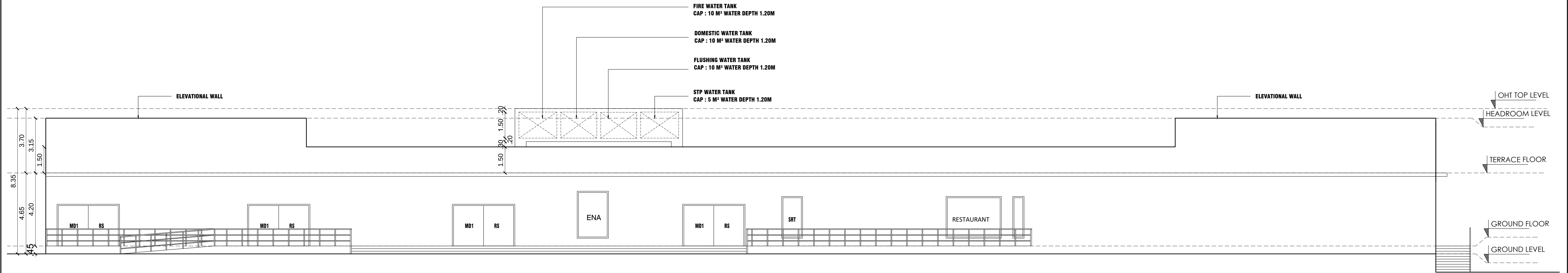
Building Plan

ISSUING AUTHORITY

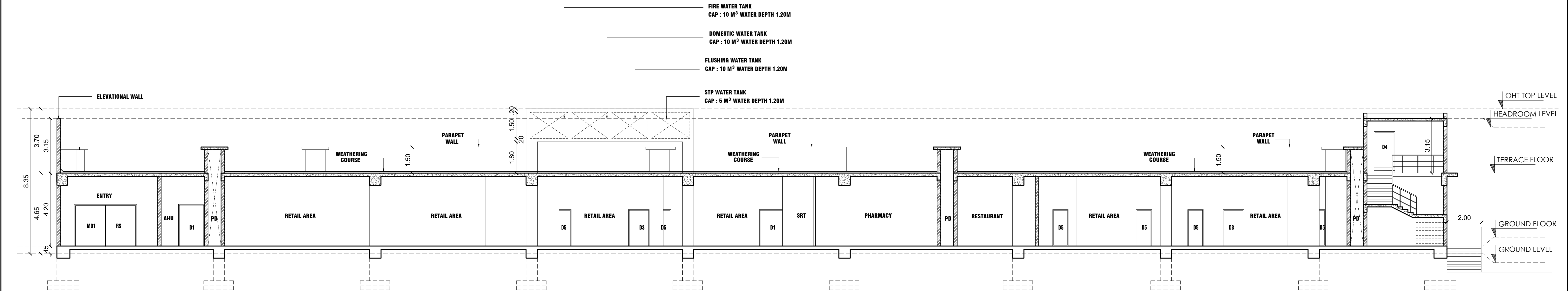
Rural Panchayat

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 A-A



PLAID
OF C
278/
PAN
KOV

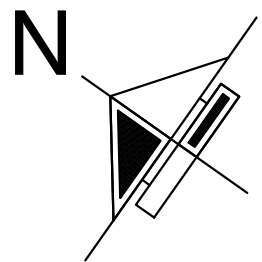
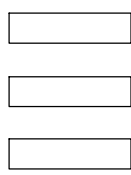
D CONSTRUCTION
(ETAIL SHOP) IN S.NO :
AM VILLAGE &
CHAYAT UNION,
(KUDI DISTRICT.

SHEET NO-3

NAME	DESCRIPTION	SIZE
MD1	DOOR	3.60 x 2.70
D1	DOOR	1.50 x 2.40
D2	DOOR	1.80 x 2.40
D3	DOOR	1.20 x 2.40
D4	DOOR	0.90 x 2.10
D5	DOOR	1.00 x 2.10
D6	DOOR	0.75 x 2.10
D7	DOOR	1.35 x 2.45
RS1	ROLLING SHUTTER	3.60 x 2.70
RS2	ROLLING SHUTTER	3.00 x 2.40
RS3	ROLLING SHUTTER	1.48 x 2.40
RS4	ROLLING SHUTTER	1.29 x 2.70
W	WINDOW	1.80 x 2.4
W1	FIRE WINDOW	1.80 x 1.80
W2	WINDOW	1.20 x 2.40
LD	LIFT DOOR	1.20 X 2.40
MECHANICAL VENTILATION PROVIDED		

COLOUR INDEX

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD



SCALE (1 : 100)

NOTE :

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTER
PARAPET WALL CM 1:4 MORTER.
WOOD WORK : MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD USING.
RCC WORK : MINIMUM GRADE OF CONCRETE M30
FLOORING : ALL ROOM VITRIFIED TILES FLOORING.
EARTH WORK : ALL EARTH WORK EXCAVATION IN FOUNDATION TO BE DONE
AS PER THE DIMENSION GIVEN IN THE SECTION DRAWING.

OFFICE USE

TECHNICAL APPROVAL (SHEET NO: 3 OF 3)
ROC.NO.SWP/BPA/286850/2024
SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P NO: 22/2024

OWNER SIGNATURE

S. Rajeswari

REGISTERED STRUCTURAL ENGINEER

J. BENNY GABRIEL, B.E., M.Tech.,
Structural Engineer Grade - I (SE)
Reg.No.RSE-ITKDTCP/December/02/2022
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REG.CONSTRUCTION ENGINEER

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M. MOHIDEEN BASHA, B.E.,
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M. RAYAN
RAYYAN IBRAHIM, M.Arch.,
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RAYAN IBRAHIM ARCHITECTS PVT. LTD.
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Mob: 95000 36906, 80568 92444
Email: rayan@rayanarchitects.com

REGISTERED ARCHITECTS / ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (RETAIL SHOP) IN S.NO : 278/1A1, 278/2A THITTANKULAM VILLAGE & PANCHAYAT, KOVILPATTI PANCHAYAT UNION, KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.

SCHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
MD1	DOOR	3.60 x 2.70
D1	DOOR	1.50 x 2.40
D2	DOOR	1.80 x 2.40
D3	DOOR	1.20 x 2.40
D4	DOOR	0.90 x 2.10
D5	DOOR	1.00 x 2.10
D6	DOOR	0.75 x 2.10
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W	WINDOW	1.80 x 2.4
W1	FIRE WINDOW	1.80 x 1.80
W2	WINDOW	1.20 x 2.40
LD	LIFT DOOR	1.20 x 2.40

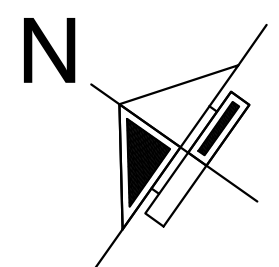
MECHANICAL VENTILATION PROVIDED

COLOUR INDEX

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD



SCALE (1 : 100)

NOTE :

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PARAPET WALL CM 1:4 MORTAR.
WOOD WORK : MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD USING.
RCC WORK : MINIMUM GRADE OF CONCRETE M20
FLOORING : ALL ROOM VITRIFIED TILES FLOORING.
EARTH WORK : ALL EARTH WORK EXCAVATION IN FOUNDATION TO BE DONE AS PER THE DIMENSION GIVEN IN THE SECTION DRAWING.

TECHNICAL APPROVAL (SHEET NO: 2 OF 3)

ROC.NO.SWP/BPA/286850/2024

SWP/THOOTHUKUDI/BPA/A.D.T.C.P NO: 22/2024

OFFICE USE

OWNER SIGNATURE

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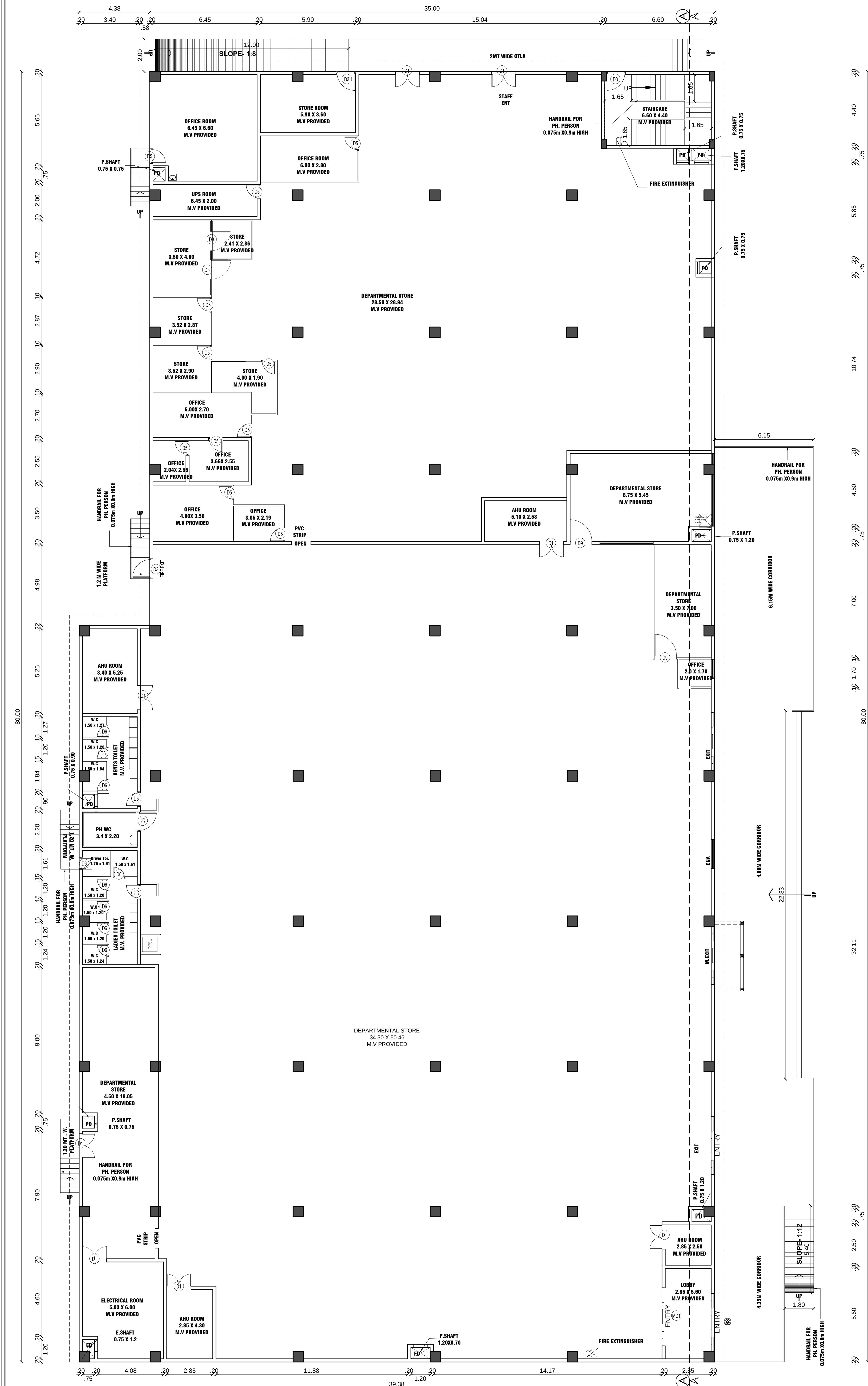
REGISTERED STRUCTURAL ENGINEER

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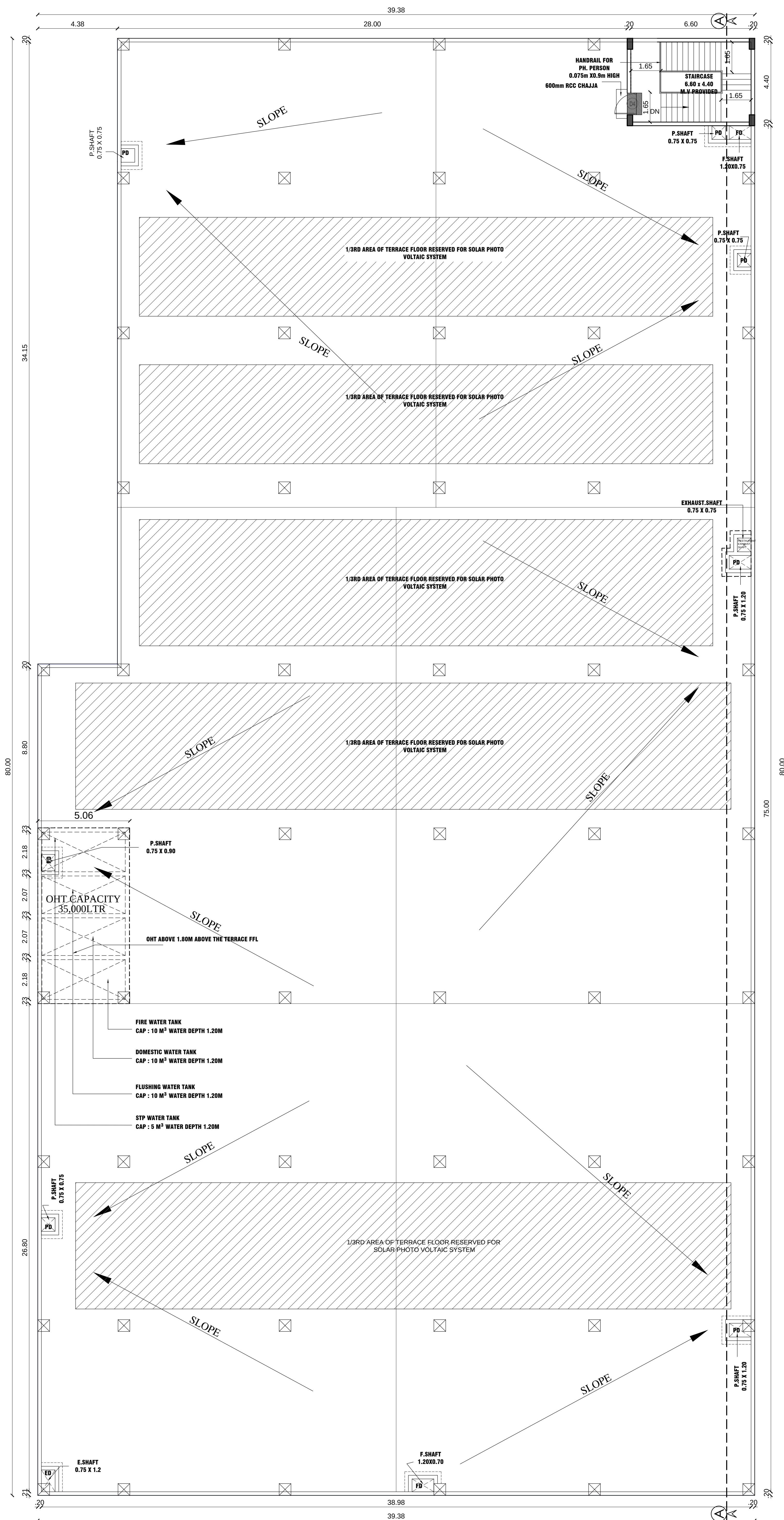
REG.CONSTRUCTION ENGINEER

Rayyan Ibrahim
RAYYAN IBRAHIM, M.Arch.,
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Email: rayyan@rayyanarchitects.com

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GROUND FLOOR PLAN



TERRACE FLOOR PLAN

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AREA OF THE PATTA 9760.00 Sq.M
 AREA OF THE DOCUMENT 9760.00 Sq.M
 SUPER IMPOSED AREA 9777.86 Sq.M

APPROVED AREA DETAILS:

FLOOR NAME	FSI Area (Sq.m)	NON FSI AREA (Sq.m)	Total Builtup (Sq.m)
GROUND FLOOR	2992.78	6.96	2999.74
TERRACE FLOOR	-	33.60	33.60
TOTAL AREA	2992.78	40.56	3033.34

TOTAL BUILTUP AREA - 3033.34 Sq.m
 NON FSI AREA - 40.56 Sq.m
 FSI AREA - 2992.78 Sq.m

$$F S I = \frac{2992.78}{9760.00} = 0.307$$

PARKING DETAILS:

SL.NO	DESCRIPTION	REQUIRED	PROVIDED
01	TWO WHEELER PARKING	30	80
02	CAR PARKING	30	60

SANITARY DETAILS:

TOTAL NUMBER OF PERSONS-75	MALE-40		FEMALE-35		
FOR PUBLIC	REQUIRED		PROVIDED		
SANITARY UNIT	MALE	FEMALE	MALE	FEMALE	TOTAL
WATER CLOSET	02	03	03	05	08
ABLUTION TAPS	08		08		08
URINALS	02	NIL	05	NIL	05
WASH BASINS	01	02	03	03	06
CLEANERS SINK	00	00	00	00	00

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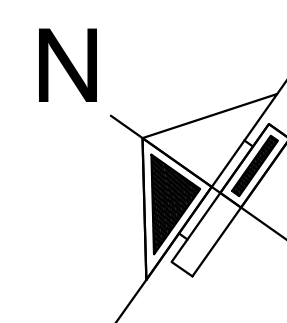
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COLOUR INDEX

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PROPOSED BUILDING

EXISTING ROAD



SCALE (1 : 200)

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SWP/THOOTHUKUDI/BPA/A/D.T.C.P NO: 22/2024

OFFICE USE

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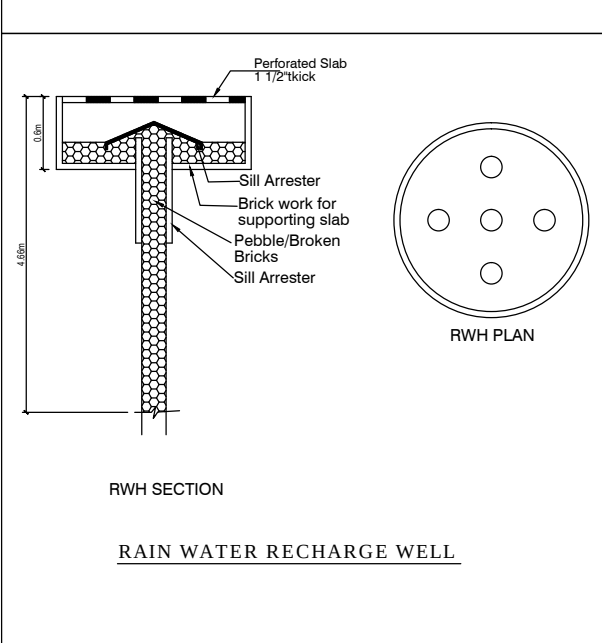
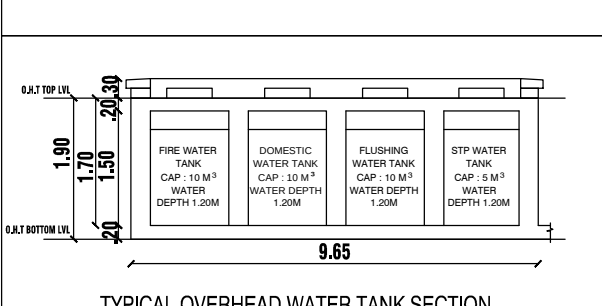
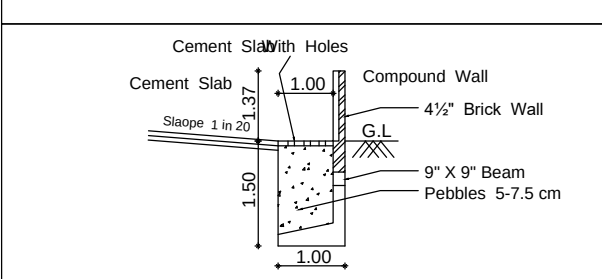
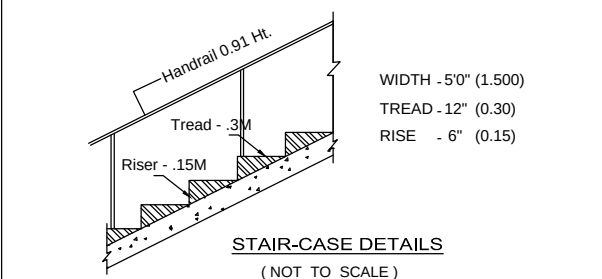
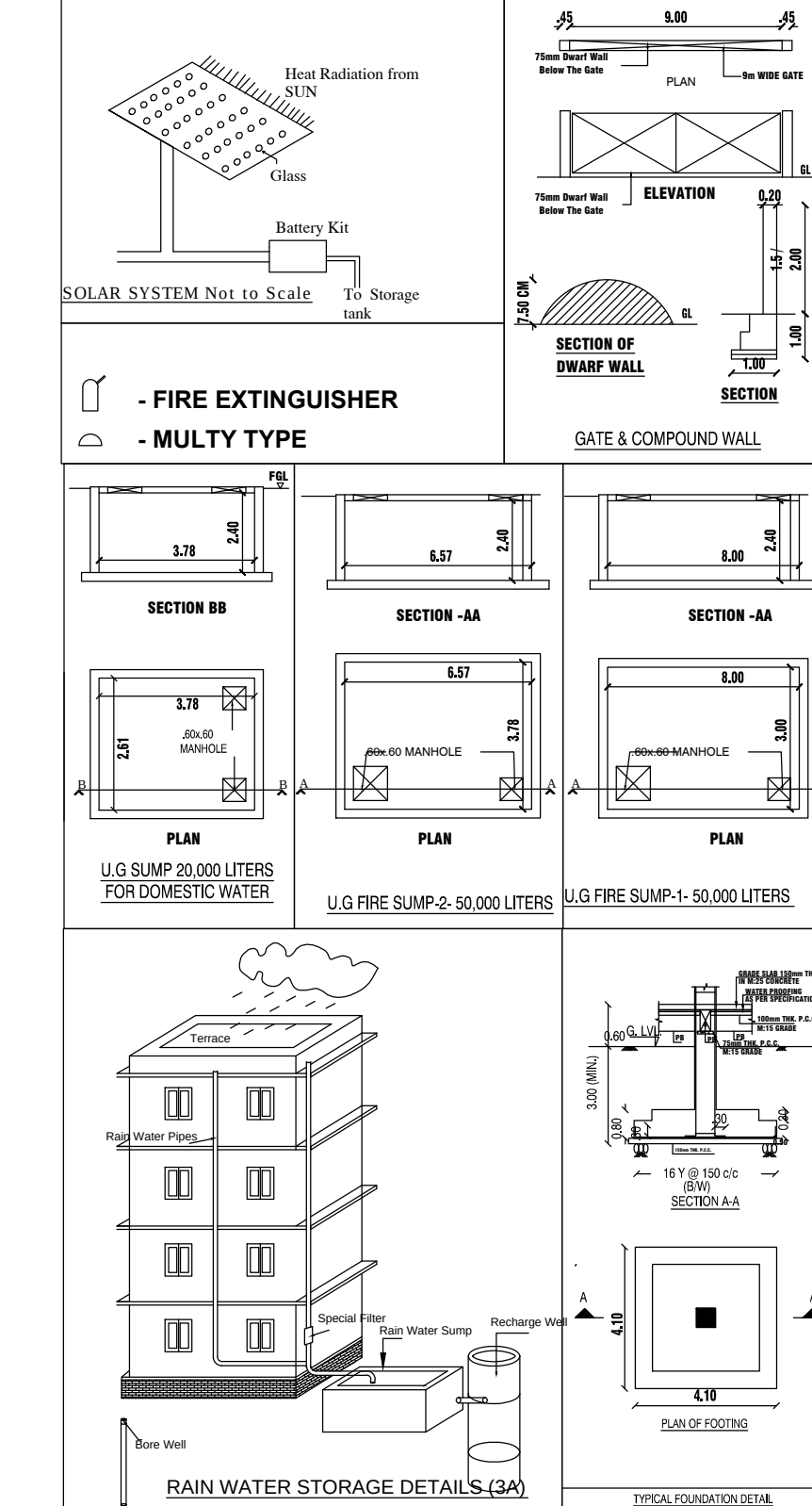
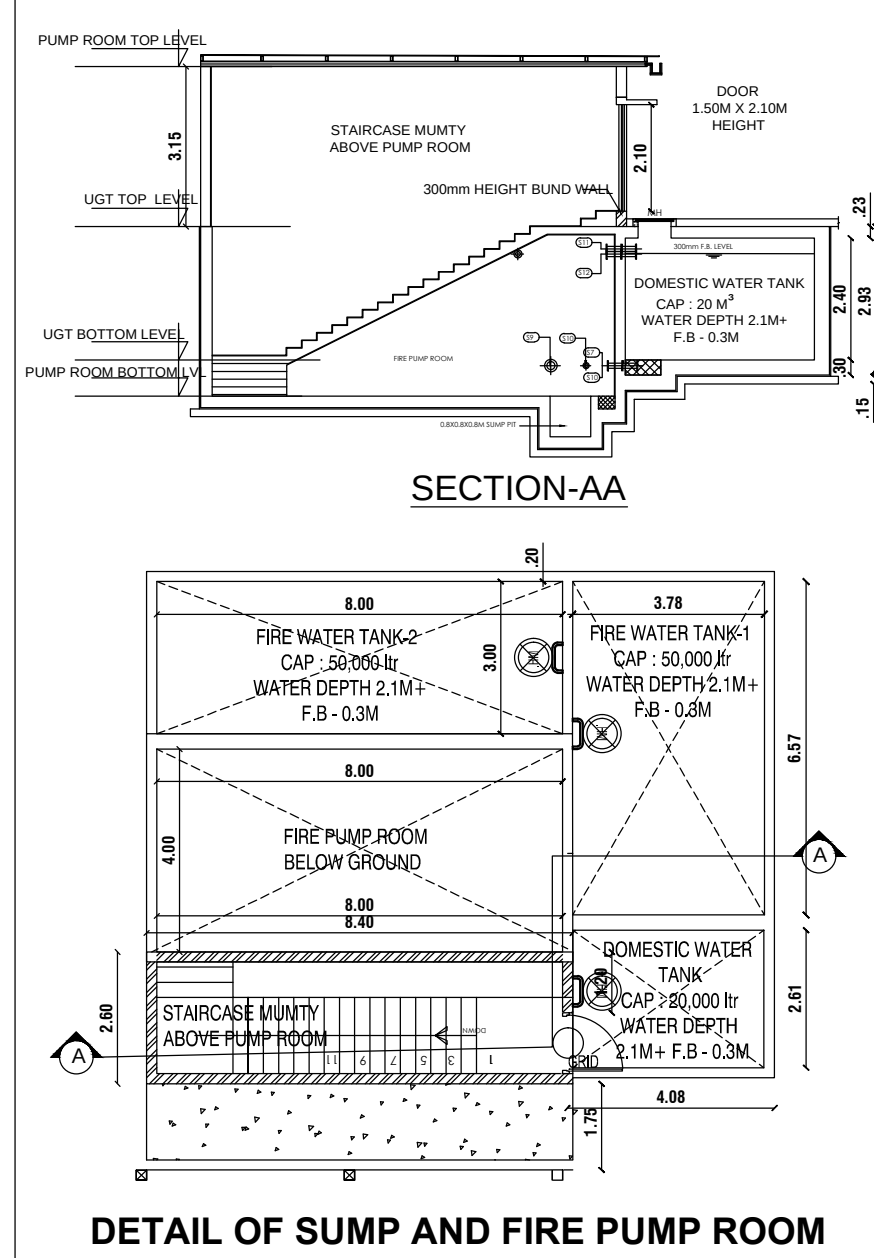
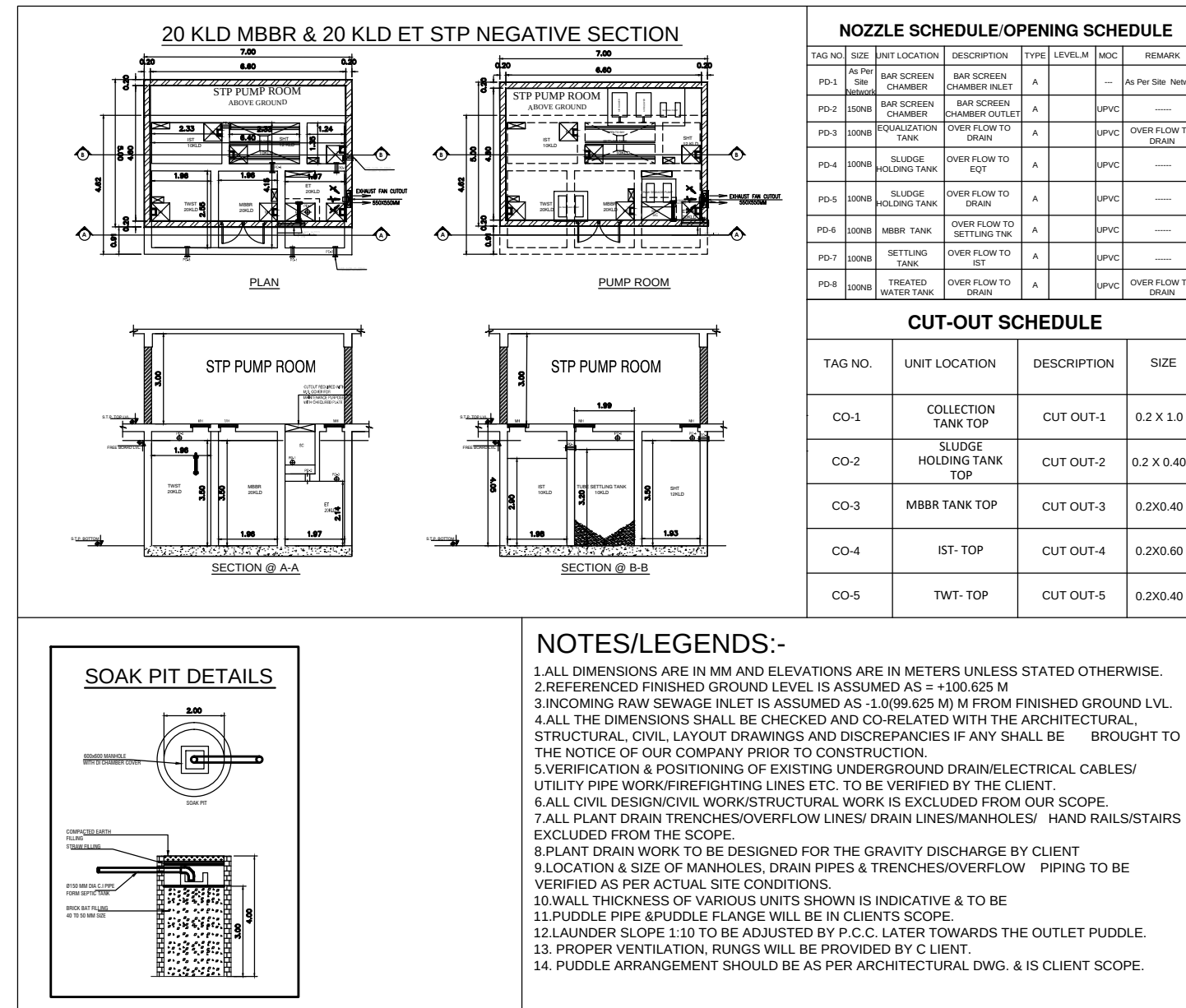
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S.NO:277 CANAL

S.NO:279 CANAL

S.NO:278/2B

S.NO:278/1A2

S.NO:278/2A

S.NO:278/1A1

S.NO:278/1B

S.NO:281

29.2M WIDE ETTAYAPURAM ROAD

SITE PLAN

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.

