

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

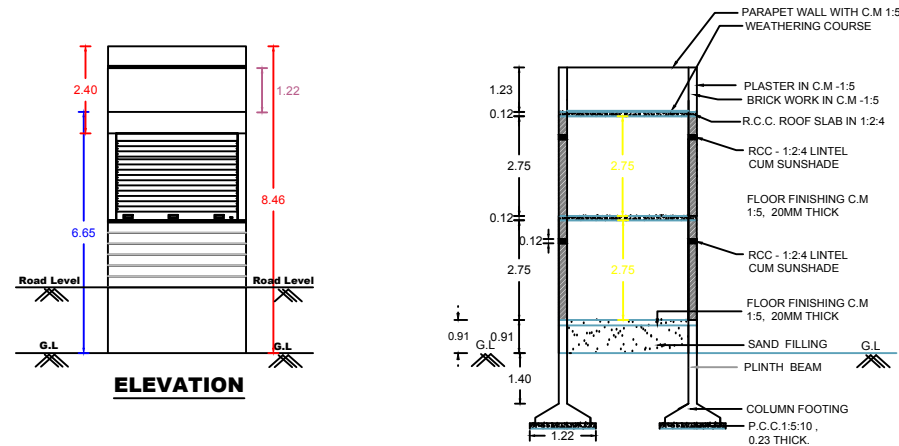
Rural Panchayat

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

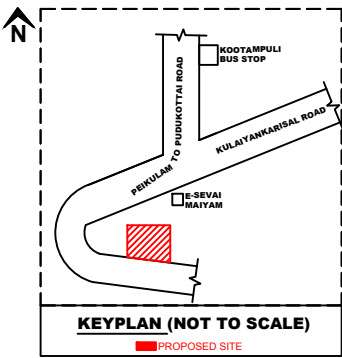
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND AND FIRST FLOOR COMMERCIAL BUILDING AT SURVEY NO : 17/5, PATTAN NO: 2371, PODAMMALPURAM VILLAGE, KULAYANKARISAL PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI DISTRICT.

APPLICANT : Mr. P GNANAVEL

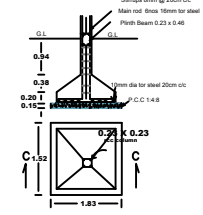


CROSS SECTION A-A'

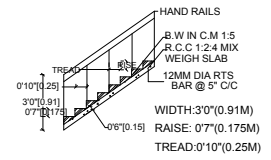


KEYPLAN (NOT TO SCALE)

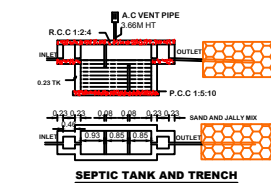
AMENITIES



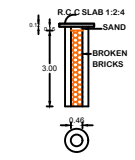
DETAILS OF COLUMN FOOTING



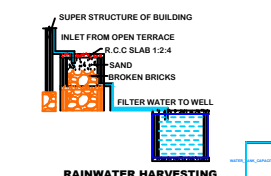
STAIRCASE DETAILS



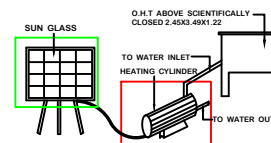
SEPTIC TANK AND TRENCH



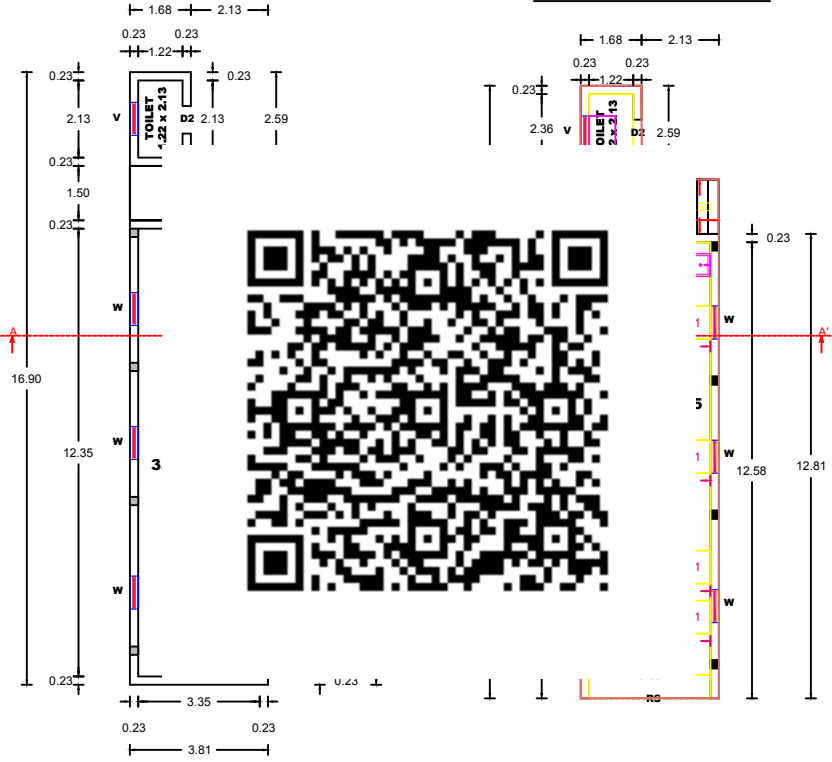
PERCOLATION PIT



RAINWATER HARVESTING



SOLAR WATER HEATING SYSTEM



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED TERRACE FLOOR PLAN

PLAN INFO

SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPTH=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

PLOT_AREA_M2=252.90
AS_SITE=252.90
AS_PER_DOCUMENT=303.50
FMB_OR_PLR=252.90
ROAD_WIDTH=15.00
ROAD_LENGTH=25.00
ACCESS_WIDTH_M=3.00
AVG_PLOT_DEPTH= 43.1
AVG_PLOT_WIDTH= 6.0
IS_APPROVED_LAYOUT=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=4
SURVEY_NO= 17/5
PATTAN_NO=2371
TALUK=THOOTHUKUDI
VILLAGE=KULAYANKARISAL
PANCHAYAT=PODAMMALPURAM
DISTRICT=THOOTHUKUDI
LAND_USE_ZONE = COMMERCIAL
JURISDICTION_TYPE=PANCHAYAT

NOTE: ALL DIMENSIONS ARE IN METRES

AREA STATEMENT	AREA (sqm)	AREA (sqft)
Applicant Site Area	252.90	2,722.19
Super Imposed Area	252.90	2,722.19
Proposed GF Area	58.87	633.67
Proposed 1st Floor Area	58.87	633.67
Non FSI Area	5.72	61.56
Total Area of Building	123.46	1,328.91
Open Space Area	194.03	2,088.52

PLOT COVERAGE (PC) = 23.02%

FSI (Floor Space Index) = 0.466 < 2

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS	Rolling Shutter	3.40 x 2.40
D1	Regular Door	0.91x 2.13
D2	Bathroom Door	0.76 x 2.13
W	Window	1.00 x 2.13
V	Ventilation	0.91 x 0.61

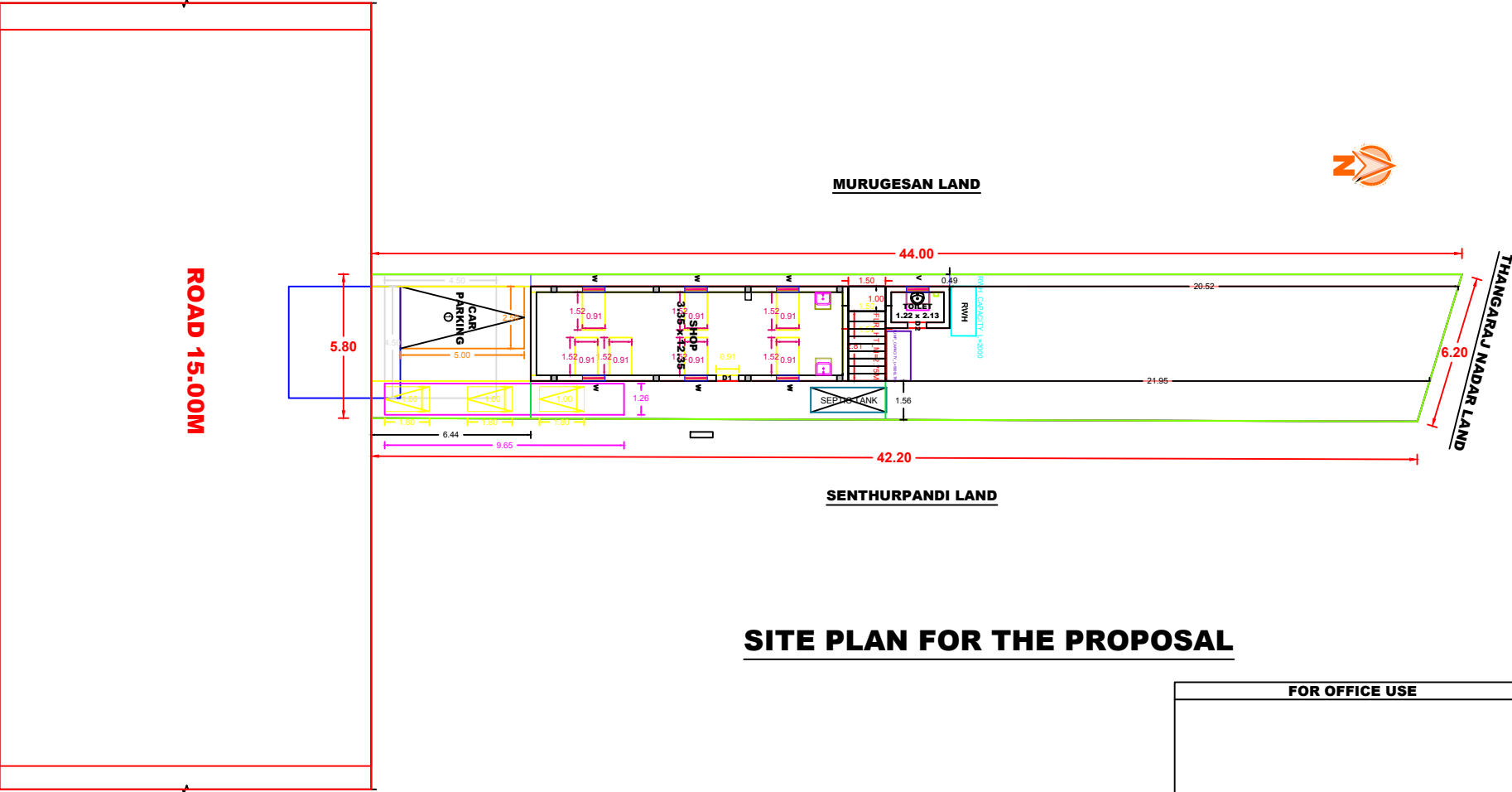
LAND & BUILDING OWNER

ER. A. RAAJAGURU
Registered Engineer,
138/LS/2020/00016,
46, Matha Nagar, Pudukkottai,
Thoothukudi-628103.
Cell : 9486920845

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND AND FIRST FLOOR COMMERCIAL BUILDING AT SURVEY NO : 17/5, PATTa NO: 2371, PODAMMALPURAM VILLAGE, KULAYANKARISAL PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI DISTRICT.

APPLICANT : Mr. P GNANAVEL



SITE PLAN FOR THE PROPOSAL

VENUS BUILDERS, PUDUKOTTAI, THOOTHUKUDI. 9486920845, 9715056856

SHEET 2 OF 2

PLAN INFO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
RWTH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
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FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SUPR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

PLOT_AREA_M2=252.90
AS_AT_SITE=252.90
AS_PER_DOCUMENT=303.50
FMB_OR_PLR=252.90
ROAD_WIDTH=15.00
ROAD_LENGTH=25.00
ACCESS_WIDTH_M=3.00
AVG_PLOT_DEPTH=45.1
AVG_PLOT_WIDTH=6.0
IS_APPROVED_LAYOUT=NO
BLOCK_1_BSHOP_MEMBER_COUNT=4
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UN-65008212

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Registered Engineer,
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Cell : 9486920845

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.

