

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

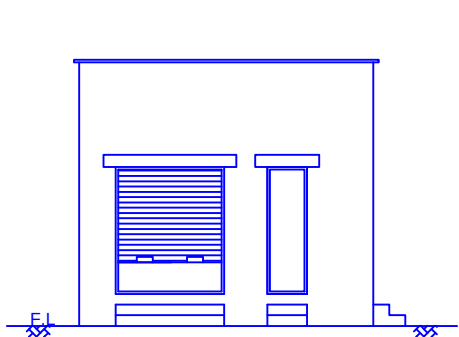
The approval as the planning authority issued it, reproduced in full behind this page.

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

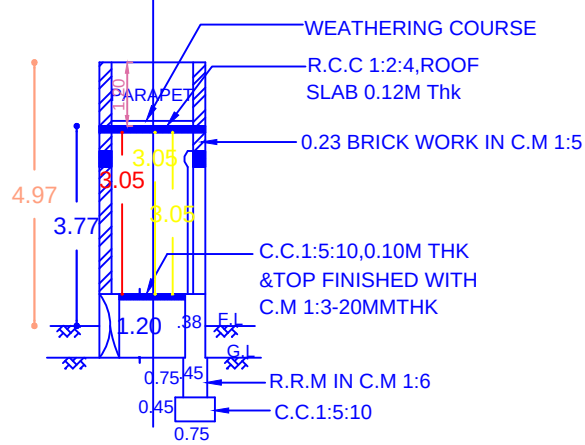
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RETAIL SHOP IN NEW SURVEY No:456/40, AT WARD No:21,

DURAIYUR MAZARA ,THEETHAMPATTI VILLAGE & PANCHAYAT ,KOVILPATTI UNION, THOOTHUKUDI DISTRICT.

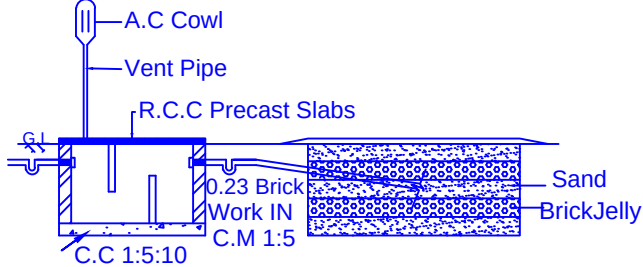
APPLICANT : Thiru.V.PONRAJ S/o.Thiru.VELUSAMY



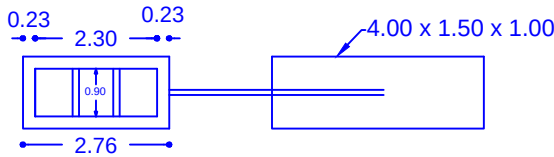
FRONT ELEVATION



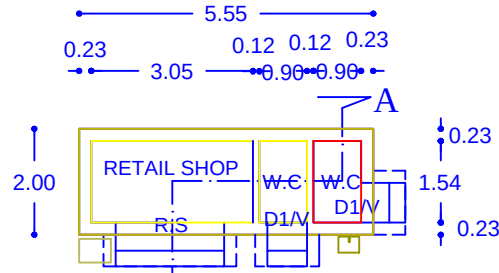
SECTION ON "AA"



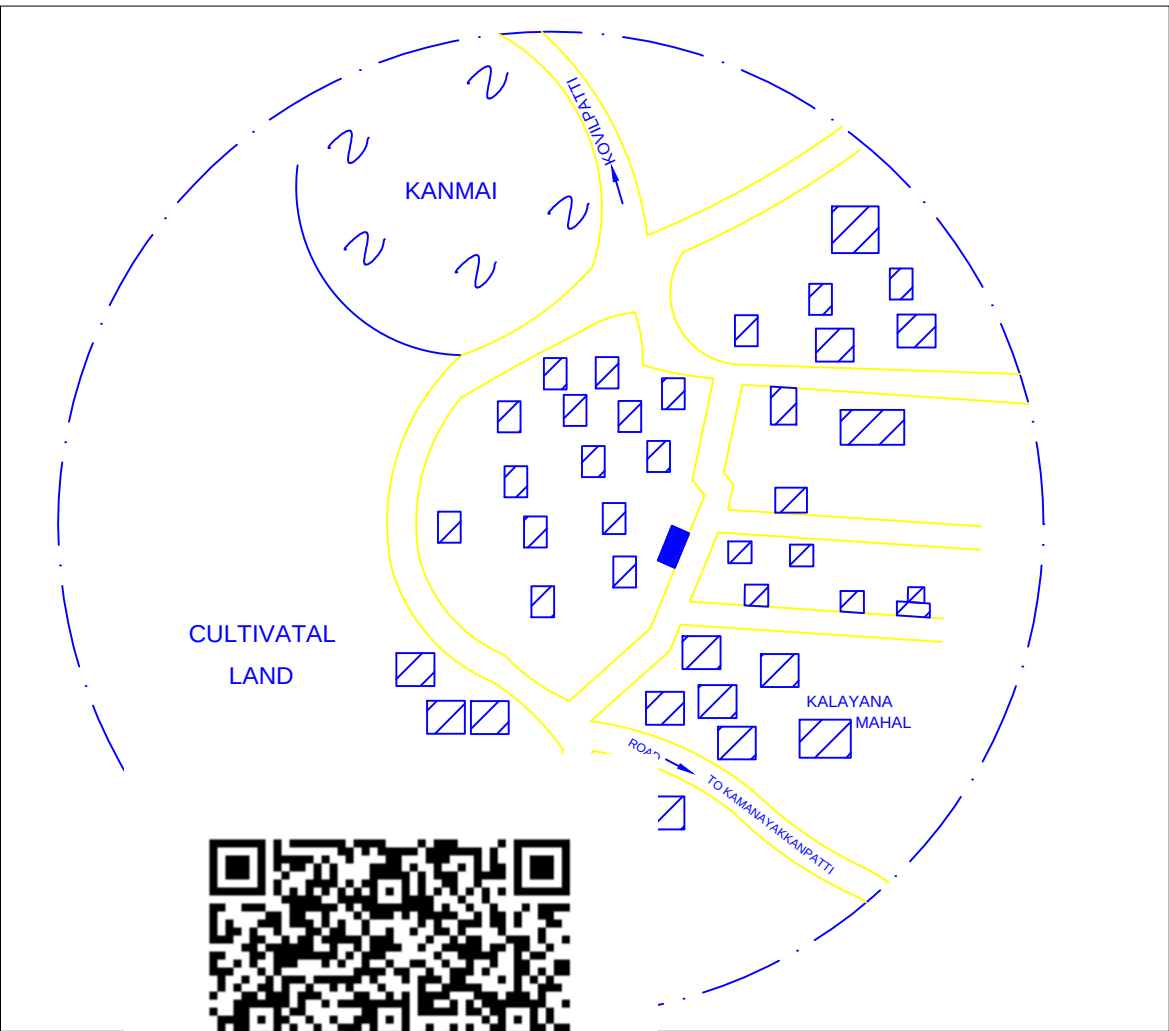
SECTION ON"BB" "U" TROP MODEL S.T.ADOPTED)



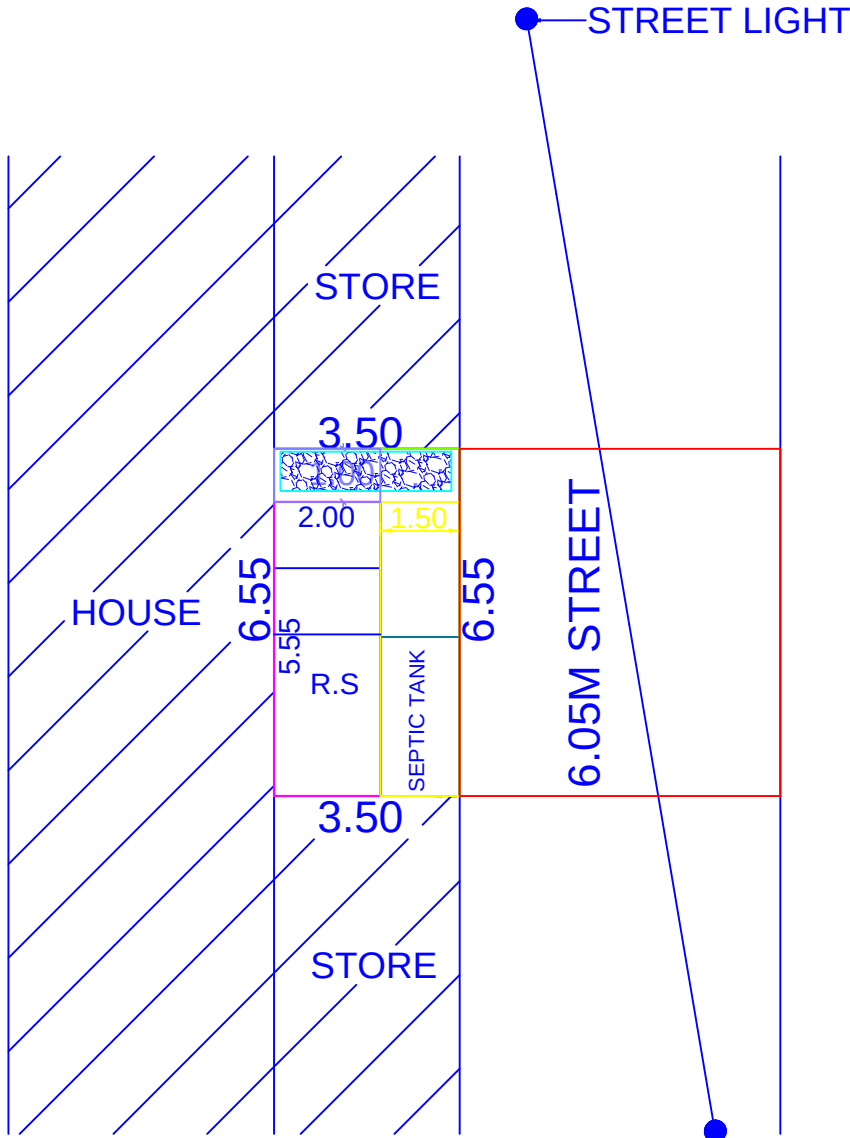
PLAN OF SEPTIC TANK & DISPERSION TRENCH



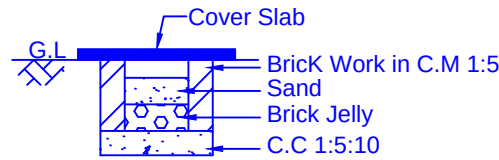
GROUND FLOOR PLAN



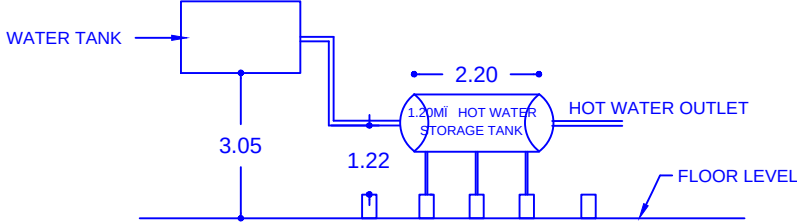
TOPO PLAN



SITE PLAN
SCALE : 1:100



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



SOLAR WATER HEATING SYSTEM
SWHS DETAILS

TOTAL NO OF PERSONS = 10
ASSUME 10 PERSONS STAYING IN HOUSE PER DAY
WATER CONSUMPTION AT 60/LIT/PERSON/DAY
TOTAL CONSUMPTION = 10x60=600Lits

PARKING CALCULATION:

NO.OF CAR & TWO WHEELER } = $\frac{\text{TOTAL FLOOR AREA}}{50M^2}$
POCKETS PROVIDED
PARKING PROVIDED
FLOOR AREA ABOVE 50 SQM
(ONE CAR SPACE FOR EVERY50 SQM)
NO.OF CAR POCKETS : NIL
NO.OF TWO WHEELER POCKETS : NIL.

FSI DETAILS	PROPOSED	PERMISSIBLE
FSI = $\frac{\text{TOTAL PLINTH AREA}}{\text{SITE AREA}}$ = $\frac{11.10}{22.92}$ = 0.484	0.48	2.00

MODERN ENGINEERING CONSTRUCTIONS
ARCHITECTS ENGINEERS SURVEYORS VALUERS
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EMAIL: MODERNEC@YAHOO.COM WEBSITE: MODERNGROUPS.NET

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Engineers - Grade III - RE,
Regn No. 137 / S / 2019 / 00022.
MODERN ENGINEERING CONSTRUCTIONS
449-A, Main Road, KOVILPATTI - 628 502,
Ph: 04632-221868 Cell : 94431 21868

V. Ponraj

ENGINEER

APPLICANT

LEGENDS

SITE BOUNDARY	
PROPOSED CONSTRUCTION	
EXISTING BUILDINGS	
EXISTING ROADS	

JOINERY SCHEDULE

R.S-ROLLING SHUTTER	2.05 x 2.40
D1-DOOR	0.75 x 2.14
V-VENTILATOR	0.90 x 0.60

AREA STATEMENT

	SQ.M	SQ.FT
SITE AREA	22.92	247.00
PROPOSED CONST.IN.G.F	11.10	119.00
OPEN TO SKY	11.82	128.00

CERTIFICATE
CERTIFY THAT ALL THE
PARTICULARS SHALL BE MADE
TO PROVIDE RAINWATER
HARVESTING ARRANGMENTS
IN THE PROPOSED
CONSTRUCTION AS PER PLAN

APPROVAL DRAWING

FILE	MEC_24.125	DATE	12.08.2024
REV	A	REV	01
REV	RS	REV	P.S

PLAN INFO
AS_PER_DOCUMENT=22.92
PLOT_AREA_M2=22.92
PLOT_NO=NO
SURVEY_NO=456/40
PATTA_NO=NO
FMB_OR_PLR=22.92
AS_AT_SITE=22.92
SINGLE_FAMILY_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.55
ROAD_WIDTH=6.05
ROAD_LENGTH=6.55
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 3.50
AVG_PLOT_WIDTH= 6.55
LAND_USE_ZONE =B-SHOP
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
RWH_DECLARED=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
BLOCK_1_B-SHOP_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

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.

