PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

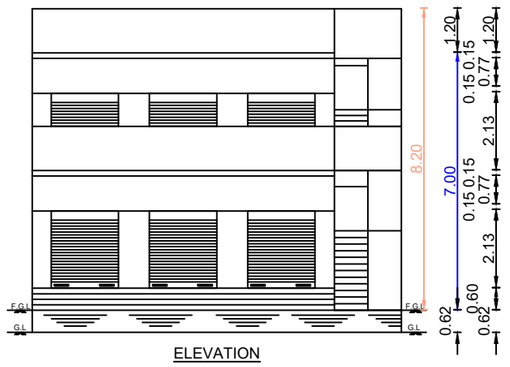
ISSUING AUTHORITY
Rural Panchayat

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

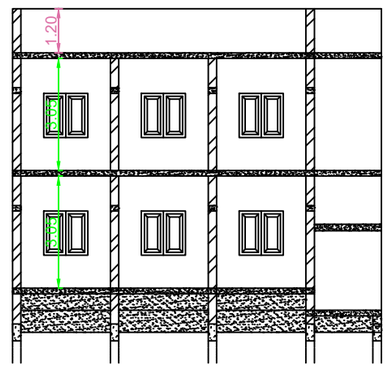
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING SHOP BUILDING IN GROUND FLOOR AND FIRST FLOOR IN SURVEY NO:34/2A1A1A1A1 PART, PLOT NO:32 EAST AT SREE GANAPATHY NAGAR, MANTHITHOPPU VILLAGE AND PANCHAYAT, KOVILPATTI PANCHAYAT UNION AND TALUK, THOOTHUKUDI DISTRICT.

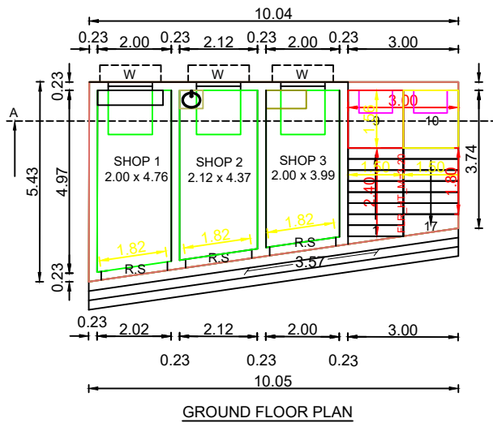
APPLICANT'S NAME : Mr. M.VELSAMY S/o Mr. MURUGESAN.



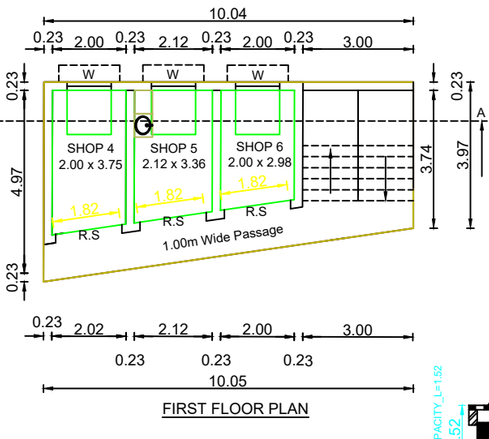
ELEVATION



SECTION ON AA



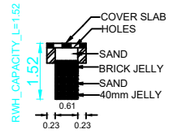
GROUND FLOOR PLAN



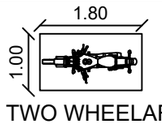
FIRST FLOOR PLAN



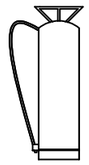
SITE PLAN
SCALE 1:100

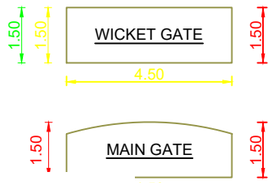


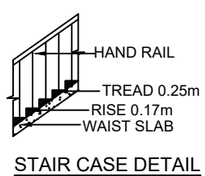
SECTION OF RAIN WATER COLLECTION TANK



TWO WHEELAR POCKET DETAILS

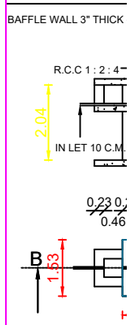






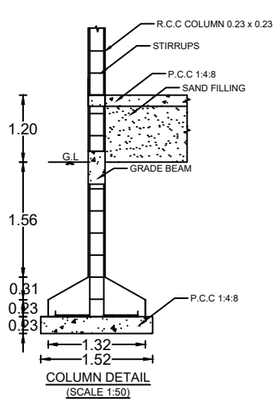
STAIR CASE DETAIL

FIRE

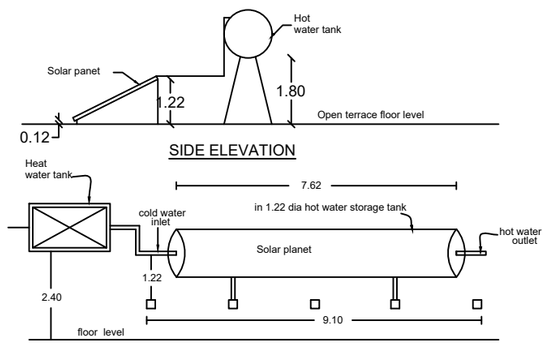


SEPTIC





COLUMN DETAIL
(SCALE 1:50)



SOLAR WATER HEATER PLANT

SYMBOLS	DESCRIPTION	SIZES
R.S	ROLLING SHUTTER	1.85 x 2.10
W	WINDOW	1.20 x 1.20
V	VENTILATOR	0.91 x 0.61

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	94.50	1.01	2.00
PLOT AREA	93.21		

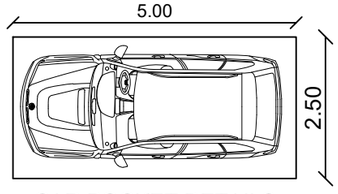
PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } =
FLOOR AREA IN G.F = 47.25 sq.mt.
FLOOR AREA IN F.F = 47.25 sq.mt.
TOTAL = 94.50 sq.mt.

PARKING AREA = 75% OF PLINTH AREA OF BUILDING
PARKING AREA = 70.88 Sq.mt

PARKING REQUIRED :-		PARKING PROVIDED :-	
NO. OF CAR POCKETS	: Nil	NO. OF CAR POCKETS	: 1 Nos
NO. OF BIKE POCKETS	: Nil	NO. OF BIKE POCKETS	: 1 Nos

ALL DIMENSIONS ARE IN METRE
SCALE 1:100



CAR POCKET DETAILS

AREA DETAILS

AREA	SQ.MT.	SQ.FT.
AREA OF SITE	93.21	1003.31
AREA OF SHOP AND STAIRCASE IN G.F	47.25	508.60
AREA OF SHOP, STAIRCASE AND PASSAG IN F.F	47.25	508.60
AREA OF OPEN TO SKY	45.96	494.71

FOR OFFICE USE

PLAN INFO
PLOT_AREA_M2=93.21
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=12.00
ROAD_LENGTH=250
AVG_PLOT_DEPTH= 7.74
AVG_PLOT_WIDTH= 12.12
LAND_USE_ZONE =COMMERCIAL
DISTRICT=THOOTHUKUDI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=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=YES
AS_AT_SITE=93.21
FMB_OR_PLR=93.21
AS_PER_DOCUMENT=93.71
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=5
SURVEY_NO=34/2A1A1A1A1 PART
PATTA_NO= 968
TALUK=KOVILPATTI
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=12.19
PLOT_NO= 32 EAST
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

COLOR INDEX		
PARTY'S SITE		
PROPOSED BUILDING		
EXG. BUILDINGS		
ROAD AND STREET		

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

M. Velsamy.

APPLICANT

R. Anish Raj

Er. R. Anish Raj B.E.,
Register Engineer - Grade II,
Reg. No. : RE - II / TKDTCP / January|01|2024
Ganga Builders,
D.No : 650 E, Velan Complex,
Manthithoppu Road, KOVILPATTI - 628 502.
Cell : 94422 54415, 79043 84259

REGISTERED ENGINEER

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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
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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.