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.

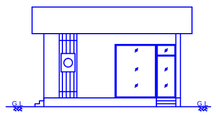
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

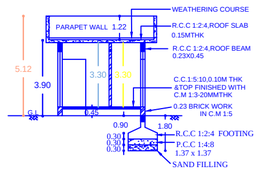
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+91 9996 12 9996
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF NEW BUILDING FOR HINDUSTAN PETROLEUM CORPORATION LIMITED RETAIL OUTLET COMMERCIAL OFFICE IN S.No.314/3A3A, AT APPANERI VILLAGE AND PANCHAYAT, KURUVIKULAM UNION .

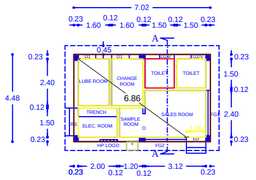
APPLICANT : Thiru.G.SUBBURAJ
S/o. Thiru.GURUSAMY



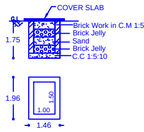
FRONT ELEVATION



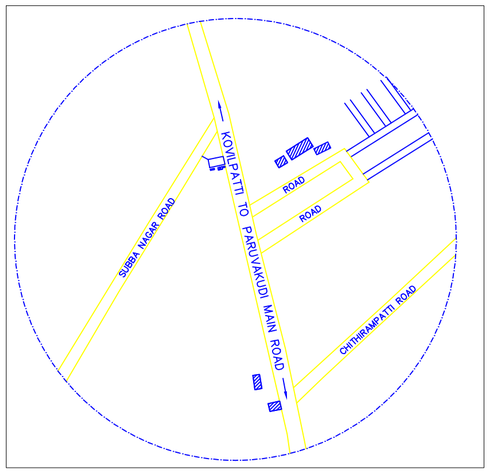
SECTION ON "AA"



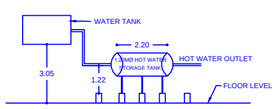
GROUND FLOOR PLAN



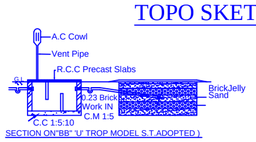
PLAN & SECTIONAL ELEVATION OF RAIN WATER HARVESTING



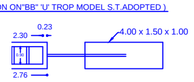
TOPO SKETCH



SOLAR WATER HEATING SYSTEM
SWHS DETAILS



SECTION ON"BB" 'U' TROP MODEL S.T.ADOPTED)



SEPTIC TANK & DISPERSION TRENCH

TOTAL NO OF
ASSUME 10 P
WATER CONS
TOTAL CONSI
NO OF SWHS

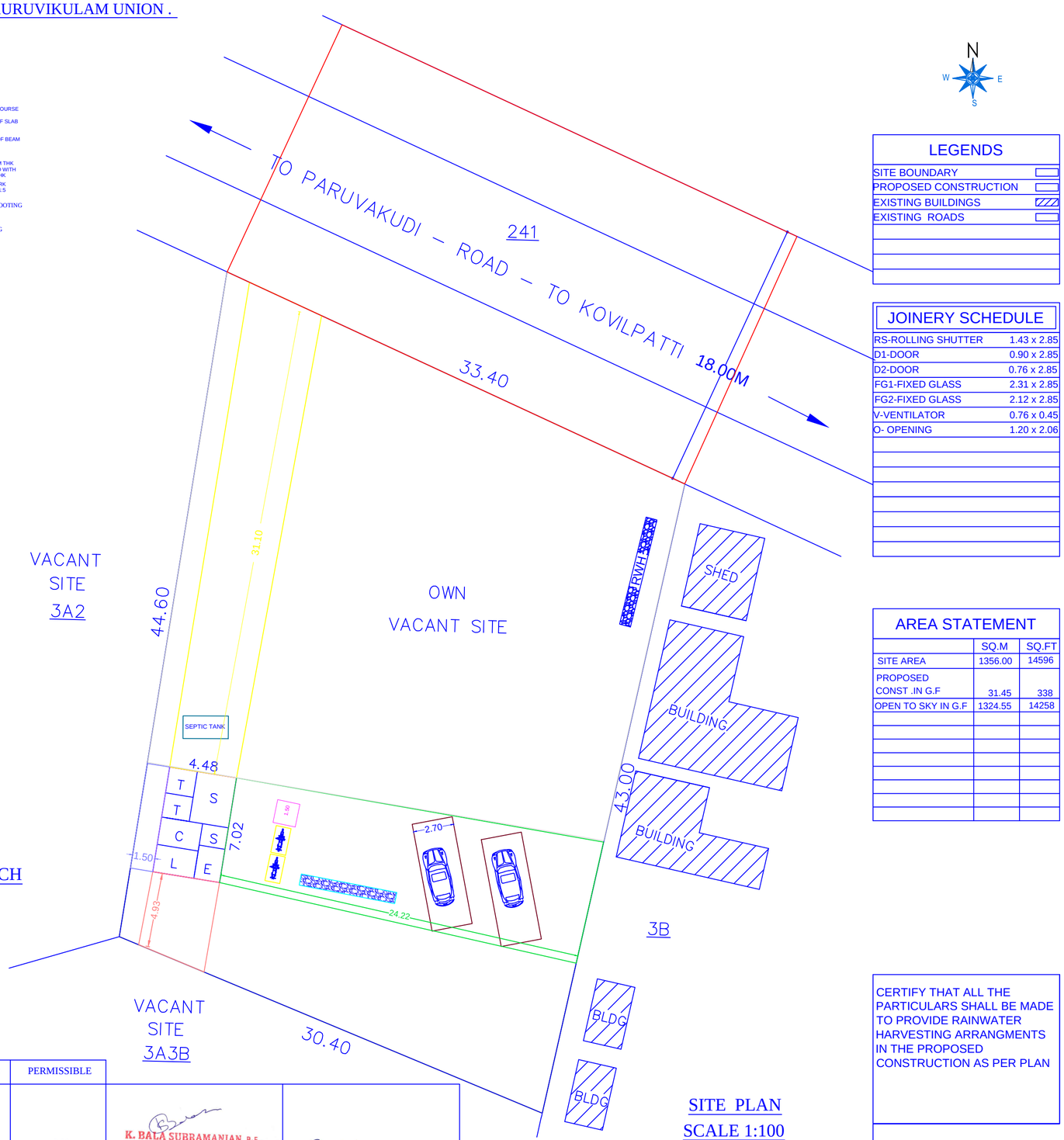
PARKING CALC

NO.OF CAR & TW
POCKET

PARKING

NO.(

NO.OF TWO WH



SITE PLAN
SCALE 1:100

LEGENDS

SITE BOUNDARY
PROPOSED CONSTRUCTION
EXISTING BUILDINGS
EXISTING ROADS

JOINERY SCHEDULE

RS-ROLLING SHUTTER	1.43 x 2.85
D1-DOOR	0.90 x 2.85
D2-DOOR	0.76 x 2.85
FG1-FIXED GLASS	2.31 x 2.85
FG2-FIXED GLASS	2.12 x 2.85
V-VENTILATOR	0.76 x 0.45
O- OPENING	1.20 x 2.06

AREA STATEMENT

	SQ.M	SQ.FT
SITE AREA	1356.00	14596
PROPOSED CONST .IN G.F	31.45	338
OPEN TO SKY IN G.F	1324.55	14258

FSI DETAILS	PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA / SITE AREA		
31.44 / 1356.00 = 0.023	0.02	2.00

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

K. BALA SUBRAMANIAN, B.E.,
ENGINEERS - Grade III - RE,
Register No. 143/LS/2012/00017, 69/2022
1116/6, RAJIV NAGAR, KOVILPATTI - 628501.
CELL : 9486185909

ENGINEER

OWNER

MODERN ENGINEERING CONSTRUCTIONS
ARCHITECTS ENGINEERS SURVEYORS VALUERS
449–A, MAIN ROAD, KOVILPATTI–628501,TAMILNADU,INDIA
T: +91 46322 20868 F: +91 46322 21868 M: +91 94431 21868
EMAIL : MODERNEC@YAHOO.COM WEBSITE: MODERNGROUPS.NET

TITLE	
APPROVAL DRAWING	
FILE: MEC_24.077	DATE: 29.07.2024
VER: A / REV: 01	DRY: RS / DRN: K.M

PLAN INFO
AS_PER_DOCUMENT=1356
PLOT_AREA_M2=1356
PLOT_NO=NO
SURVEY_NO=314/3A3A
PATTA_NO=6156
FMB_OR_PLR=1356
AS_AT_SITE=1356
SINGLE_FAMILY_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=33.40
ROAD_WIDTH=18.00
ROAD_LENGTH=33.40
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 43.80
AVG_PLOT_WIDTH= 31.90
LAND_USE_ZONE =B-PCO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
DISTRICT=TENKASI
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-PCO_MEMBER_COUNT=2

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
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.