PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

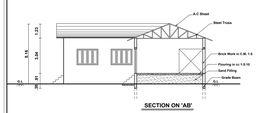
The approval as the planning authority issued it, reproduced in full behind this page.

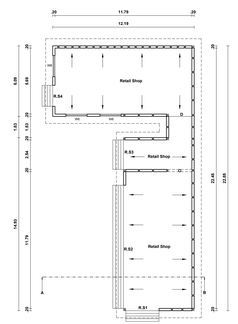
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

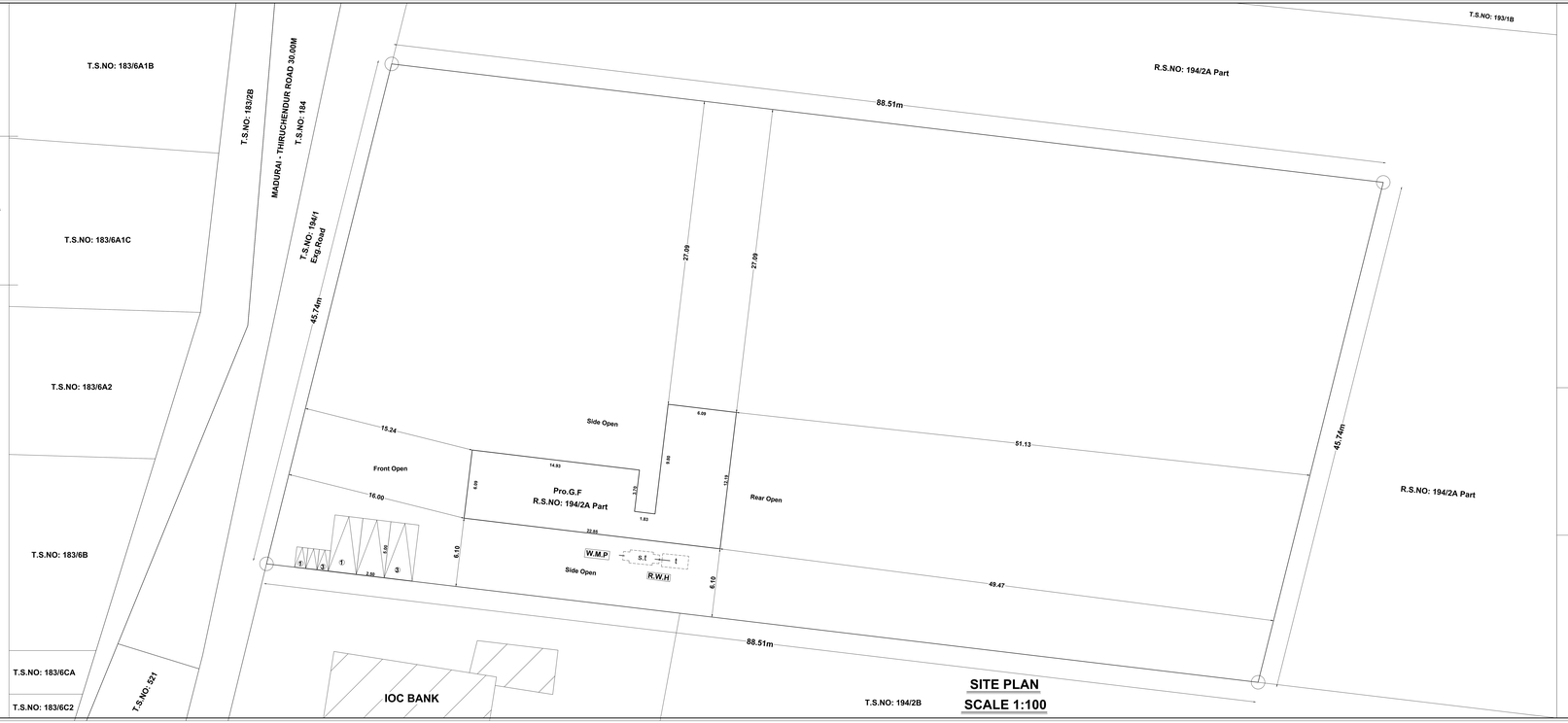
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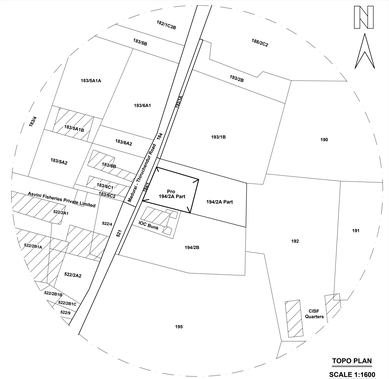








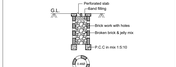
SITE PLAN
SCALE 1:100

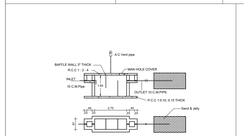


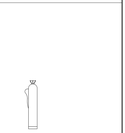
TOPO PLAN
SCALE 1:1600











PLAN SHOWING THE PROPOSED CONSTRUCTION OF

RETAIL SHOP IN R.S.NO: 194/2A PART , PALAYAKKAYAL VILLAGE , MADURAI - THIRUCHENDUR ROAD , ERAL TALUK , PALAYAKKAYAL PANCHAYAT SRIVAIKUNTAM PANCHAYAT UNION , (TUTICORIN LOCAL PLANNING AUTHORITY) , TUTICORIN DISTRICT.

Master Plan Use : Commercial — All Dimension Are In Meter

AREA DETAILS:-	Sq.Mt	Sq.Ft
Site Area (1 Acre)	4046.86	43560
Pro.Ground Floor Area	169.54	1825
Open Area	3877.32	41735
Total Pro. G.F Area	169.54	1825

JOINERY DETAILES:-

R.S1	- Rolling Shutter	2.86 x 2.10
R.S2	- Rolling Shutter	10.62 x 2.10
R.S3	- Rolling Shutter	2.54 x 2.10
R.S4	- Rolling Shutter	1.81 x 2.10
D	- Door	1.99 x 2.10
O	- Open	2.04 x 2.10
WS	- Window	1.82 x 1.50

Note:
Waste Water Used for Garden
Rain Water harvesting Details Provided
Solar System Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms.
Rain water harvesting tank to be provided
Waste water from recycled water tank & Trench connected to sulfage disposal tank
Solid waste tab to be Provided
'U' traps provided in septictank to prevent curb breeding of mosquitoes
(As per G.O (M.S) No : 541 - dated 03.11.2004)

LEGENDS :-

Site Boundary
Exg. Road
Proposed Building

FLOOR AREA RATIO

= G.F / Total Site Area
= 169.54 / 4046.86
= 0.042 < 2.00

Required Parking :
1) Shop Building Parking:
First 50 Sq.mt = Nil
Next Every 50 Sq.mt = 1 Car Space (2.50 x 5.00) & 1 Two Wheeler Space (1.00 x 1.80)
Required Parking = G.F / 169.54 / 50 = 169.54 - 50) = 119.54 / 50 = 3 Car + 3 Two Wheeler
Required Parking = 3 Cars & 3 Two Wheeler Space
Available Parking = 3 Cars & 3 Two Wheeler Space

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019

Description	Required	Available	
Front Setback	4.50m	15.24m	OK
Side Setback (North)	1.50m	27.09m	OK
Side Setback (South)	1.50m	6.10m	OK
Rear Setback	NIL	49.47m	OK
Parking	3 Car & 3 Two Wheeler	3 Car & 3 Two Wheeler	OK
FSI	2.00	0.042	OK

Structural Engineer

Contruction Engineer

Applicant

Registered Engineer/Architect

A-01 2024
14.10.2024

Office use

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

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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

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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.