

PP

APPROVAL RECORD

Planning Permission

Ilampuvanam
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

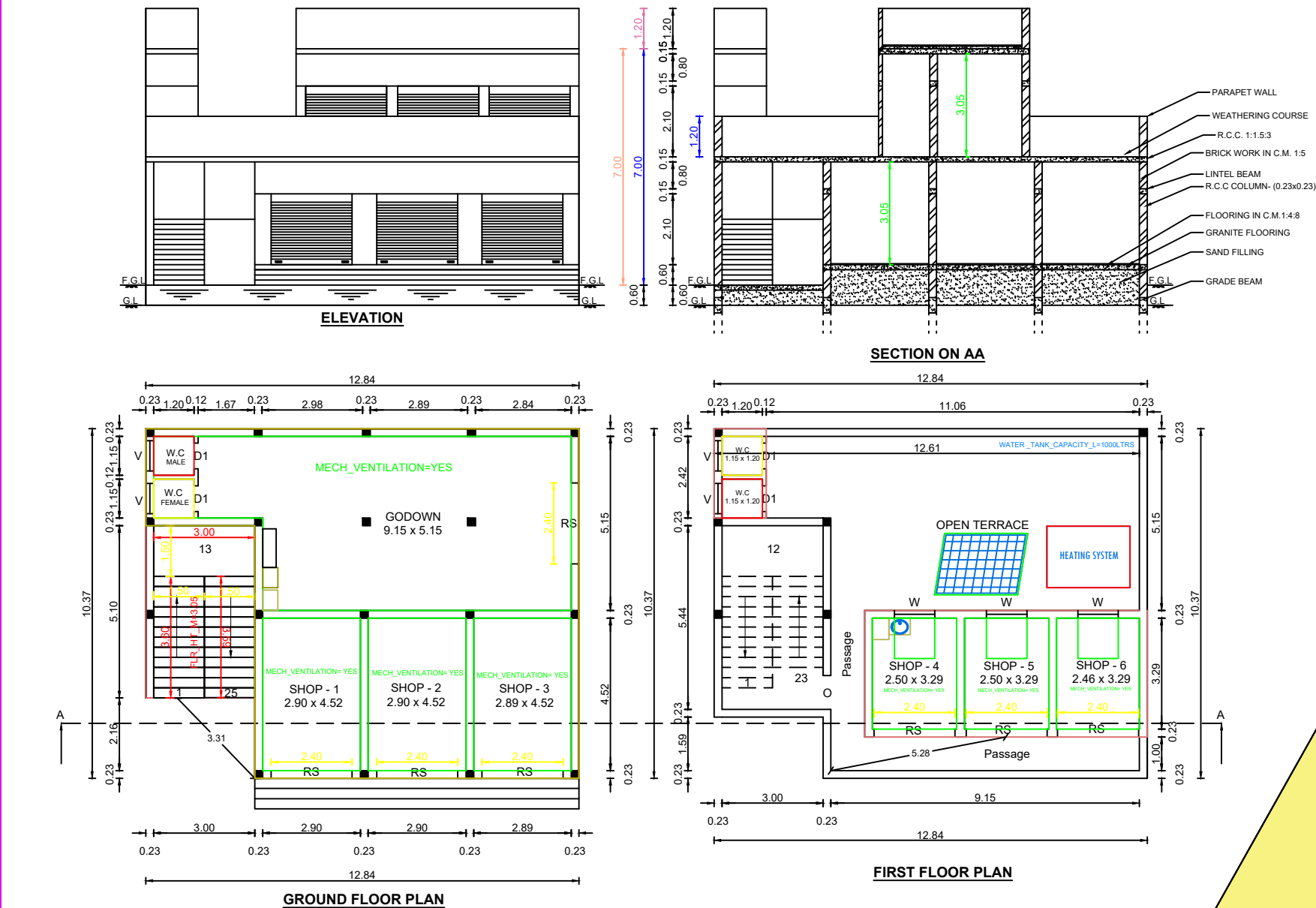
PURPOSE
Commercial

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

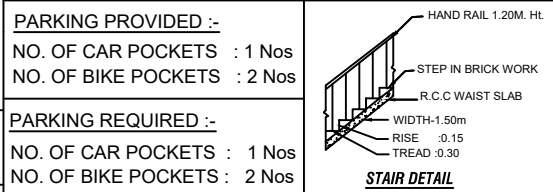
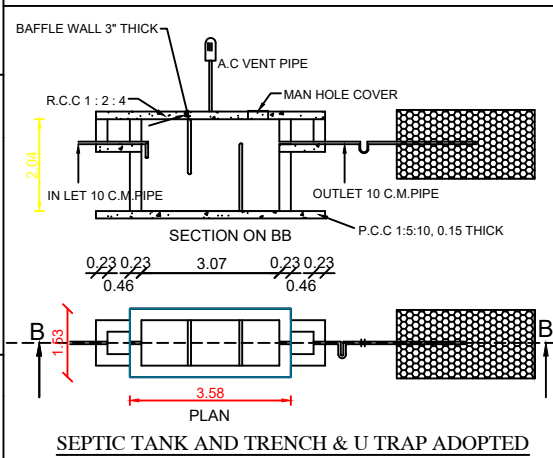
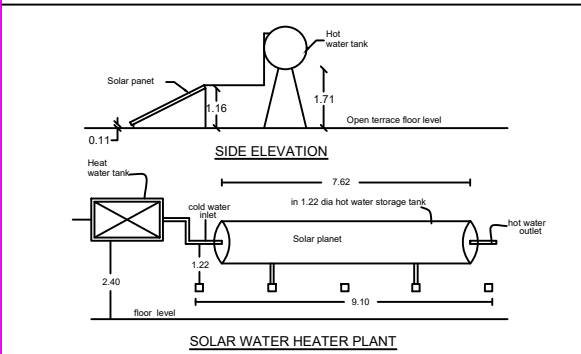
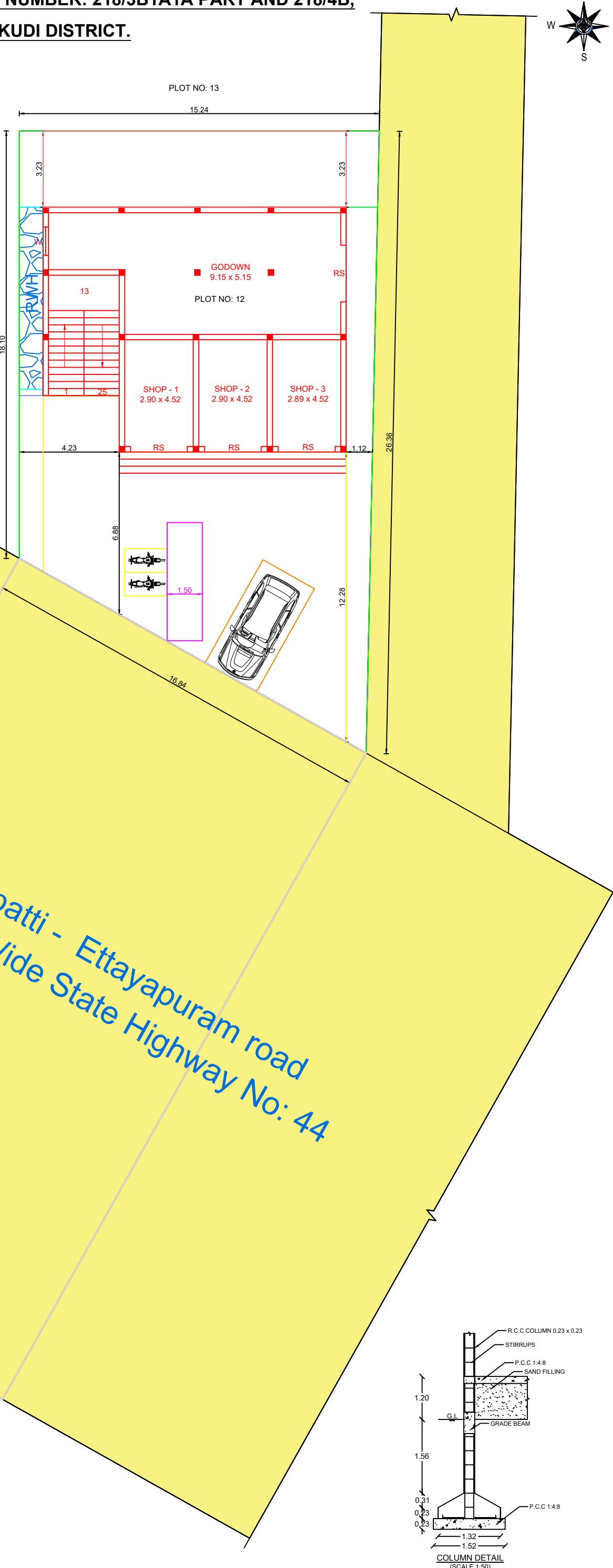
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RETAIL SHOPS IN GROUND FLOOR AND FIRST FLOOR, IN SURVEY NUMBER: 218/3B1A1A PART AND 218/4B, PLOT NO: 12,ILAMBUVAM VILLAGE AND PANCHAYAT, KOVILPATTI PANCHAYAT UNION, ETTAYAPURAM TALUK, THOOTHUKUDI DISTRICT.

APPLICANT'S NAME : Mr. R.JEGATHEESAN S/o. Mr. RAJAGOPAL.



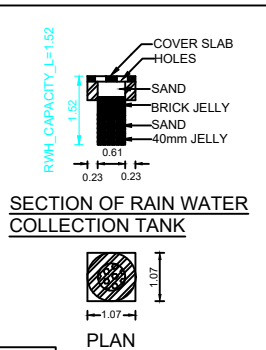
PLOT NO: 31



Total F.A above 160.83 Sq.m and upto 100 Sq.m = 1 car space for 2 dwelling unit and 1 Two Wheeler Every dwelling Unit.

SYMBOL	DESCRIPTION	SIZES
R.S	ROLLING SHUTTER	2.10 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.22 x 1.22
V	VENTILATOR	0.91 x 0.61

PARKING CALCULATION:	
NO. OF CAR & BIKE POCKETS PROVIDED	FLOOR AREA IN G.F = 125.33 sq.mt.
	FLOOR AREA IN F.F = 35.50 sq.mt.
	TOTAL = 160.83 sq.mt.



FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	160.83	0.45	2.00
PLOT AREA	355.64		



OFFICE USE

PLAN INFO
PLOT_AREA_M2=355.64
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=31.40
ROAD_LENGTH=250
AVG_PLOT_DEPTH= 22.23
AVG_PLOT_WIDTH= 16.04
LAND_USE_ZONE=RESIDENTIAL AND COMMERCIAL
DISTRICT=THOOTHUKUDI
RWDECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
AS_AT_SITE=333.66
FMB_OR_PLR=355.64
AS_PER_DOCUMENT=355.64
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=10
SURVEY_NO=218/3B1A1A PART, 218/4B
PATTA_NO= 677, 1804
TALUK=ETTAYAPURAM
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=16.84
PLOT_NO=12
OSR_APPLICABLE=NO
OSR_SURREYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

NOTE:

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

COLOR INDEX

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

AREA DETAILS

AREA	SQ.MT.	SQ.FT.
AREA OF SITE	356.35	3835.77
COMMERCIAL BUILDING (RETAIL SHOP)		
AREA OF PLINTH IN G.F	125.33	1349.05
AREA OF PLINTH IN F.F	35.50	382.12
AREA OF OPEN TO SKY	231.02	2486.72

R. Jegatheesan

APPLICANT

R. Anish Raj B.E.

Register Engineer - Grade II,
Reg. No.: RE - II / TKOTCP / January 01/2024
Ganga Builders,
D.No : 650 E, Velan Complex,
Maruthioppu Road, KOVILPATTI - 628 502.
Cell : 94422 54415, 79049 54259

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

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.

