PP APPROVAL RECORD

Planning Permission

Thittankulam

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

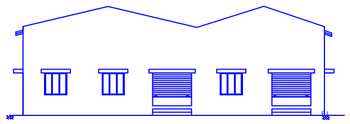
PURPOSE
Commercial

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

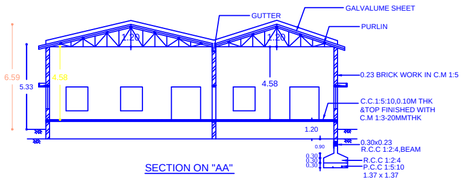
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF FACTORY BUILDING IN PLOT No:25 OF SIDCO INDUSTRIAL ESTATE IN SURVEY No:296/1Ept ,AT THITTANKULAM VILLAGE& PANCHAYAT,KOVILPATTI UNION, THOOTHUKUDI DISTRICT.

APPLICANT'S : Smt.M.KRISHNAPRIYA W/o.Thiru.KESAVAN
&
Thiru.G.RAHUL S/o.Thiru.GANESHRAM



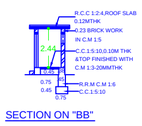
FRONT ELEVATION



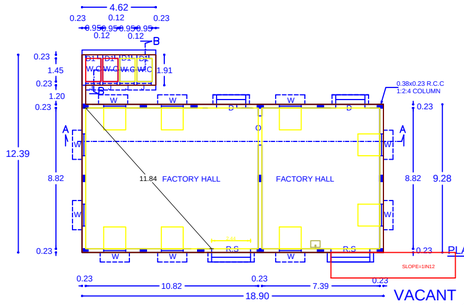
SECTION ON "AA"



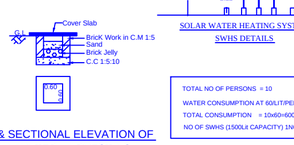
FRONT ELEVATION



SECTION ON "BB"



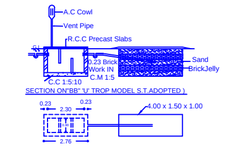
GROUND FLOOR PLAN



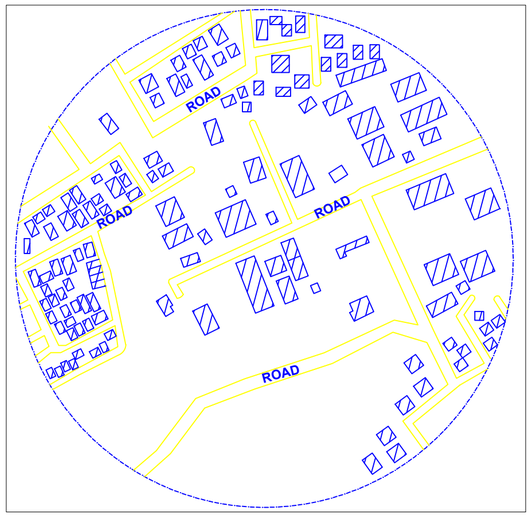
SOLAR WATER HEATING SYSTEM
SWHS DETAILS

TOTAL NO OF PERSONS = 10
WATER CONSUMPTION AT 60LIT/PERSON/DAY
TOTAL CONSUMPTION = 10x60=600Lits
NO OF SWHS (1500Lit CAPACITY) 1NO

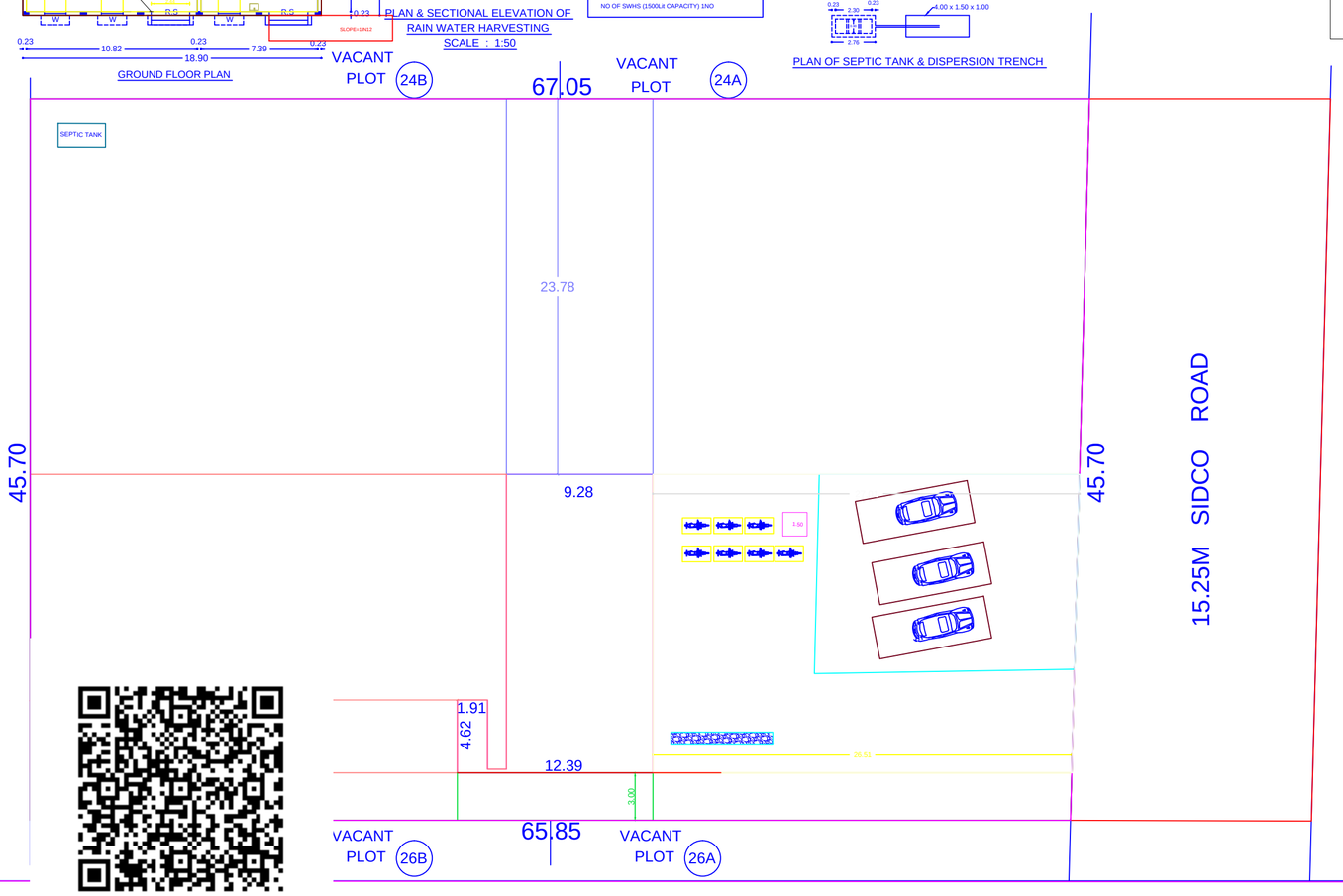
PLAN & SECTIONAL ELEVATION OF
RAIN WATER HARVESTING
SCALE : 1:50



PLAN OF SEPTIC TANK & DISPERSION TRENCH



TOPO PLAN



LEGENDS

SITE BOUNDARY	
PROPOSED CONSTRUCTION	
EXISTING BUILDINGS	
EXISTING ROADS	

JOINERIES SCHEDULE

D-DOOR	1.83 x 2.06
D1-DOOR	0.75 x 2.06
W-WINDOW	1.37 x 1.37
J-JALLYWORK	0.90x 0.60
R.S-ROLLING SHUTTER	2.44 x 2.06

AREA STATEMENT

	SQ.M	SQ.FT
SITE AREA	3036.765	32687.74
PROPOSED CONST.IN.G.F	184.49	1985.85
OPEN TO SKY	2852.275	30701.89

PARKING CALCULATION:

NO.OF CAR & TWO WHEELER POCKETS PROVIDED } = TOTAL FLOOR AREA / 50M^2

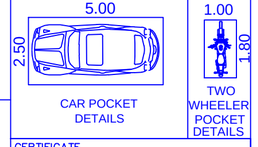
PARKING PROVIDED = $\frac{184.49}{50M^2}$ = 3.69

FLOOR AREA ABOVE 50 SQM
(ONE CAR SPACE FOR EVERY50 SQM)

NO.OF CAR POCKETS : 3 Nos

NO.OF TWO WHEELER POCKETS : 7 Nos.

FSI DETAILS	PROPOSED	PERMISSIBLE
FSI= TOTAL PLINTH AREA / SITE AREA = $\frac{184.49}{3036.765}$ = 0.06	0.06	2.00



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

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

DWG TITLE : PLAN	DATE : 24.12.2024
FILE NAME : MEC-24.058	DEALT BY : N.V

Er. R. SOUNDARAPANDI, D.C.E., B.Tech.,
Engineers - Grade III - RE,
Regn No. 137 / LS / 2019 / 00002.
MODERN ENGINEERING CONSTRUCTIONS
449-A, Main Road KOVILPATTI - 628 502.
Ph 04632-221868 Cell : 94431 21868

ENGINEER APPLICANT

TITLE
APPROVAL DRAWING

FILE	DATE
MEC_24.176	31.12.2024

VER	REV	SRY	DRN
A	01	RS	N.V

PLAN INFO
AS_PER_DOCUMENT=3036.76
PLOT_AREA_M2=3036.76
PLOT_NO=NO
SURVEY_NO=296/1Ept
PATTA_NO=NO
FMB_OR_PLR=3036.76
AS_AT_SITE=3035.76
SINGLE_FAMILY_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=45.70
ROAD_WIDTH=15.25
ROAD_LENGTH=45.70
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 66.45
AVG_PLOT_WIDTH= 45.70
LAND_USE_ZONE =B-PCO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
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.