

PP

APPROVAL RECORD

Planning Permission

Valvoo

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

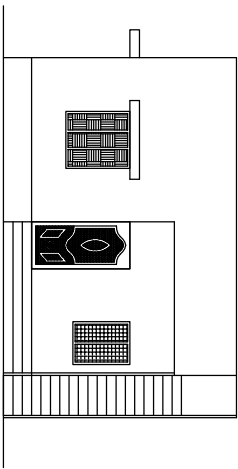
Rural Panchayat

PURPOSE

Residential

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.



PARKING CALCULATION FOR HOUSE BUILDING

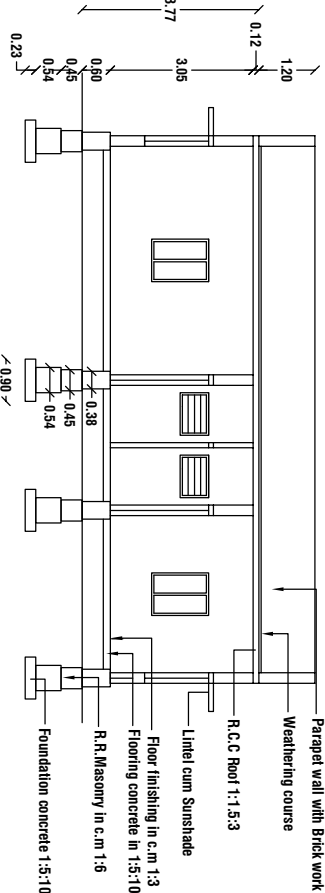
Floor Area above 75 Sq.m - 1 Car Space for Every 75 Sq.m
(1 Car Space 2.50 x 5.0 m)

Building area 6f(excluding portico) = 69.21 Sq.m

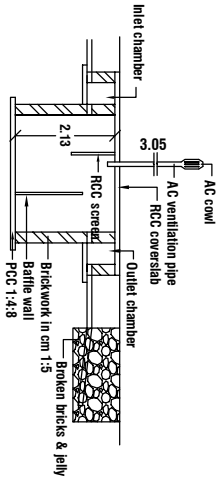
Required Car Space = $\frac{69.21}{75} = 1$ Nos.

Required - 1 Car Space Provided - 1 Car Space

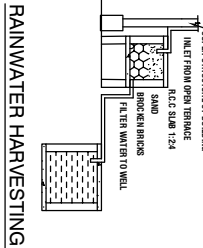
ELEVATION



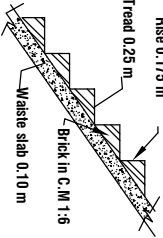
SECTION ON AB



SEPTICTANK DETAILS



RAINWATER HARVESTING



STAIR DETAILS

Rule 35, Non-high rise building
Parking Annixure -IV, Rule 38(4) & 39(8)

Tamilnadu Combined Development & Building Rules - 2019			
Height of the building less than 7m, above 9 m width			
Setback	Required	Available	OK
Front	3.0 m	4.64 m	OK
Side(east)	1.0 m	4.96 m	OK
Side(west)	1.0 m	3.23 m	OK
Rear	Nil	27.57 m	OK
FSI	2.0	0.038	OK
Car Park	1	1	OK

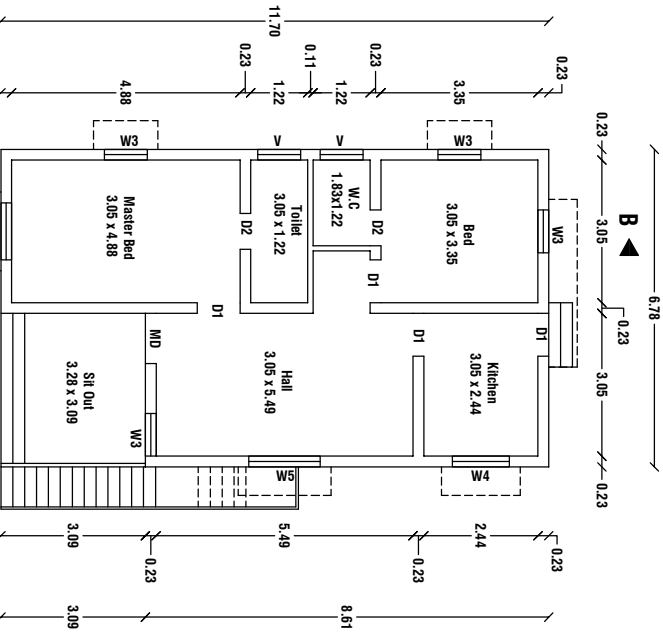
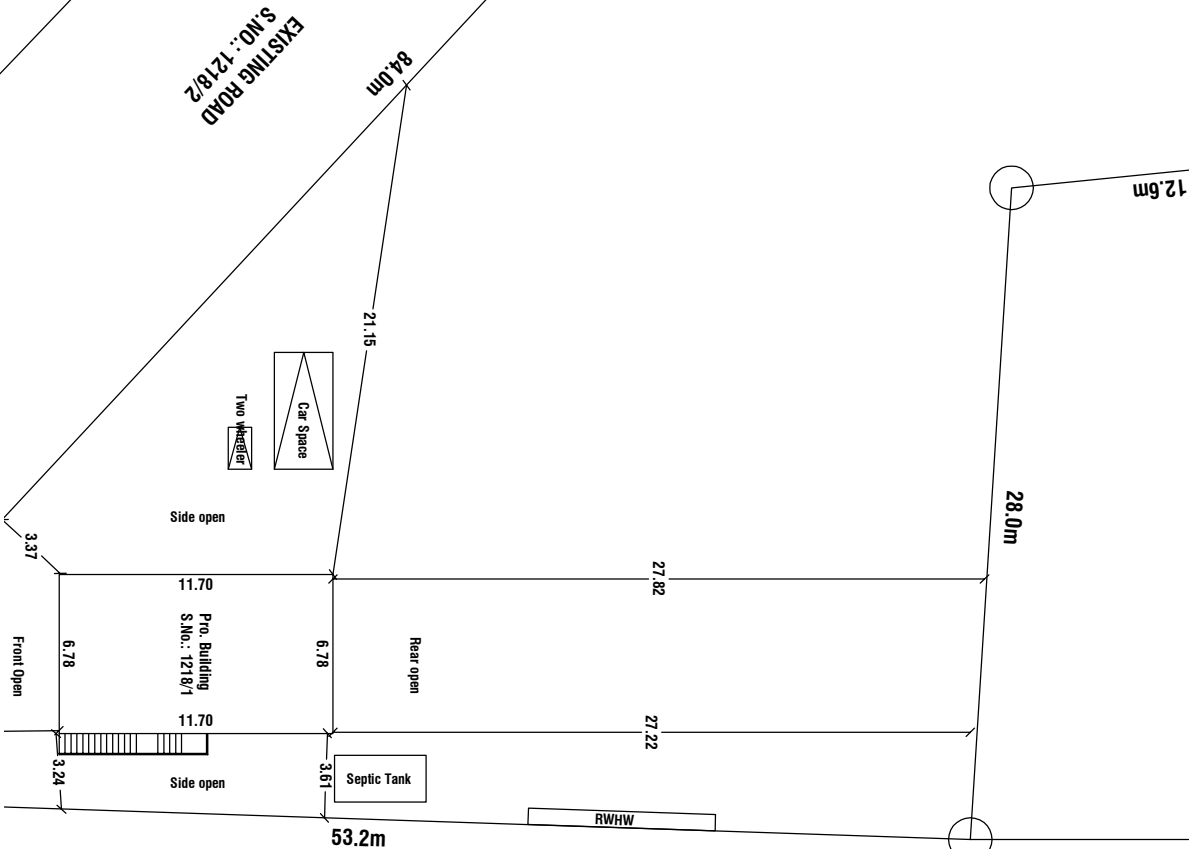
FLOOR SPACE INDEX

TOTAL FLOOR AREA	< 2.00
SITE AREA	< 2.00
79.32	< 2.00
2100.0	< 2.00
0.038	< 2.00
HENCE OK	

NOTE:-
All dimension are metre
Waste water to be used in garden.
Rain water Harvest well provided in site.
Exhaust fan provided in kitchen
Chimney to be provided over the kitchen
Cantilever open staircase provided
Solar system water tank to be provided.
UV Traps provided in septic tank
prevent curb breeding of mosquitoes.
EF - Exhaust fan proved

SITE PLAN

SCALE 1:200



GROUND FLOOR PLAN

SCALE 1:100

AREA DETAILS	SQ.M	SQ.FT
APPLICANT SITE AREA	2100.00	22604.40
PROPOSED GROUND FLOOR AREA	79.32	853.80
OPEN SPACE	2020.68	21750.60

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR RESIDENTIAL BUILDING BEARING S.NO.: 1218/1, MARUDANVALVU (NARAIKINARU) VILLAGE, MARUDANVALVU (NARAIKINARU) AND KEELAKOTTAI PANCHAYAT, OTTAPIDARAM PANCHAYAT UNION, THOOTHUKUDI DISTRICT.

JOINERIES	
MD	DOOR 1.00 X 2.10
DT	DOOR 0.91 X 2.10
D2	DOOR 0.75 X 2.10
W5	WINDOW 1.52 X 1.37
W4	WINDOW 1.22 X 1.37
W3	WINDOW 0.91 X 1.37
V	VENTILATOR 0.91 X 0.61

COLOUR REFERENCE	
SITE	
EXISTING	
PROPOSED	
ROAD STREET	

BENMAN PLAN & 3D
A Computer Solution of Home Building

Approved: *[Signature]* **Benman Plan & 3D**
Feb. 14, 25
Approval: *[Signature]* **Benman Plan & 3D**
Feb. 14, 25

SR NO.:
DATED:
Approval: *[Signature]* **Benman Plan & 3D**
Feb. 14, 25

Applicant: *[Signature]*

Registered Engineer
A.RUSAN RAJAKUMAR DCE, BE
11th Floor Velautham yadev complex
Teacher's colony Main, Thoothukudi-8
Mobile: 9003581035, 9944656538



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.

