

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

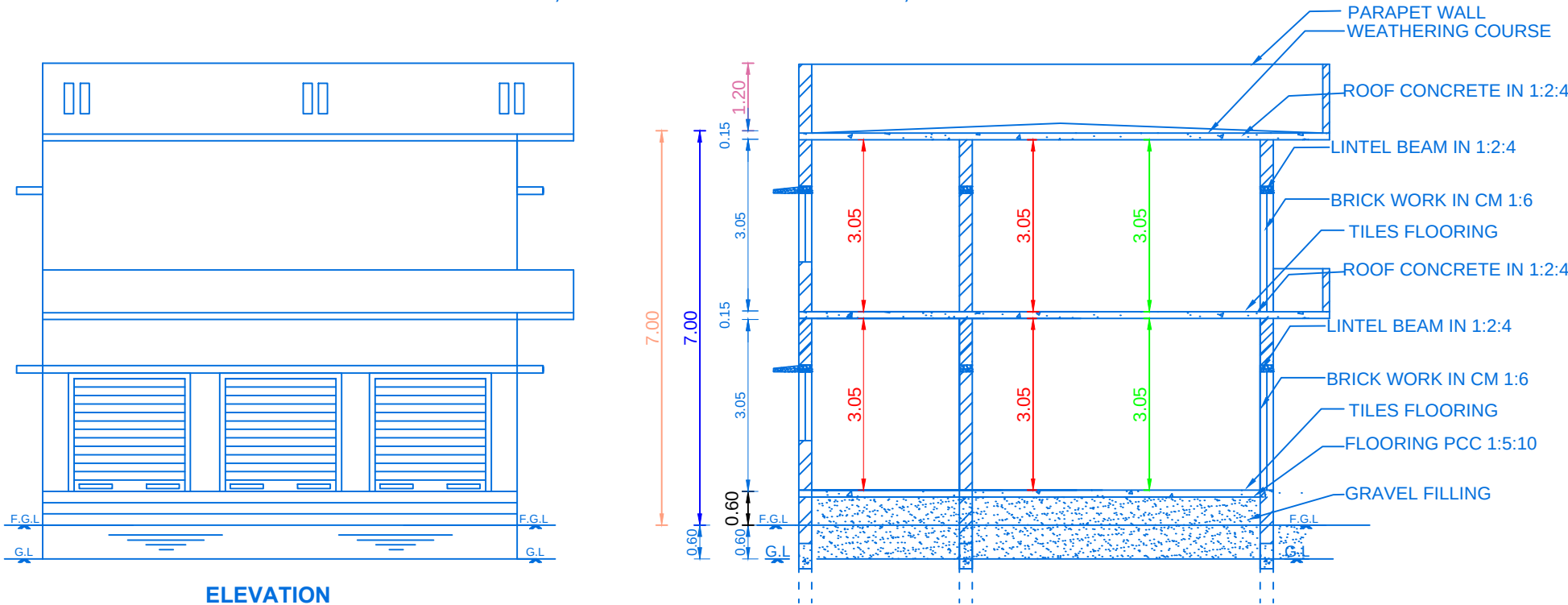
Rural Panchayat

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

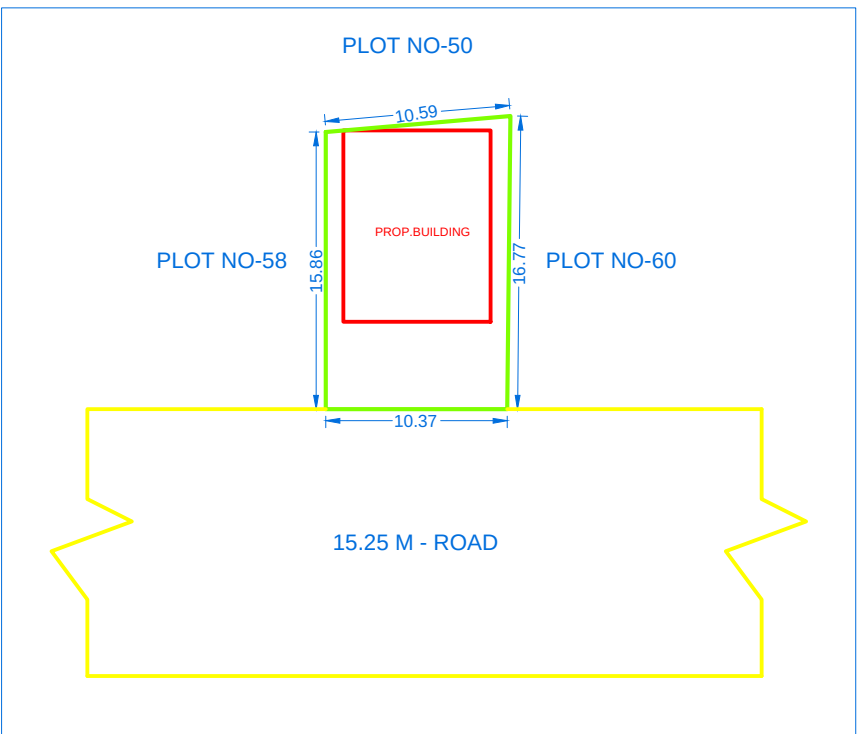
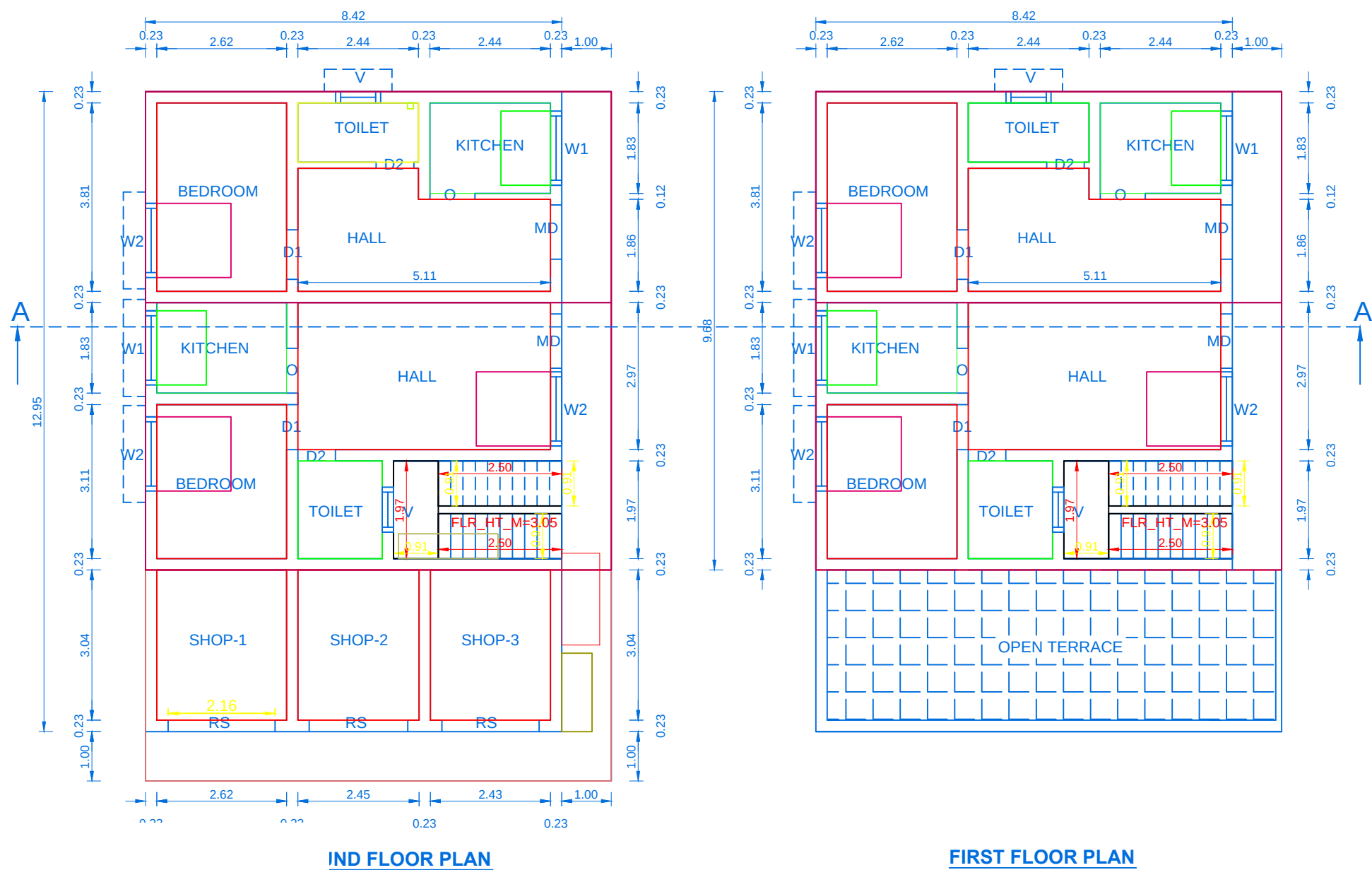
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RETAILS SHOPS & DWELLING HOUSE BUILDING IN OLD SURVEY NO: 281/3C1A1A, NEW SURVEY NO-281/15, PATTI NO-9596, "N.ST NAGAR EXTENSION", PLOT NO-59, AT APPANERI VILLAGE & PANCHAYAT, KURUVIKULAM UNION, KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.

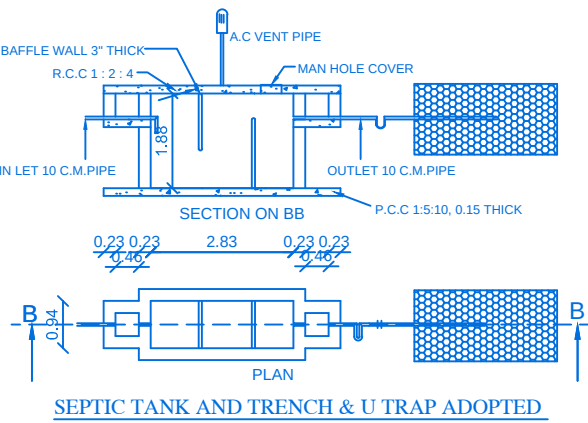
APPLICANT NAME : Mrs.S.VIJAYASHREE, D/o.Thiru.SENGUTTUVAN,



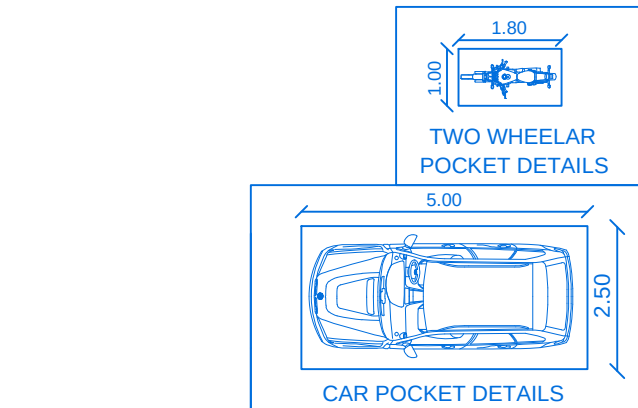
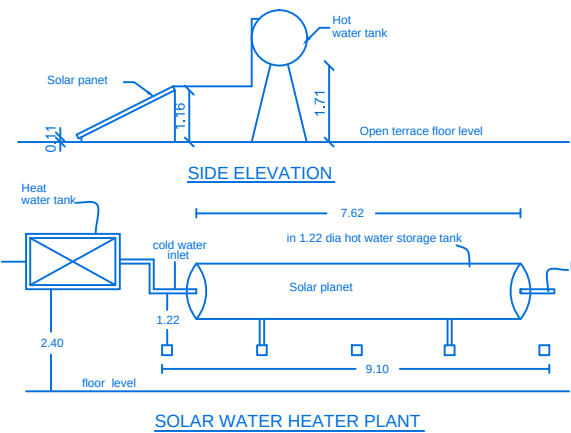
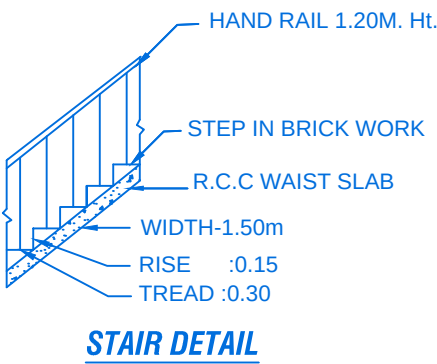
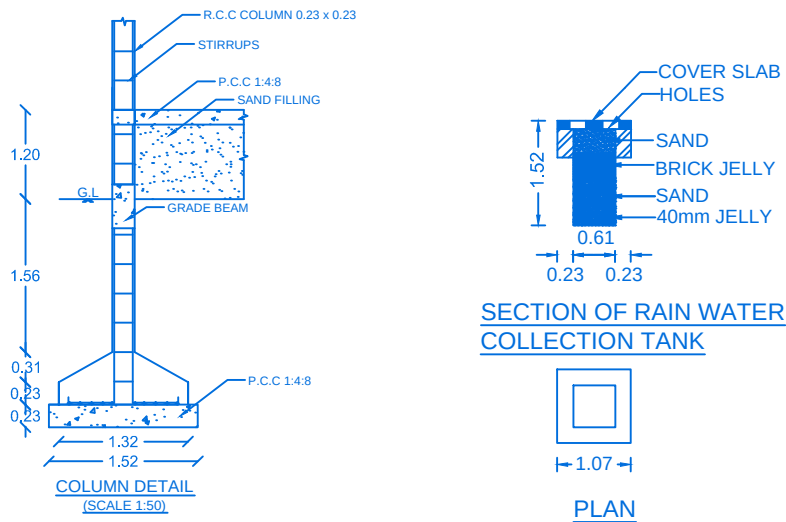
PLAN INFO
PLOT_AREA_M2=170.853
AS_AT_SITE=170.62
FMB_OR_PLR=170.00
AS_PER_DOCUMENT=170.853
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
SURVEY_NO=281/15
PATTI_NO=9596
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=15.24
ROAD_WIDTH=15.24
ROAD_LENGTH=42.70
AVG_PLOT_DEPTH= 10.48
AVG_PLOT_WIDTH= 16.31
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=59
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSL_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
JURISDICTION_TYPE= PANCHAYAT
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=3



LOCATION PLAN
Scale 1:400



SEPTIC TANK AND TRENCH & U TRAP ADOPTED



CAR POCKET DETAILS

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	222.62	1.303014	2.00
PLOT AREA	170.85		

PARKING CALCULATION (HOUSE) :-	
NO. OF CAR & BIKE POCKETS PROVIDED	FLOOR AREA IN G.F = 91.19 sq.mt. (HOUSE-1) FLOOR AREA IN F.F = 91.19 sq.mt. (HOUSE-2) below 150 Sq.mt. = 1 Car & 1 two wheeler space

PARKING CALCULATION (SHOP) :-	
NO. OF CAR & BIKE POCKETS PROVIDED	FLOOR AREA IN G.F = 40.24 sq.mt. (SHOP) BELOW 50 Sq.mt. = 1 Car & 1 two wheeler space

PARKING REQUIRED :-		PARKING PROVIDED :-	
NO. OF CAR POCKETS	: 2 Nos	NO. OF CAR POCKETS	: 1 No
NO. OF BIKE POCKETS	: Nil	NO. OF BIKE POCKETS	: 2 Nos

COLOR INDEX

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

AREA DETAILS

AREA	SQ.MT.	SQ.FT.
AREA OF SITE (Super Imposed)	170.85	1839.06
AREA OF HOUSE IN G.F	91.19	981.57
AREA OF SHOPS IN G.F	40.24	433.14
AREA OF HOUSE IN F.F	91.19	981.57
TOTAL BUILDUP AREA	222.62	2396.28
AREA OF OPEN TO SKY	39.42	424.35

JOINERY DETAILS

SYMBOLS	DESCRIPTION	SIZES
M.D	MAIN DOOR	1.20 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W1	WINDOW	1.50 x 1.00
W2	WINDOW	1.20 x 1.20
W3	WINDOW	1.37 x 1.20
R.S	ROLLING SHUTTER	2.16 x 2.10
V	VENTILATOR	0.91 x 0.61

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

S. Vijayashree

APPLICANT

D. Kaliraj

Er. D. KALIRAJ, B.E.,
Cousulting Engineer&Licensed Surveyor
Regn.No. 143/AS/2022/00012
KSJ Engineering Constructions
159/C3, Vijayapuri V.E.P. Complex
First Floor, KOVILPATTI-626 501.
Cell No: 90425 38025.

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

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

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

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.

