

PP

APPROVAL RECORD

Planning Permission

Valasamuthiram

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
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 GROUND FLOOR COMMERCIAL SHOP BUILDING IN NEW S.NO .75 /5A4B1 ,

75/5A4A1, PATTA NO :587 ,588, ATVALASAMUTHIRAM VILLAGE & PANCHAYAT,OTTAPIDARAM PANCHAYAT UNION & TALUK

THOOTHUKUDI -DIST.

OWNER NAME:Mr.S.VAIGUNDAMANI , S.NARAYANAN

PLAN INFO
PLOT AREA M2=524.88
AS AT SITE=524.88
FMB OR PLR=524.88
AS PER DOCUMENT=528.54
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH M=6.00
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD_WIDTH=8.00
ROAD_LENGTH=1000
AVG_PLOT_DEPTH=16.20
AVG_PLOT_WIDTH=32.40
MIN_PLOT_DEPTH=16.2
MIN_PLOT_WIDTH=32.40
BLOCK_1_B-SHOP_MEMBER_COUNT=1
BLOCK_1_B-SHOP_STAFF_MEMBER_COUNT=2
BLOCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=5
LAND_USE_ZONE=COMMERCIAL
SURVEY_NO=75/5A4B1,5A4A1
PLOT_NO=0
PATTA_NO=587,588
DISTRICT=THOOTHUKUDI
TALUK=OTTAPIDARAM
RWDECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
JURISDICTION_TYPE=PANCHAYAT
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

SETBACK DETAILS	REQUIRED	PROVIDE
FRONT SET BACK	1.50	1.50
REAR SET BACK	N.A	N.A
SIDE SET BACK 1	1.00	1.00
SIDE SET BACK 2	N.A	N.A
PARKING DETAILS		
CAR PARKING	N.A	N.A
TWO WHEELER PARKING	N.A	N.A

TOTAL BUILD UP AREA : 41.15 SQ.M
AREA OF SITE : 75.95 SQ.M

FSI
= SUM OF ALL FLOOR AREA/AREA OF SITE
=41.15 /75.95 = 0.54 ≤ 2

REFERENCE	COLOUR INDEX	SQ.MT	SQ.FT
AREA OF SITE AS PER DOCUMENT		528.54	8689.20
PRO BUILDING G.F COMMERCIAL SHOP		97.36	1048.00
TOTAL BUILD UP AREA		97.36	1048.00
NET OPEN AREA		-	-
ROAD		-	-

JOINERY DETAILS			
MD	DOOR	-	1.00 x 2.10 M
D	DOOR	-	0.91 x 2.10 M
D1	DOOR	-	0.75 x 2.10 M
W	WINDOW	-	1.52 x 1.37 M
V	VENTILATION	-	0.75 x 0.91 M

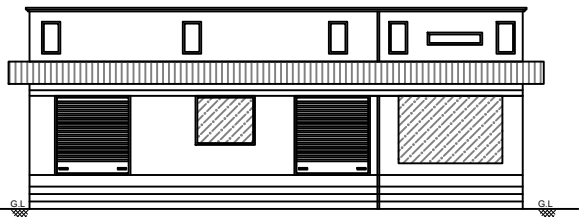
ALL DIMENSIONS ARE IN METRE

S. SENTHILKUMAR
S. NARAYANAN

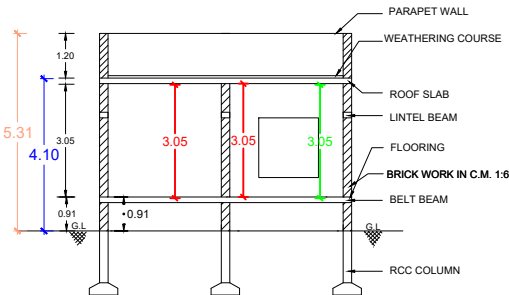
APPLICANT SIGNATURE

P. SENTHILKUMAR, BE
REGISTERED ENGINEER-II
CORP. REG. NO: 138/LS/2022/00002
PSK DIGITAL LAND SURVEY & ENGINEERING
DURAIPANDI COMPLEX, MELAMADAM,
OFFICE: PUTHIAMPUTHUR, OTTAPIDARAM - T
CELL : 9080771273, 9715573112

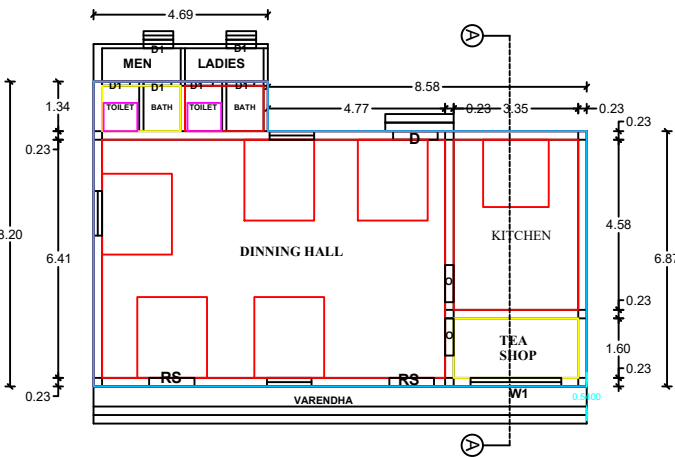
REGISTERED ENGINEER



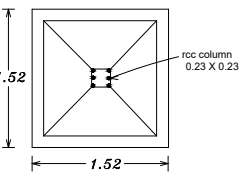
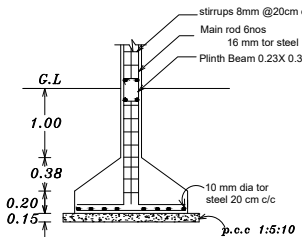
ELEVATION



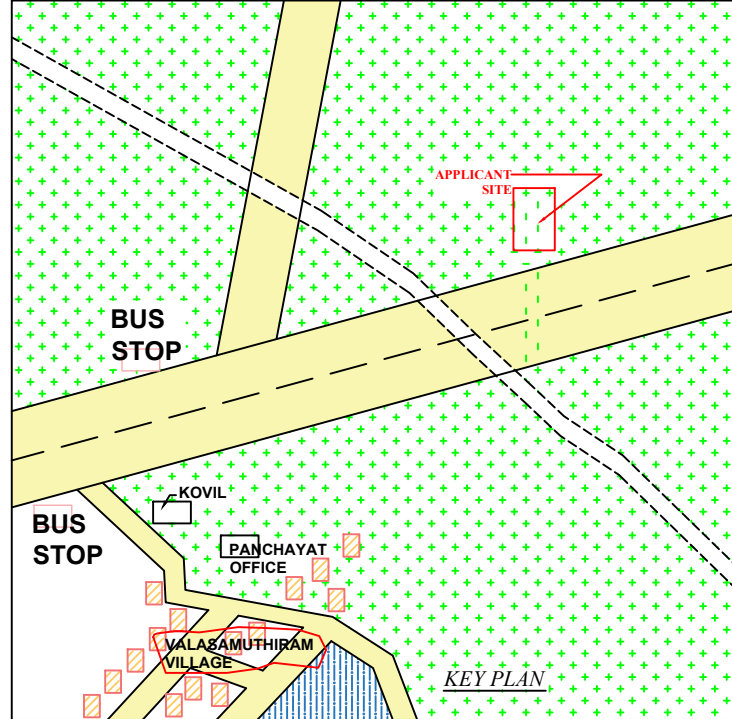
SECTION ON 'AA'



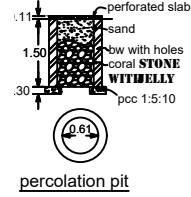
GROUND FLOOR PLAN



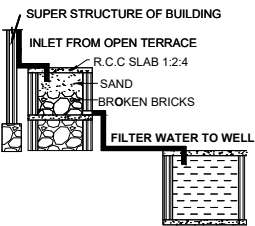
Details of COLUMN



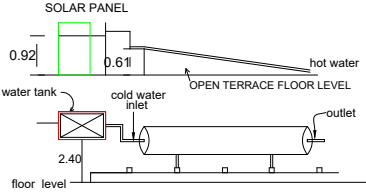
KEY PLAN



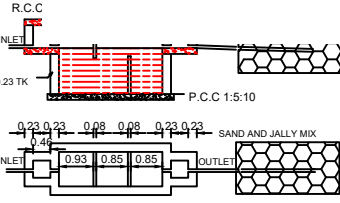
percolation pit



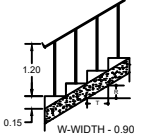
RAINWATER HARVESTING



Details of solar water heating system



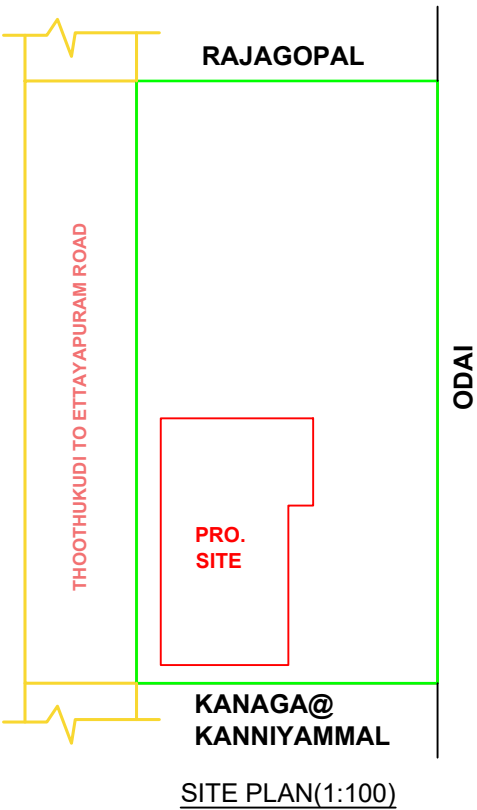
SEPTIC TANK AND TRENCH



Staircase Details

NOTE

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO EXISTING CORPORATION SEPTIC TANK SYSTEM.
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.



KANAGA@
KANNIYAMMAL

SITE PLAN(1:100)

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.

