PP APPROVAL RECORD

# Planning Permission

Sivagnanapuram

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

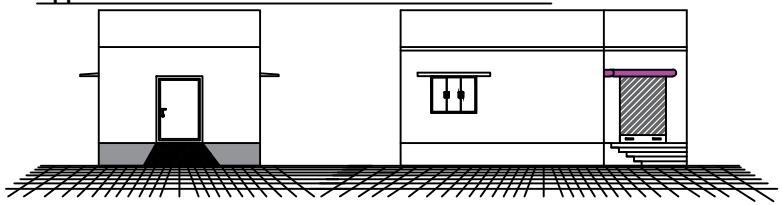
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# PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING IN SURVEY NO:294/2B, PATTA NO:1784 IN SIVAGNANAPURAM VILLAGE & PANCHAYAT,VILATHIKULAM UNION & TALUK, THOOTHUKUDI DISTRICT.

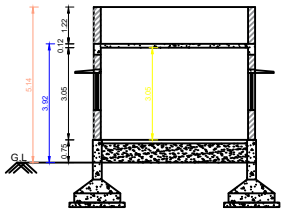
**Applicant: Mr.K.THANGARAJ S/o KRISHNASAMY**



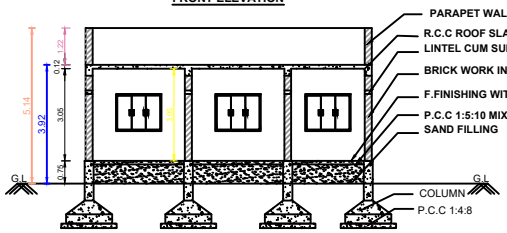
FRONT ELEVATION



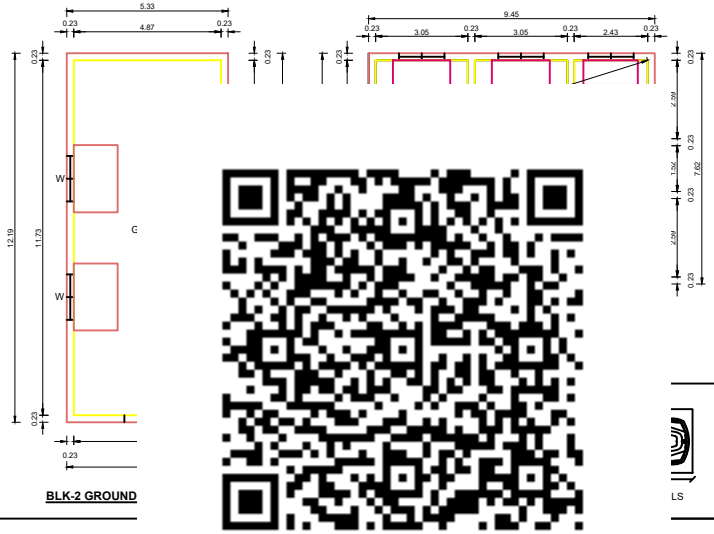
FRONT ELEVATION



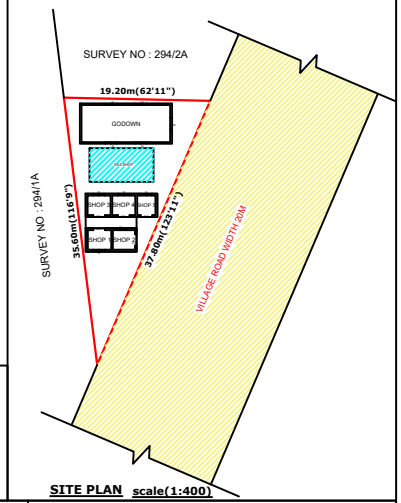
SECTION A-A



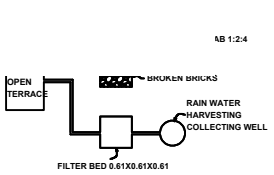

SECTION B-B



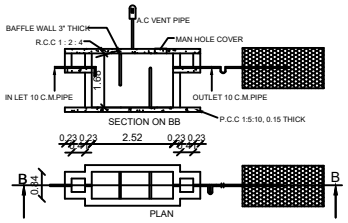
BLK-2 GROUND



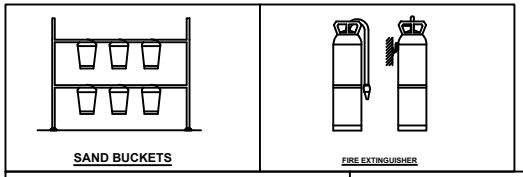

SITE PLAN scale(1:400)




DETAILS OF RAIN WATER HARVESTING SYSTEM



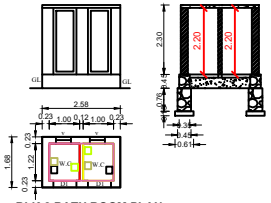

SEPTIC TANK AND TRENCH & U TRAP ADOPTED



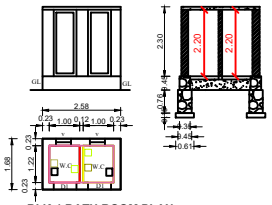
SAND BUCKETS



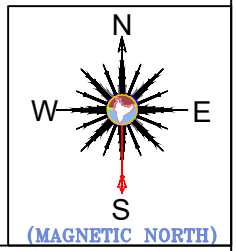
FIRE EXTINGUISHER



BLK-2 BATH ROOM PLAN



BLK-1 BATH ROOM PLAN




## PARKING DETAILS

| | |
|---|---|
| TOTAL PROPOSED AREA | = 114.26 SQ.MT |
| PROVIDED CAR | = 01 |
| PROVIDED TWO WHEELER | = 01 |

## FLOOR SPACE INDEX

| | |
|---|---|
| SUM OF ALL FLOOR AREA | = 114.26 Sq.m |
| SITE AREA | = 325.00 Sq.m |

FSI = SUM OF ALL FLOOR AREA / PLOT AREA

=(114.26 / 325.00) = 0.35

= 0.35< 2.0

PLAN INFO
PLOT_AREA_M2=325.00
AS_AT_SITE=338.12
FMB_OR_PLR=325.00
AS_PER_DOCUMENT=325.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.14
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=20.00
ROAD_LENGTH=500
AVG_PLOT_DEPTH=9.66
AVG_PLOT_WIDTH=36.74
MIN_PLOT_DEPTH=9.66
MIN_PLOT_WIDTH=35.60
LAND_USE_ZONE =COMMERCIAL
SURVEY_NO=294/2B
PLOT_NO=-
PATTA_NO=1784
DISTRICT=THOOTHUKUDI
TALUK=VILATHIKULAM
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
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_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=5
BLOCK_2_B-SHOP_MEMBER_COUNT=5

ALL DIMENSION IN METER

## COLOR INDEX & AREA DETAILS

| AREA STATEMENT | SQ.MT | SQ.FT |
|---|---|---|
| APPLICANT SITE DOC | 325.00 | 3498.30 |
| SUPER IMPOSED AREA | 325.00 | 3498.30 |
| BLK-1.SHOP FLOOR | 49.29 | 530.55 |
| BLK-2.GODOWN FLOOR | 64.97 | 699.33 |
| PRO.STAIR AREA | 0 | 0 |
| TOTAL PROPOSAL AREA | 114.26 | 1229.89 |
| OPEN SPACE | 210.74 | 2268.40 |

EXISTING BUILDING
ROAD OR STREET
TO BE REMOVED

## JOINERY DETAILS

| | | |
|---|---|---|
| RS | ROLLING SHUTTER | 2.43 x 2.21 |
| W | WINDOW | 1.82 x 1.23 |

LAND AND BUILDING OWNER


Er.A.KANNAN,B.E.,
Consulting Enginner & Licensed surveyor
Reg. No. 137/LS/2022/00020
2/25, VILVAMARATHUPATTI - 628 907
Mob No: 9843862412


REGISTERED ENGINEER.

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

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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.