

PP

APPROVAL RECORD

Planning Permission

Pandavarmangalam
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.

THE PLAN SHOWING PROPOSED CONSTRUCTION OF SHOP BUILDING IN GROUND FLOOR AND FIRST FLOOR IN SURVEY NO: 151/1B2A1A1A, PLOT NO : 53 PANDAVARMANGALAM VILLAGE

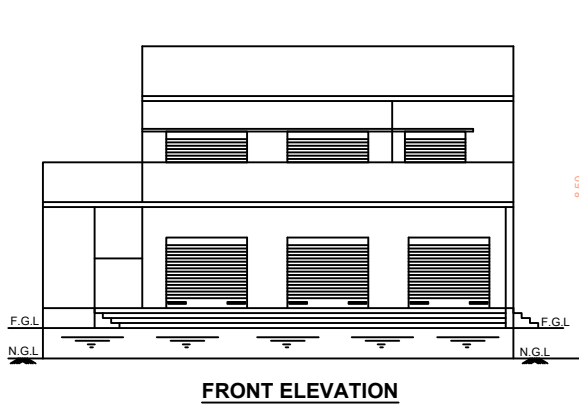
AND PANCHAYAT, KOVILPATTI PANCHAYAT UNION AND TALUK, THOOTHUKUDI DISTRICT.

NAME OF THE APPLICANT : Thiru:- N.GNANAGURU, S/o Thiru:- NATARAJAN

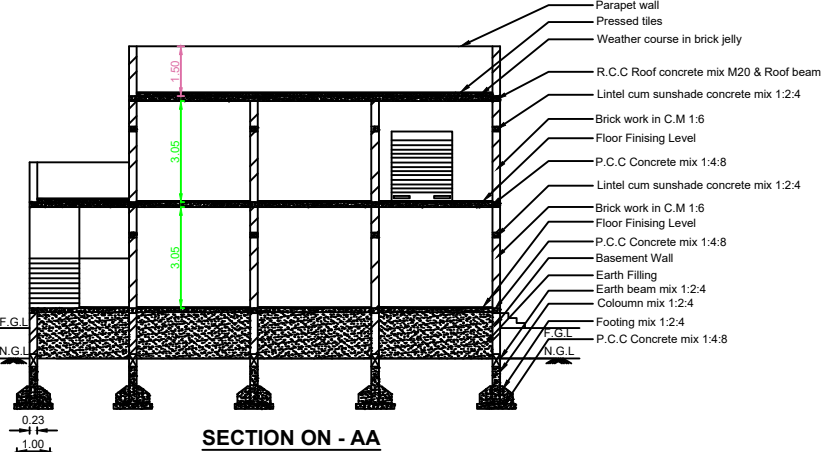


OFFICE USE

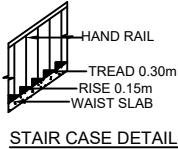
PLAN INFO
PLOT AREA M2= 227.16
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=20.70
ROAD_LENGTH=250
AVG_PLOT_DEPTH= 14.21
AVG_PLOT_WIDTH= 16.08
LAND_USE_ZONE=COMMERCIAL
DISTRICT=THOOTHUKUDI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
AS_AT_SITE=227.16
FMB_OR_PLR=227.16
AS_PER_DOCUMENT=228.49
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=5
SURVEY_No=151/1B2A1A1A
PATTA_No= 3050
TALUK=KOVILPATTI
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=16.46
PLOT_No= 53
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



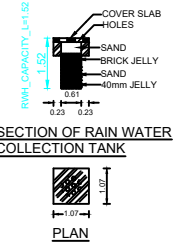
FRONT ELEVATION



SECTION ON - AA

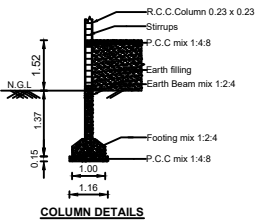


STAIR CASE DETAIL



SECTION OF RAIN WATER COLLECTION TANK

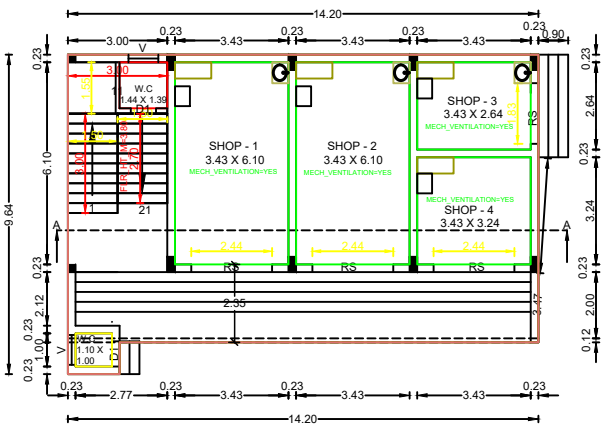
PLAN



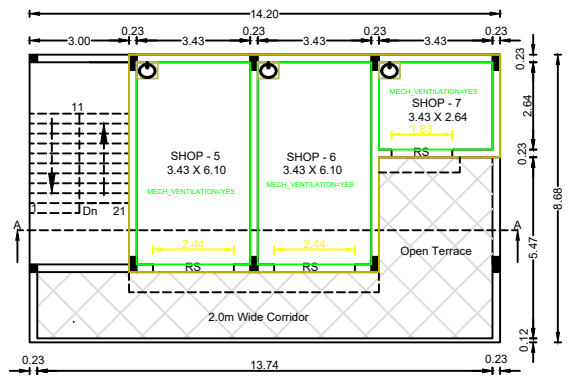
COLUMN DETAILS

NOTE:

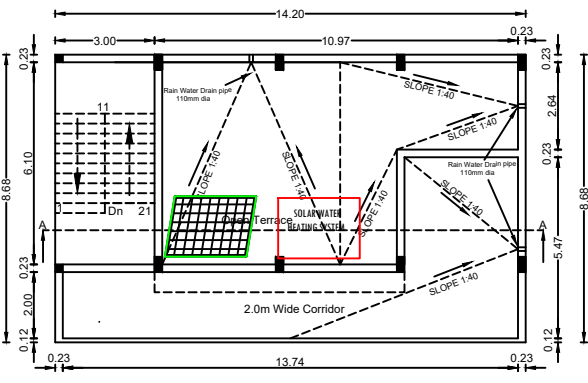
1. Waste Water Used for Garden.
2. Rain Water Harvesting Details Provided.
3. Solar System Water Tank Provided.
4. Fire Resistance to be provided.
5. Emergency Alarm to be provided.
6. Drinking Water to be provided as per Local body norms.
7. Rain Water harvesting tank to be provided.
8. Waste Water from recycle water tank & Trench connected to sullage disposal tank
9. Solid Waste tub to be provided.
10. 'U' traps provided in septic tank to prevent curb breeding of mosquitoes.
11. (As per G.O (M.S) No: 341 - dated 03.11.2004) CCTV surveillance camera to be provided.



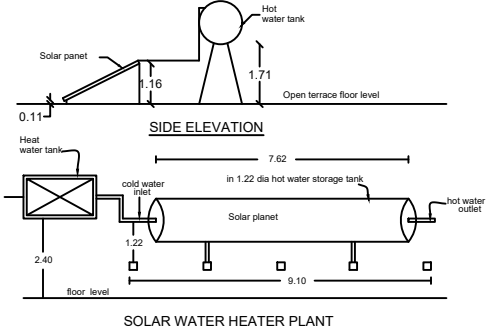
GROUND FLOOR PLAN



FIRST FLOOR PLAN

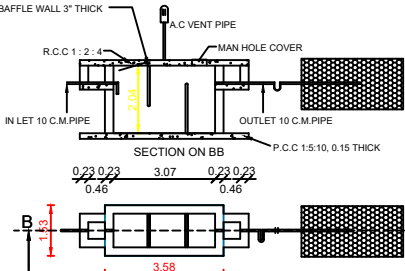


TERRACE PLAN



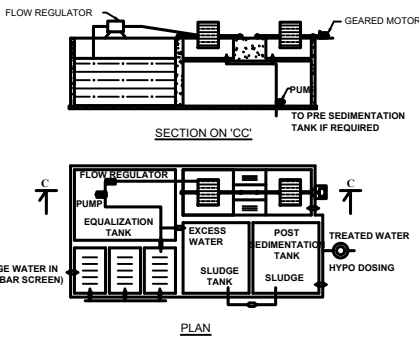
SIDE ELEVATION

SOLAR WATER HEATER PLANT



SECTION ON BB

SEPTIC TANK AND TRENCH & U TRAP ADOPTED



SECTION ON 'CC'

DETAILS OF SEWAGE TREATMENT PLANT

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F & F.F = 201.64 sq.mt.
TOTAL F.A above 75 sq.mt. = 3 CAR SPACE

PARKING REQUIRED :-

NO. OF CAR POCKETS : 3 Nos
NO. OF BIKE POCKETS : Nil

PARKING PROVIDED :-

NO. OF CAR POCKETS : 3 Nos
NO. OF BIKE POCKETS : Nil

NOTE:

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

COLOR INDEX

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

AREA DETAILS

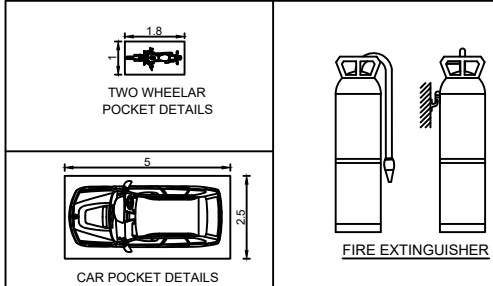
AREA	Sq.m	Sq.ft
AREA OF SITE (Super Imposed)	228.49	2313.94

GROUND FLOOR AREA DETAILS

AREA OF BUILDING	105.07	1130.97
AREA OF STAIRCASE	19.68	211.84
AREA OF OPEN TO SKY	103.74	1116.66

FIRST FLOOR AREA DETAILS

AREA OF BUILDING	60.81	654.56
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JOINERY DETAILS		
SYMBOLS	DESCRIPTION	SIZES
RS	ROLLING SHUTTER	2.44 x 2.10
RS-1	ROLLING SHUTTER	1.83 x 2.10
D1	DOOR	0.76 x 2.10
V	VENTILATOR	0.91 x 0.60
FSI DETAILS		PROPOSED
TOTAL PLINTH AREA	185.56	0.81
PLOT AREA	228.49	2.00



ALL DIMENSIONS ARE IN METRE
SCALE 1:100

PLOT.NO:150
VACANT LAND
SITE PLAN 1:100

APPLICANT

Er. P. Mathivanan D.C.E.,
Registered Engineer - Grade III,
Reg.No. KPY - 2022/04
Mathi Consultancy & Construction.
D.No. 6/647C, Manthithoppu Road,
Kamarajar Nagar, Kovilpatti-628 501.
Cell: 99655 25014,98655 25014.
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

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.

