PP APPROVAL RECORD

# Planning Permission

Melanambipuram

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

PURPOSE
**Commercial**

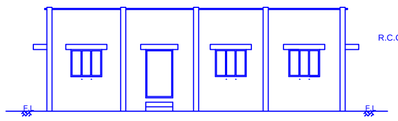
The approval as the planning authority issued it, reproduced in full behind this page.

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

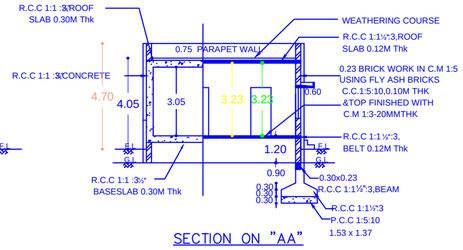
# PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF OFFICE BLOCK FOR 0.642 MELANAMBIPURAM PRIMARY AGRICULTURAL CREDIT SOCIETY LIMITED, IN THE EXISTING GODOWN BEARING DOOR No:5/106, IN SURVEY No:120/2A, AT MELANAMBIPURAM VILLAGE & PANCHAYAT, PUTHUR PANCHAYAT UNION, THOOTHUKUDI DISTRICT.

ADMINISTRATOR : Thiru.N.MAHESWARAN

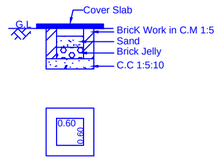
SECRETARY : Thiru.S.RANJITHKUMAR



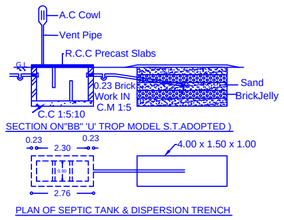

FRONT ELEVATION




SECTION ON "AA"

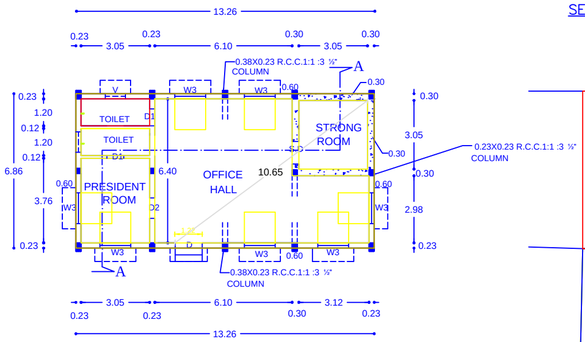



PLAN & SECTIONAL ELEVATION OF RAIN WATER HARVESTING SCALE : 1:50

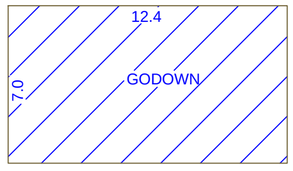



SECTION ON"BB" 'U' TROP MODEL S.T.ADOPTED )

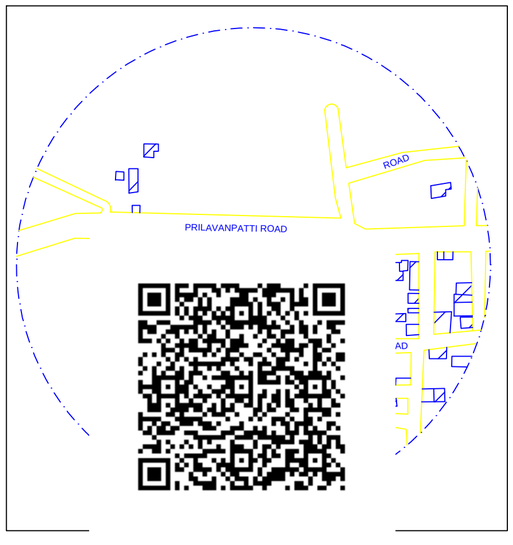
PLAN OF SEPTIC TANK & DISPERSION TRENCH



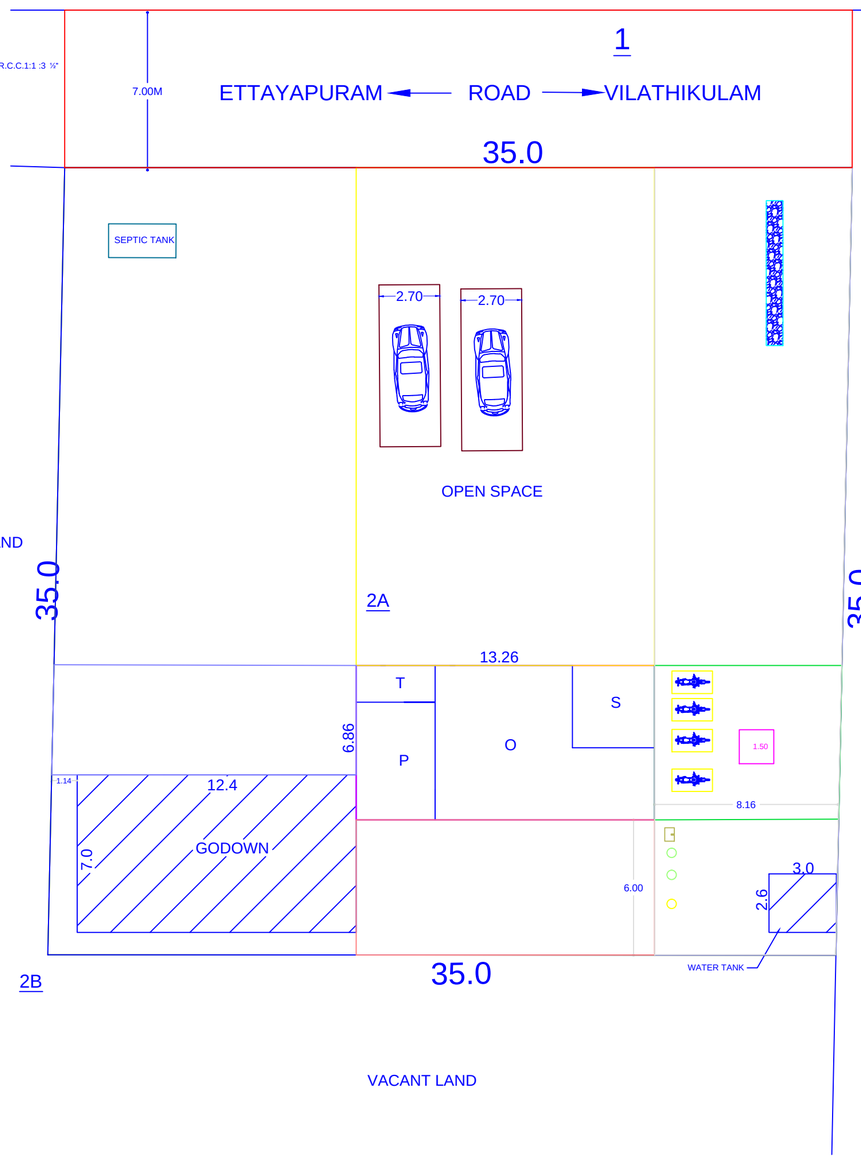

GROUND FLOOR PLAN




GROUND FLOOR PLAN




TOPO PLAN

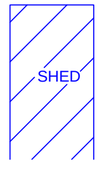



SITE PLAN
SCALE 1:100

VACANT SITE

119

7.00M ROAD







VACANT SITE

**PLAN INFO**

AS_PER_DOCUMENT=1225.00
PLOT_AREA_M2= 1225.00
PLOT_NO=NO
SURVEY_NO=120/2A
PATTA_NO=365
FMB_OR_PLR= 1225.00
AS_AT_SITE = 1225.00
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=35.00
ROAD_WIDTH=7.00
ROAD_LENGTH=35.00
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 35.00
AVG_PLOT_WIDTH= 35.00
LAND_USE_ZONE =RESIDENTIAL
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
RWH_DECLARED=YES
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
BLOCK_1_B-PCO_MEMBER_COUNT=2
BLOCK_1_G-GWFC_MEMBER_COUNT=2

## LEGENDS

| | |
|---|---|
| SITE BOUNDARY | |
| PROPOSED CONSTRUCTION | |
| EXISTING BUILDINGS | |
| EXISTING ROADS | |

## JOINERY SCHEDULE

| | |
|---|---|
| D-DOOR | 1.20 x 2.14 |
| S.D- SLIDING DOOR | 1.00 x 2.14 |
| D1-DOOR | 0.75 x 2.06 |
| D2-DOOR | 0.90 x 2.14 |
| W3-WINDOW | 1.37 x 1.20 |
| V-VENTILATOR | 0.90 x 0.60 |

## AREA STATEMENT

| | SQ.M | SQ.FT |
|---|---|---|
| SITE AREA | 1225.00 | 13186 |
| PROPOSED CONST.IN.G.F | 90.96 | 979 |
| EXISTING BUILDING | 86.80 | 934 |
| OPEN TO SKY | 1047.24 | 11273 |

PARKING CALCULATION:

NO.OF CAR & TWO WHEELER POCKETS PROVIDED $= \frac{\text{TOTAL FLOOR AREA}}{50M^2}$

PARKING PROVIDED

FLOOR AREA ABOVE 50 SQM

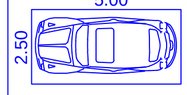
(ONE CAR SPACE FOR EVERY50 SQM)

$= \frac{90.96}{50M^2} = 1.82$

NO.OF CAR POCKETS : 2 Nos.

NO.OF TWO WHEELER POCKETS : 2 Nos.

| FSI DETAILS | PROPOSED | PERMISSIBLE |
|---|---|---|
| FSI $= \frac{\text{TOTAL PLINTH AREA}}{\text{SITE AREA}} = \frac{177.76}{1225.00} = 0.145$ | 0.15 | 2.00 |




CAR POCKET DETAILS




TWO WHEELER POCKET DETAILS

CERTIFICATE

CERTIFY THAT ALL THE PARTICULARS SHALL BE MADE TO PROVIDE RAINWATER HARVESTING ARRANGMENTS IN THE PROPOSED CONSTRUCTION AS PER PLAN

MODERN ENGINEERING CONSTRUCTIONS
ARCHITECTS ENGINEERS SURVEYORS VALUERS
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Er. R. SOUNDARAPANDI, D.C.E., B.Tech.,
Engineers - Grade III - RE,
Regn. No. 137 / LS / 2019 / 00002.
MODERN ENGINEERING CONSTRUCTIONS
449-A, Main Road KOVILPATTI - 628 502.
Ph 04632-221868 Cell : 94431 21868

For 0.642 Mela Nambipuram Primary Agri Co-op. Credit Society.
Secretary

ENGINEER

APPLICANT

TITLE: APPROVAL DRAWING

FILE: MEC_25.061

DATE: 30.04.2025

| VER | REV | DRY | DRN |
|---|---|---|---|
| A | 01 | RS | P.S |

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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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.