

PP

APPROVAL RECORD

Planning Permission

Kulathur

Thoothukkudi district, Tamil Nadu

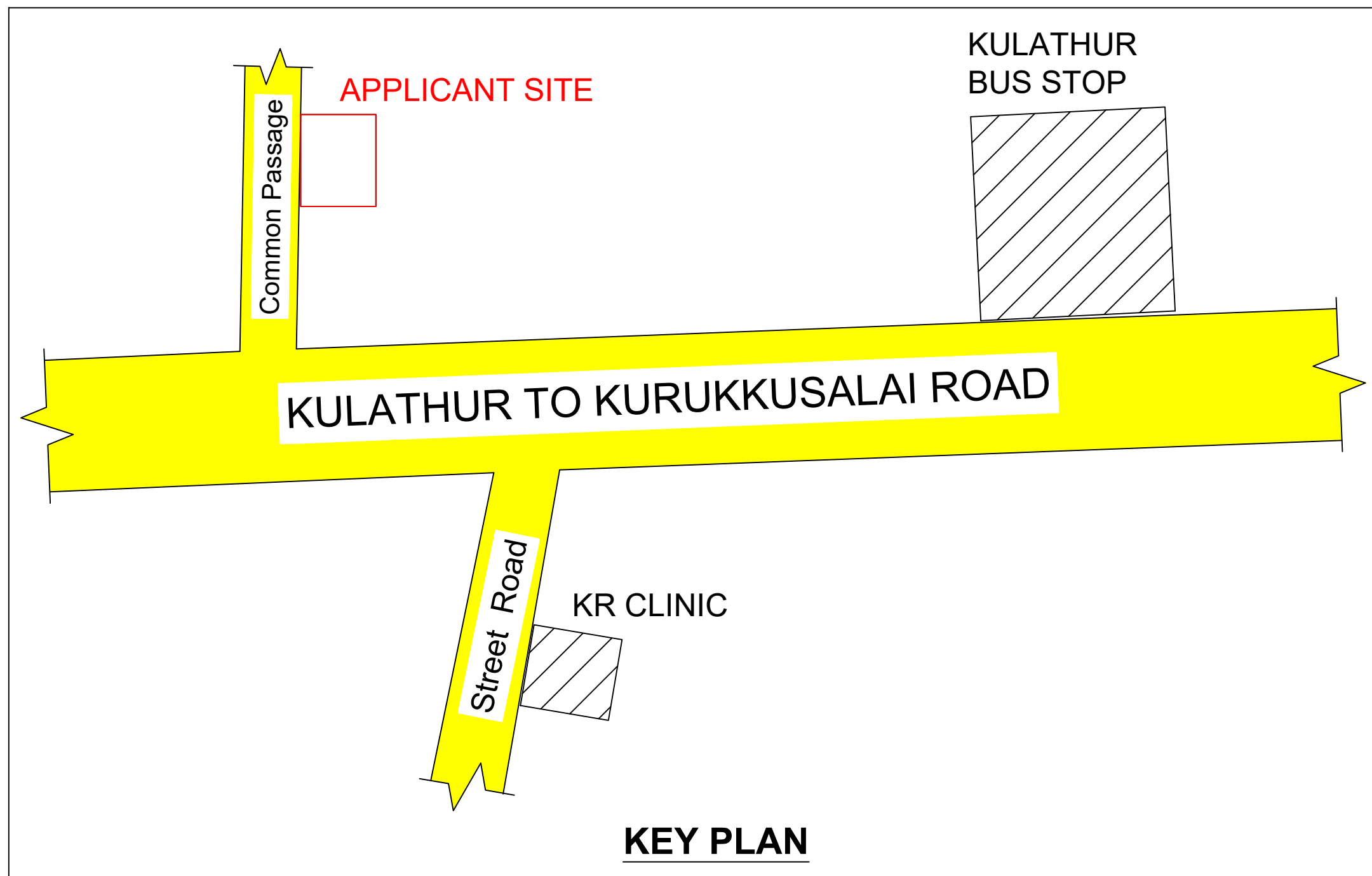
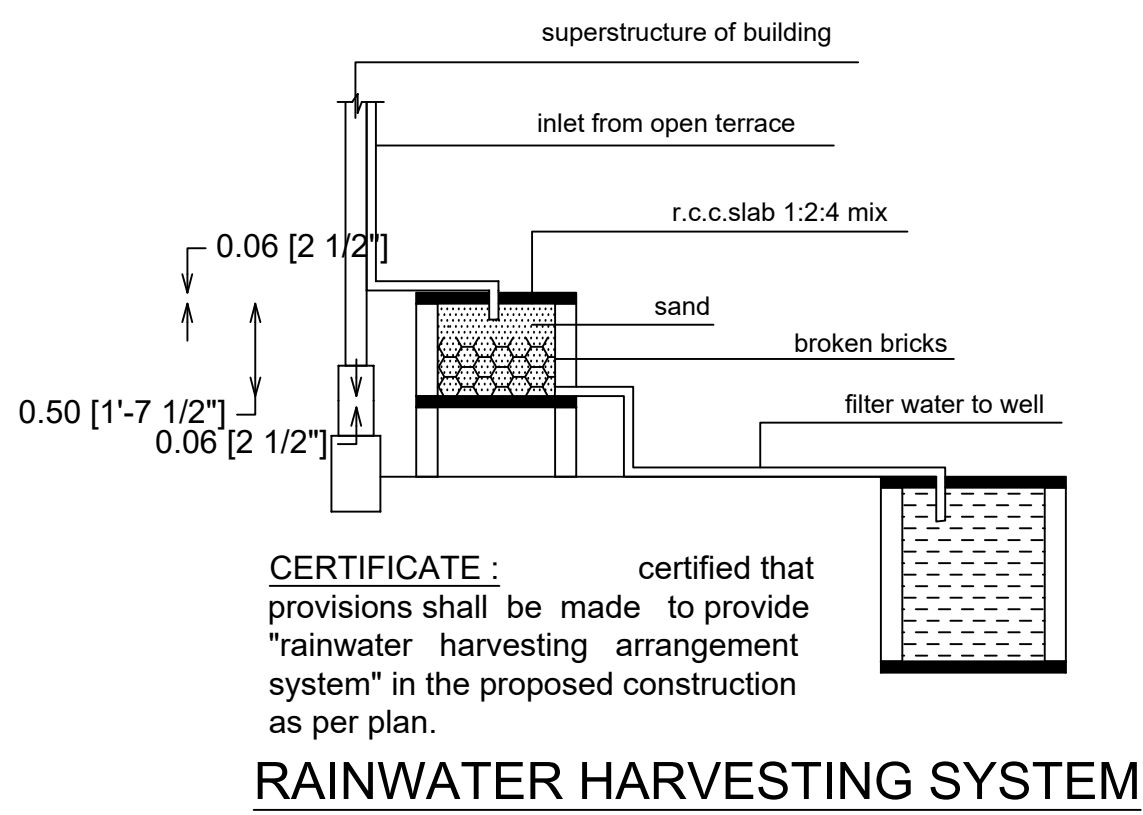
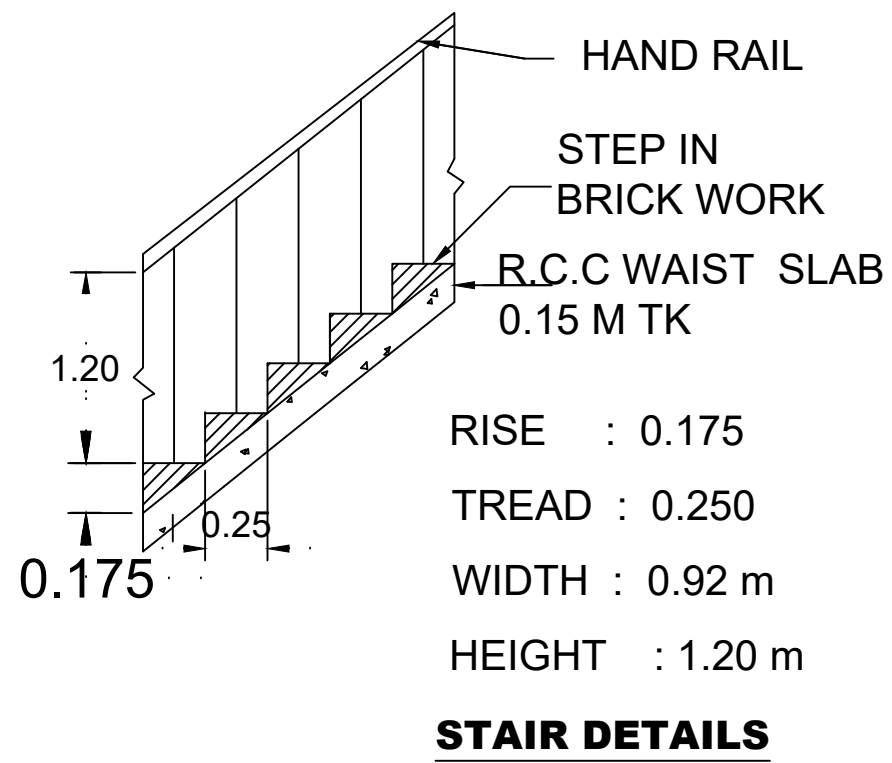
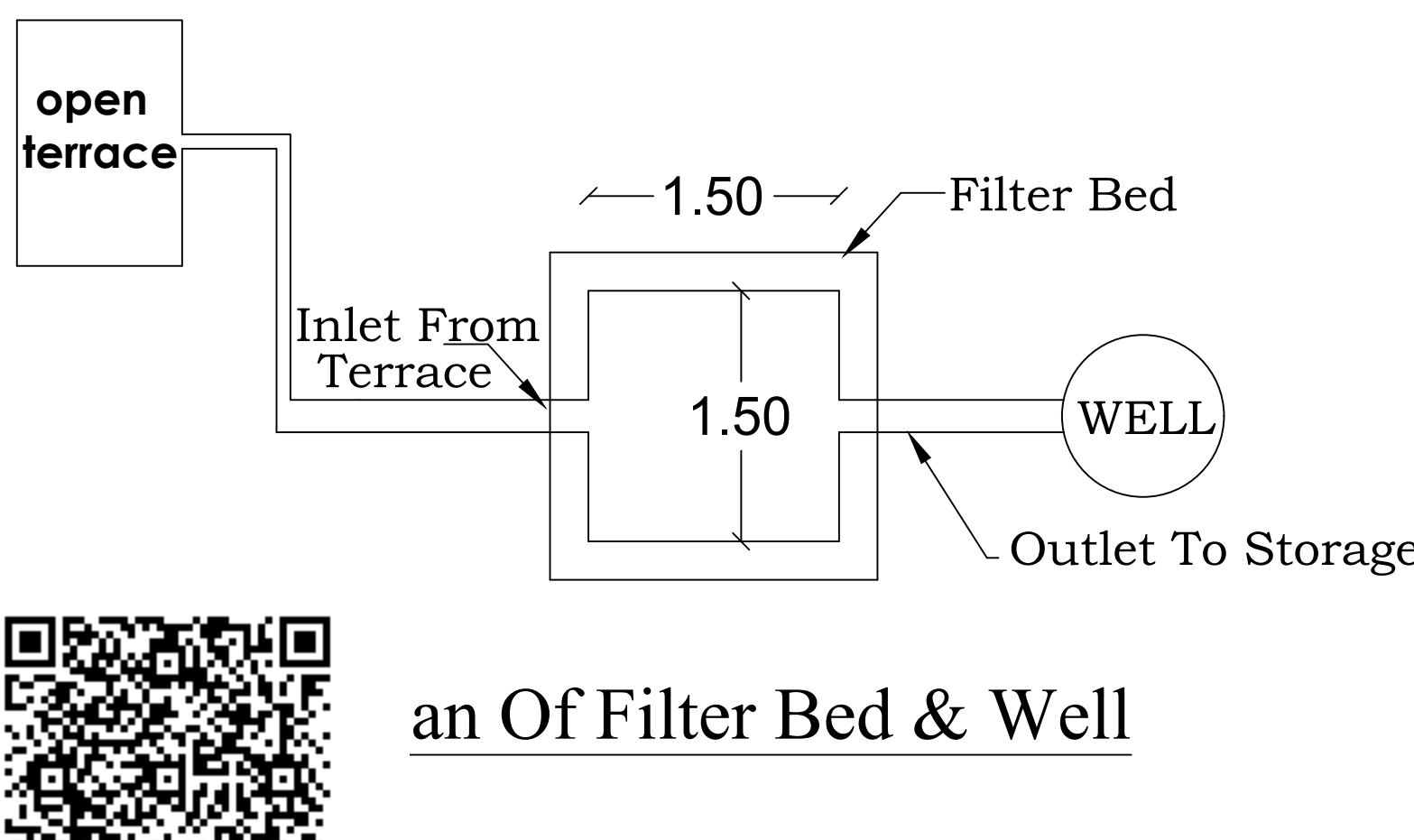
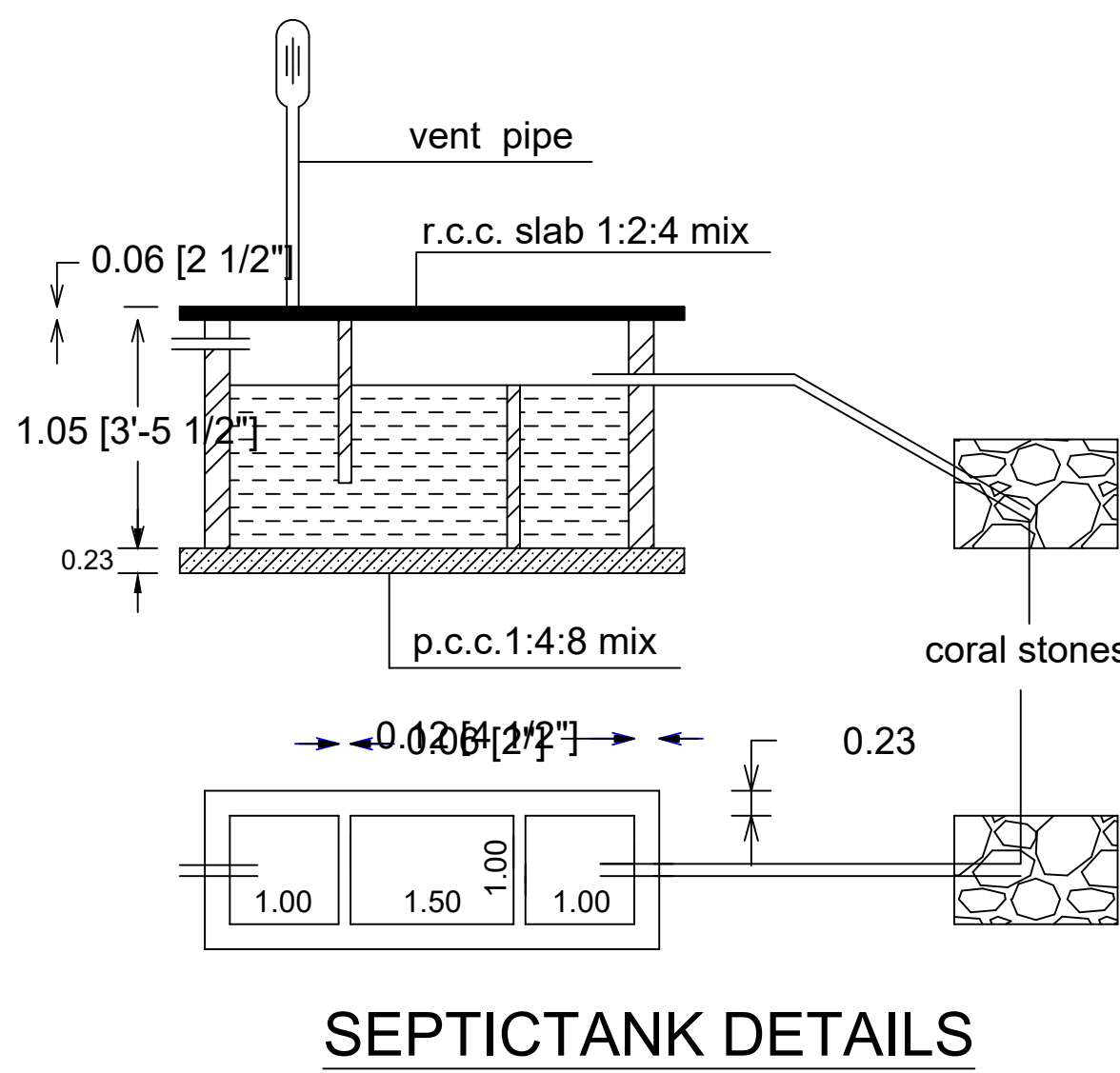
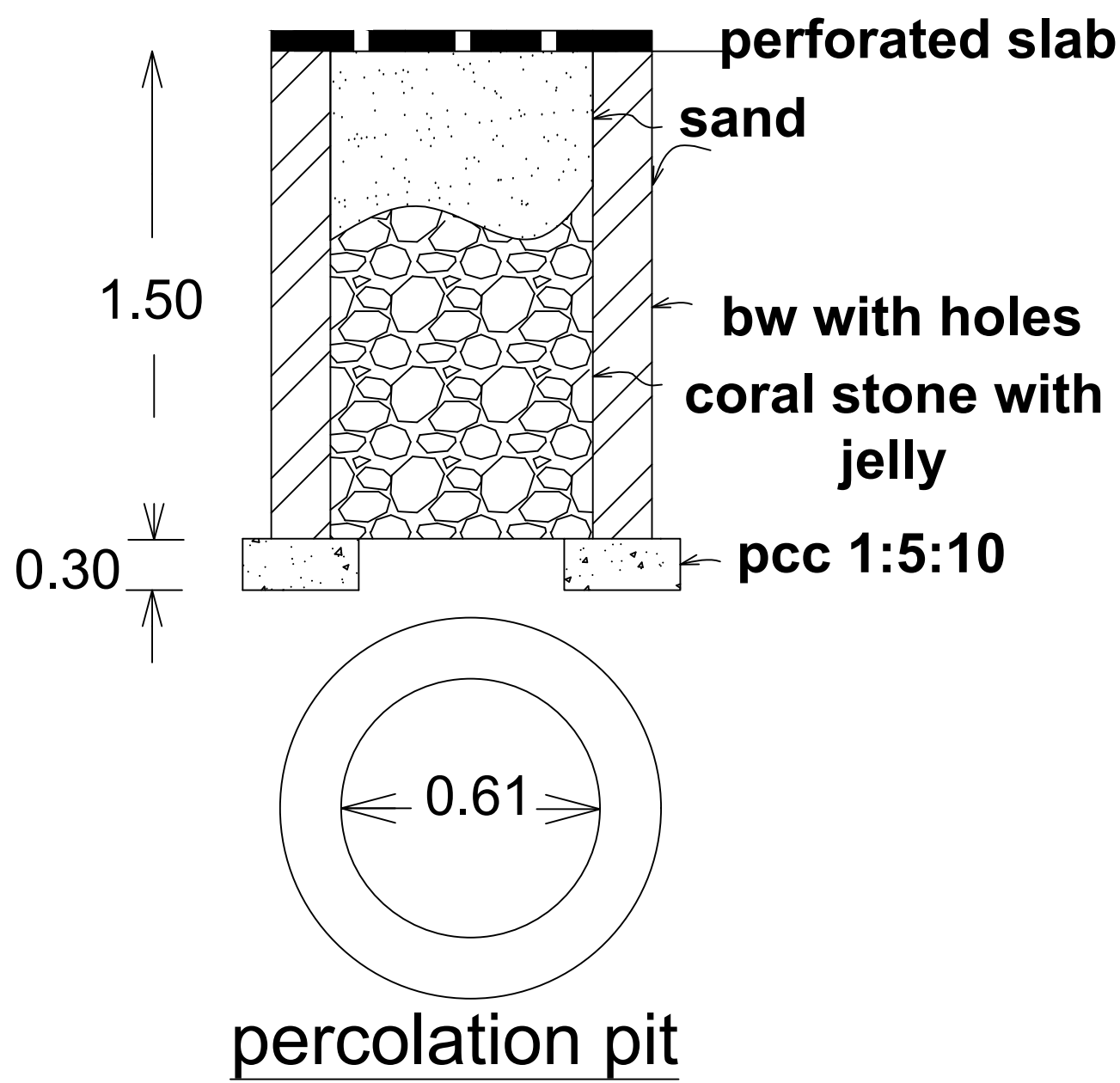
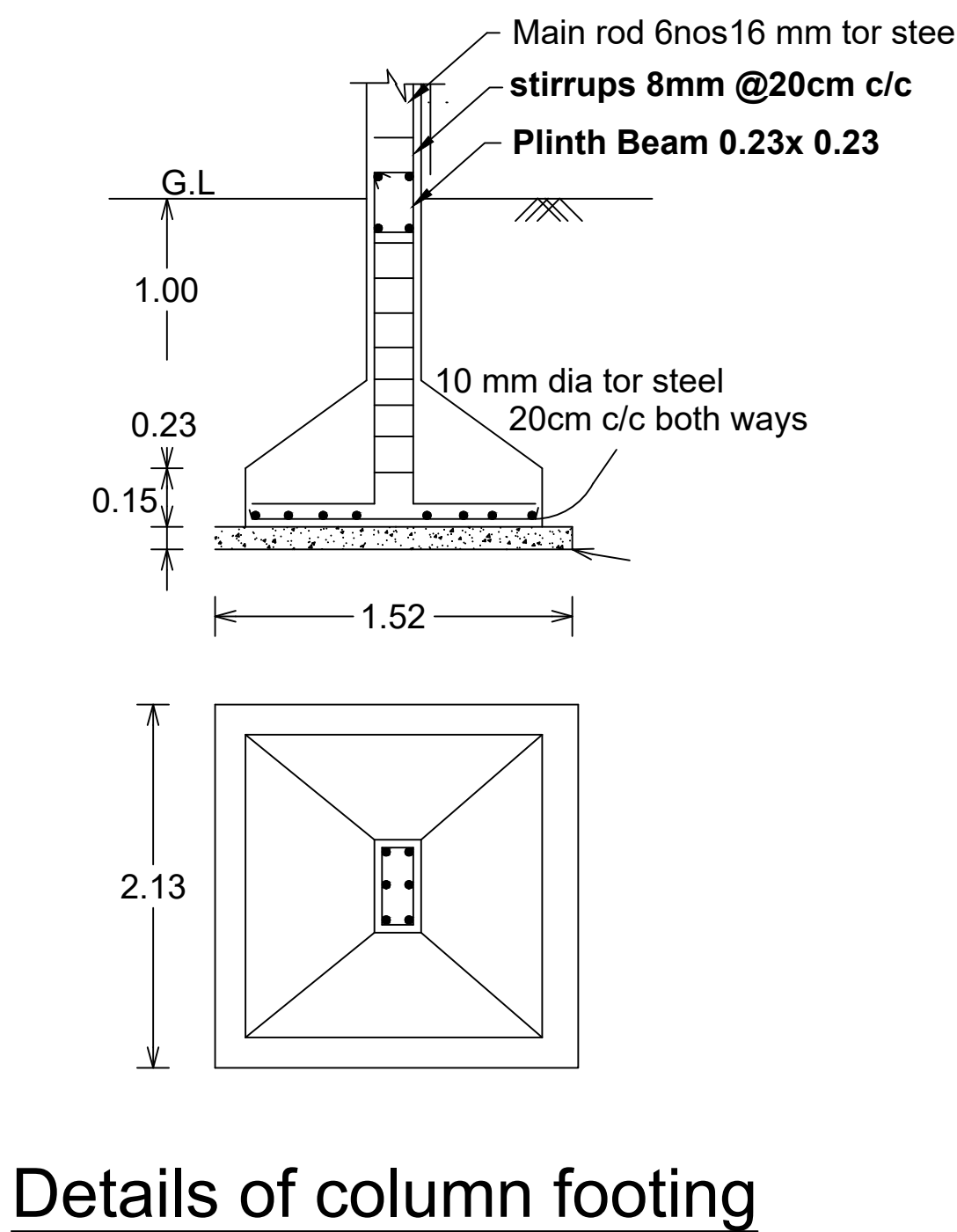
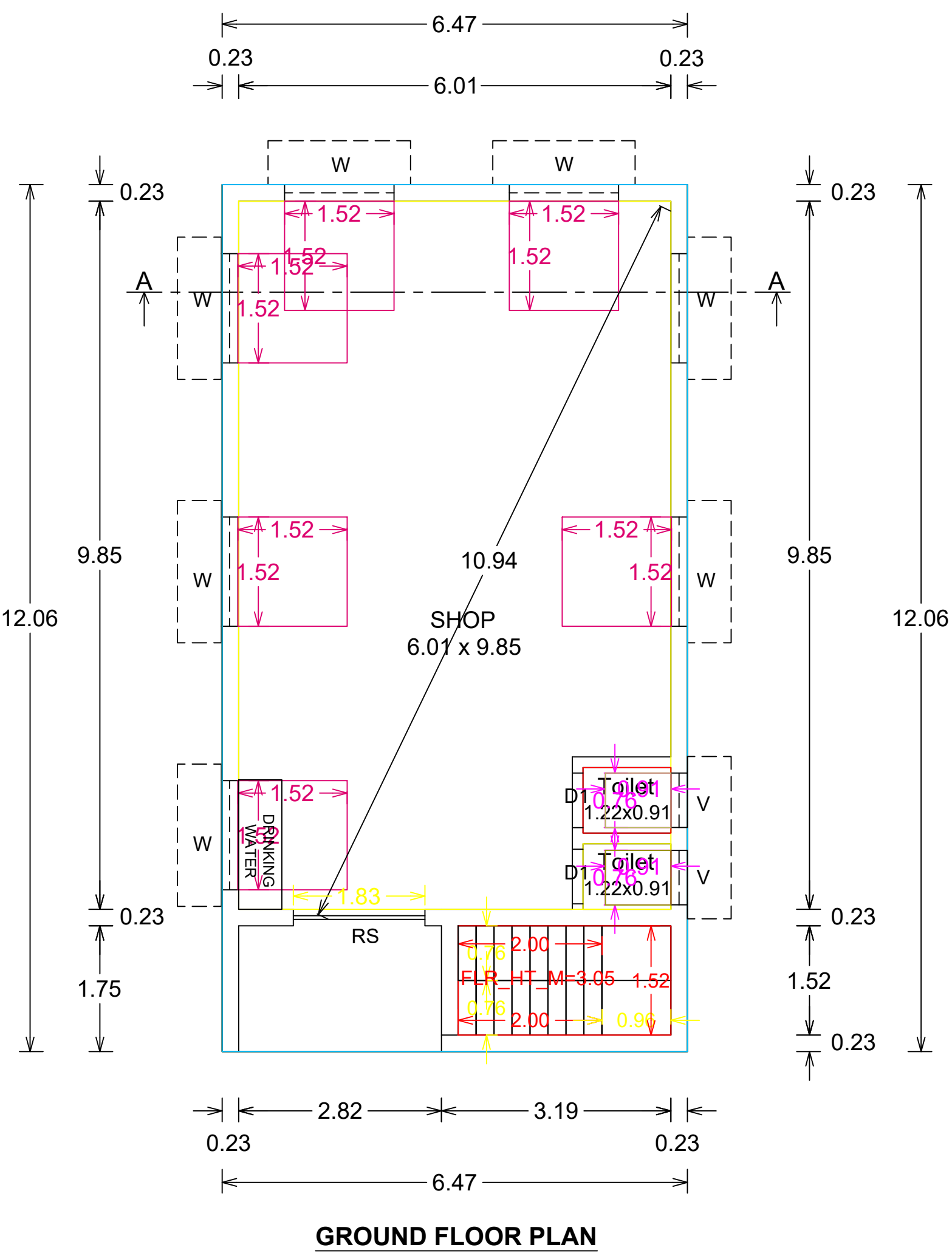
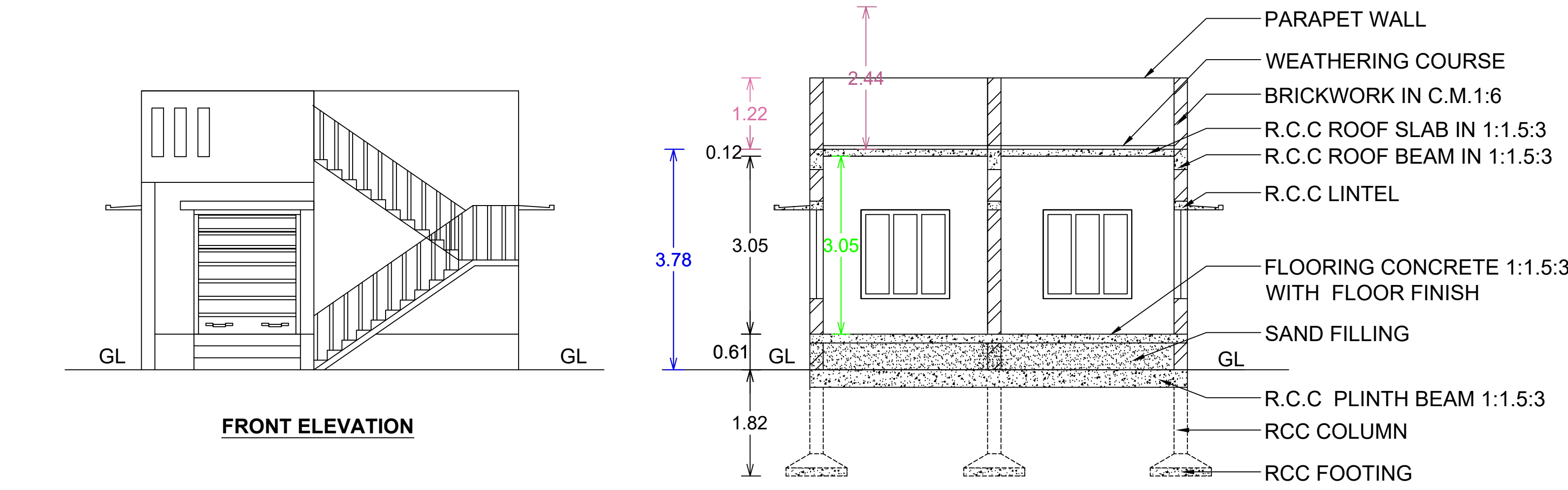
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
Commercial

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

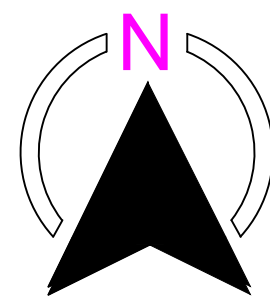
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL SHOP IN NEW SURVEY NO .254/13C2
(OLD SURVEY NO. 254/13C) AT WARD NO . 3 , KURUKKUSALAI ROAD, KULATHUR NORTH VILLAGE ,
KULATHUR PANCHAYAT , VILATHIKULAM TALUK , THOOTHUKUDI DISTRICT.

OWNER'S NAME: Mr.G.VIJAYA MARIAPPAN. S/o,Mr.GEORGE. SCALE: 1:100



PLAN INFO
PLOT_AREA_M2=101.29
PLOT_NO=
SURVEY_NO= 254/13C2
AS_PER_DOCUMENT=101.29
AS_AT_SITE=101.29
FMB_OR_PLR=101.29
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO= 3109
TALUK=THOOTHUKUDI
DISTRICT=THOOTHUKUDI
CRZ=NO
ACCESS_WIDTH_M= 7.47
WHETHER_GOV'T_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=YES
AVG_PLOT_DEPTH= 13.56
AVG_PLOT_WIDTH= 7.47
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
ROAD_LENGTH=750
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=5



SET BACK DETAILS		
DETAILS	REQUIRED	PROVIDED
FRONT SETBACK	1.50m	1.50m
SIDE-1 SETBACK	1.00m	1.00m
SIDE-2 SETBACK	Not required	NA
REAR SETBACK	Not required	NA

USER ID : VIJAYA MARIAPPAN1979
PASSWORD : Vijayamariappan@1979
ALL DIMENSIONS ARE IN METER

DOCUMENT AREA 101.29 Sq.m 1090.25 Sq.ft
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PARKING DETAILS		
CAR PARKING AREA --- --- 2.50m x 5.00m		
TWO WHEELER AREA --- --- 1.80m x 1.00m		

DETAILS	REQUIRED	PROVIDED
CAR TWO WHEELER	NA 1	Nil 2 NOS

FSI (FLOOR SPACE INDEX) = TOTAL BUILTUP AREA/
SITE AREA =156.06/101.29 = 1.54 < 2

Note: Waste water from wash basin and bathroom are connected to percolationpit for ground water recharge. chimney is provided in kitchen.

Solar water heating system arrangements are to be provided as per IS 12933 in this proposed building.

Certificate: Certify that rain water harvest system is provided as per plan.

JOINERY DETAILS

RS - ROLLING SHUTTER	1.83 X 2.13
MD - MAIN DOOR	1.00 X 2.13
D - DOOR	0.91 X 2.13
D1- DOOR	0.76 X 2.13
W - WINDOW	1.52 X 1.52
V - VENTILATER	0.91 X 0.76

AREA DETAILS

REFERENCE	COLOUR	SQ M	SQ FT
AREA OF SITE (6.64 Cents)		101.29	1090.25
AREA OF PRO. BUILDING G.F		78.03	839.91
TOTAL PROPOSED AREA		78.03	839.91
OPEN SPACE AREA		23.26	250.34

OWNER'S NAME: Mr.G.VIJAYA MARIAPPAN. S/o,Mr.GEORGE.

Handwritten signature of Mr. G. Vijaya Mariappan

LAND & BUILDING OWNER

Handwritten signature of Mr. M. Puluthi Andavar

Er.M.PULUTHI ANDAVAR., B.E
REGISTERED ENGINEER GRADE - III
KOVILPATTI MUNICIPALITY : 137/LS/2023/00001
3/313-7, ECR ROAD, KULATHUR.
CELL : 8838134682, 7092546402
Email: smpandavar@gmail.com

REGISTERED ENGINEER



SITE PLAN SCALE - 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

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.

