

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

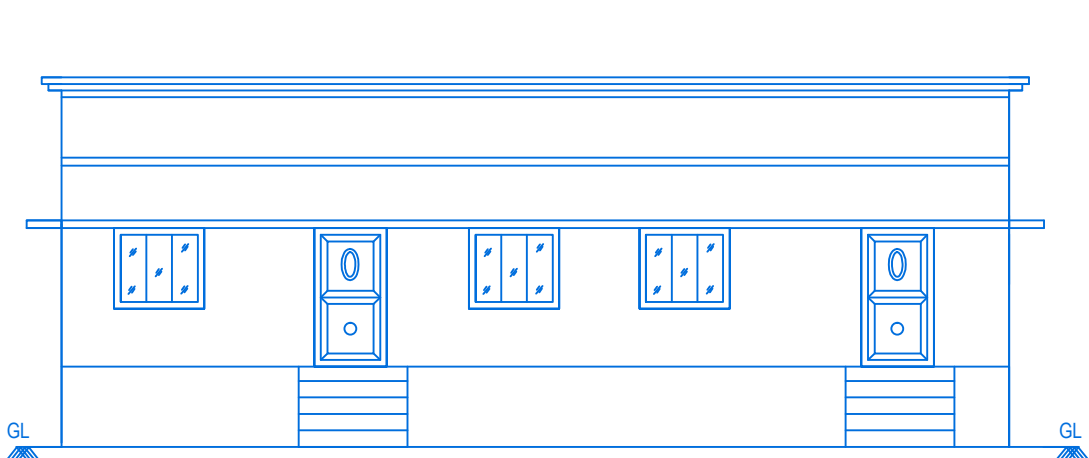
Rural Panchayat

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

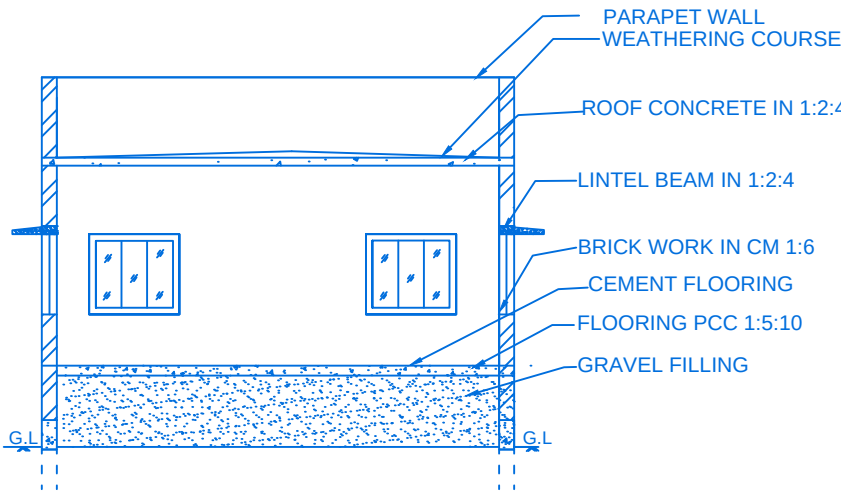
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF COMMERCIAL BUILDING IN EXISTING BUILDING BEARING SURVEY NO: 104/5,7A,7B, PATTA NO-3707, 2828, AT AYYANERI VILLAGE & PANCHAYAT, KURUVIKULAM UNION, KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.

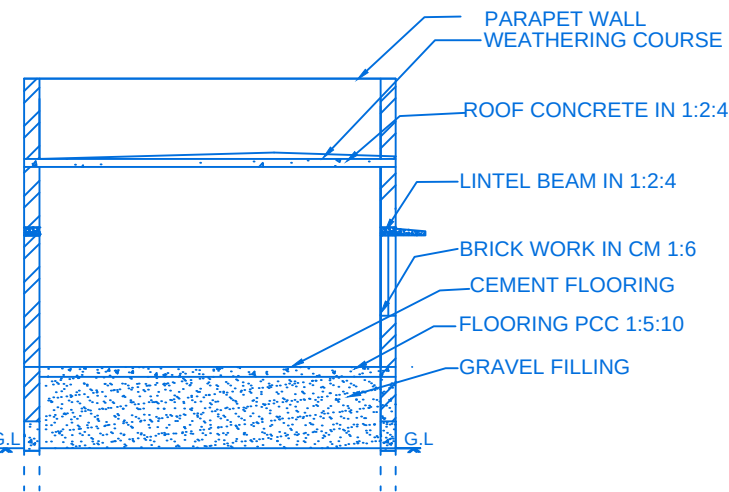
APPLICANT NAME : 1.Mr.S.SUBBARAJ, S/o.Thiru.SANKARAPPAN,
2.Mr.G.SHUNMUGARAJA, S/o.Thiru.GANESAPANDIAN,



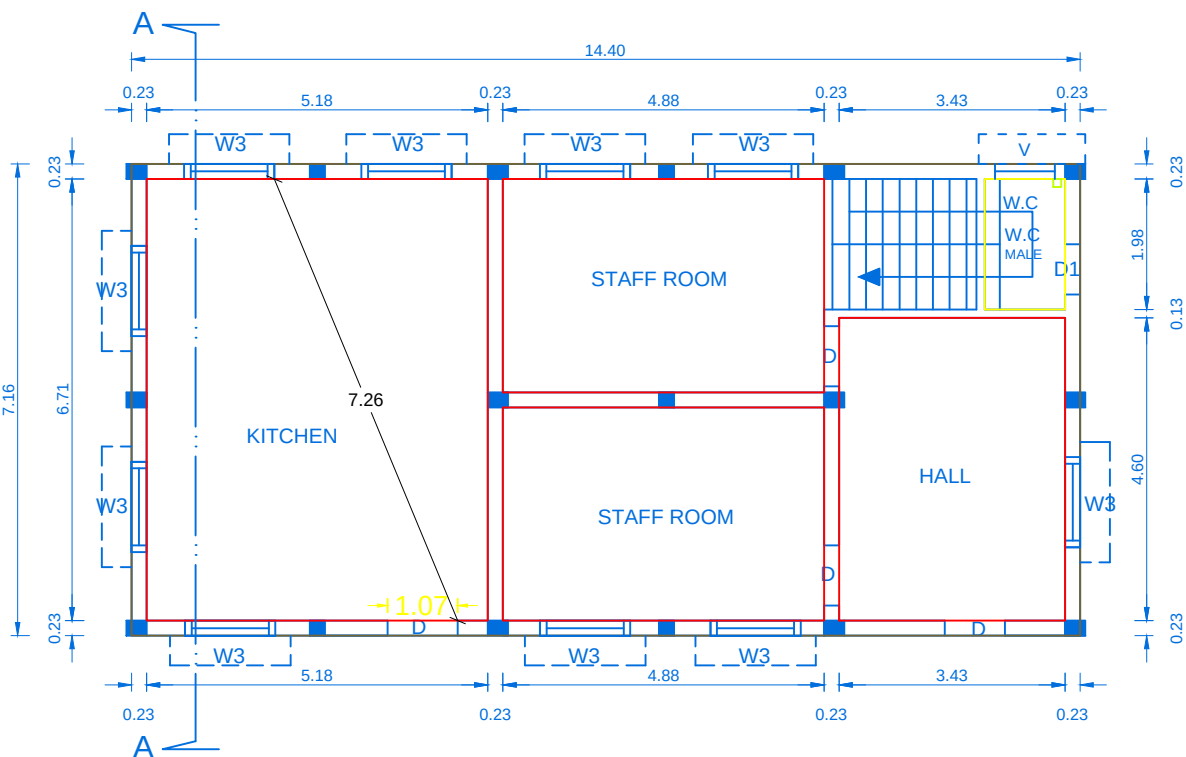
FRONT ELEVATION



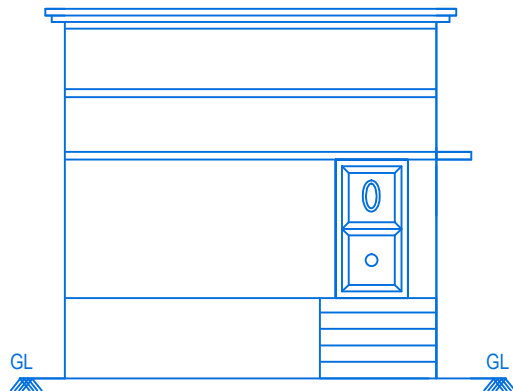
SECTION ON - AA



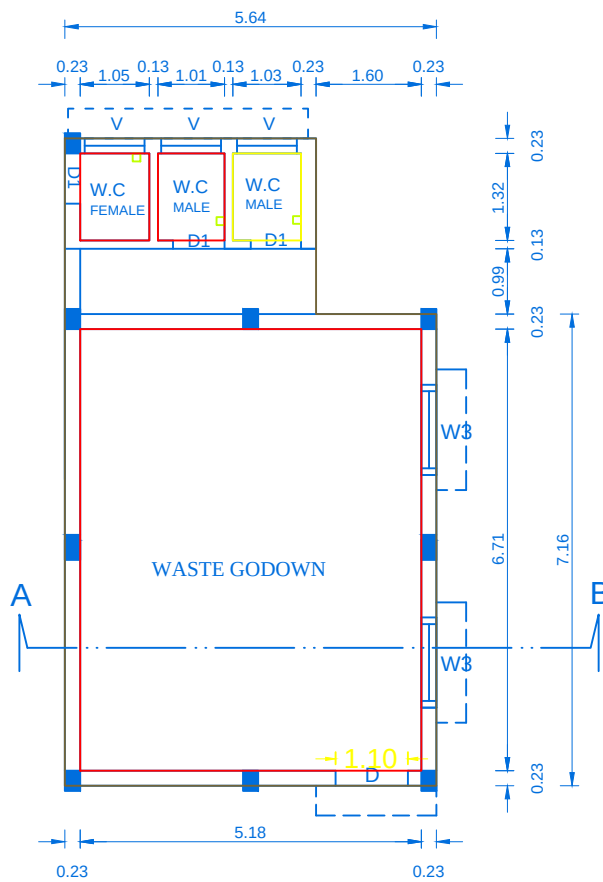
SECTION ON - AB



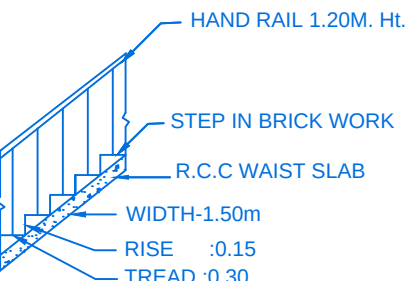
GROUND FLOOR PLAN(BLOCK-1)



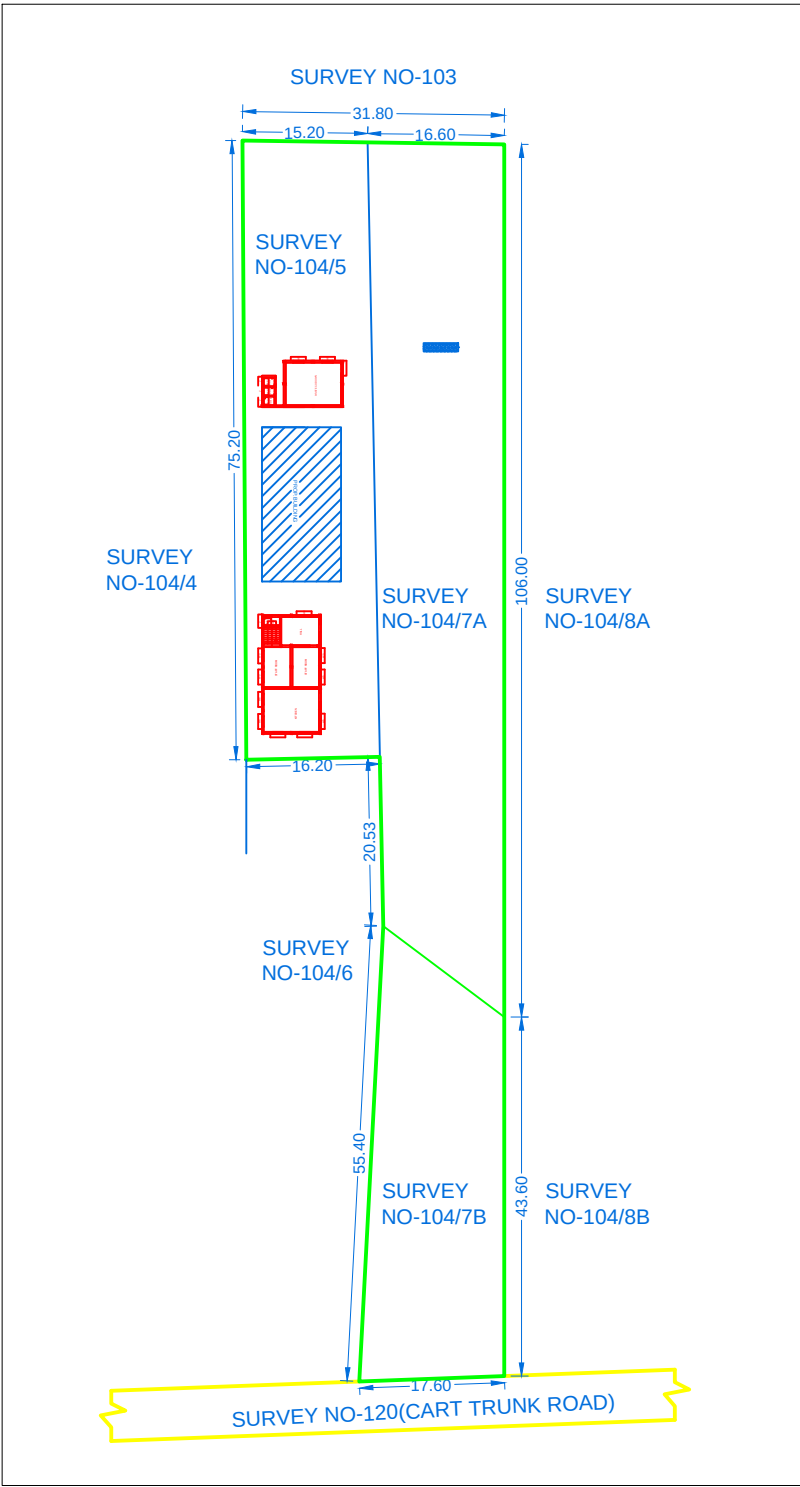
FRONT ELEVATION



GROUND FLOOR PLAN(BLOCK-2)

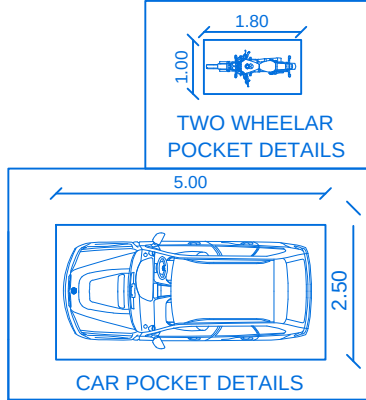


STAIR DETAIL



LOCATION PLAN
Scale 1:400

PLAN INFO
PLOT_AREA_M2=3798.75
AS_AT_SITE=3551.20
FMB_OR_PLR=3800.00
AS_PER_DOCUMENT=3798.75
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
SURVEY_NO=104/5,7A,7B
PATTA_NO=5550
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.10
ROAD_WIDTH=4.57
ROAD_LENGTH=200.00
AVG_PLOT_DEPTH= 32.80
AVG_PLOT_WIDTH= 150.36
LAND_USE_ZONE = COMMERCIAL
BLOCK_1_G-GWFC_MEMBER_COUNT=2
BLOCK_2_G-GWFC_MEMBER_COUNT=2
PLOT_NO=00
RWH_DECLARED=YES
OSR_APPLICABLE=YES
OSR_SURRENDER_OR_BUYBACK=SURRENDER/BUYBACK
OSR_SURRENDER_OR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=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
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
BLK_1_NON_FSI_AREA=0
BLK_2_NON_FSI_AREA=0
BLK_1_FLR_0_BLT_UP_AREA=103.16
BLK_2_FLR_0_BLT_UP_AREA=50.56
BLK_1_EXISTING_NO_OF_DWELLING_UNITS=0
BLK_1_EXISTING_NO_OF_DWELLING_UNITS=0
BLK_1_FLR_0_SUB_OCCUPANCY_COLOUR_CODE=49
BLK_1_FLR_0_SUB_OCCUPANCY_COLOUR_CODE=49
BLK_EXISTING_HEAD_ROOM=0
IS_EXISTINGBUILDING_EXCEPTION=NO
RWH_DECLARED=YES



FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	153.72	0.04	2.00
PLOT AREA	3798.75		

PARKING CALCULATION	
NO. OF CAR & BIKE POCKETS PROVIDED	FLOOR AREA IN G.F = 153.72 sq.mt.
ABOVE 75 Sq.mt. - 2 car & 2 two wheeler	

PARKING REQUIRED		PARKING PROVIDED	
NO. OF CAR POCKETS	: 1 No	NO. OF CAR POCKETS	: 1 No
NO. OF BIKE POCKETS	: 2 No	NO. OF BIKE POCKETS	: 2 No

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

AREA DETAILS		
AREA	SQ.MT.	SQ.FT.
AREA OF SITE (Super Imposed)	3798.75	40889.74
EXG.GROUND FLOOR	180.00	1937.52
PROP.BLOCK-1(G.F)	103.16	1110.41
PROP.BLOCK-2(G.F)	50.56	544.23
AREA OF OPEN TO SKY	3465.03	37297.58

JOINERY DETAILS		
SYMBOLS	DESCRIPTION	SIZES
RS	ROLLING SHUTTER	3.05 x 2.10
D	DOOR	1.22 x 2.10
D1	DOOR	0.76 x 2.10
W3	WINDOW	1.37 x 1.37
V	VENTILATOR	0.91 x 0.61

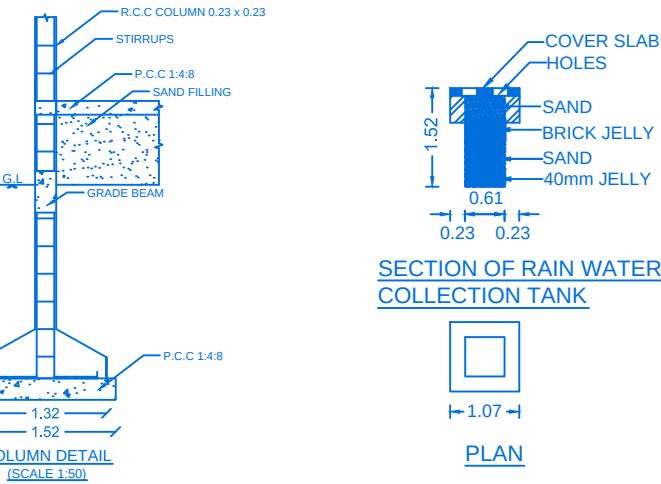
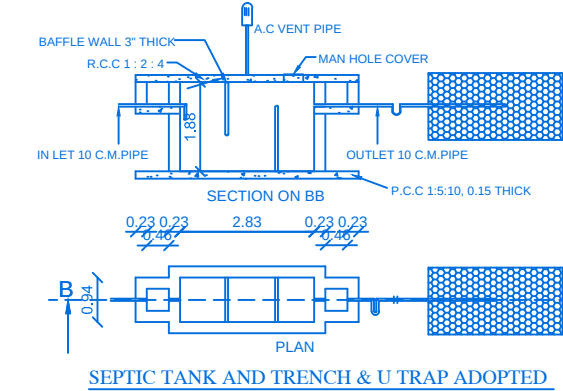
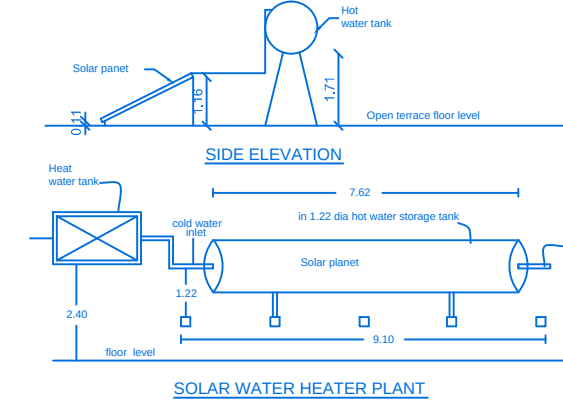
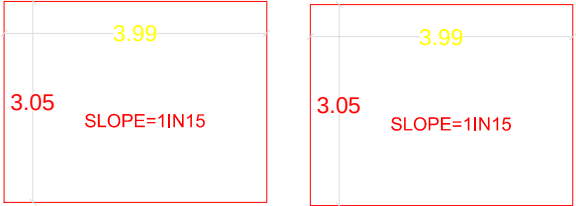
NOTE:
TO PROVIDE RAIN WATER HARVESTING ARRANGMENTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN

S. Subbaraj
G. S. S.

APPLICANT

Er. D. KALIRAJ, B.E.,
Consulting Engineer & Licensed Surveyor
Regn. No. 137/LS/2019/00008
KSJ Engineering Constructions
159/C3, Vijayapuri V.E.P. Complex,
First Floor, KOVILPATTI - 628 501.
Cell No: 90425 38025

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.

