PP APPROVAL RECORD

Planning Permission

Servaikaranmadam

Thoothukkudi district, Tamil Nadu

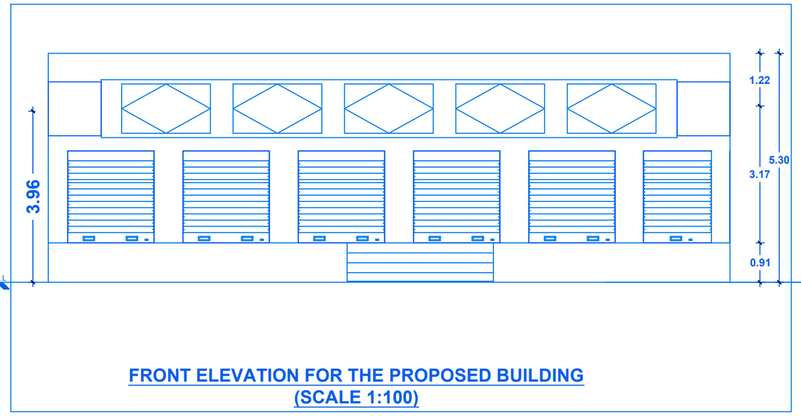
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

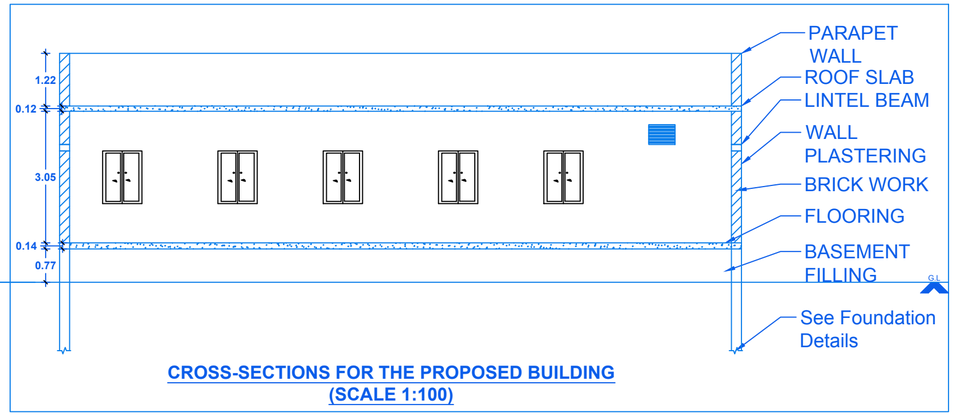
PURPOSE
Commercial

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

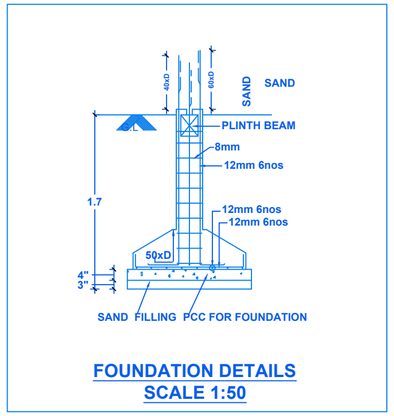
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



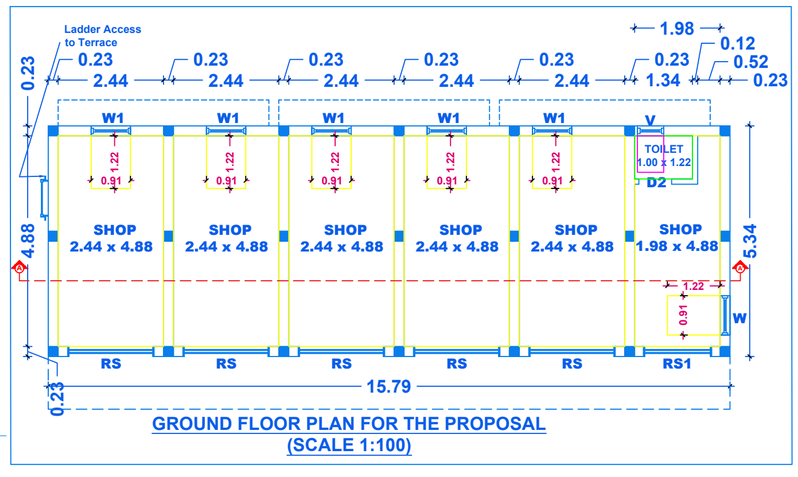
FRONT ELEVATION FOR THE PROPOSED BUILDING
(SCALE 1:100)



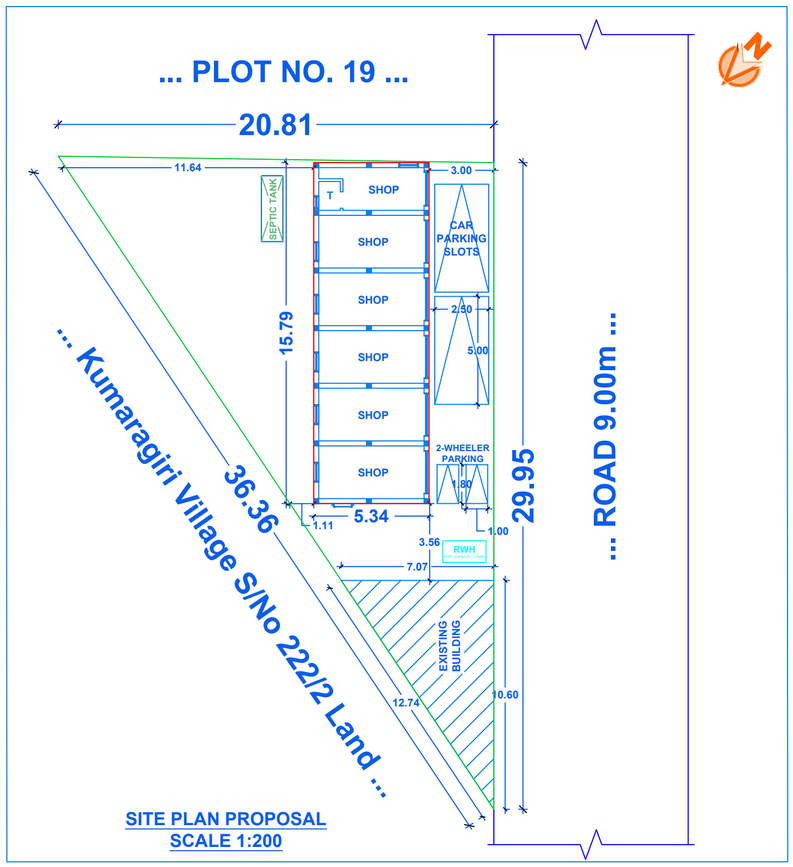
CROSS-SECTIONS FOR THE PROPOSED BUILDING
(SCALE 1:100)



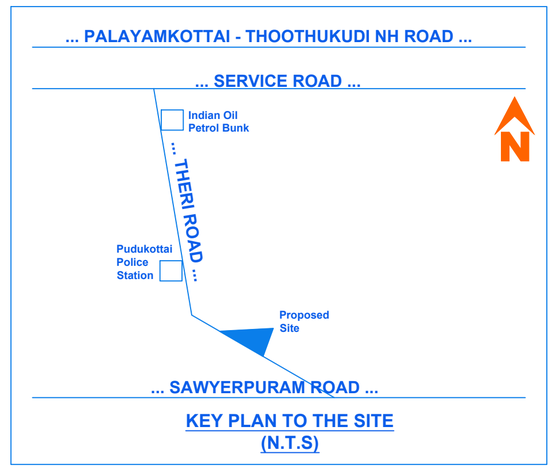
FOUNDATION DETAILS
SCALE 1:50



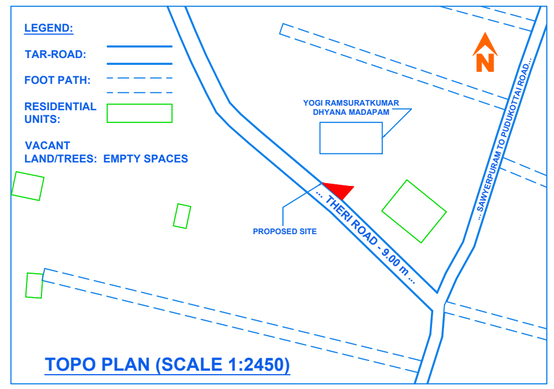
GROUND FLOOR PLAN FOR THE PROPOSAL
(SCALE 1:100)



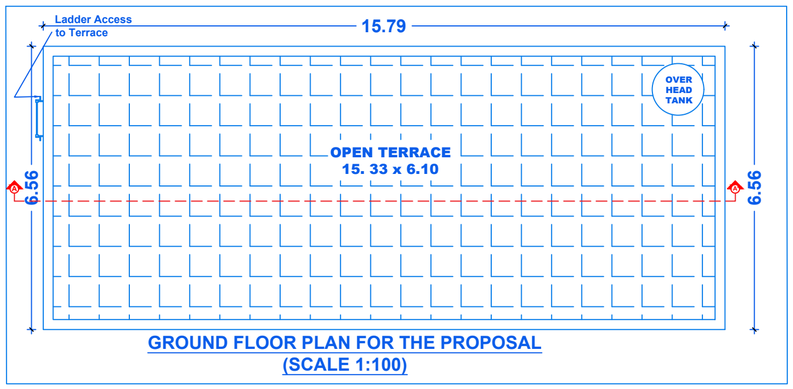
SITE PLAN PROPOSAL
SCALE 1:200



KEY PLAN TO THE SITE
(N.T.S)

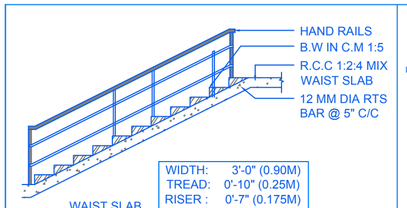


TOPO PLAN (SCALE 1:2450)

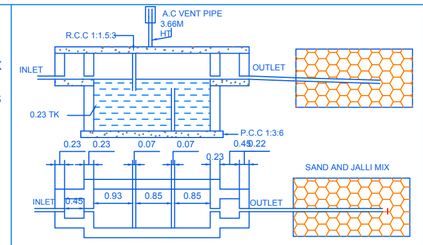


GROUND FLOOR PLAN FOR THE PROPOSAL
(SCALE 1:100)

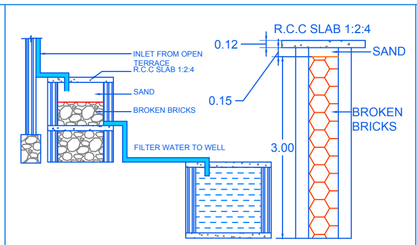
QR CODE for APPROVED PLAN



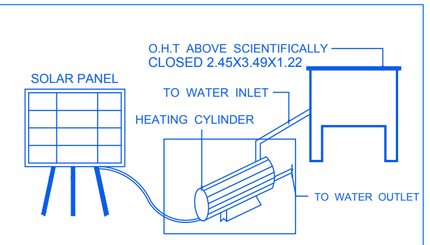
STAIRCASE CROSS-SECTION(N.T.S.)



SEPTIC TANK & TRECH(N.T.S.)



RAINWATER HARVESTING(N.T.S.)



SOLAR WATER HEATING SYSTEM(N.T.S.)

ESIGN

V BUILDERS

OFFICES: PUDUKOTTAI, THOOTHUKUDI.

Call Us: 9363716155

SHEET 1 of 1

SHEET TITLE:
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF GROUND FLOOR COMMERCIAL SHOP BUILDING AT SURVEY NUMBER: 13/2A1D, PATTA NO. 107, SERVAIKARANMADAM VILLAGE AND PANCHAYAT, THOOTHUKUDI TALUK, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI DISTRICT.

APPLICANT(S) :
Mr. S. NARAYAYAN
S/o SHANMUGAM

AREA STATEMENT	AREA (sq.m.)	AREA (sq.ft.)
Area as per Document	258.71	2784.80
Super Imposed Site Area	302.16	3252.42
Proposed GF Area	84.32	907.61
Existing FF Area	37.44	403.00
Total Proposed Area	84.32	907.61
Open Space Area	180.40	1941.81
FLOOR SPACE INDEX(FSI) :		**0.403 < 2**
PLOT COVERAGE (PC) :		**40.29 %**

JOINERY SCHEDULE DETAILS

TYPE	DESCRIPTION	SIZE
RS	Steel Rolling Shutter	2.00 x 2.13
RS1	Steel Rolling Shutter	1.53 x 2.13
D2	Single Leaf PVC Door	0.76 x 2.13
W1	Wooden Framed Glass Window	0.91 x 1.22
W2	Wooden Framed Glass Window	0.91 x 1.50
O	Unframed Masonry Opening	1.00 x 2.13
V	Fixed Louvered Ventilation Panel	0.61 x 0.46

REFERENCE & TECHNICAL NOTES

1. All dimensional in METRES unless explicitly denoted otherwise,
2. All schematic representations are rendered at a SCALE of 1:100 unless alternate specifications are stipulated, ensuring proportional fidelity.
3. This drawing has been drafted in strict compliance with TNCDBR regulations & has been verified via the Scrutiny Engine Service of TNSWP.
4. The "N.T.S" indicates that the specified drawing segment is NOT TO SCALE.
5. The Floor Space Index (FSI) parameter of this structural edifice has been calculated to conform within the permissible thresholds as per regulatory zoning mandates.
6. This drawing has been drafted and verified by Registered Engineer of Thoothukudi Corporation, predicated on the client-submitted data.

SPECIFICATIONS OF THE BUILDING

1. RCC in mix of 1:2:4 for Roof Slab
2. RCC in mix of 1:2:4 for Lintel Beam
3. Wall Plastering in CM 1:4
4. 0.23m Brick Wall in CM 1:6
5. PCC in mix of 1:5:10 for Flooring
6. RR Masonry in CM 1:8 for Foundation
7. PCC in mix of 1:5:10 for Foundation

COLOR INDEX	REFERENCES
Site Boundary	Worked on by:ars
Proposed Building Area	Date:27/6/2025 7:29 PM
Road	Desc: Self Application
	SCALE: 1:100

LAND & BUILDING OWNER SIGN

ER. A. RAAJAGURU
Registered Engineer,
138/LS/2020/00016,
46, Matha Nagar, Pudukottai,
Thoothukudi-628103.
Cell : 9486920845

REGISTERED ENGINEER'S SIGN

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.