PP APPROVAL RECORD

Planning Permission

Kulathur

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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

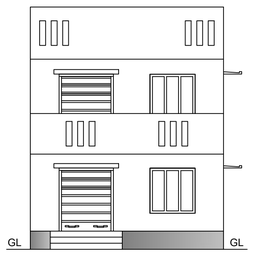
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+91 9996 12 9996

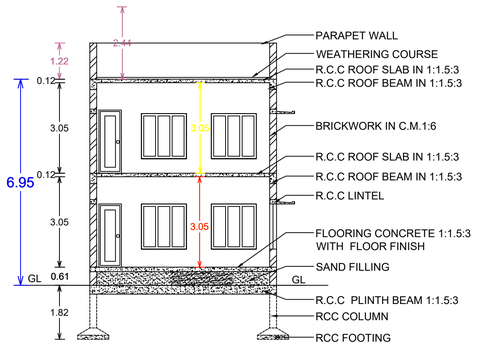
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PLAN SHOWING PROPOSED RECONSTRUCTION OF COMMERCIAL SHOP BUILDING AFTER DEMOLISHING THE EXISTING BUILDING IN DOOR NO. 3/483, NEW NATHAM SURVEY NO . 94/2A (OLD NATHAM SURVEY NO . 20/1, 20/10) AT ANNANAGAR COLONY , KULATHUR EAST VILLAGE AND KULATHUR PANCHAYAT , VILATHIKULAM TALUK , THOOTHUKUDI DISTRICT.

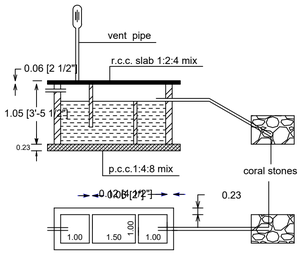
OWNER : Mr. D. RAMESH KUMAR. **S/O Mr.T.S. THARMALINGA NADAR** **(SCALE : 1:100.)**



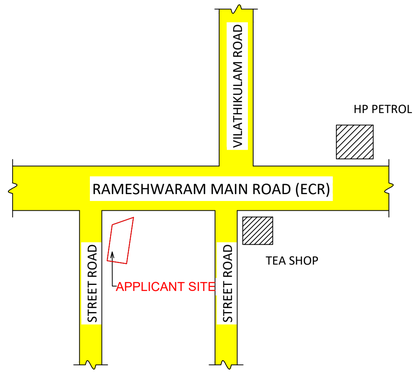
FRONT ELEVATION



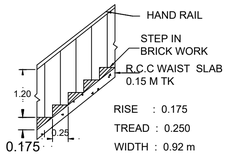
SECTION ON 'AA'



SEPTICTANK DETAILS

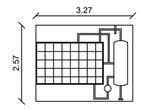


LOCATION / KEY PLAN

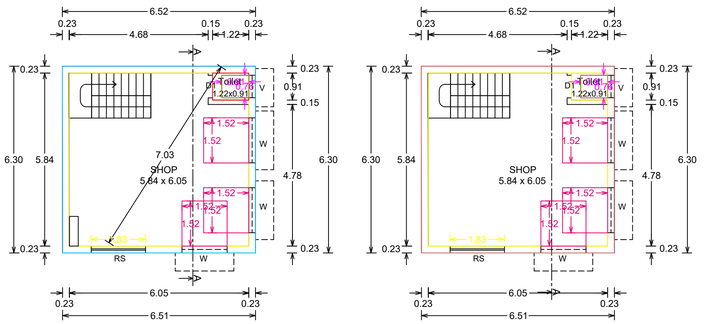


RISE : 0.175
TREAD : 0.250
WIDTH : 0.92 m
HEIGHT : 1.20 m

STAIR DETAILS

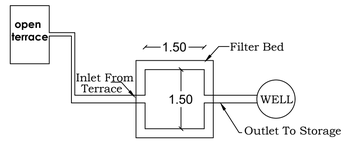


SOLAR WATER HEATING SYSTEM

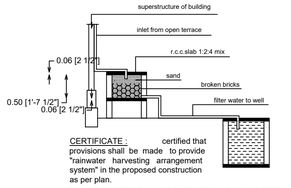


GROUND FLOOR PLAN

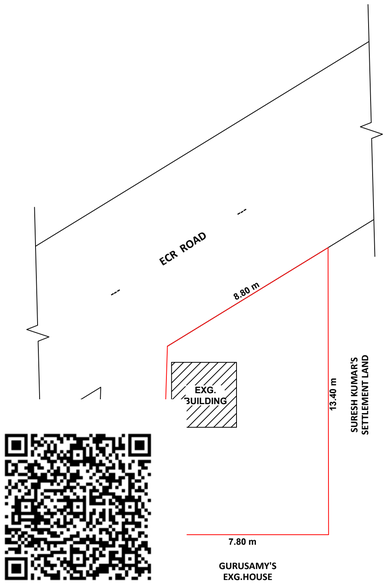
FIRST FLOOR PLAN



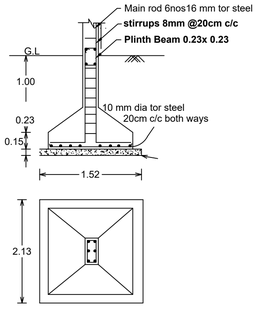
Plan Of Filter Bed & Well



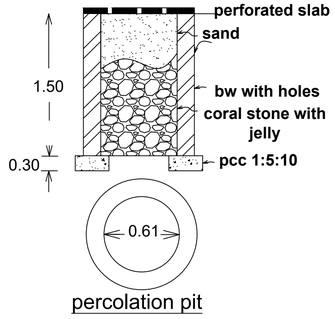
RAINWATER HARVESTING SYSTEM



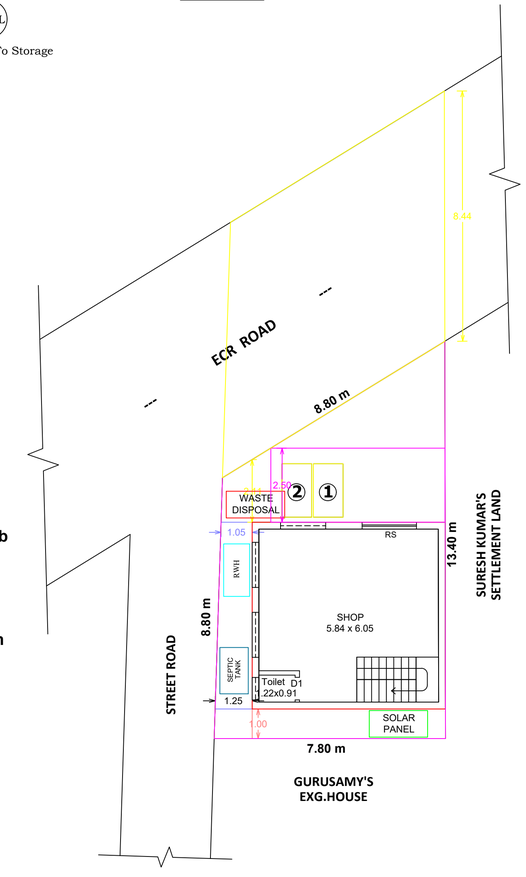
DING TO BE DEMOLISHED



Details of column footing



percolation pit



SITE PLAN SCALE - 1:100

PLAN INFO

PLOT_AREA_M2=84.60
PLOT_NO=
SURVEY_NO=94/2A
AS_PER_DOCUMENT=87.00
AS_AT_SITE=84.60
FMB_OR_PLR=84.60
SINGLE_FAMILY_BLDG=YES
SECURITY_ZONE=YES
PATTA_NO=1574
DISTRICT=THOOTHUKUDI
TALUK=VILATHIKULAM
CRZ=NO
ACCESS_WIDTH_M= 8.80
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=YES
AVG_PLOT_DEPTH= 11.10
AVG_PLOT_WIDTH= 8.30
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
ROAD_LENGTH=750
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FIRE_DEPT=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS =NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=5

PARKING DETAILS

NUMBERS OF TWO WHEELER PARKING REQUIRED - 1 Nos

NUMBERS OF TWO WHEELER PARKING PROVIDED - 1 Nos

(1.00 X 1.80) PARKING AREA PROVIDED

TOTAL PLINTH AREA: 82.02 SQ.M

FSI CALCULATION

$$FSI \Rightarrow \frac{\text{TOTAL PLINTH AREA}}{\text{TOTAL SITE AREA}} \leq 2$$

$$FSI \Rightarrow \frac{82.02}{84.60} \leq 2$$

$$FSI \Rightarrow 0.97 \leq 2$$

LAND & BUILDING OWNER

Note: Waste water from wash basin and bathroom are connected to percolation pit 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.

JOINERIES

	– ROLLING SHUTTER	...	...	1.83 X 2.44
	– DOOR	...	...	0.91 X 2.13
RS	– DOOR	...	...	0.76 X 2.13
D	– WINDOW	...	...	1.52 X 1.52
D1	– VENTILATION	...	...	0.91 X 0.91
W				

REFFERENCE	COLOUR INDEX	SQ M	SQ FT
AREA OF SITE (AS PER DOCUMENT)		87.00	936.46
AREA OF SITE (AS PER SITE)		84.60	910.63
PRO. BUILDING G.F		41.01	441.43
PRO. BUILDING F.F		41.01	441.43
TOTAL PRO. BUILDING		82.02	882.86
NET OPEN AREA		43.59	469.20
DEMOLISHING AREA		23.22	250.00

SET BACK DETAILS

DESCRIBTION	REQUIRED	PROVIDED
FRONT	1.50	2.11
SIDE 1	1.00	1.00
SIDE 2	Not Required	NA
REAR	Not Required	1.00

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

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.