

PP

APPROVAL RECORD

Planning Permission

Kulathur

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

PURPOSE

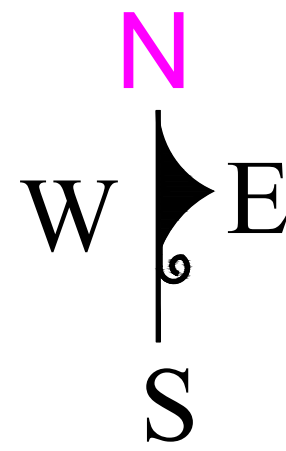
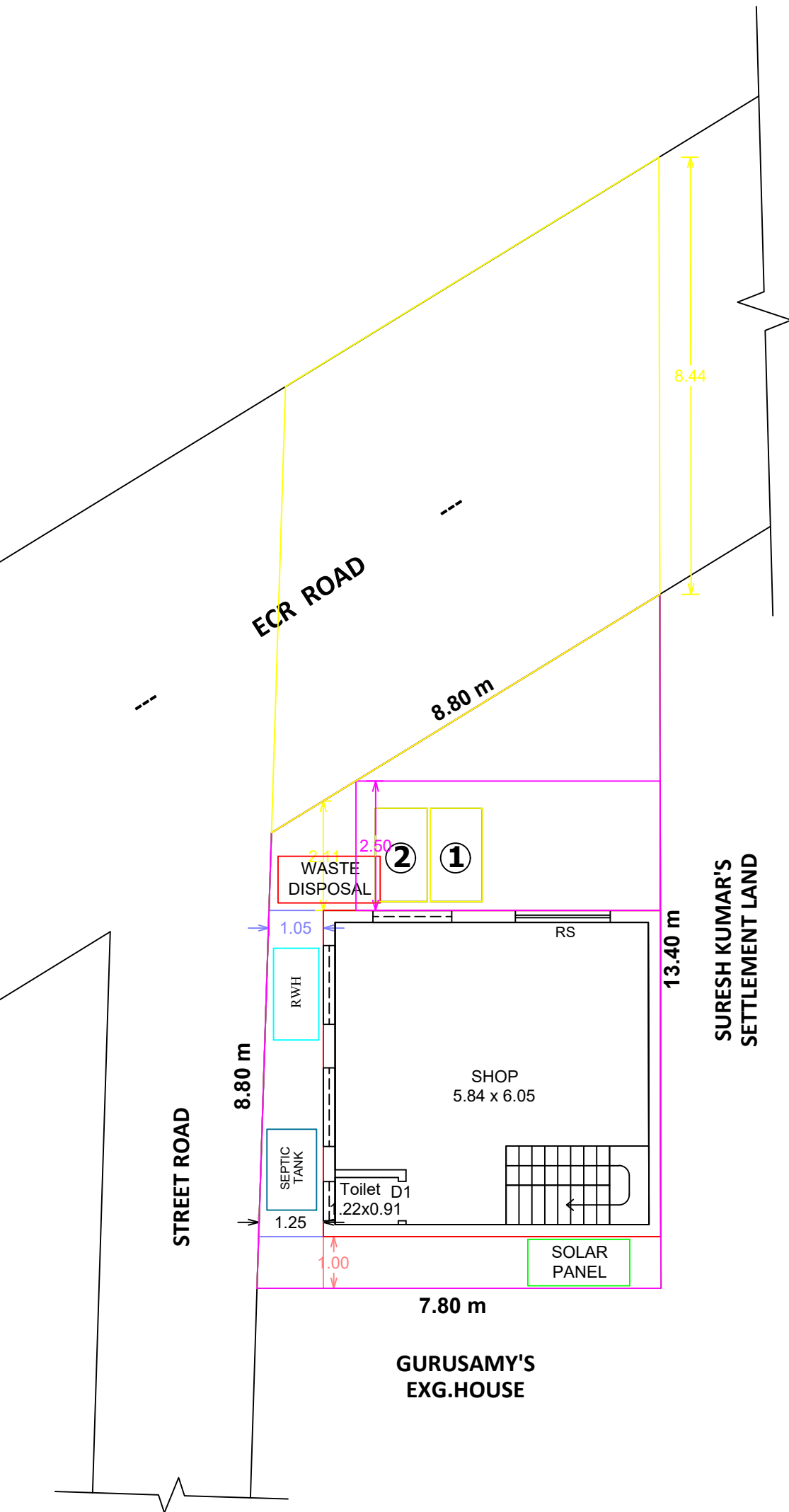
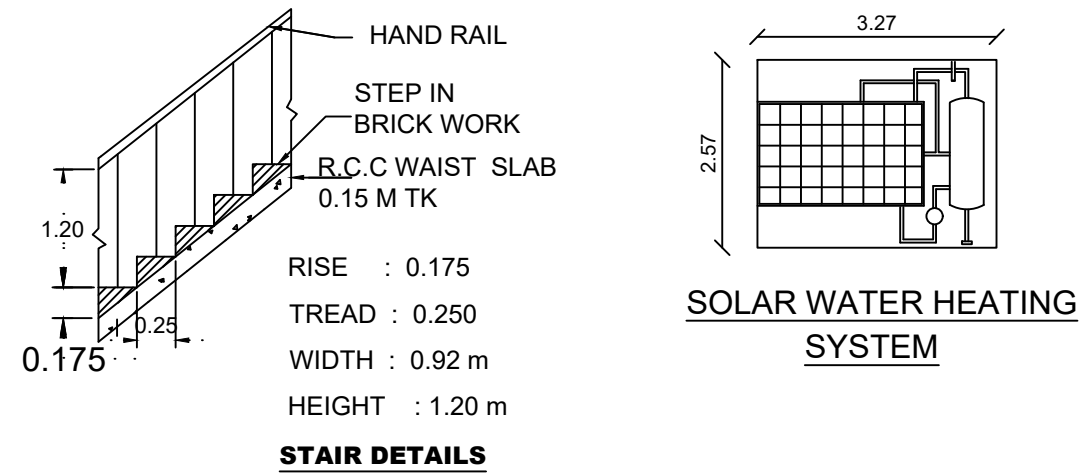
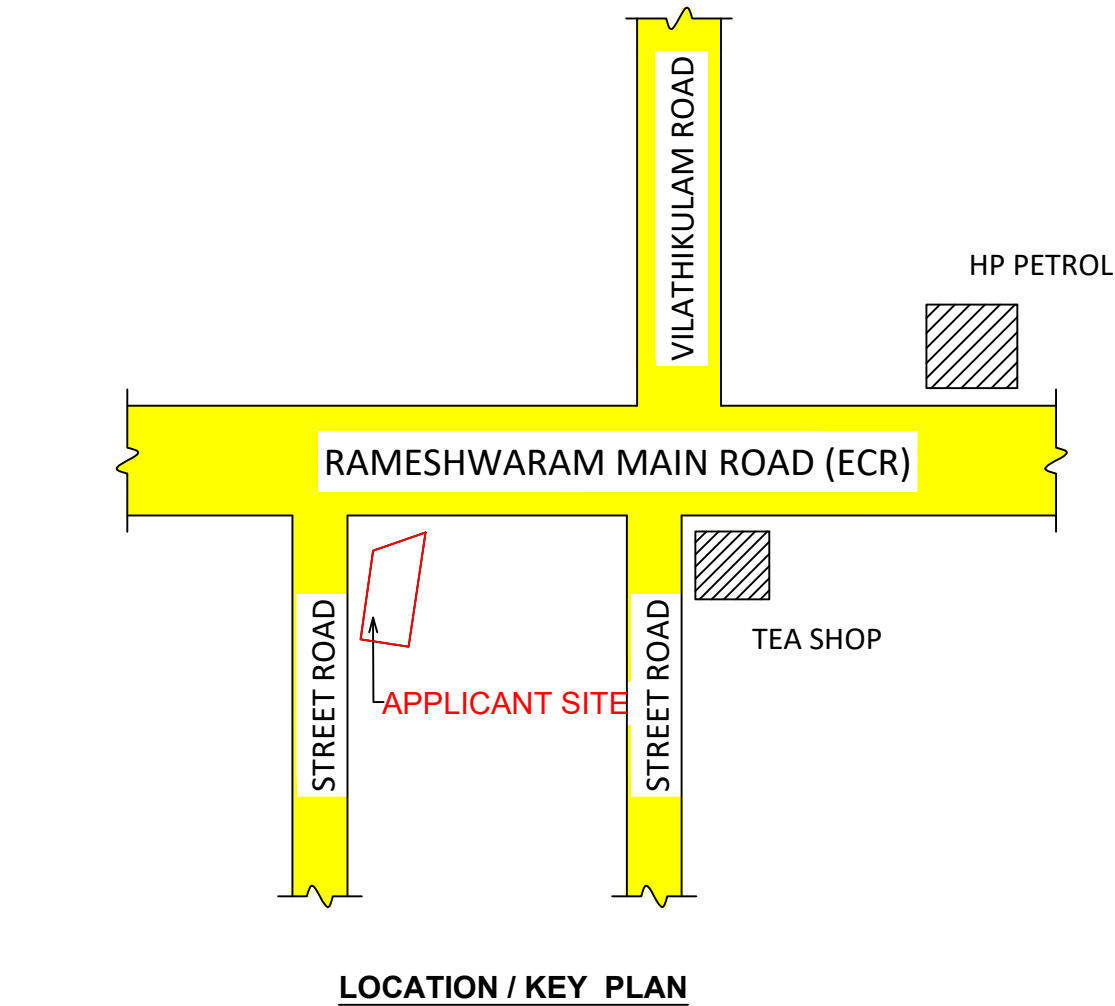
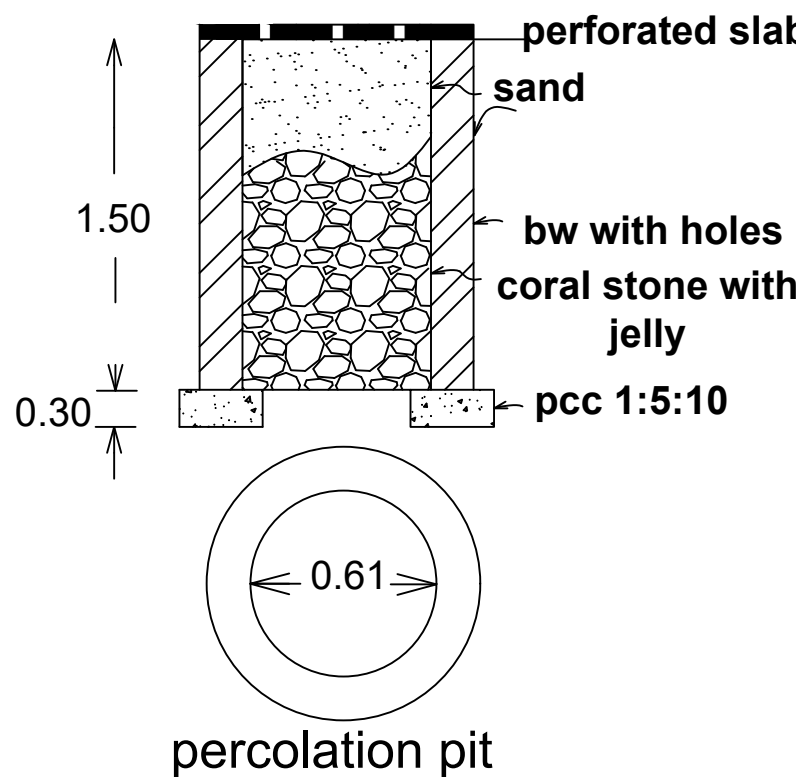
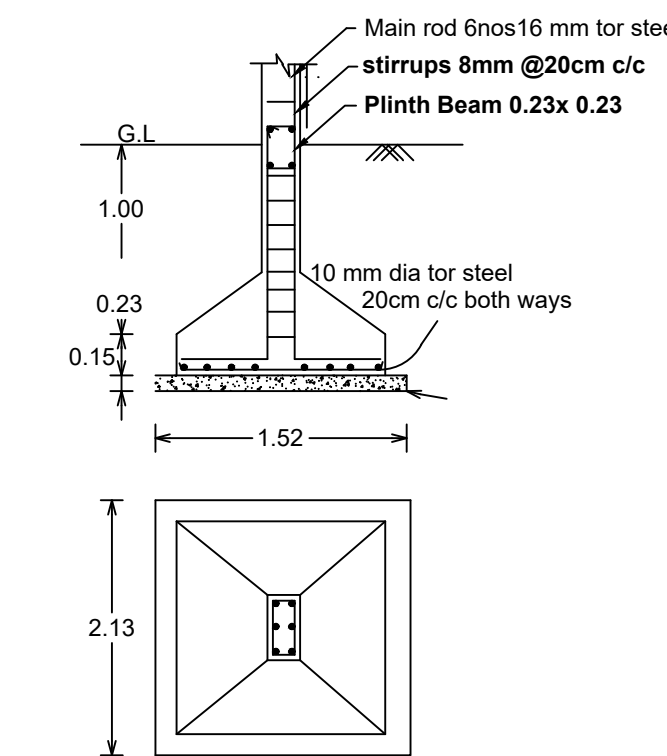
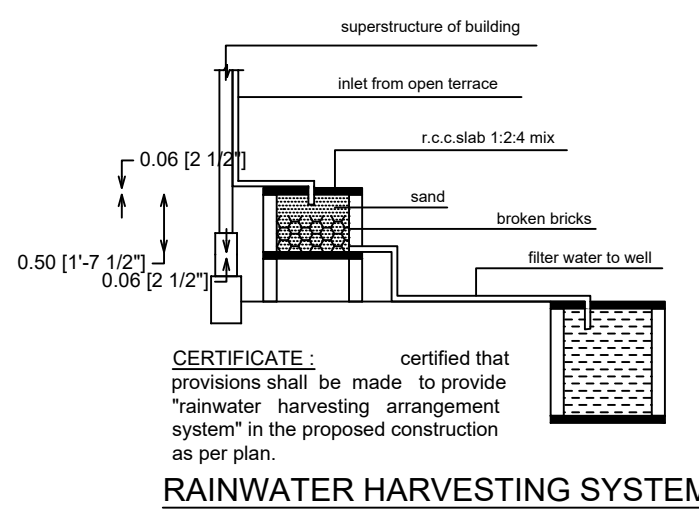
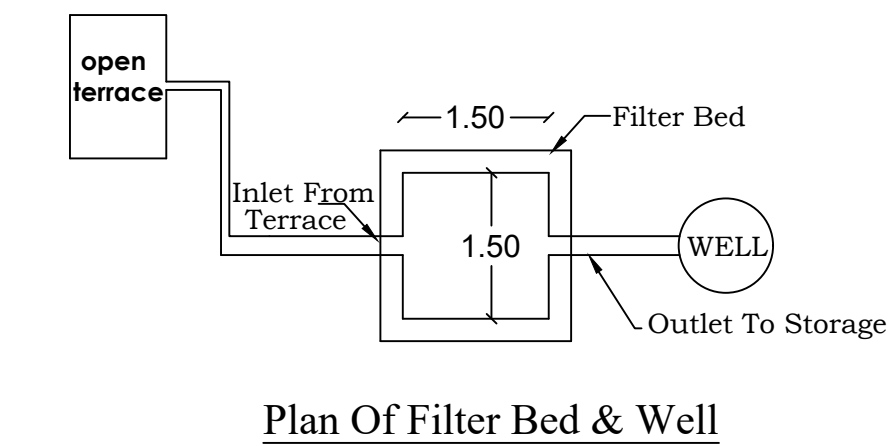
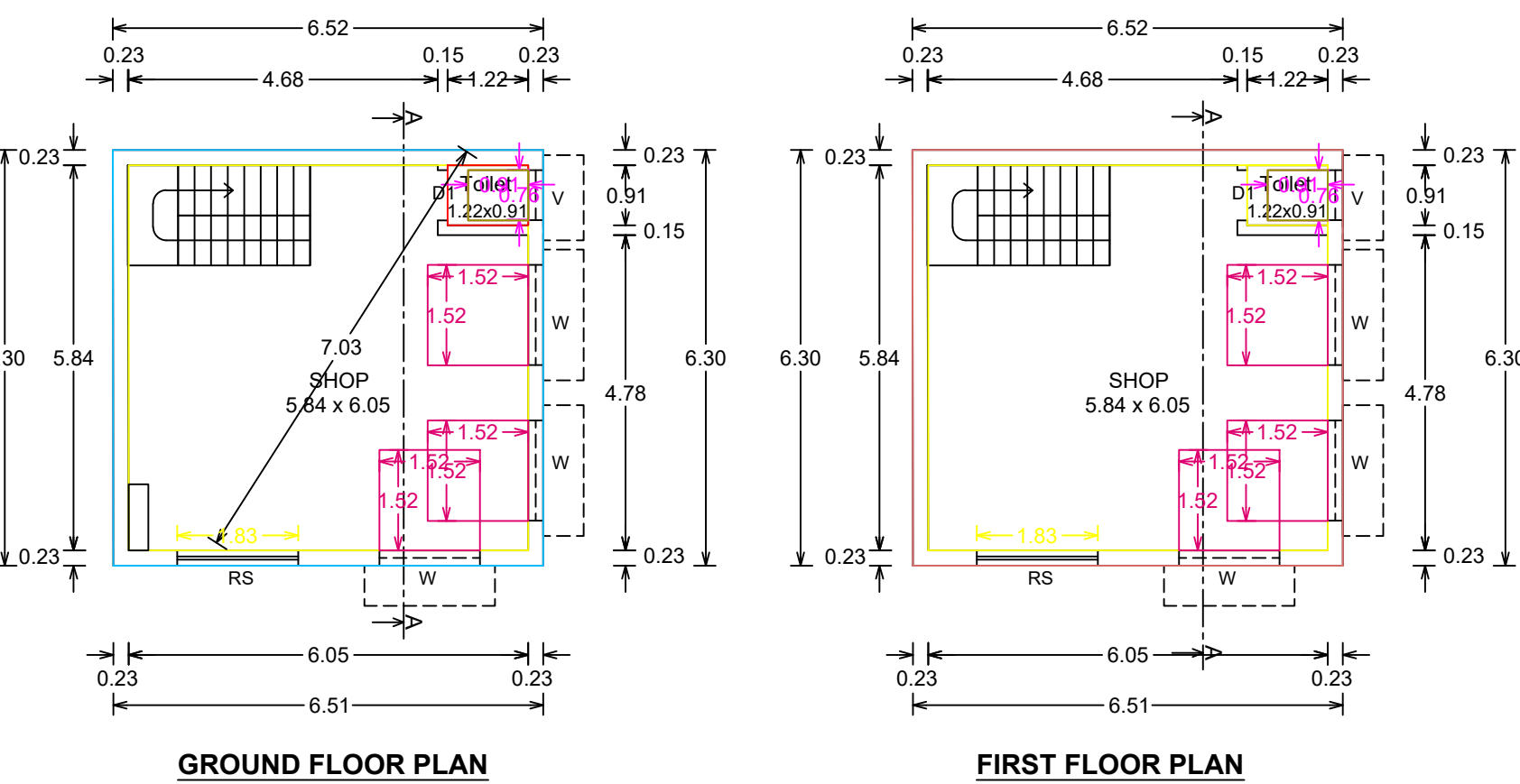
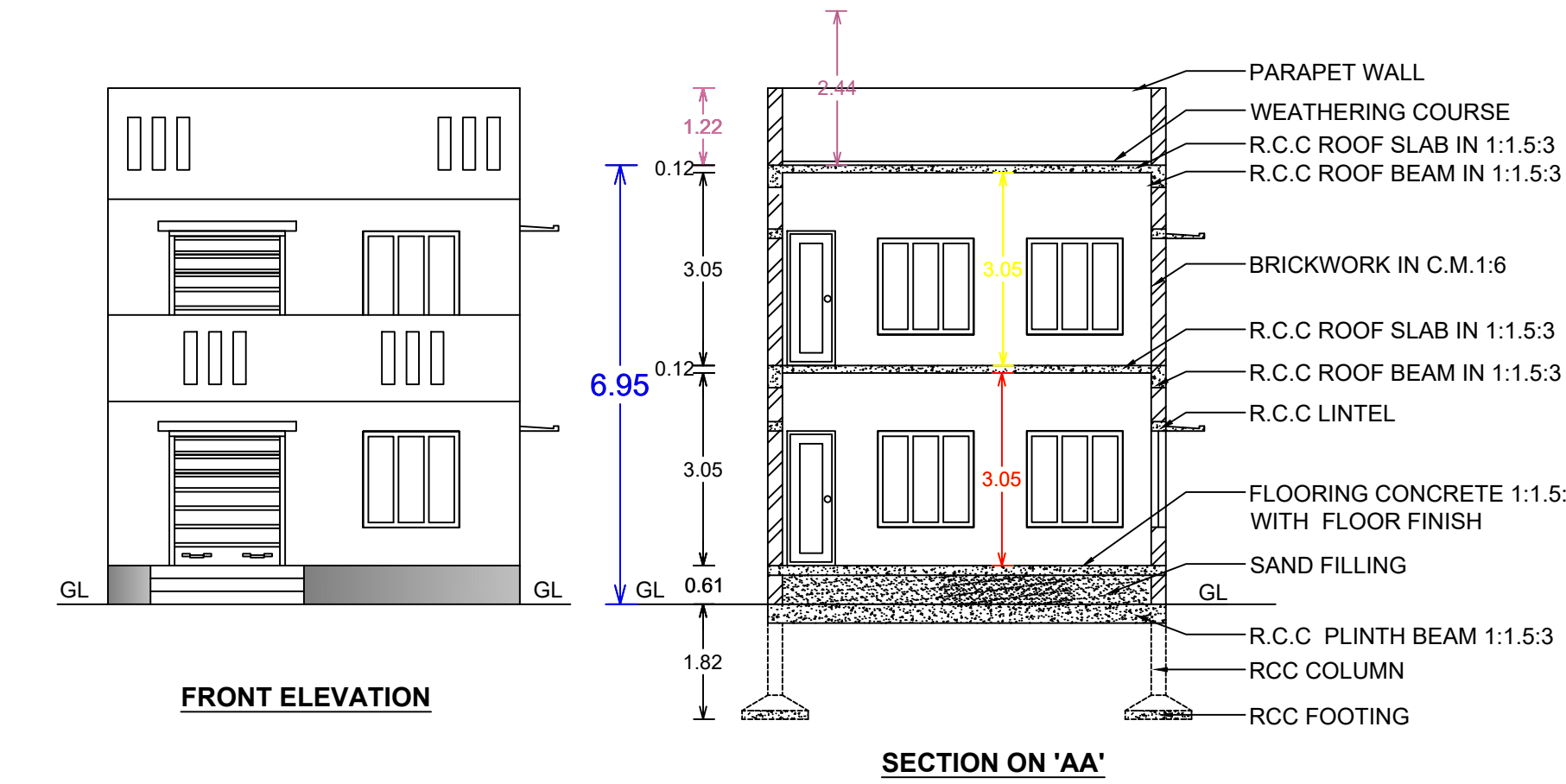
Commercial

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.

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.)



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_GOV'T_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
RWTH_DECLARED=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_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_LESS_THAN_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

FSI CALCULATION

FSI	=>	TOTAL PLINTH AREA	≤	2
FSI	=>	TOTAL SITE AREA	≤	2
FSI	=>	82.02	≤	2
FSI	=>	84.60	≤	2
FSI	=>	0.97	≤	2

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

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

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

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

[Signature]

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

LAND & BUILDING OWNER

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.

