

PP

APPROVAL RECORD

# Planning Permission

Appaneri

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Rural Panchayat**

PURPOSE

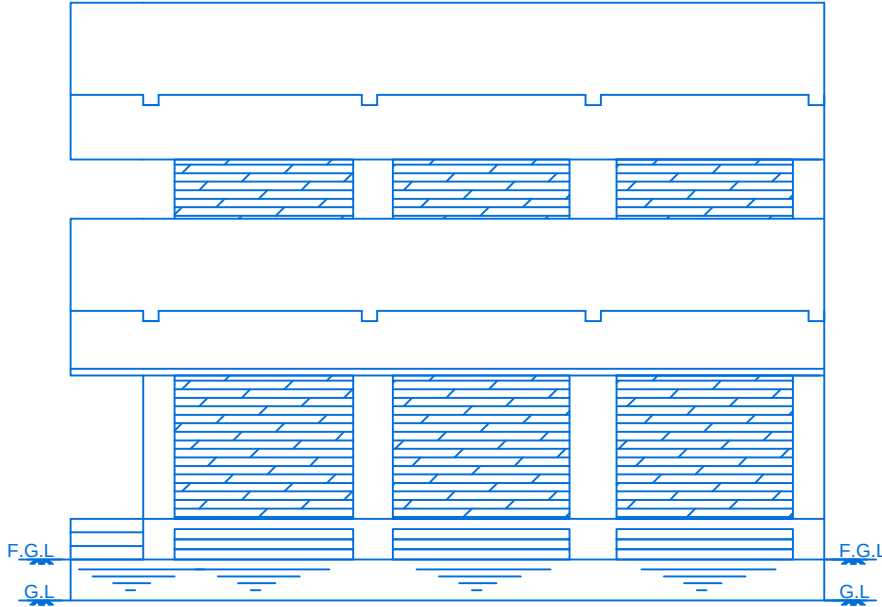
**Commercial**

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

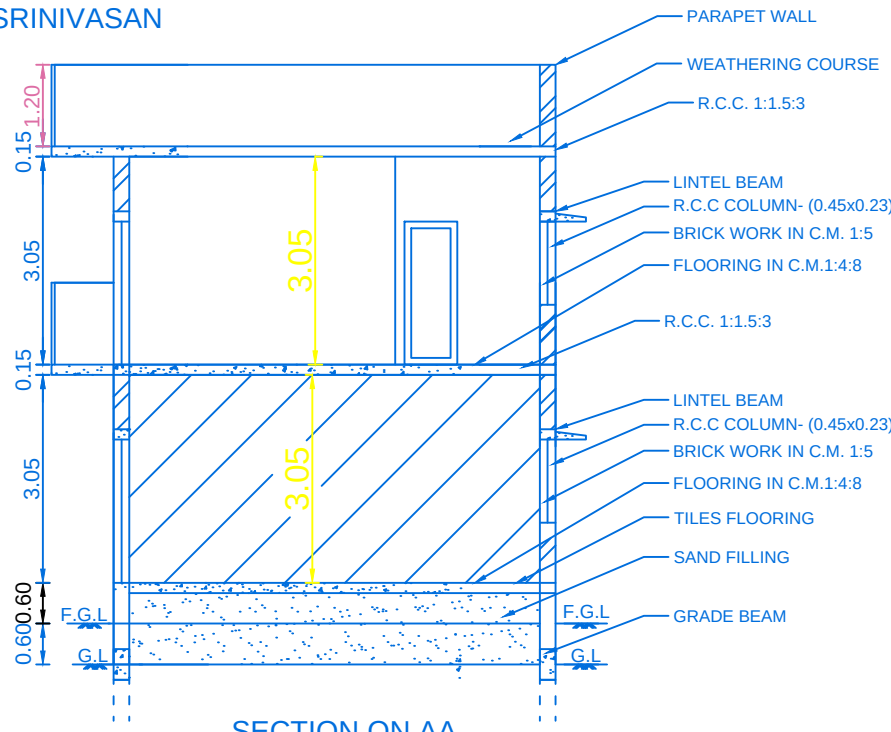
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FIRST FLOOR RETAIL SHOPS IN EXISTING GROUND FLOOR BUILDING BEARING SURVEY NO-216/3, (PATTA NO-5990, S.NO-216/3B4) AT APPANERI VILLAGE & PANCHAYAT, KURUVIKULAM UNION, KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT'S NAME : Mr.S.RENGANATHAN, S/o.Mr.R.SRINIVASAN



ELEVATION

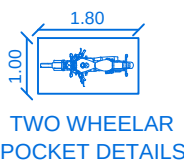


SECTION ON AA

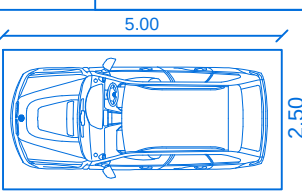
PLAN INFO  
PLOT\_AREA\_M2=1942.47  
AS\_AT\_SITE=1780.25  
FMB\_OR\_PLR= 1945.00  
AS\_PER\_DOCUMENT=1942.47  
DISTRICT=THOOTHUKUDI  
TALUK=KOVILPATTI  
SURVEY\_NO=216/3  
PATTA\_NO=5990  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IS\_APPROVED\_LAYOUT=YES  
SINGLE\_FAMILY\_BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M= 30.00  
ROAD\_WIDTH = 30.00  
ROAD\_LENGTH=100.00  
AVG\_PLOT\_DEPTH= 27.80  
AVG\_PLOT\_WIDTH= 67.80  
LAND\_USE\_ZONE = COMMERCIAL  
PLOT\_NO=00  
RWH\_DECLARED=YES  
OSR\_APPLICABLE=NO  
OSR\_SURR\_BUYBACK\_RETAIN=NO  
PREMIUM\_FSI\_REQUIRED=NO  
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  
BLOCK\_1\_B-SHOP\_MEMBER\_COUNT=5

SOLAR PANEL

SOLAR WATER HEATING SYSTEM



TWO WHEELAR POCKET DETAILS



CAR POCKET DETAILS

ALL DIMENSIONS ARE IN METRE SCALE 1:100

| FSI DETAILS       |         | PROPOSED | PERMISSIBLE |
|-------------------|---------|----------|-------------|
| TOTAL PLINTH AREA | 333.84  | 0.17     | 2.00        |
| PLOT AREA         | 1942.47 |          |             |

PARKING CALCULATION:  
NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F = 166.92 sq.mt. (SHOP)  
FLOOR AREA IN F.F = 166.92 sq.mt. (SHOP)  
ABOVE 75 Sq.mt. = 1 car & 1 two wheeler

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

COLOR INDEX

|                   |  |
|-------------------|--|
| PARTY'S SITE      |  |
| PROPOSED BUILDING |  |
| EXG. BUILDINGS    |  |
| ROAD AND STREET   |  |

AREA DETAILS

| AREA                         | SQ.MT.  | SQ.FT.   |
|------------------------------|---------|----------|
| AREA OF SITE (Super Imposed) | 1942.47 | 20908.79 |
| EXG.GROUND FLOOR             | 166.92  | 1796.73  |
| PROP.FIRST FLOOR             | 166.92  | 1796.73  |
| AREA OF OPEN TO SKY          | 1775.55 | 19112.06 |

JOINERY DETAILS

| SYMBOLS | DESCRIPTION     | SIZES       |
|---------|-----------------|-------------|
| R.S     | ROLLING SHUTTER | 2.10 x 2.10 |
| D       | DOOR            | 1.00 x 2.10 |
| D1      | DOOR            | 0.76 x 2.10 |
| W       | WINDOW          | 1.50 x 1.50 |
| W1      | WINDOW          | 1.20 x 1.20 |
| V       | VENTILATOR      | 0.91 x 0.61 |

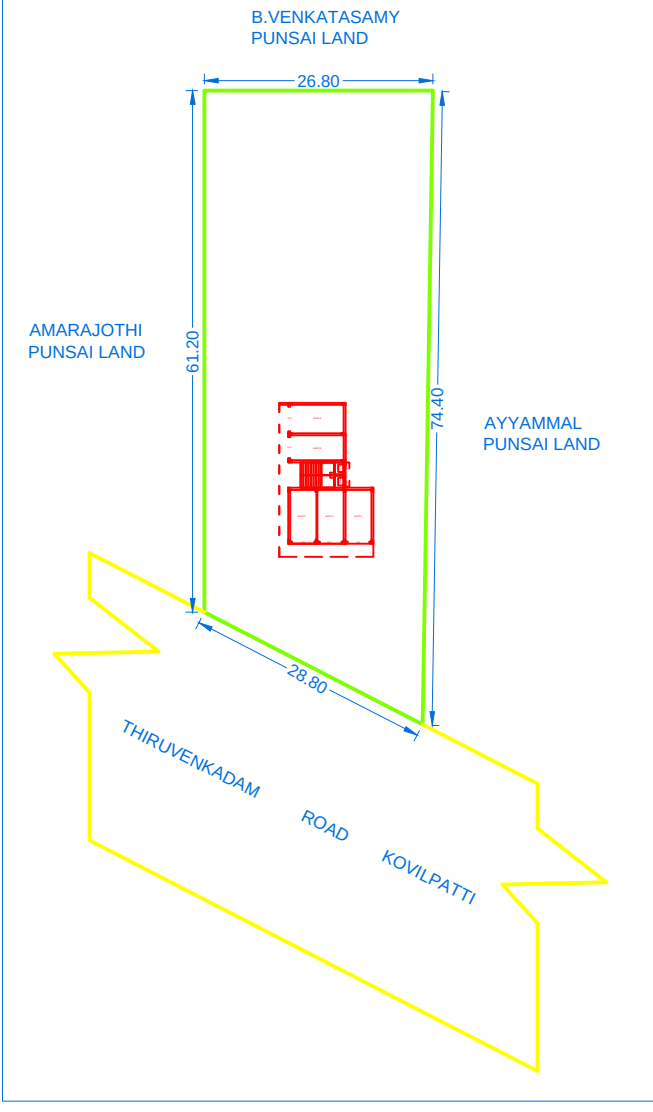
NOTE:  
TO PROVIDE RAIN WATER HARVESTING ARRANGMENTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN

*[Signature]*

APPLICANT

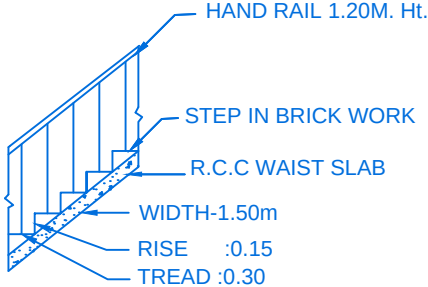
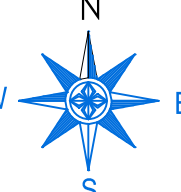
*[Signature]*  
Er. **D. KALIRAJ, B.E.,**  
Consulting Engineer & Licensed Surveyor  
Regn. No. 137/LS/2019/00008  
**KSJ Engineering Constructions**  
159/C3, Vijayapuri V.E.P. Complex,  
First Floor, KOVILPATTI - 628 501.  
Cell No: 90425 38025

REGISTERED ENGINEER



SITE PLAN

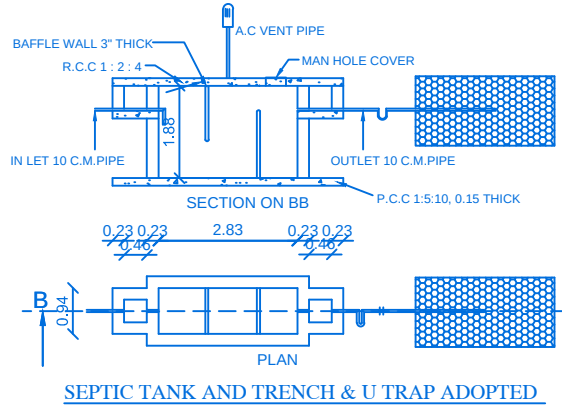
(1:400 SCALE)



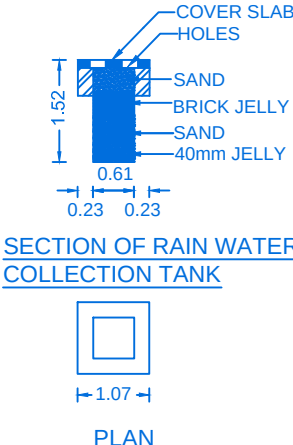
STAIR DETAIL



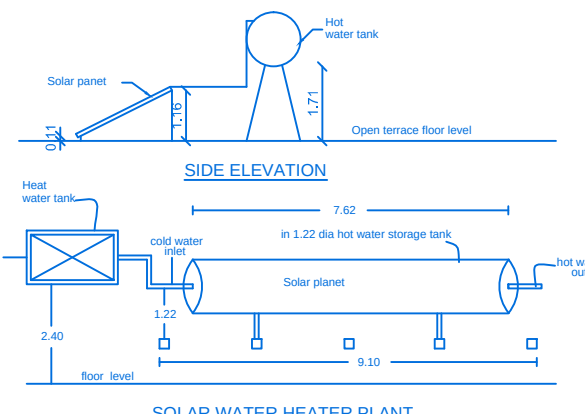
JND FLOOR PLAN



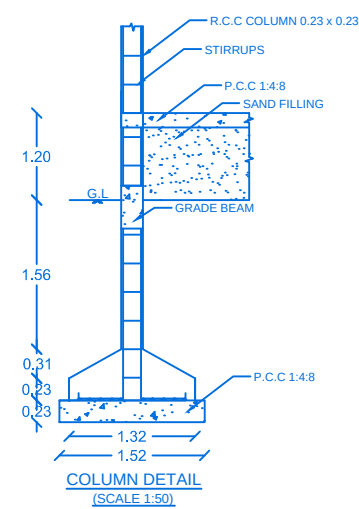
SEPTIC TANK AND TRENCH & U TRAP ADOPTED.



PLAN



SOLAR WATER HEATER PLANT



SCALE 1:50

# 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

## 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

## 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

## 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

