

PP

APPROVAL RECORD

Planning Permission

Thittankulam
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

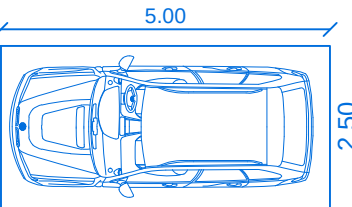
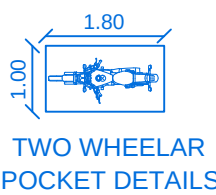
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SHOP BUILDING IN SURVEY NO-285/3A1A, PATTA NO-1211, M.T.K NAGAR, PLOT NO-8, AT THITTANKULAM VILLAGE & PANCHAYAT, KOVILPATTI UNION & TALUK, THOOTHUKUDI DISTRICT.

APPLICANT'S NAME :Mr.K.RAMESH BHARATHI, S/o. Mr.KRISHNASAMY,

PLAN INFO
PLOT_AREA_M2=274.25
AS_AT_SITE=274.25
FMB_OR_PLR=4196.00
AS_PER_DOCUMENT=274.25
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
SURVEY_NO=285/3A1A
PATTA_NO=1211
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=15.00
ROAD_WIDTH=15.00
ROAD_LENGTH=150.00
AVG_PLOT_DEPTH=13.65
AVG_PLOT_WIDTH= 21.94
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=8
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_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=4



CAR POCKET DETAILS

ALL DIMENSIONS ARE IN METRE
SCALE 1:100

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	157.18	0.57	2.00
PLOT AREA	274.25		

PARKING CALCULATION:
NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F = 157.18 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 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	274.25	2952.00
BUILDING AREA	157.18	1691.89
AREA OF OPEN TO SKY	117.07	1260.11

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

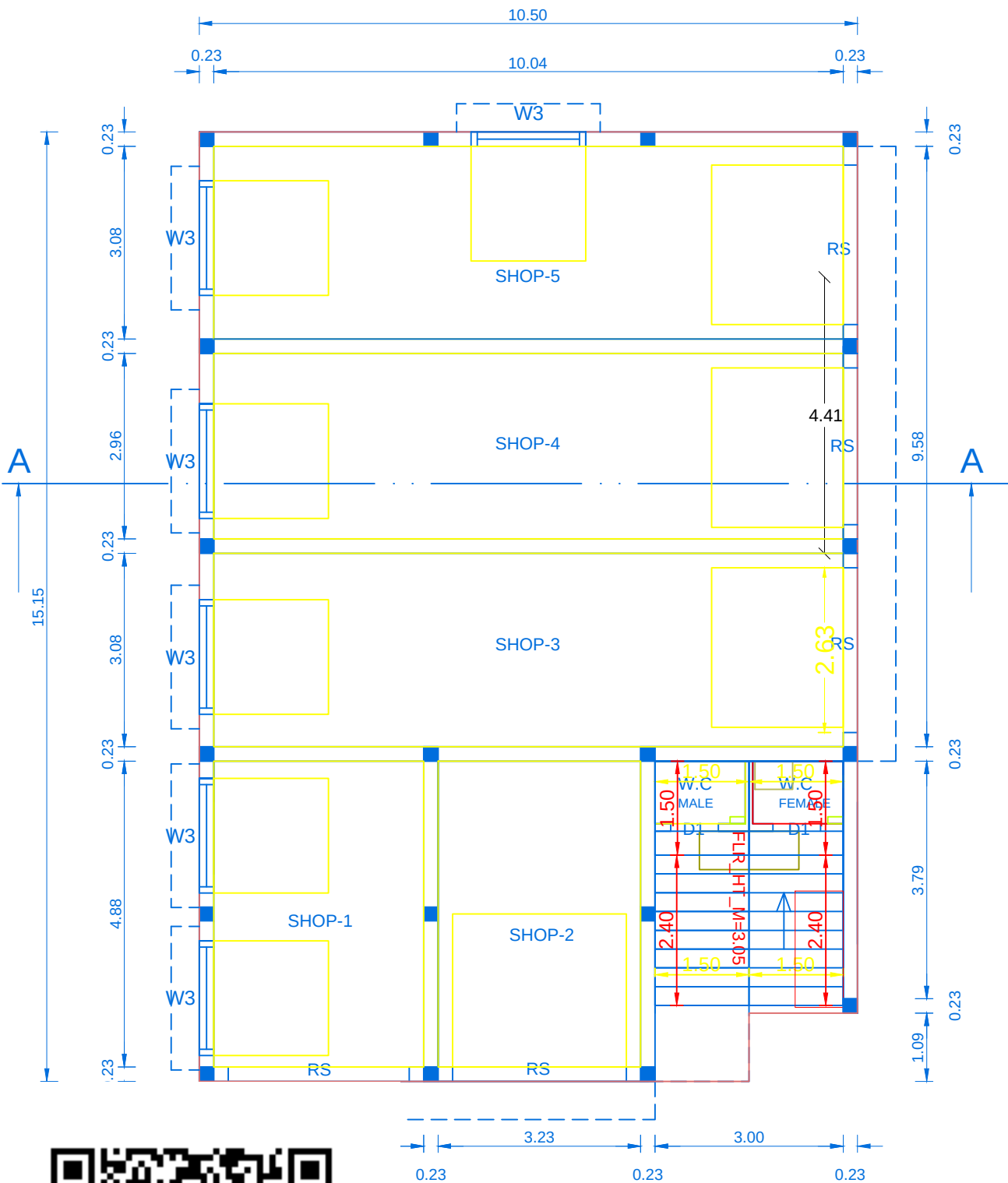
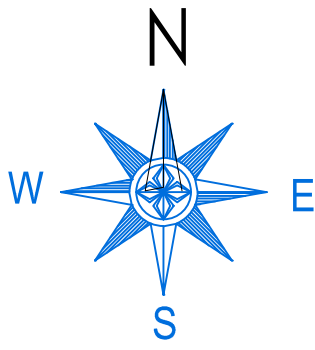
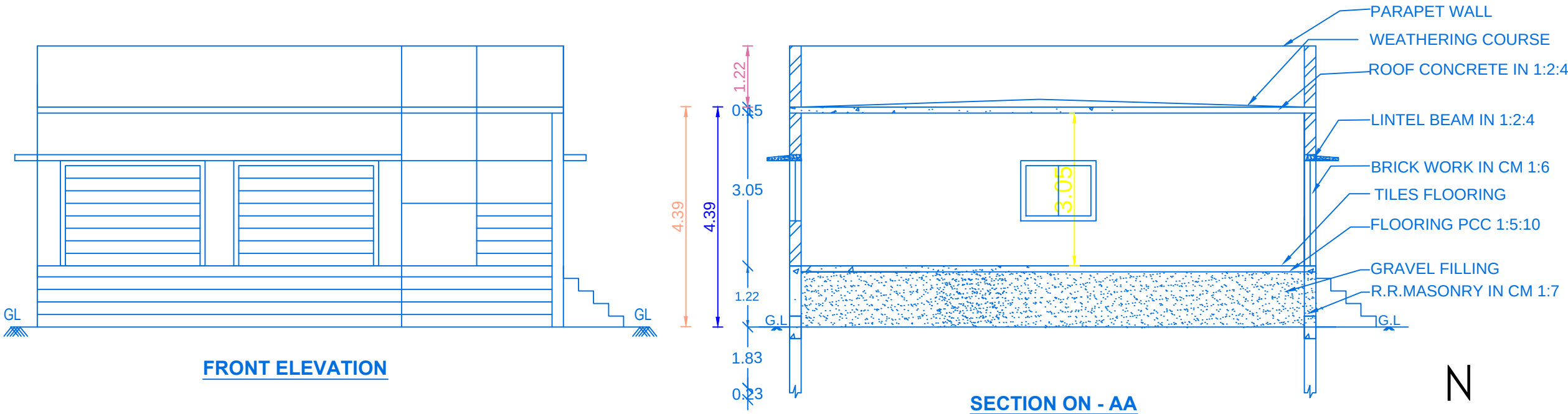
JOINERY DETAILS

SYMBOLS	DESCRIPTION	SIZES
RS	R.SHUTTER	2.86 x 2.10
D1	DOOR	0.76 x 2.10
W3	WINDOW	1.83 x 1.50
V	VENTILATOR	0.91 x 0.61

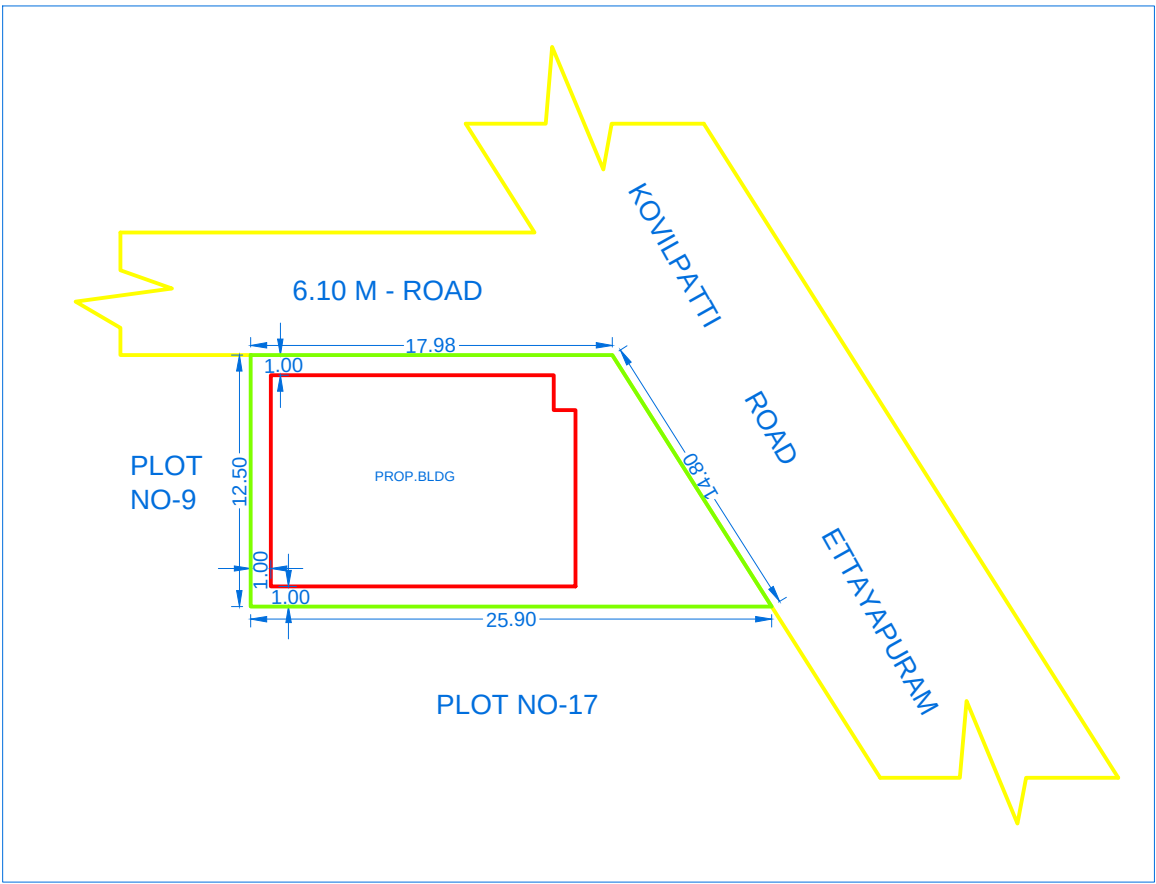
APPLICANT

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

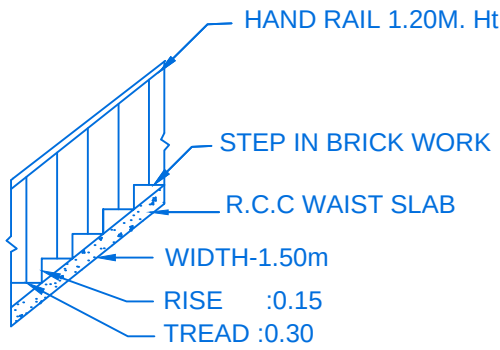
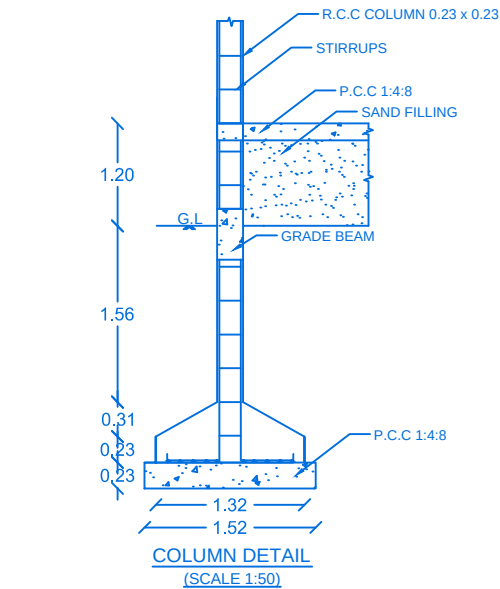
REGISTERED ENGINEER



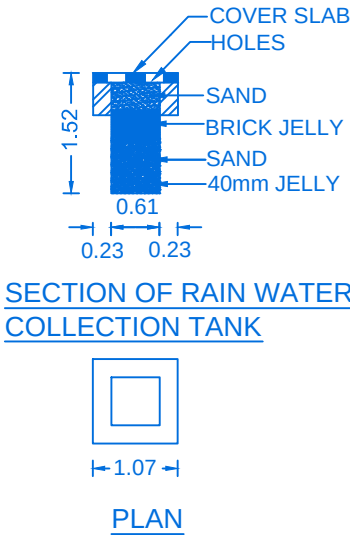
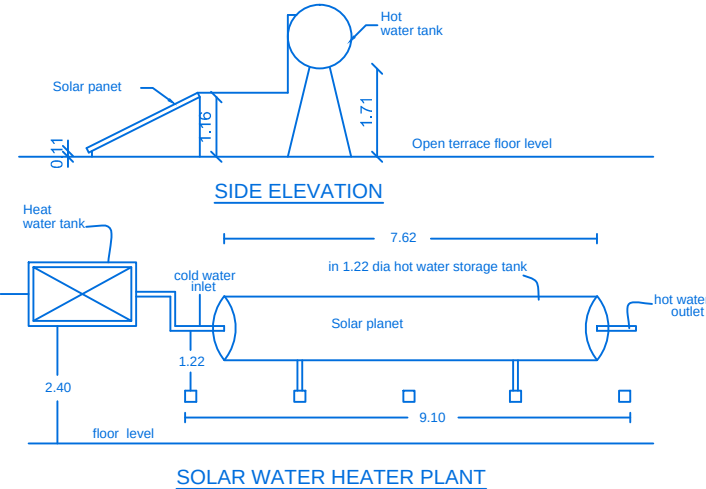
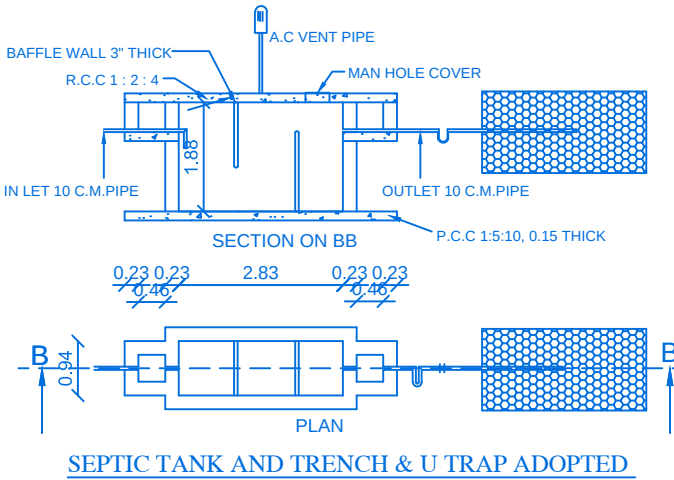
GROUND FLOOR PLAN



SITE PLAN
(1:400 SCALE)



STAIR DETAIL



PLAN



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.

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.

