PP APPROVAL RECORD

Planning Permission

Survey 228/1A2 and 1 more

Keela Arasadi

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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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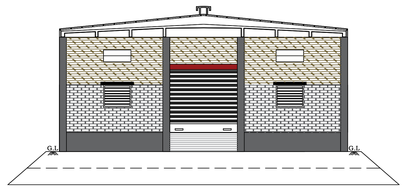
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (GODOWN)

IN SURVEY NO . 228/1A2 VIDE PATTA NO . 1338 AT KELA ARASARADI VILLAGE AND PANCHAYAT OTTAPIDARAM TALUK , THOOTHUKUDI DISTRICT .

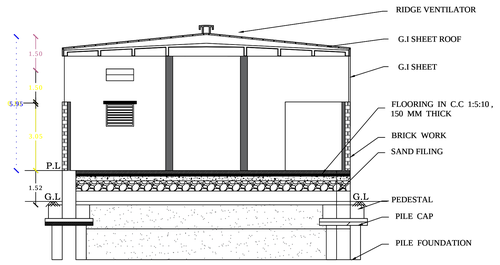
APPLICANT NAME : 1 . Mr. S. RADHA KRISHNAN

2 . Mr . S . RAJA SEKARAN

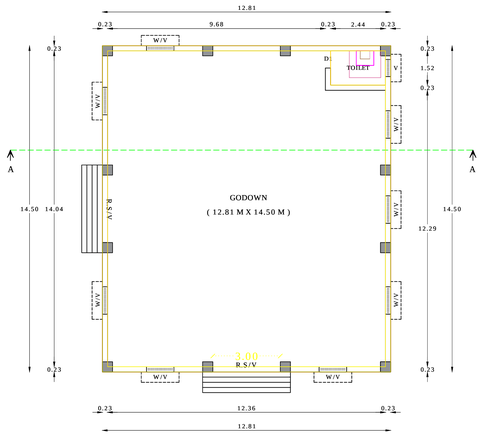
3 . Mr . S . RAMSRITHARAN .



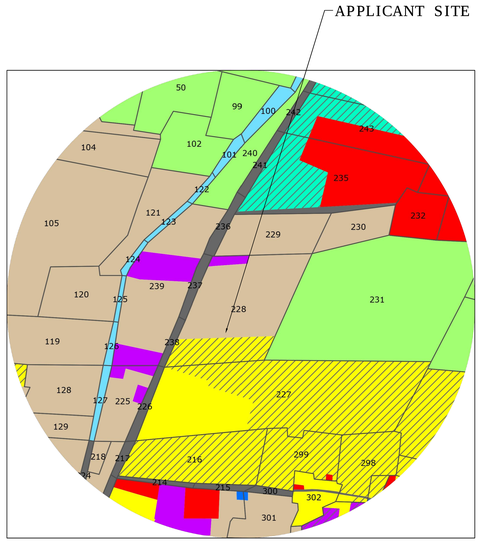
FRONT ELEVATION



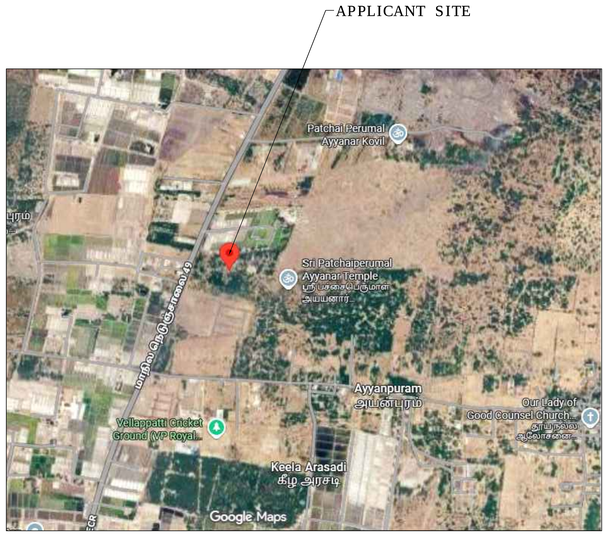
SECTION ON - AA



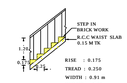
GROUND FLOOR PLAN



TOPO PLAN (SCALE (1:2000)



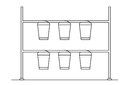
KEY PLAN (SCALE (1:5000)



STAIR DETAILS



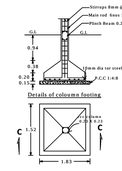
PERCOLATION PIT



SAND BUCKETS

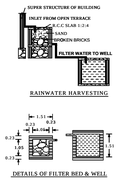


FIRE EXTINGUISHER



Details of coloumn footing

PLAN



RAINWATER HARVESTING

DETAILS OF FILTER BED & WELL

PLAN INFO
PLOT_AREA_M2=1306.67
PLOT_NO= -
SURVEY_NO=228/1A2
AS_PER_DOCUMENT=1306.67
AS_AT_SITE=1306.67
FMB_OR_PLR=1306.67
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=1338
TALUK=OTTAPIDARAM
DISTRICT=THOOTHUKUDI
CRZ=NO
ACCESS_WIDTH_M= 18.50
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=NO
AVG_PLOT_DEPTH= 70.625
AVG_PLOT_WIDTH= 18.75
AREA_TYPE=OTHERS
ROAD_WIDTH= 6.80
ROAD_LENGTH=350
LAND_USE_ZONE = COMMERCIAL
RWH_DECLARED=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=YES
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
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_G-GWFC_MEMBER_COUNT=6

AREA DETAILS :-

PARTICULARS	SQ.MT
SITE AREA AS PER DOCUMENT	1306.67
SITE AREA AS PER SITE	1306.67
SITE AREA AS PER TSLR	1306.67

DESCRIPTIONS	FSI AREA	NON FSI AREA	TOTAL BUILT UP AREA
PROPOSED (GODOWN) GROUND FLOOR AREA	185.75	- - -	185.75
TOTAL AREA	185.75	- - -	185.75
OPEN SPACE	- - -	- - -	1120.92

FLOOR SPACE INDEX (FSI) =0.142 < 2.00

PARKING DETAILS:

1car space for every 100.00 SQ.MT

1 two wheller space for every 25.00 SQ.MT

1 Lorry space space for every 200.00 SQ.MT

Building Area details:

First Floor Details:	Area Details	Required	Provided
GROUND FLOOR	185.75 sq.m	2 car & 4 Two wheelers	2 car & 4 Two wheelers

SETBACK DETAILS

	REQUIRED	PROVIDED
FRONT SET BACK	6.00 m	6.10 m
SIDE SET BACK-1	1.50 m	3.00 m
SIDE SET BACK-2	1.00 m	1.00 m
REAR SET BACK	N.A	50.67 m

JOINERY DETAILS

R.S	-	ROLLING SHITTER	3.00 X 3.00
D1	-	DOOR	1.00 X 2.13
W	-	WINDOW	1.52 X 1.52
V	-	VENTILATOR	1.52 X 0.61

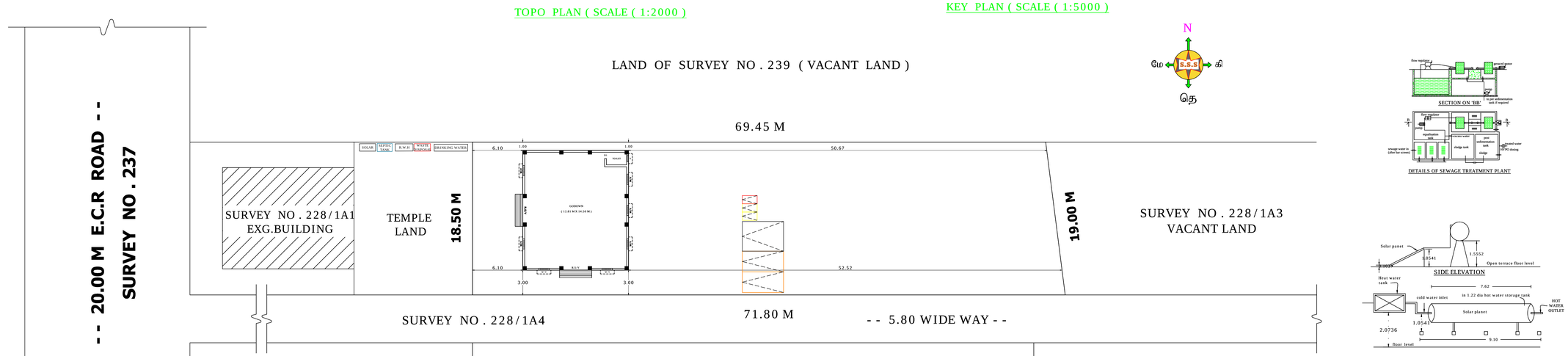
ALL DIMENSIONS ARE IN METRE (SCALE - 1:100)

APPLICANT SITE

PROPOSEDPOSAL

EXISTING ROAD

DEMOLISHED AERA



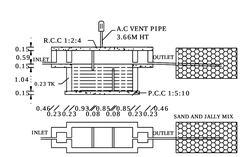
SITE PLAN (SCALE 1:200)

SECTION ON 'BB'

DETAILS OF SEWAGE TREATMENT PLANT

SIDE ELEVATION

SOLAR WATER HEATER PLANT



SEPTIC TANK AND TRENCH

S. Rajasekaran

S. Ramsritharan

LAND & BUILDING OWNER

Er.V.MARIMUTHU
DCE., BE., AMIE., C.Eng(I)., AIV.
Registered Engineer.Gr.II
138/LS/2022/00034
Shop No:03 West, Chellam Complex,
Kulathur Road, Kurukkuchalai,
Thoothukudi-628722.
Email:sriarputhamani@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.