PP APPROVAL RECORD

Planning Permission

Survey 103

Kootudankadu

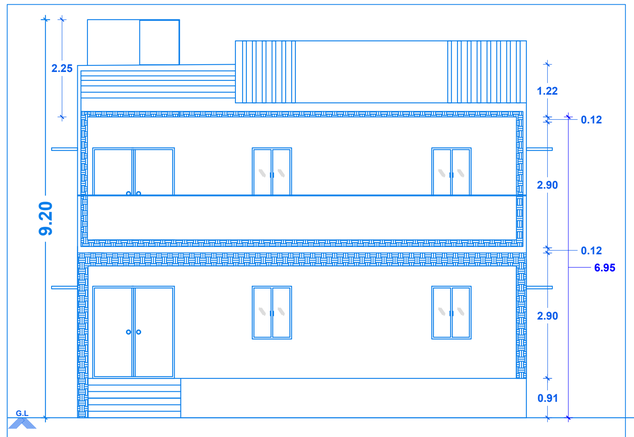
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

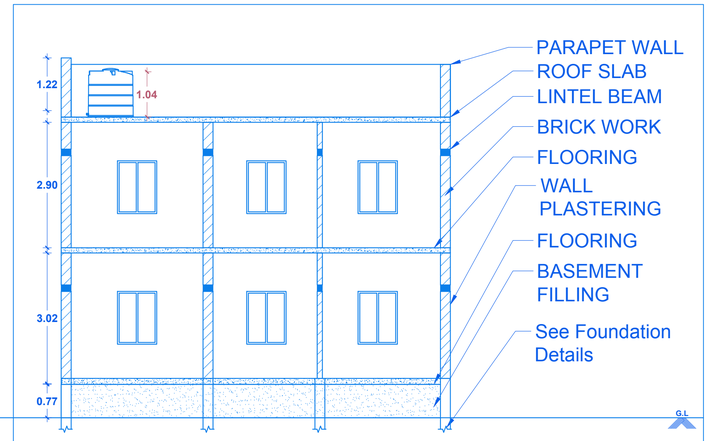
ISSUING AUTHORITY
Rural Panchayat

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

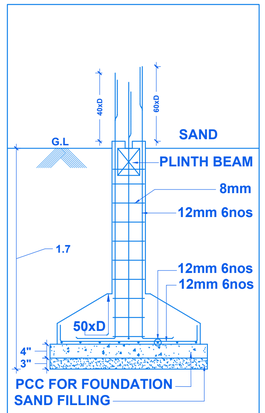
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



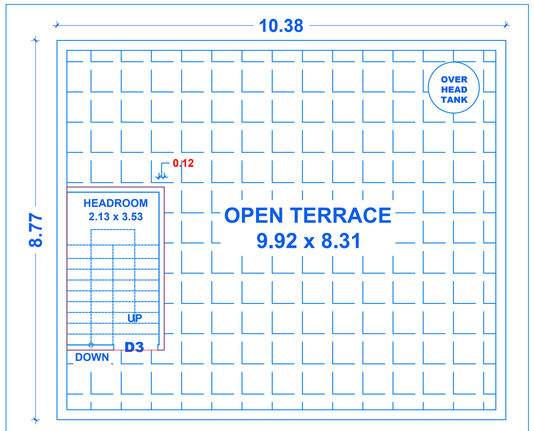
FRONT ELEVATION FOR THE PROPOSED BUILDING
(SCALE 1:100)



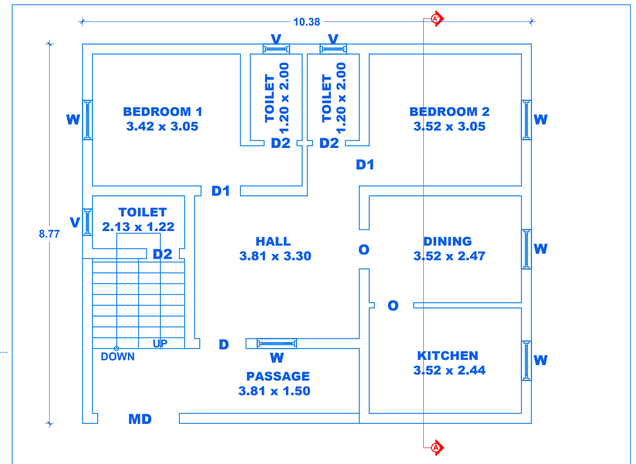
CROSS-SECTIONS FOR THE PROPOSED BUILDING
(SCALE 1:100)



FOUNDATION DETAILS
(N.T.S)



TERRACE PLAN FOR THE PROPOSED BUILDING
(SCALE 1:100)

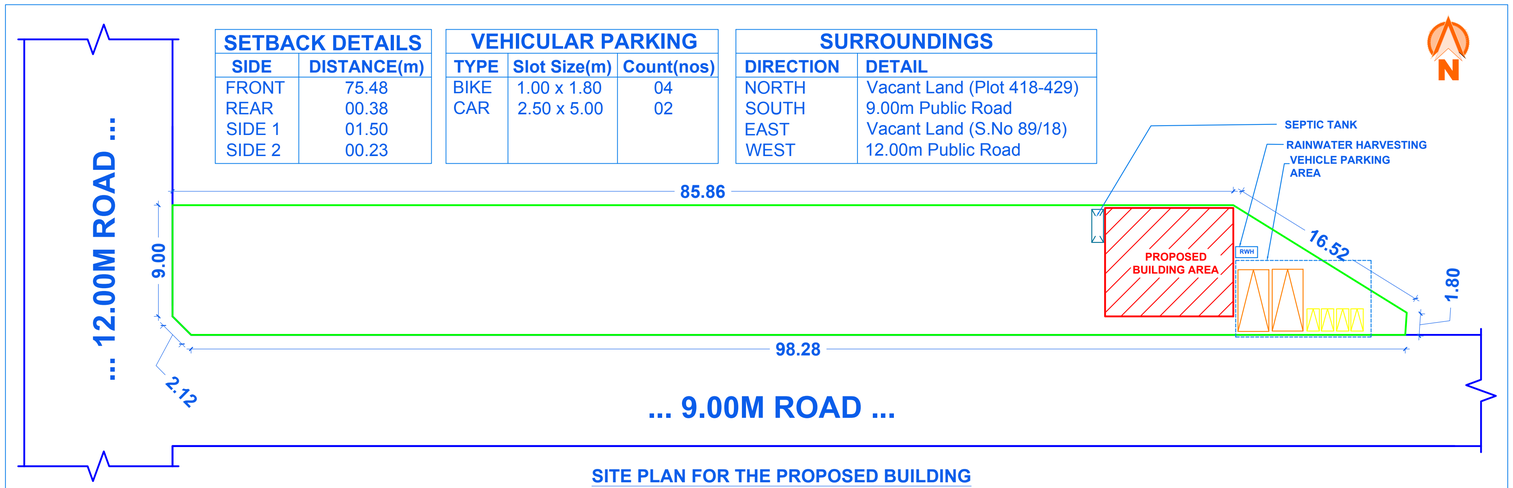


TYPICAL GROUND AND FIRST FLOOR PLAN
FOR THE PROPOSED BUILDING (SCALE 1:100)

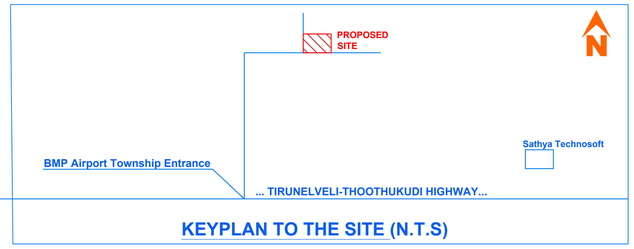
SETBACK DETAILS	
SIDE	DISTANCE(m)
FRONT	75.48
REAR	00.38
SIDE 1	01.50
SIDE 2	00.23

VEHICULAR PARKING		
TYPE	Slot Size(m)	Count(nos)
BIKE	1.00 x 1.80	04
CAR	2.50 x 5.00	02

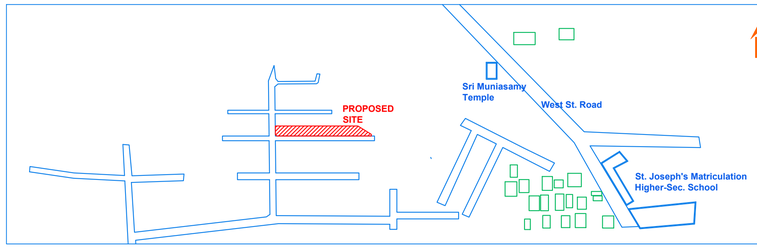
SURROUNDINGS	
DIRECTION	DETAIL
NORTH	Vacant Land (Plot 418-429)
SOUTH	9.00m Public Road
EAST	Vacant Land (S.No 89/18)
WEST	12.00m Public Road



SITE PLAN FOR THE PROPOSED BUILDING
(SCALE 1:350)

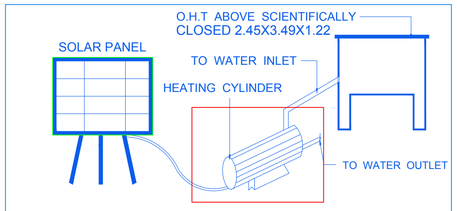


KEYPLAN TO THE SITE (N.T.S)



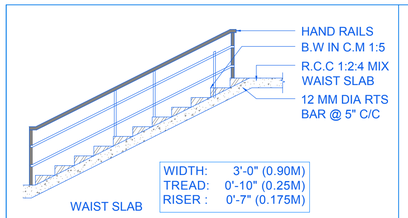
TOPOGRAPHIC MAP
FOR THE SITE (SCALE 1:4500)

LEGEND:
① TAR-ROAD:
② LANDMARKS:
③ RESIDENTIAL UNITS:
④ VACANT LAND/TREES: EMPTY SPACES

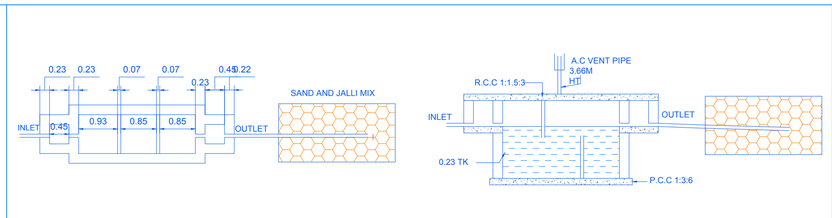


SOLAR WATER HEATING SYSTEM(N.T.S.)

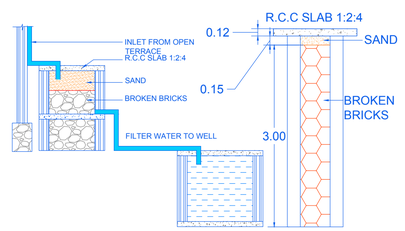
QR CODE for APPROVED PLAN



STAIRCASE CROSS-SECTION(N.T.S.)



SEPTIC TANK & TRECH(N.T.S.)



RAINWATER HARVESTING(N.T.S.)

ESIGN

V BUILDERS
OFFICE: PUDUKOTTAI, THOOTHUKUDI.
Call Us: 9486920845

SHEET 1 of 1

SHEET TITLE: PLAN SHOWING THE PROPOSED CONSTRUCTION OF GF+FF RESIDENTIAL BUILDING AT NEW S.NO.: 89/80 TO 89/98, 103/24, 103/25, PLOT NO.: 430 TO 445, BMP AIRPORT TOWNSHIP, PATTA NO.: 3846, KOOTUDANKADU VILLAGE&PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.
APPLICANT(S) : Mr. J CHARLES PACKIARAJ S/o JOHN SAMUEL

AREA STATEMENT	AREA (sq.m.)	AREA (sq.ft.)
Area as per Document	996.00	10,720.85
Super Imposed Site Area	986.60	10,619.67
Proposed Non FSI Area	08.48	91.28
Proposed GF Area	91.03	979.84
Proposed FF Area	91.03	979.84
Total Buildup Area	190.54	2,050.96
Total FSI Area	182.06	1,959.68
FLOOR SPACE INDEX(FSI) :		0.922 < 2
PLOT COVERAGE (PC) :		92.23 %

JOINERY SCHEDULE DETAILS

TYPE	DESCRIPTION	SIZE
MD	Double Leaf Wooden Main Door	2.61 x 2.13
D	Single Leaf Wooden Main Door	1.07 x 2.13
D1	Single Leaf Wooden Room Door	0.97 x 2.13
D2	Single Leaf PVC Door	0.76 x 2.13
W	Wooden Framed Glass Window	0.91 x 1.50
W1	Wooden Framed Glass Window	1.36 x 1.50
O	Unframed Masonry Opening	1.00 x 2.13
V	Fixed Louvered Ventilation Panel	0.61 x 0.46

REFERENCE & TECHNICAL NOTES

1. All dimensional in METRES unless explicitly denoted otherwise,
2. All schematic representations are rendered at a SCALE of 1:100 unless alternate specifications are stipulated, ensuring proportional fidelity.
3. This drawing has been drafted in strict compliance with TNCDBR regulations & has been verified via the Scrutiny Engine Service of TNSWP.
4. The "N.T.S" indicates that the specified drawing segment is NOT TO SCALE.
5. The Floor Space Index (FSI) parameter of this structural edifice has been calculated to conform within the permissible thresholds as per regulatory zoning mandates.
6. This drawing has been drafted and verified by Registered Engineer of Thoothukudi Corporation, predicated on the client-submitted data.

SPECIFICATIONS OF THE BUILDING

1. RCC in mix of 1:2:4 for Roof Slab
2. RCC in mix of 1:2:4 for Lintel Beam
3. Wall Plastering in CM 1:4
4. 0.23m Brick Wall in CM 1:6
5. PCC in mix of 1:5:10 for Flooring
6. RR Masonry in CM 1:8 for Foundation
7. PCC in mix of 1:5:10 for Foundation

COLOR INDEX	REFERENCES
Site Boundary	Worked on by:ars
Proposed Building Area	Date:1/10/2026 5:43 PM
Road	Desc: Scrutiny Application
	SCALE: 1:100

LAND & BUILDING OWNER SIGN

ER. A. RAAJAGURU
Registered Engineer, Thoothukudi Corporation
138/LS/2020/00016,
46, Matha Nagar, Pudukottai,
Thoothukudi-628103.
Cell : 9486920845

REGISTERED ENGINEER'S SIGN

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

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.