

PP

APPROVAL RECORD

Planning Permission

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

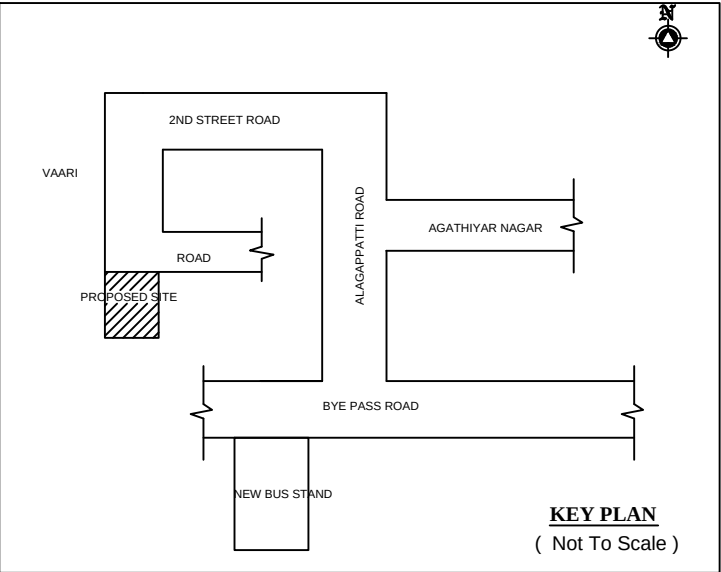
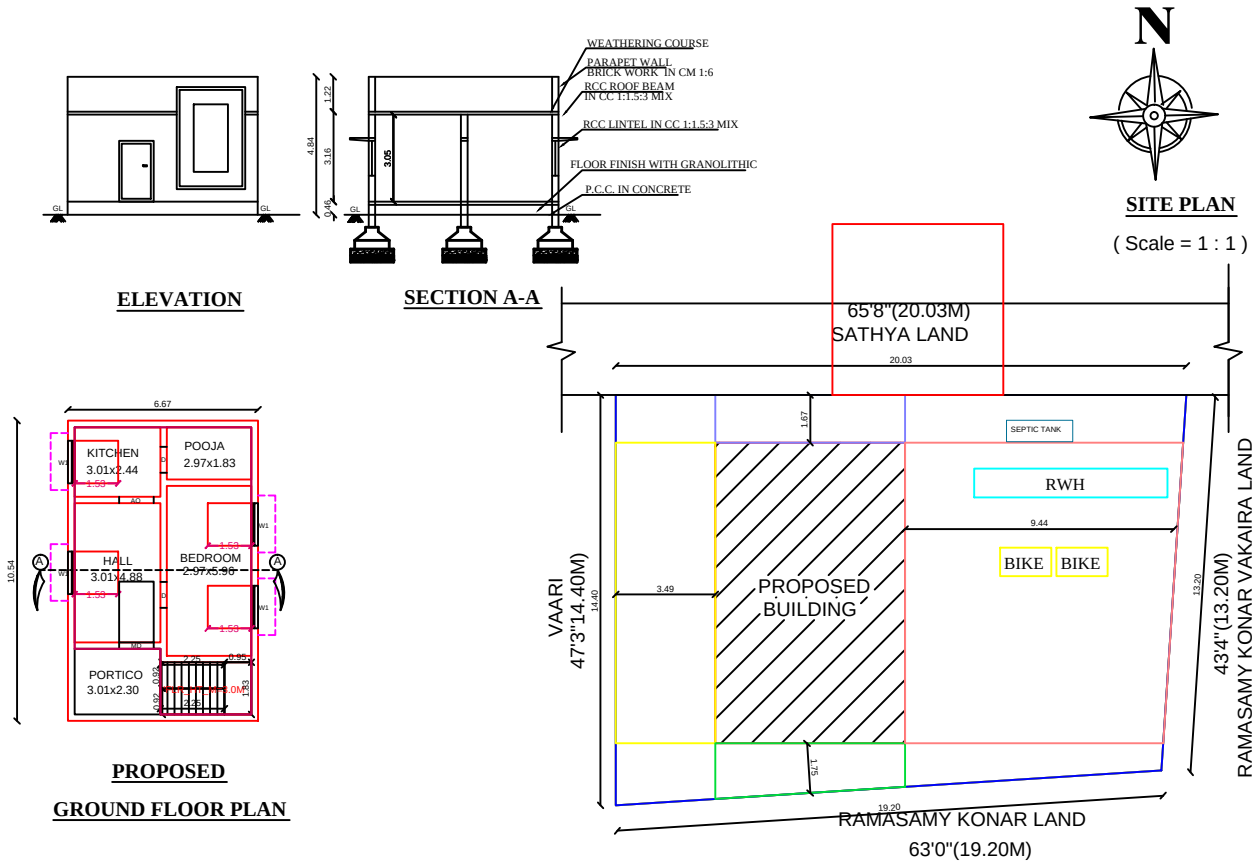
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF NEW RESIDENTIAL BUILDING IN GROUND FLOOR WITH R.C.C ROOF

NEW S.F.NO:473/3A2, OLD S.F.NO: 714/3,473/3A,PATTA NO:819,AT M.PUDUPATTI VILLAGE PANCHAYAT,MUSIRI TALUK,TRICHY DISTRICT.

OWNER : Mr. R.MUTHUKUMAR S/O Mr.RAMASAMY



SET BACK DETAILS			
TNCD&BR 2019		REQUIRED	PROVIDED
FRONT SET BACK	ROAD WIDTH UPTO 3M	1.5 M	33.94M
SIDE SET BACK	BUILDING HEIGHT UPTO 7M,PLOT WIDTH UPTO 9M	1M ON ONE SIDE	1M ON ONE SIDE
NEAR SET BACK	BUILDING HEIGHT UPTO 7M,	NILL	PROVIDED

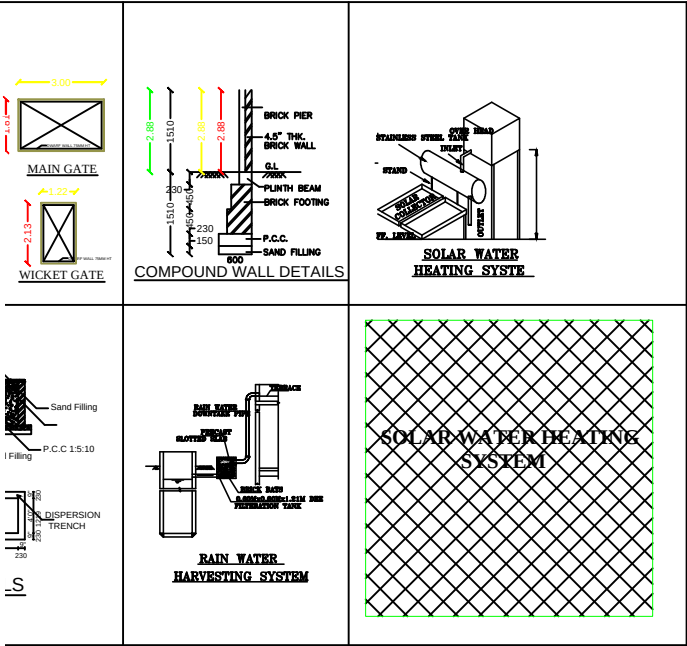
PARKING DETAILS AS PER (TNCD&BR 2019)	
Dwelling Unit with	Number of Parking Spaces
Floor area above 50 sq.m and upto 75 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit

AREA OF CALCULATION	SQFT	SQM
AREA OF THE SITE	2636.20	280.00
GROUND FLOOR	756.42	70.30
BLCOK 1	70.30SQM	
TOTAL	70.30 SQM	
VACANT PLACE	1992.32	185.16
SUPER IMPOSED PLOT AREA	280.00	
PATTA AREA	280.00	
FSI		

AREA DETAILS			
DESCRIPTION	SQ.FT	SQM	
PLOT AREA AS PER FMB	3012.80	280.00	
SUPER IMPOSED PLOT AREA	2903.80	269.87	
PLOT AREA AS PER DOCUMENT	3012.80	280.00	
SCHEDULE OF JOINERIES:			
REFERENCE	METRE		
MD - MAIN DOOR	1.52 x 2.13		
D - DOOR	0.91 x 2.13		
D1 - TOILET DOOR	0.76 x 2.13		
W - WINDOW	1.52 x 1.45		
W1 - WINDOW	1.22 x 1.22		
V - VENTILATOR	0.85 x 0.69		
PROPOSED BUILDUP AREA			
SL NO.	DESCRIPTION	TOTAL AREA (SQFT)	TOTAL AREA (SQM)
1)	AREA OF THE PLOT	3012.80	280.00
2)	PROPOSED GROUND FLOOR	756.42	70.30
3)	VACANT AREA	2256.38	209.70

Floor Space Index:
F.S.I = 756.42/3012.80 = 0.25
Plot Coverage Percentage
F.S.I = 756.42/3012.80x100 = 0.25=25%

APPLICANT
R. Muthukumar
ENGINEER
R. Muthukumar
SHRI DEVI BUILDERS & PROMOTORS
E:BOOBATHSANKAR B.E.FIV.,
RE-GRADE-1 / R.No:1901LS/2022/00003,
Chartered Engineer / Approved Valuer
Membership No:A-29089
Building Licensed Surveyor
Musiri -621211
Cell:98425 19366



PLAN-INFO
AS_AT_SITE=269.87
FMB_OR_PLR=280.00
AS_PER_DOCUMENT=280.00
PLOT_NO=0
PATTA_NO=819
SURVEY_NO=473/3A2
DISTRICT=TRICHY
TALUK=MUSIRI
ACCESS_WIDTH_M=3.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=280.00
AREA_TYPE=OTHERS
AVG_PLOT_WIDTH=19.62M
AVG_PLOT_DEPTH=13.80M
ROAD_WIDTH=9.00M
ROAD_LENGTH=600.0M
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT
OSR_APPLICABLE=NO
IF_HERITAGE_TOWN_LESS THAN 1KM_RADIUS=YES

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.

