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APPROVAL RECORD

Planning Permission

Virudhunagar 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 DOCUMENT SCRUTINY REPORT

STATUS : Verified

APPLICATION DETAILS					
1	APPLICANT NAME	Kaliyappan	2	APPLICATION DATE	06/10/2024
3	APPLICATION NUMBER	959059-2024-FI	4	APPLICATION TYPE	Permit
5	OCCUPANCY TYPE	Commercial	6	DCR NUMBER	DCR102024DF4VH
7	REGISTERED ARCHITECT/ENGINEER	-	8	DEVELOPMENT TYPE	New Construction
PLOT DETAILS					
1	SURVEY NO	45/10			
2	PLOT NO	19	3	PATTA NO	1310
4	TALUK	Vembakottai	5	DISTRICT	Virudhunagar
6	PLOT AREA (As per declaration) in m²	169.37	7	PLOT AREA (As per measurement) in m²	169.37
8	AVERAGE WIDTH OF PLOT in m	9.14	9	AVERAGE DEPTH OF PLOT in m	19.5
10	ROAD WIDTH in m	4.57	11	SURRENDER ROAD WIDTH AREA in m²	0.00
12	AREA TYPE (Continuous/Economically Weaker Section/Others)	CBA	13	DEMOLITION AREA in m²	0
14	OSR APPLICABLE	YES	15	OSR SURRENDER/ BUYBACK/ RETAIN	SURR

Overall Summary

Total Area

Built Up

Plot Area

As At Site
FMB or PLI
As Per Doc



Area in m ²	FSI Area in m ²	Non FSI Area in m ²
0.00	25.93	0.00

Area in m ²
169.37
169.37
169.37

Block W

Block No 1 - Proposed Details

Floor	Occupancy/Sub Occupancy	Floor Area in m ²	Deduction Area in m ²	FSI Area in m ²	Non FSI Area in m ²	Carpet Area in m ²
0	Shops/Shopping Centres/Departmental Stores/Super Markets	25.93	0	25.93	0	0
Total		25.93	0.00	25.93	0.00	0.00
1. Covered Area is 0.00 m ² 2. Height of building is 3.20 m 3. Head Room Area (Non FSI Area) is 0 m ² 4. Total Non FSI Area is 0.00 m ²						

Common - Scrutiny Details

1.No. of Blocks

Description	Provided	Status
Total Number Of Blocks	1	Verified

2.FSI

As per TNCDBR	Occupancy	Area Type	Road Width	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Commercial	CBA	4.57	<= 2	0.153	Verified

3.Parking

As per TNCDBR	Description	Required	Provided	Status
Annexure iv - part I-13,17,b,part II-A,C	Two wheeler parking dimension	1 M x 1.8 M	Out of 1 parking 0 parking violated dimension.	Verified
Annexure iv - part I-13,17,b,part II-A,C	Car Parking	0	0	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two Wheeler Parking	0	1	Verified

4.Solar

As per TNCDBR	Description	Required	Provided	Status
Part VI 44(2)	Solar Assisted Water Heating / Lighting system		Defined in the plan.	Verified

5.Height of Building

As per TNCDBR	Description	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Height of Building for Block 1	14m / G+2 or Stilt +3 / up to 16 Dwelling Units	3.20m / 1 Floors / 0 Dwelling units	Verified

6.Collection and disposal of Solid and Liquid Waste

As per TNCDBR	Description	Field Verified	Status
part vi-pt 35-17	Collection and disposal of solid and liquid Waste	Defined in the Plan.	Verified

7.Rain Water Harvesting

As per TNCDBR	Description	Provided	Status
Annexure XXII-A	Rain Water Harvesting	Defined in the plan	Verified

As per TNCDBR	Required	Provided	Status
42-2	30m	2.90m	Verified

9.North Direction

As per TNCDBR	Description	Provided	Status
part ii - 8 -iii-(l)	North Direction	North directions provided	Verified

10.Location Plan

As per TNCDBR	Description	Provided	Status
part ii - 8 -i	Location Plan	Location plans provided	Verified

11.Toilet Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Toilet Ventilation	Min 0.5 Sq.m	0.54 Sq.m	Verified

12.Road Width

As per TNCDBR	Description	Occupancy	Required	Provided	Status
Part VI	Road Width	Shops/Shopping Centres/Departmental Stores/Super Markets	>=1.5m	4.57m	Verified

Block 1 - Scrutiny Details

1.Setback

As per TNCDBR	Setback	Occupancy	Level	Field Verified	Required	Provided	Status
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Front	Shops/Shopping Centres/Departmental Stores/Super Markets	0	Minimum distance	1.5	2.84	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Rear	Shops/Shopping Centres/Departmental Stores/Super Markets	0	Minimum distance	0	0	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 1	Shops/Shopping Centres/Departmental Stores/Super Markets	0	Minimum distance	0	0	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 2	Shops/Shopping Centres/Departmental Stores/Super Markets	0	Minimum distance	0	0	Verified

2.Exit Width- Minimum Exit Width

As per TNCDBR	Floor	Occupancy	Required	Provided	Status
Annexure IV, Part II (d) (iv)	floor 0	Shops/Shopping Centres/Departmental Stores/Super Markets	0.9m	4.57m	Verified

3.Plinth

As per TNCDBR	Description	Required	Provided	Status
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As per TNCDBR	Description	Required	Provided	Status
part vii-pt52-1	Minimum plinth height	$\geq 0.45\text{m}$	1.06m	Verified

4.Room

As per TNCDBR	Description	Floor	Required	Provided	Status
part vii-pt52-5,6,9,10	Minimum height of room	floor 0	2.75m	3.05m	Verified
	Minimum Width of room	floor 0	2.4m	2.44m	Verified

5.Sanitation

As per TNCDBR	Description	Required	Provided	Status
Annexure – X	Male Water Closet one for every 25 persons or part thereof, exceeding 15 (including employees and customers).	1	1	Verified
Annexure – X	Female Water Closet one for every 15 female personnel or part thereof, exceeding 10 (including employees and customers).	1	1	Verified
Annexure – X	Drinking Water Fountain one for every 100 persons with a minimum of one on each floor	0	0	Verified
Annexure – X	Wash Basin one for every 25 persons or part thereof.	1	1	Verified
Annexure – X	Cleaner Sink one for every 25 persons or part thereof.	0	1	Verified

6.Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 1.65 of Room Area 11.15 at floor 0	Verified

This report is generated based on the Applicant Declaration and a provided drawing. The drawing has been verified with TNCDBR rules and final decision on approval will be taken by Department officials. Completion Certificate will not be issued if any deviation from the submitted drawing more than tolerance Limits.

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

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



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
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+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.

