

PP

APPROVAL RECORD

Planning Permission

Kumaragiri

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
Residential

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.

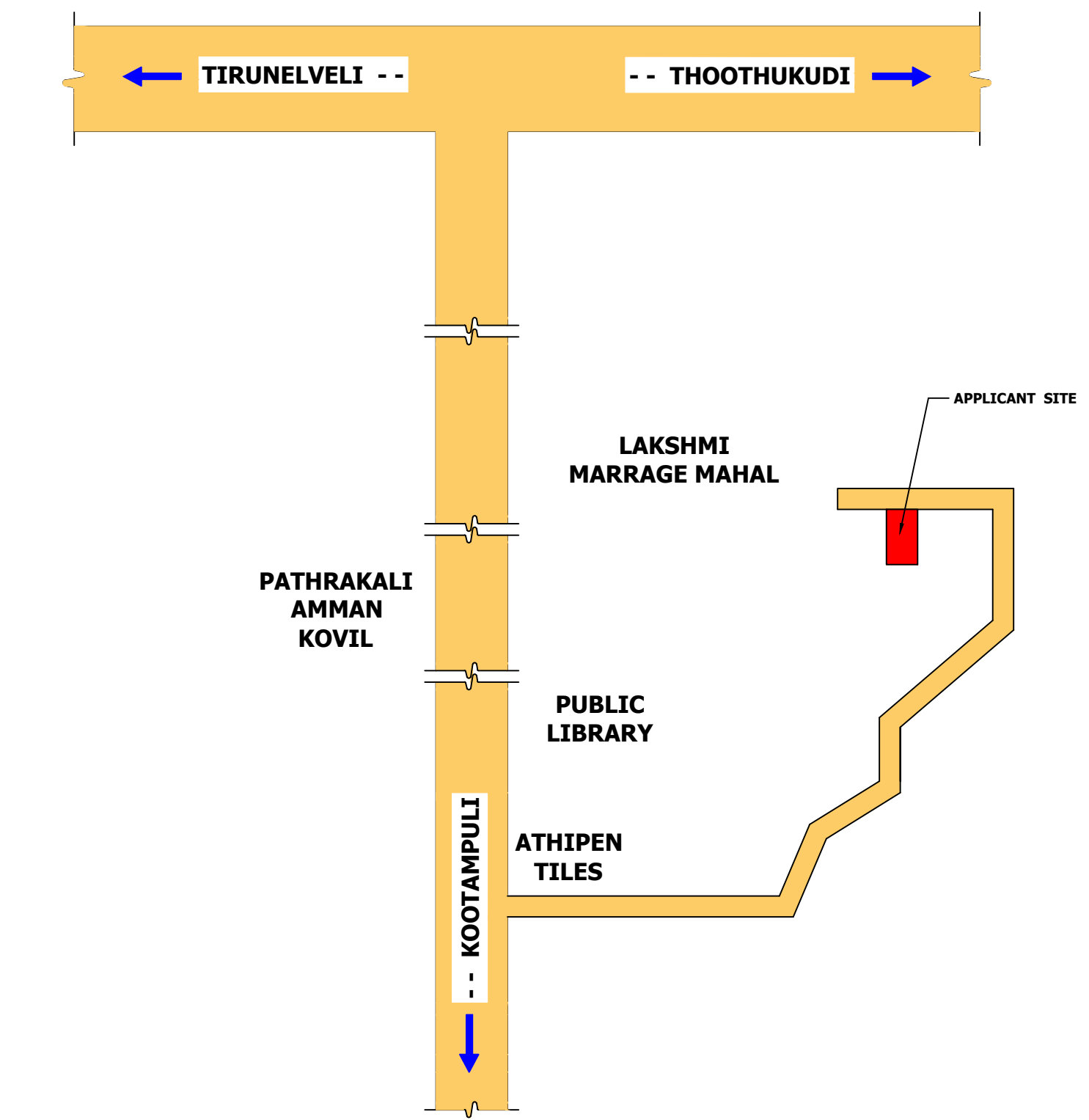
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE IN PLOT NO .101, KUMARAGIRI ALIS PUDUKOTTAI

VILLAGE SURVEY NO. 286/5 PART VIDE PATTa NO . 875 , APPROVED LAYOUT NO L.P.D.T & C.P.NO . 305/2003 AT V.G.P. HARBOUR TOWN ,

KUMARAGIRI VILLAGE & PANCHAYAT ,TOOTHUKUDI PANCHAYAT UNION , THOOTHUKUDI TALUK , THOOTHUKUDI DISTRICT .

OWNER NAME : Mr . P . NARAYANA SELVI .

PLAN INFO
PLOT_AREA_M2=167.17
PLOT_NO=101
SURVEY_NO=286/5 PART
AS_PER_DOCUMENT=167.23
AS_AT_SITE=167.17
FMB_OR_PLR=167.17
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTa_NO=875
TALUK=THOOTHUKUDI
DISTRICT=THOOTHUKUDI
CRZ=NO
ACCESS_WIDTH_M= 7.00
WHETHER_GOVt_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=NO
AVG_PLOT_DEPTH= 18.29
AVG_PLOT_WIDTH= 9.14
AREA_TYPE=OTHERS
ROAD_WIDTH=7.00
ROAD_LENGTH=350
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAW_OUTLYES
PREMIUM_RSI_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=YES
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS =NO
PREMIUM_RSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=TOWN PANCHAYAT UNION



KEY PLAN (SCALE 1:5000)

PARKING DETAILS	
SUM OF FLOOR F.S.I AREA	= 43.08 Sq.M
REQUIRED CAR PARKING	= NA
PROVIDED CAR PARKING	= NIL
REQUIRED TWO WHEELER PARKING	= 1 Nos
PROVIDED TWO WHEELER PARKING	= 1 Nos

FLOOR SPACE INDEX	
SUM OF FLOOR AREA	= 43.08 Sq.m
SITE AREA	= 167.17 Sq.m
FLOOR SPACE INDEX	= SUM OF ALL FLOOR AREA / SITE AREA = (43.08 / 167.17) = 0.25<2.00

SETBACK DETAILS		
	REQUIRED	PROVIDED
FRONT SET BACK	1.50 m	9.85 m
SIDE SET BACK-1	1.00 m	1.40 m
SIDE SET BACK-2	1.00 m	1.40 m
REAR SET BACK	NA	1.40 m

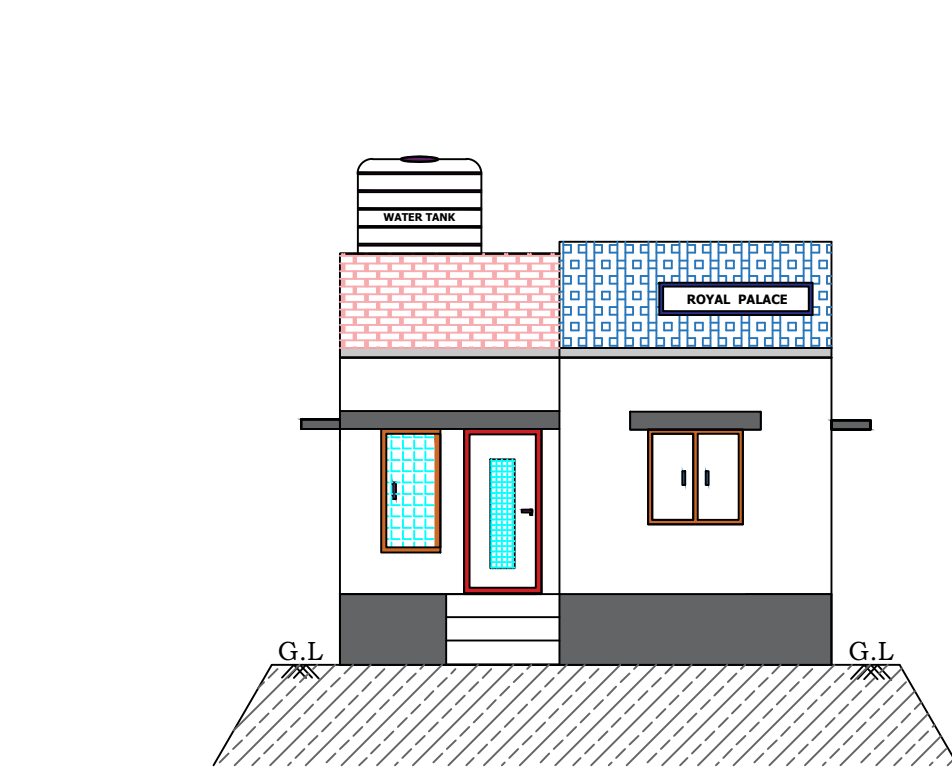
ALL DIMENSIONS ARE IN METRE SCALE 1:100		
AREA STATEMENT	SQMT	SQFT
APPLICANT SITE AREA	167.17	1799.40
PROPOSED GROUND FLOOR	43.08	463.71
OPEN SPACE	124.09	1335.69

JOINERY DETAILS	
D-DOOR	1.00 X 2.13
D1-DOOR	0.76 X 2.13
W - WINDOW	1.52 X 1.52
V-VENTILATOR	1.00 X 0.76

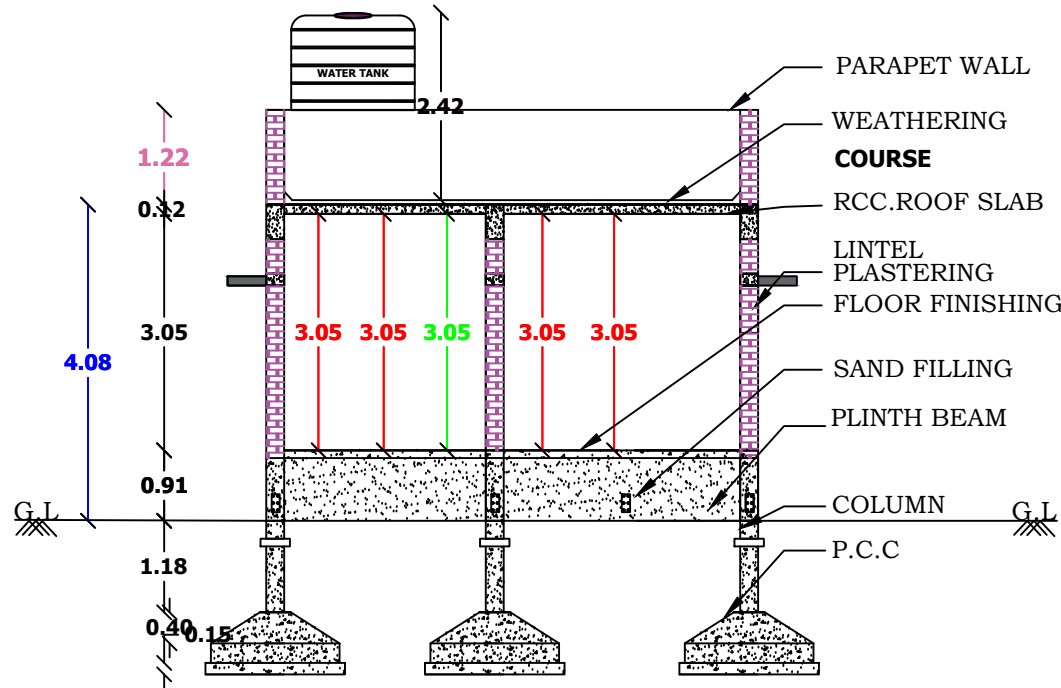
LAND & BUILDING OWNER

Er. J.ANANDARAJ
Reg. Engineer / Licenced Surveyor
Reg. No.:138/L5/2019/00036
148C, Pole Pettai 1st Street west,
Thoothukudi - 628 002
Cell: 93632-26172.

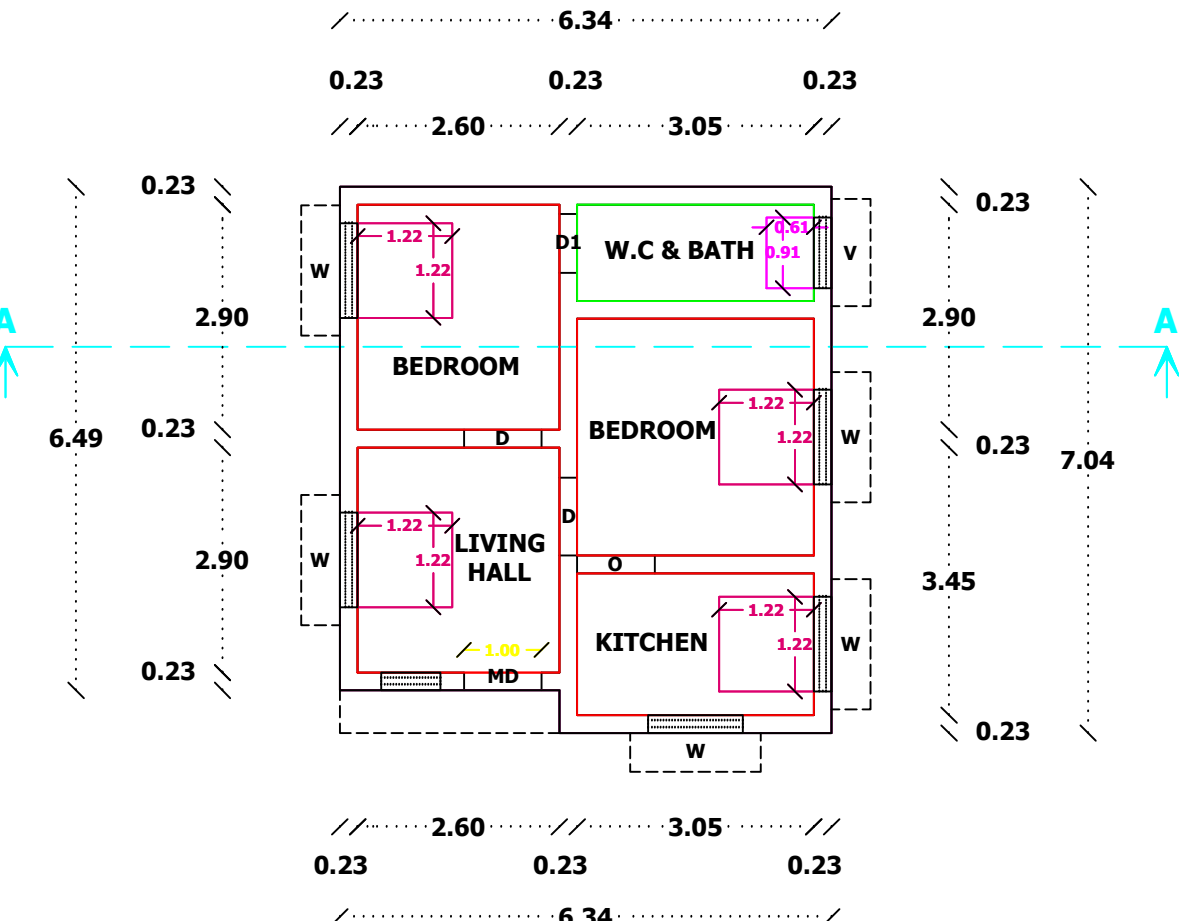
REGISTERED ENGINEER



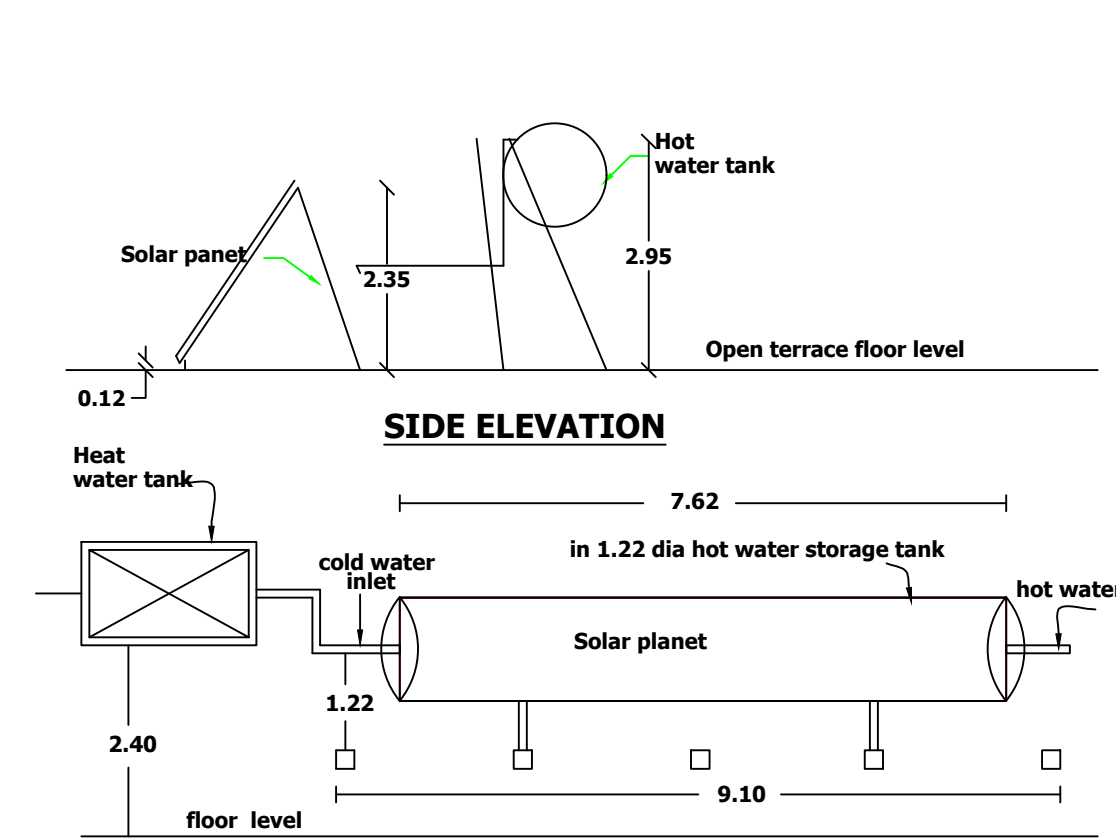
FRONT ELEVATION



SECTION ON 'A-A'

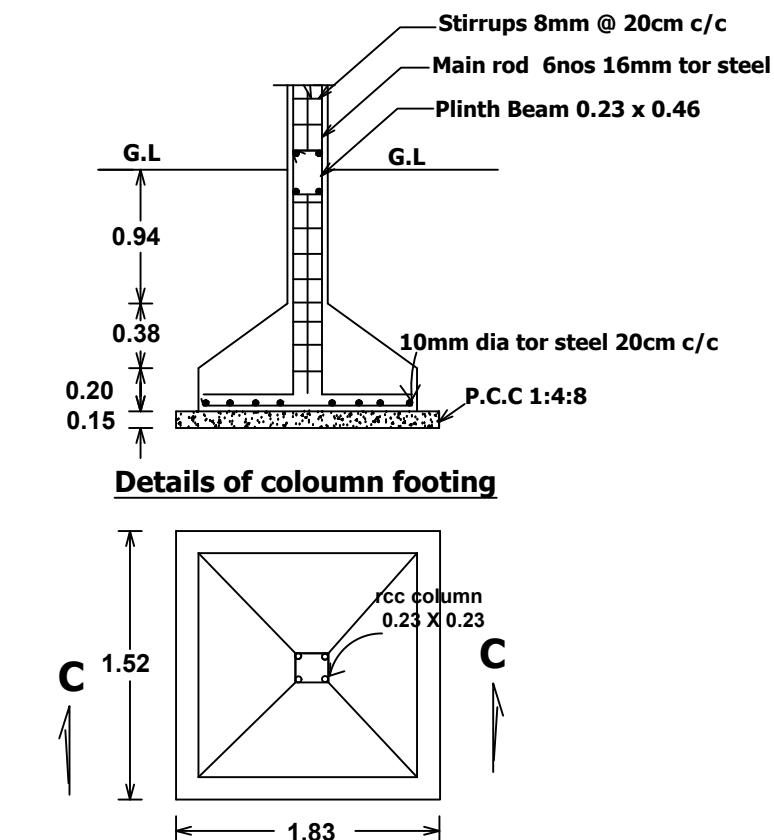


GROUND FLOOR PLAN

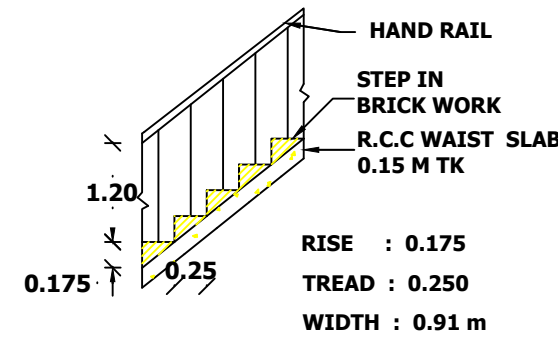


SIDE ELEVATION

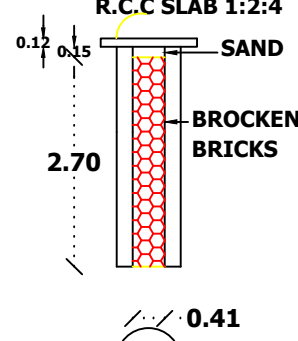
SOLAR WATER HEATER PLANT



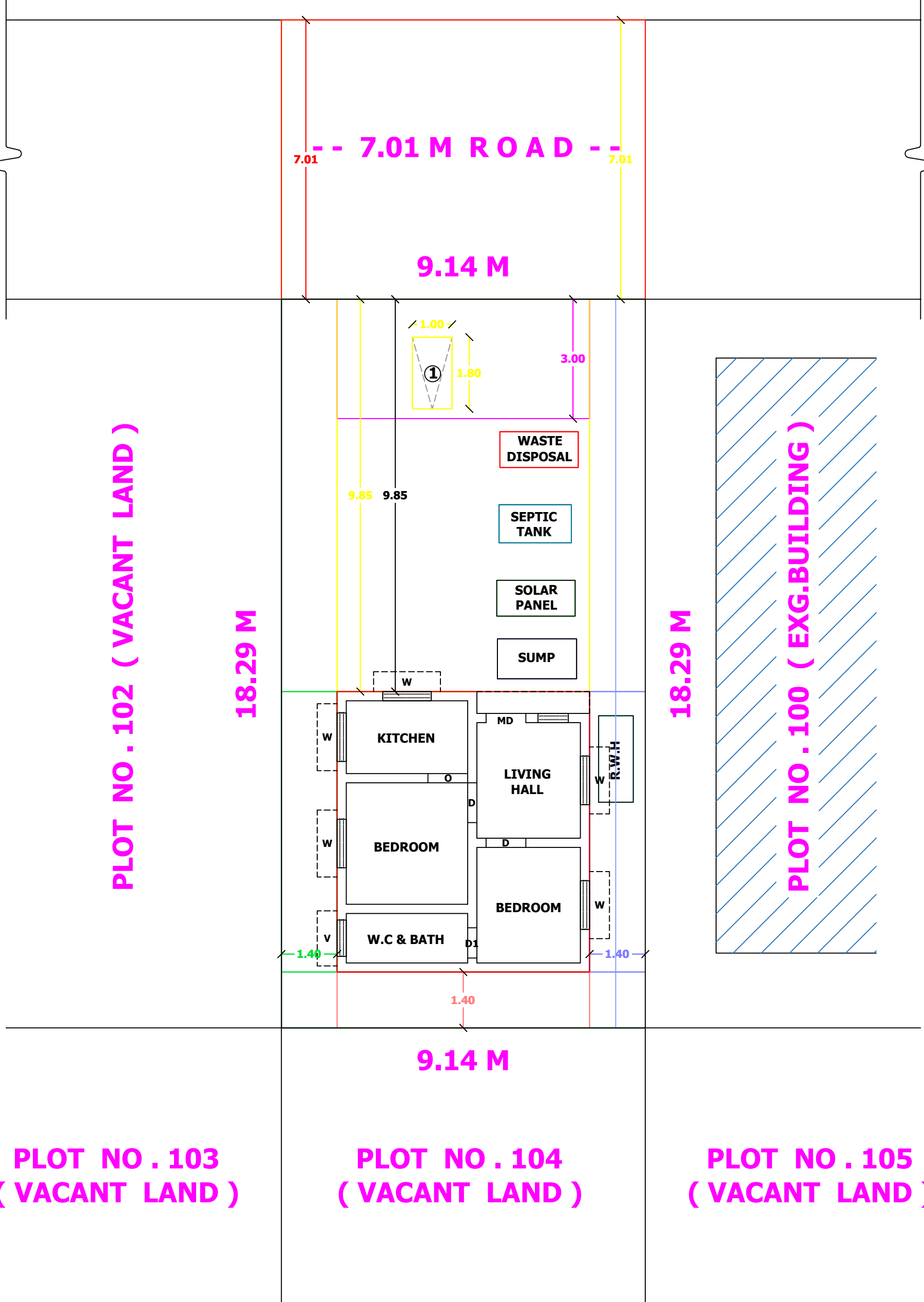
PLAN



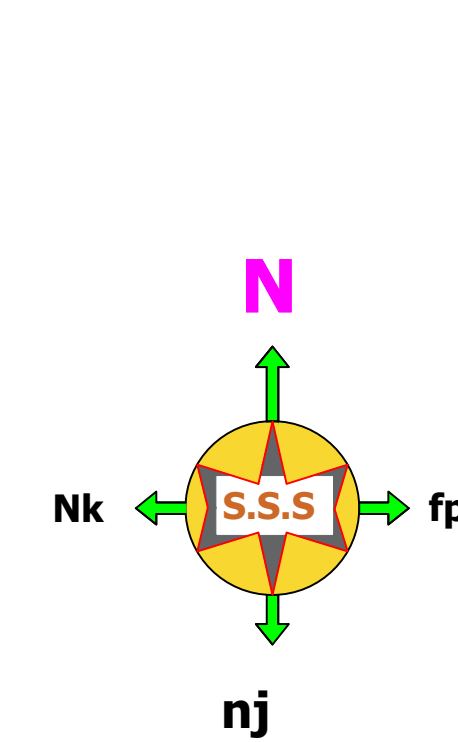
STAIR DETAILS



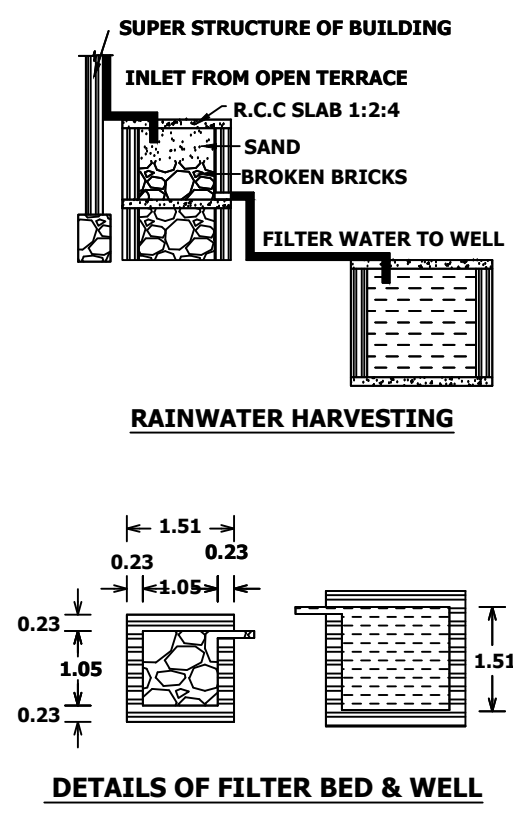
PERCOLATION PIT



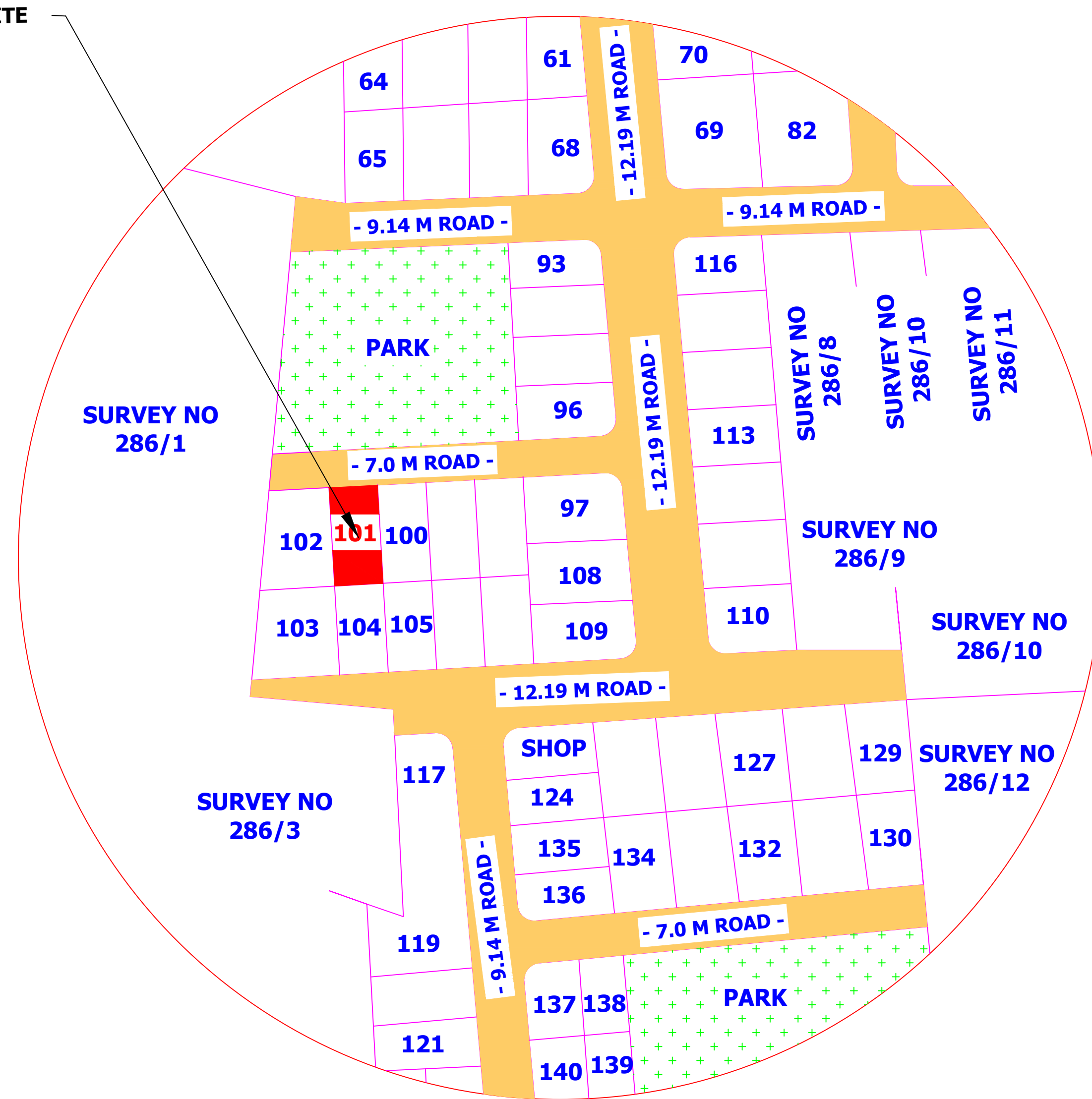
SITE PLAN (SCALE 1:100)



APPLICANT SITE



DETAILS OF FILTER BED & WELL



TOPO PLAN (SCALE 1:2000)

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
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.

