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REFERENCE
02/2023-24

ISSUED
30 January 2024

PP APPROVAL RECORD

Planning Permission

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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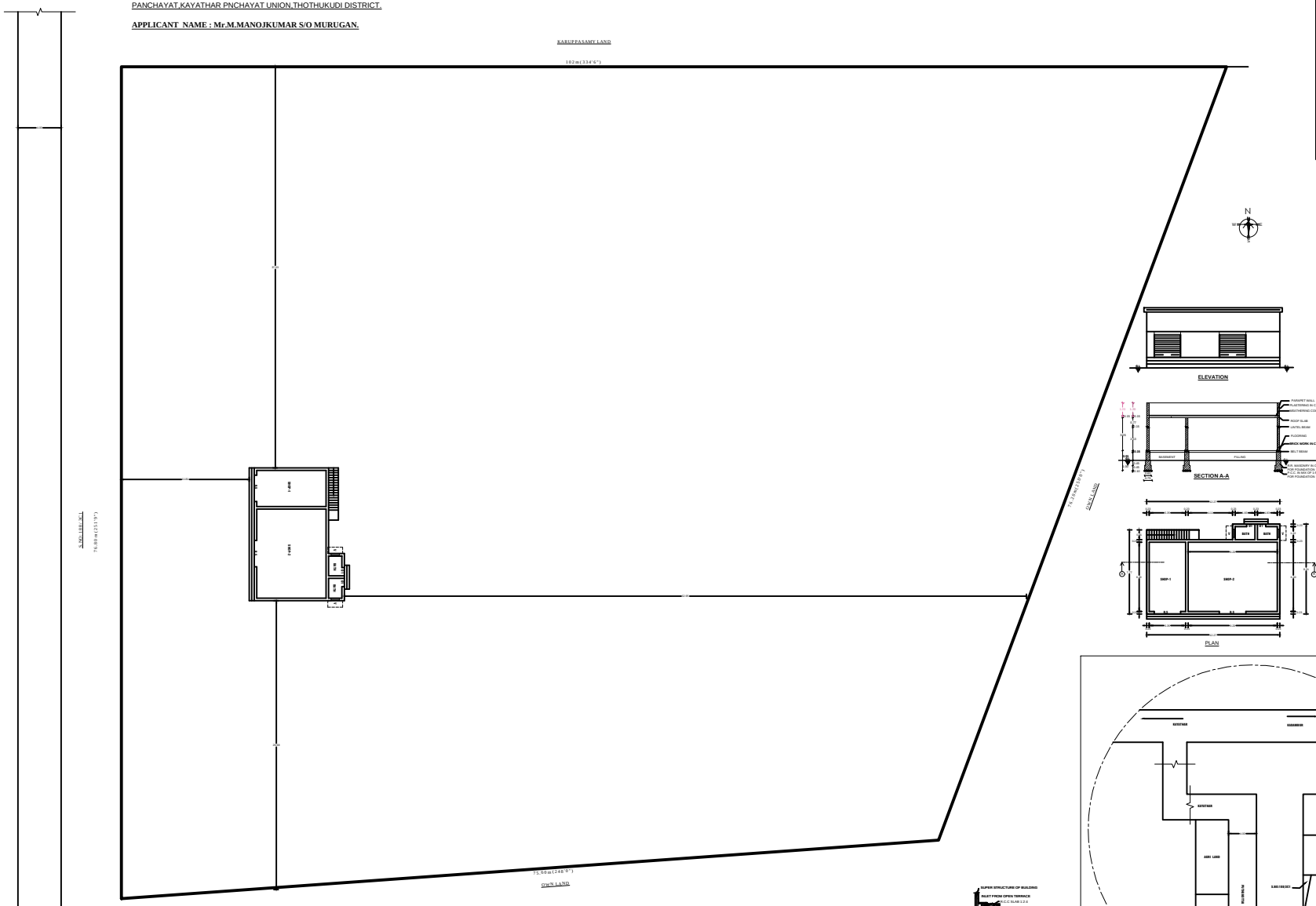
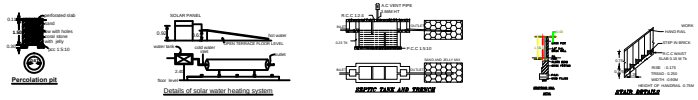
DIGITALLY VERIFIED RECORD

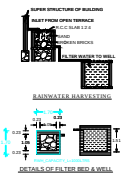
PLAN SHOWING THE PROPOSED CONSTRUCTION OF TWO SHOPS IN SURVEY NO : 188/3C2 IN KAYATHAR-PUTHUKOTTAI ROAD AT PANNERKULAM VILLAGE & PANCHAYAT,KAYATHAR PNCHAYAT UNION,THOTHUKUDI DISTRICT.

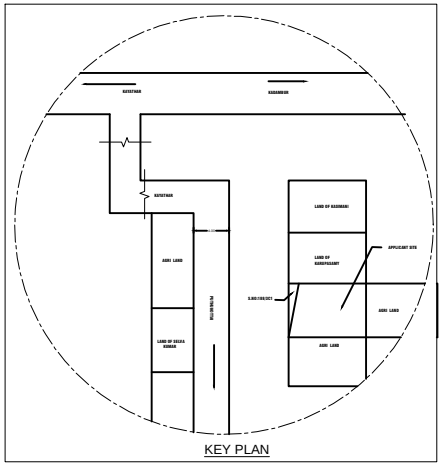
APPLICANT NAME : Mr.M.MANOJKUMAR S/O MURUGAN.



SITE PLAN
(SCALE : - 1:100)







PLAN INFO

PLAN INFO
PLAN_INFO_AREA_REF=222.97
AS_AT_SITE=222.97
FMB_OR_PLAN=222.97
AS_PER_DOCUMENT=222.97
SINGLE_FAMILY_BLDG=NO
FLOOR=G
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.19
ROAD_TYPE=BT ROAD, ROAD_NAME=NO, SCHOOL=NO
ROAD_WIDTH=12.19
ROAD_LENGTH=286
AVG_PLOT_DEPTH=14.35
AVG_PLOT_WIDTH=15.78
MIN_PLOT_DEPTH=14.35
MIN_PLOT_WIDTH=12.19
LAND_USE_ZONE =COMMERCIAL
SURVEY_NO=N-10.1C
PLOT_NO=NA
PLOT_NAME
DISTRICT=THOOTHUKUDI
TALUK=THUCHENDUR
VILLAGE=PANNERKULAM
BUILDING_NEARE_TO_SHED=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_SIGHT_BLDG=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS AND SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FOR_SIGHT=NO
CDP_APPLICABLE=NO
IS_APPROVED_BY_TNIDB_OR_PANCHAYAT
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
IS_SITE_IN_CRZ_ZONE=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=16
BLOCK_1_B-SHOP_STAFF_MEMBER_COUNT=6
BLOCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=6
IS_SWIMMING_POOL_EXIST=1 NO
P_AGRISTAND_TOWN_LEGITIMATE_FOR_RAISED=NO

PARKING DETAILS

TOTAL PROPOSED AREA	= 177.54 SQ.MT
PROVIDED CAR	= 2
PROVIDED TWO WHEELER	= 2

FLOOR SPACE INDEX

SUM OF ALL FLOOR AREA = 177.54 Sq.m
SITE AREA = 222.97 Sq.m

$$FSI = \frac{\text{SUM OF ALL FLOOR AREA}}{\text{SITE AREA}}$$

$$= (177.54/222.97) = 0.79 < 2.0$$

ALL DIMENSION IN METER

COLOR INDEX & AREA DETAILS

AREA STATEMENT	SQ.MT	SQ.FT
APPLICANT SITE DOC	6598.77	71002.80
PRO. GROUND FLOOR	94.86	1021.07
TOTAL PROPOSAL AREA	94.86	1021.07
OPEN SPACE	7102.91	76457.88

EXISTING BUILDING
ROAD OR STREET
TO BE REMOVED

SETBACK DETAILS

SPACE INDEX	REQUIRED	PROVIDED
FRONT SETBACK	1.50m	11.81m
REAR SETBACK	NIL	1.45m
SIDE SETBACK-1	1.00m	26.68m
SIDE SETBACK-2	1.00m	62.95m

JOINERY DETAILS

R.S	-	ROLLING SHUTTER	- 2.44 X 2.13
D1	-	DOOR	- 0.76 X 2.13
V	-	VENTILATOR	- 0.76 X 0.91

LAND AND BUILDING OWNER

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

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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.