

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE IN SURVEY NO. 119/34,

PLOT NO. 27, APPROVED LAYOUT NO. ம.வ/தா.ம.ப.அ.எண் : 58/2022 AT THIYAGARAJ NAGAR,

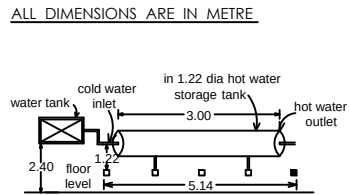
MAPPILLAIURANI VILLAGE AND PANCHAYAT, TUTICORIN PANCHAYAT UNION AND TALUK.

OWNER : Mr.A.ANTON PAUL RACSERIN,

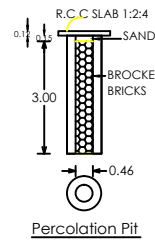
S/o.Mr.ANTONY JAMES NAX RAVI.

SCALE :- 1:100

ALL DIMENSIONS ARE IN METRE



Details of solar hot water system

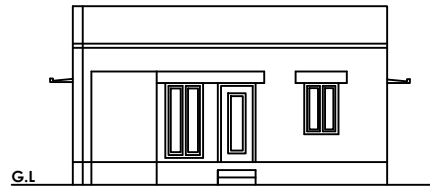


Percolation Pit

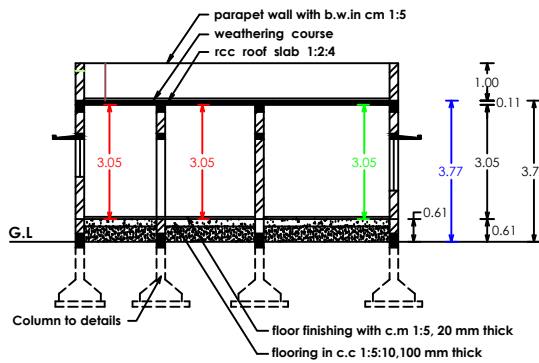
Notes:

1.waste water from wash basin and bathroom are connected to percolation pit for ground water recharge.

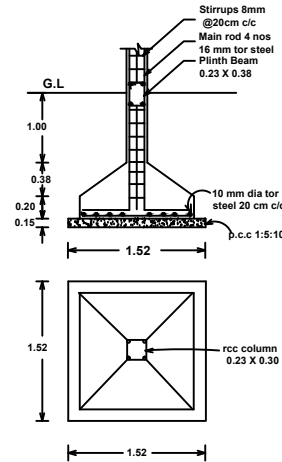
2.solar water heating system arrangements are to be provided as per IS:12933 in this proposed building.



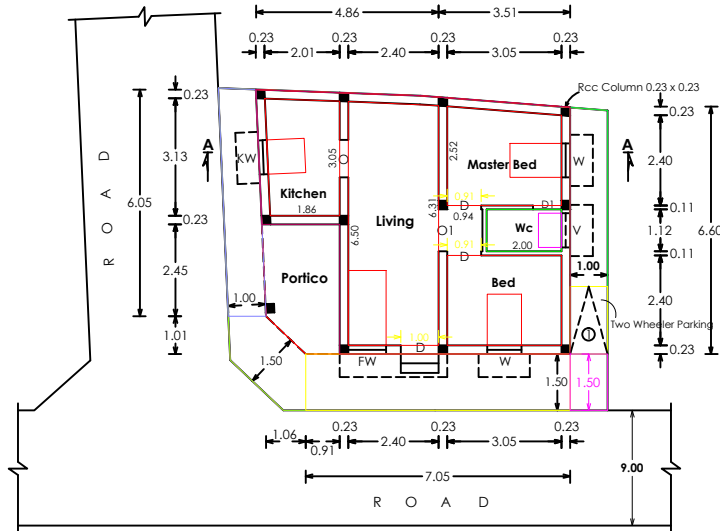
FRONT ELEVATION



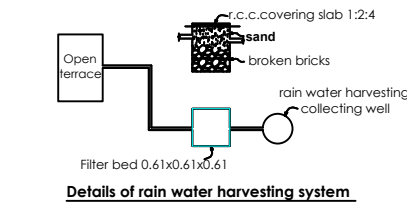
SECTION ON 'A A'



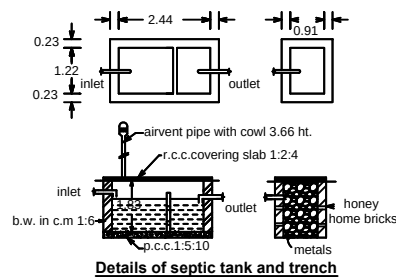
Details of column footing



GROUND FLOOR PLAN



Details of rain water harvesting system



Details of septic tank and trench

D	-	DOOR	...	...	...	1.00	X	2.13
D1	-	DOOR	...	...	...	0.76	X	2.13
O	-	OPENING	...	...	...	1.00	X	2.13
W	-	WINDOW	...	...	...	0.91	X	1.37
FW	-	FRENCH WINDOW	...	...	...	1.00	X	2.00
KW	-	KITCHEN WINDOW	...	...	...	0.91	X	1.00
V	-	VENTILATOR	...	...	...	0.91	X	0.61

Floor Space Index

$$\frac{\text{Total FSI Area}}{\text{Site Area}} = \frac{49.44}{84.13} = 0.59 < 2.00$$

Height of the Building 3.77 M

FSI CALCULATION

DESCRIPTION	TOTAL AREA	NON FSI AREA	FSI AREA
	Sq.Mt	SQ.Mt	SQ.Mt
GROUND FLOOR	55.86	6.42	49.44

PARTICULARS	Sq.Ft	Sq.Mt
AREA OF APPLICANT SITE	905	84.13
AREA OF PROPOSAL	601	55.86
AREA OF OPEN SPACE	304	28.27

SET BACKS DETAILS

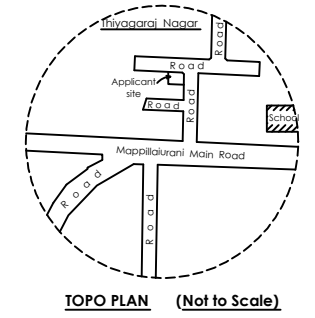
DESCRIPTIONS	REQUIRED	AVAILABLE
FRONT	1.50	1.50
SIDE - 1	1.00	1.00
SIDE-2	1.00	1.00
REAR	-	-

PARKING SPACE REQUIRED FOR RESIDENTIAL BUILDING

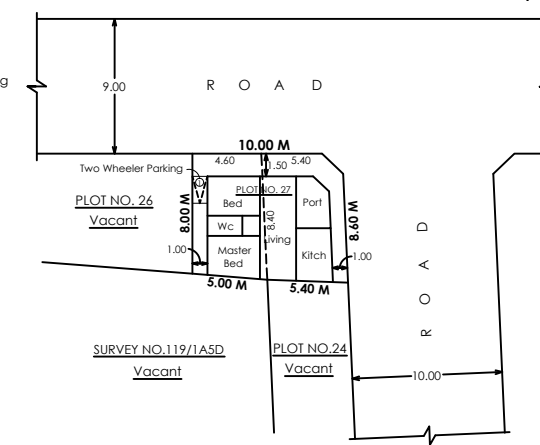
AS PER TNCDR 2019 ANNEXTURE - IV, RULE 38(4) & 39(8)

Parking area calculation

Area of proposal (FSI)	...	...	49.44 Sq.m
Two Wheeler parking required	...	1 No.	
Two Wheeler parking Provided	...	1 No.	



TOPO PLAN (Not to Scale)



SITE PLAN SCALE - 1:250

A Anton Paul Racserin

Land & Building Owner

M Antony Rajasekar

M.ANTONY RAJASEKAR, DCE.,
REGISTERED ENGINEER GRADE-III
TUTICORIN CORPORATION : 138/IS/2019/00005
15/242/2, PERIASELVAM NAGAR,
TUTICORIN-628 002, Cell:9894413779,
Email ID:mas4981@gmail.com
Registered Engineer

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.

