Verified RealEstate™

REFERENCE
18/2024

ISSUED
16 February 2024

PP APPROVAL RECORD

Planning Permission

Thoothukkudi, Eral taluk

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
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.

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 RESIDENTIAL BUILDING IN GROUND FLOOR AND FIRST FLOOR IN NATHAM SURVEY NO-302/2A,WARD NO-02 AT PRAKASAPURAM 2nd STREET,SELECTION GRADE TOWN PANCHAYAT, NAZARETH,ERAL TALUK,THOOTHUKUDI DISTRICT.

OWNER NAME

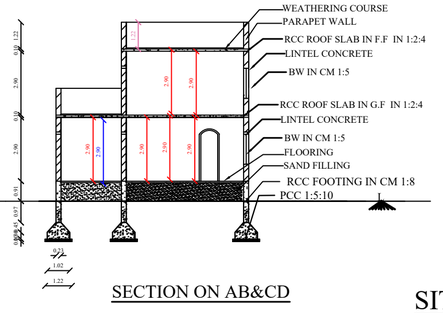
Mr.A.THOMAS KIRUBAHARAN

S/O.Mr.ANBINRAJ

All Dimensions Are in Metre **Scale 1:100**



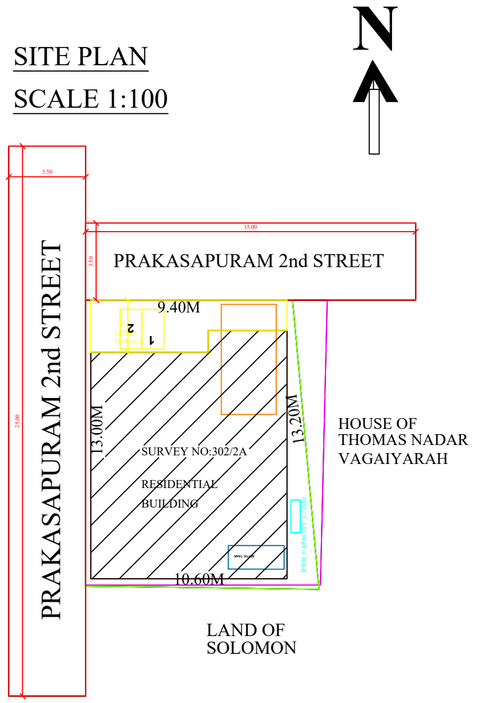
ELEVATION

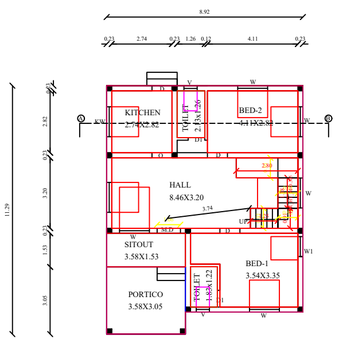


SECTION ON AB&CD

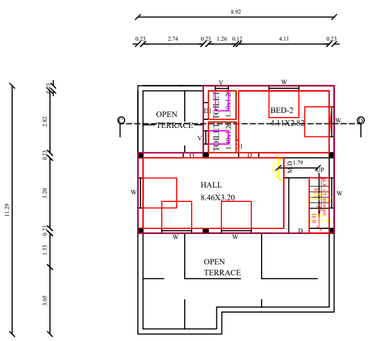
SITE PLAN

SCALE 1:100





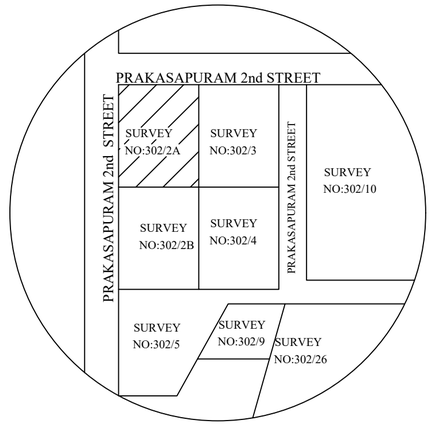
GROUND FLOOR PLAN

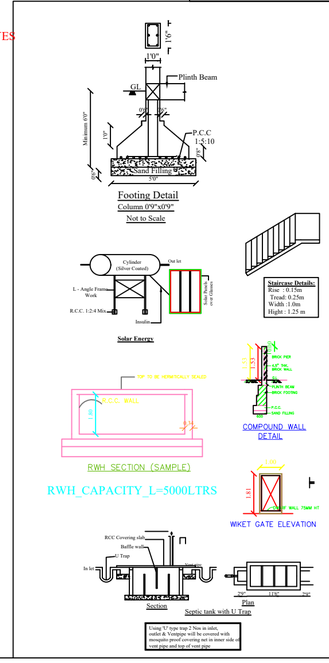


FIRST FLOOR PLAN

PLAN INFO
PLOT_AREA_M2=130.68
TALUK=ERAL
FMB_OR_PLR=130.68
SINGLE_FAMILY_BLDG=NO
AS_PER_DOCUMENT=141.00
AS_AT_SITE=140.27
CRZ=YES
PLOT NO=0
PATTA_NO=1304
SECURITY_ZONE=YES
ACCESS_WIDTH_M=2.38
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.50
ROAD_LENGTH=25.00
AREA_TYPE=EWS
AVG_PLOT_DEPTH=13.10
AVG_PLOT_WIDTH=10.00
LAND_USE_ZONE = RESIDENTIAL
DISTRICT=THOOTHUKUDI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
SURVEY_NO=302 /2A
NOC_FIRE_DEPT=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=TOWN PANCHAYAT
PREMIUM_FSI_REQUIRED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS =YES
OSR_SURR_BUYBACK_RETAIN=RETAIN

KEY PLAN





AREA DETAILS

TOTAL AREA OF SITE BY DOCUMENT	141.00	1509.00
TOTAL AREA OF SITE BYPATTA TSLR	130.68	1406.11
AREA AS ON SITE	141.00	1509.00
PRO.CONSTN.GROUND FLOOR	95.37	1026.18
PRO.CONSTN.FIRST FLOOR	50.79	546.50
TOTAL PROPOSED CONSTN.AREA	146.16	1572.68
CARPET AREA GROUND FLOOR	65.04	700.00
CARPET AREA FIRST FLOOR	35.47	381.65
OPEN AREA OF SITE	35.31	379.93

PLOT COVERAGE

PLOT COVERAGE = $\frac{95.37}{130.68}$ = 72.97 %

F.S.I = $\frac{123.59+47.38}{277.20}$ = 1.11

SCHEDULE OF OPENINGS

MD	1.06 X 2.13	D1	0.76 X 2.13	KW	0.91 X 1.22
W1	0.91 X 1.22	D	0.91 X 2.13		
V	0.90 X 0.60	W	1.37 X 1.22		

LEGEND

OWNER'S BOUNDARY IN

PROPOSED CONSTRUCTION WORK IN

EXISTING ROAD / STREET IN

OWNER

Mr.A.THOMAS KIRUBAHARAN
S/O.Mr.ANBINRAJ

REGISTERED ENGINEER

OFFICE USE

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

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.