

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi, Eral taluk
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

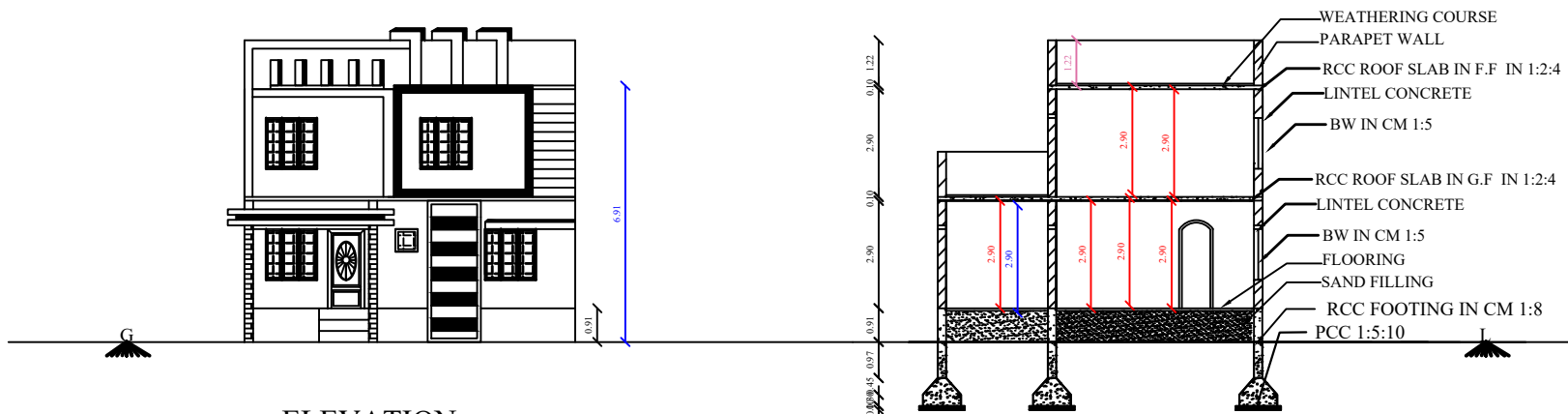
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

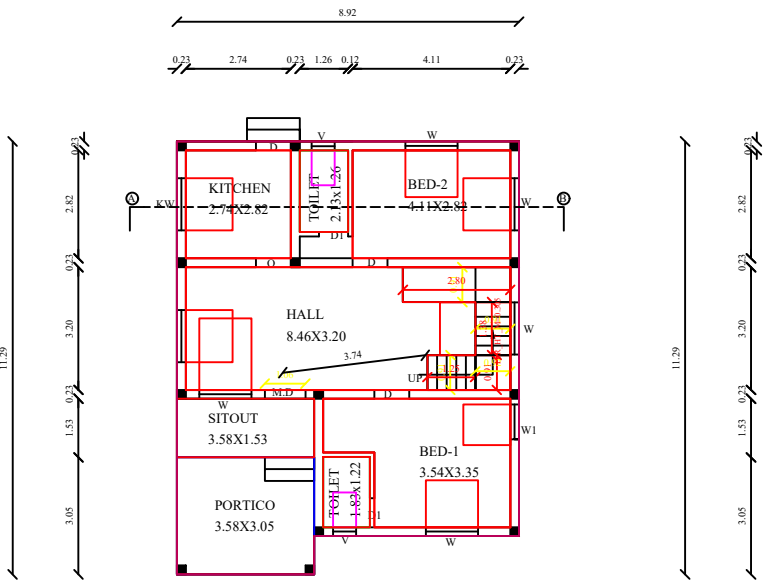
All Dimensions Are in Metre Scale 1:100



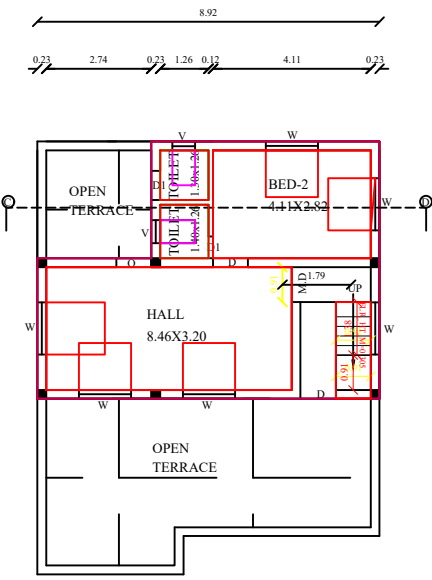
ELEVATION

SECTION ON AB&CD

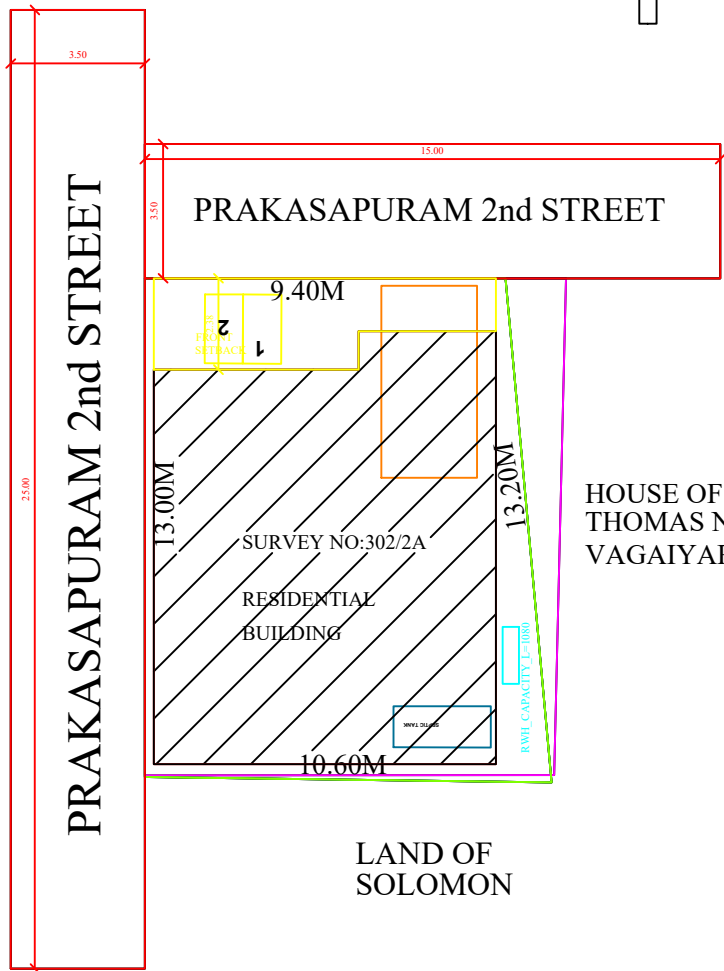
SITE PLAN
SCALE 1:100



GROUND FLOOR PLAN



FIRST FLOOR PLAN

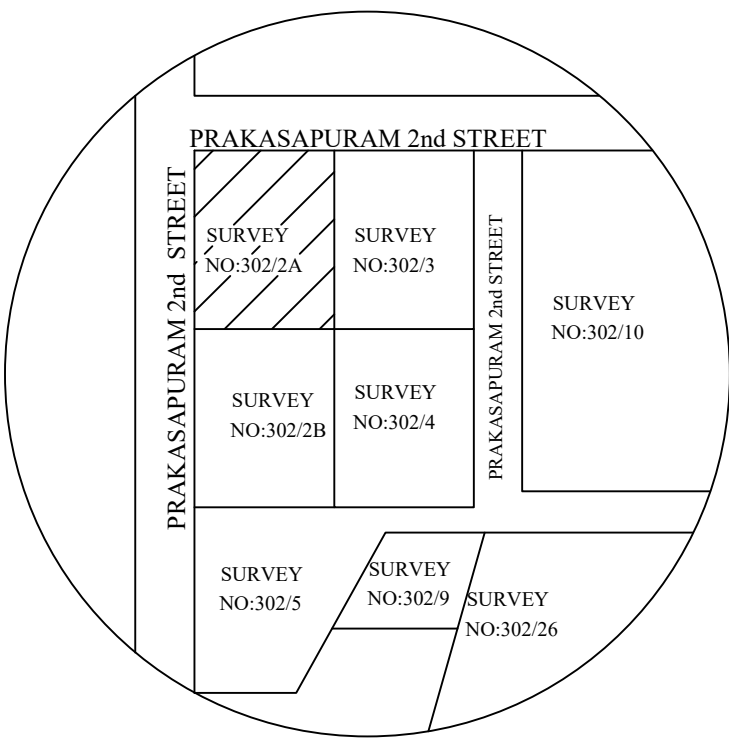


HOUSE OF
THOMAS NADAR
VAGAIYARAH

LAND OF
SOLOMON

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_GOV'T_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_GOV'T_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_LESS_THAN_1KM_RADIUS=YES
OSR_SURREYBUYBACK_RETAIN=RETAIN

KEY PLAN



AREA DETAILS

TOTAL AREA OF SITE BY DOCUMENT	141.00	1509.00
TOTAL AREA OF SITE BY PATTA 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		

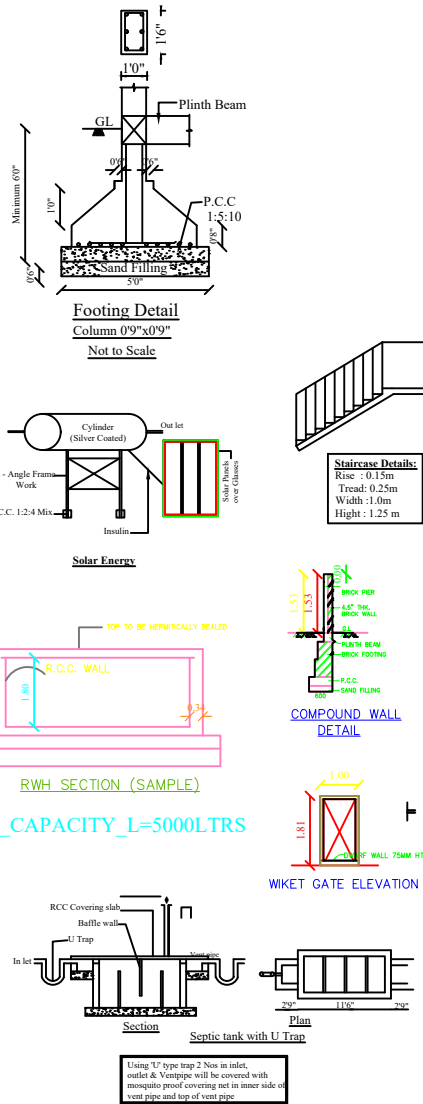
LEGEND

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

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

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

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

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.

