PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

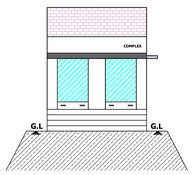
The approval as the planning authority issued it, reproduced in full behind this page.

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

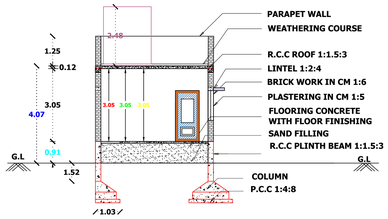
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RETAIL SHOP & DWELLING HOUSE IN SURVEY NO . 310/6F PART VIDE PATTA NO . 143 ,

WARD NO . 2 AT EAST COAST ROAD , VEPPALODAI VILLAGE PANCHAYAT , OTTAPIDARAM PANCHAYAT UNION , OTTAPIDARAM TALUK , THOOTHUKUDI DISTRICT .

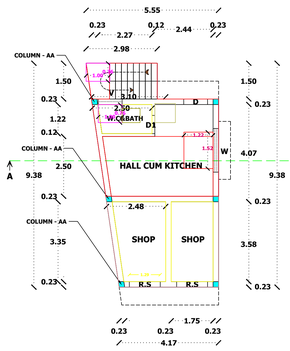
OWNER NAME: Mr. D . AMIRTHA RAJ .



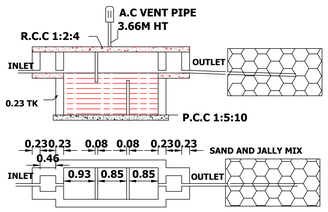
FRONT ELEVATION



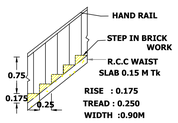
SECTION ON - (A-A)



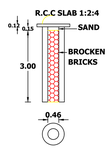
GROUND FLOOR PLAN



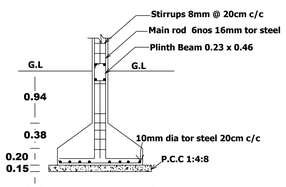
SEPTIC TANK AND TRENCH



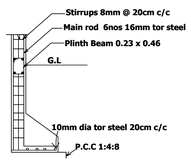
STAIR DETAILS

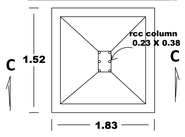


PERCOLATION PIT

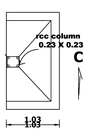


Details of coloumn footing

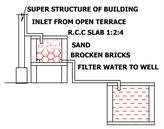




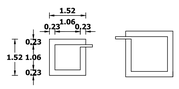
PLAN - Column Detail



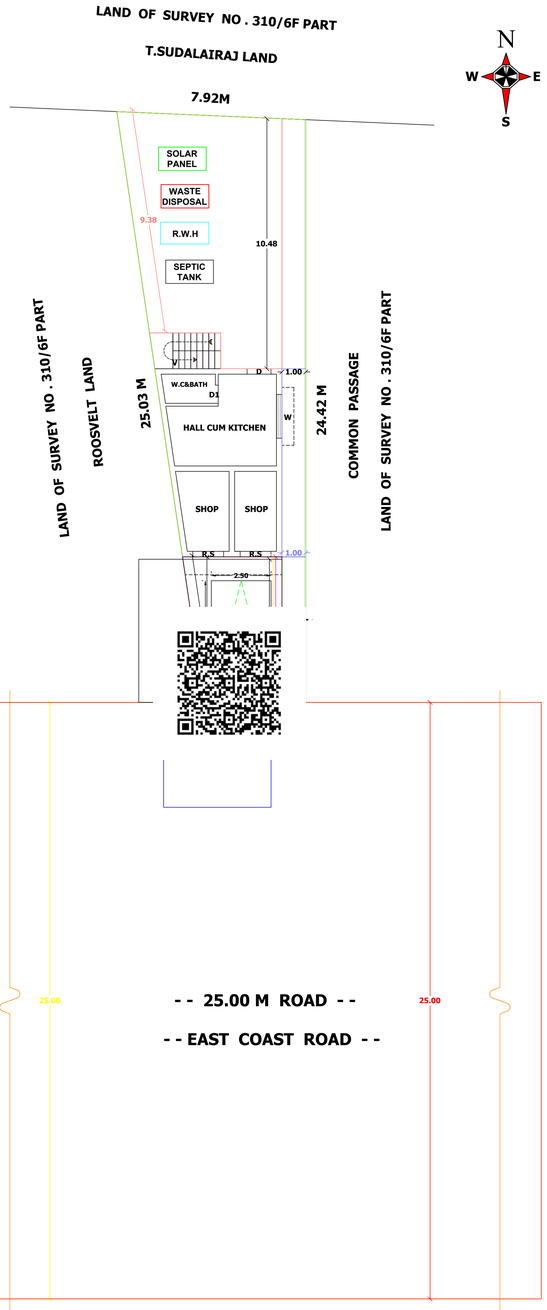
PLAN -COLUM N DETAILS 'A'



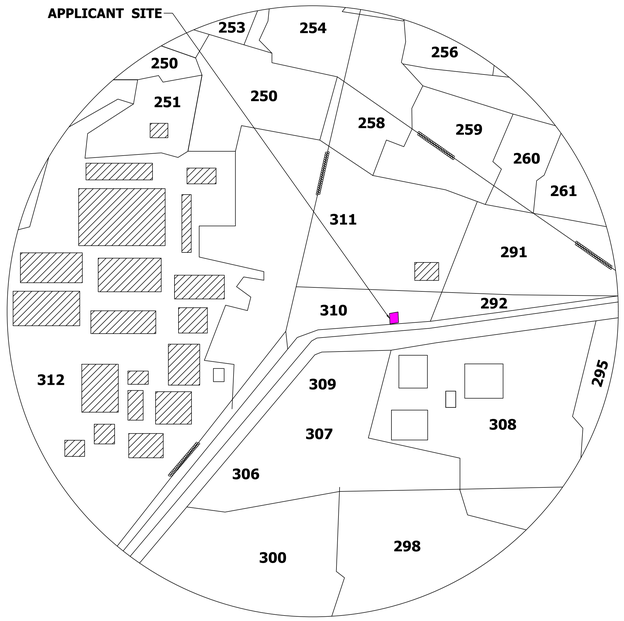
DETAILS OF FILTER BED & WELL



RAIN WATER HARVESTING



SITE PLAN (SCALE 1:100)



TOPO PLAN (SCALE 1:2000)

PLAN INFO

PLOT_AREA_M2=149.50
AS_AT_SITE=149.50
FMB_OR_PLR=149.50
AS_PER_DOCUMENT=150.50
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=4.27
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=25.00
ROAD_LENGTH=500
AVG_PLOT_DEPTH= 27.725
AVG_PLOT_WIDTH=6.095
LAND_USE_ZONE =RESIDENTIAL & COMMERCIAL
SURVEY_NO=310/6F PART
PLOT_NO=-
PATTA_NO=143
DISTRICT=THOOTHUKUDI
TALUK=OTTAPIDARAM
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
JURISDICTION_TYPE=PANCHAYAT
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=6

PLAN INFO

SETBACK DETAILS

	REQUIRED	PROVIDED
FRONT SET BACK	4.50 m	6.10 m
SIDE SET BACK-1	1.00 m	1.00 m
SIDE SET BACK-2	NA	NIL
REAR SET BACK	NA	9.08 m

FLOOR SPACE INDEX

PARKING DETAILS

TOTAL FLOOR F.S.I AREA	=	41.73 Sqm
REQUIRED TWO WHEELER	=	N.A
PROVIDED TWO WHEELER	=	1 Nos
REQUIRED CAR PARKING	=	N.A
PROVIDED CAR PARKING	=	1 Nos

FLOOR SPACE INDEX

TOTAL FLOOR AREA	=	41.73 Sqm
SITE AREA	=	149.50 Sqm
FLOOR SPACE INDEX = (41.73 / 149.50)	=	SUM OF ALL FLOOR AREA / SITE AREA
	=	0.27
	=	0.27 < 2.00

ALL DIMENSIONS ARE IN METRE
SCALE 1:100

COLOUR INDEX & AREA DETAILS

AREA STATEMENT	SQMT	SQFT
APPLICANT SITE AREA	149.50	1609.22
PRO.GROUND FLOOR AREA	41.73	449.18
OPEN SPACE	107.77	1160.04

JOINERY DETAILS

D-DOOR	-	1.00 X 2.13
D1-DOOR	-	0.76 X 2.13
W - WINDOW	-	1.83 X 1.52
V-VENTILATOR	-	0.61 X 1.00

ஏ. அமிர்தராஜ்

LAND & BUILDING OWNER

Er.B.DEVARAJ, D.C.E.,
REGISTERED ENGINEER
THOOTHUKUDI & OTTAPIDARAM
PANCHAYAT UNION
1G/43/1, NIGILESAN NAGAR
THOOTHUKUDI - 628008
CELL NO: 9500720009, 9245109614

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

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

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.