PP APPROVAL RECORD

# Planning Permission

Thoothukkudi

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Town Panchayat**

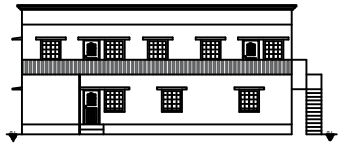
PURPOSE
**Residential**

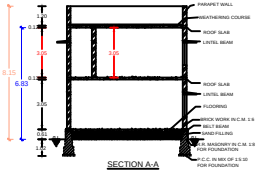
The approval as the planning authority issued it, reproduced in full behind this page.

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

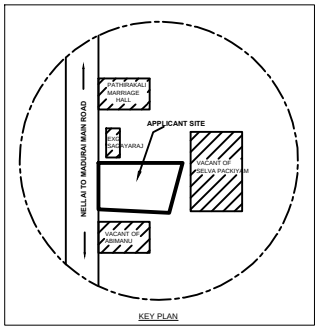
PLAN SHOWING THE PROPOSED CONSTRUCTION OF TWO DWELLING HOUSE IN FIRST FLOOR ON EXISTING GROUND FLOOR BEARING DOOR.NOS:117/5,117/6, S.NO-255/1C, WARD NO:1, MAIN ROAD, MARUTHUVAR COLONY, AT KAYATHAR TOWN PANCHAYAT, THOOTHUKUDI DISTRICT .

**OWNER NAME : Mr. S.SANTHANA PITCHAI**
**S/o SELVA PACKIYAM**

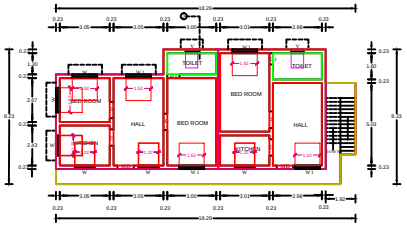

ELEVATON



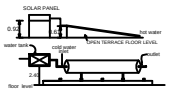
SECTION A-A



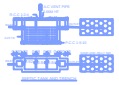
KEY PLAN

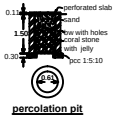


FIRST FLOOR PLAN

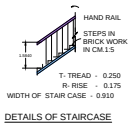


Details of solar water heating system

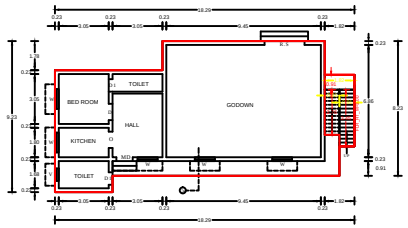




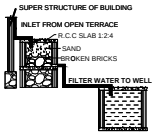
percolation pit



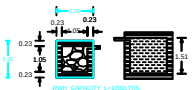
DETAILS OF STAIRCASE

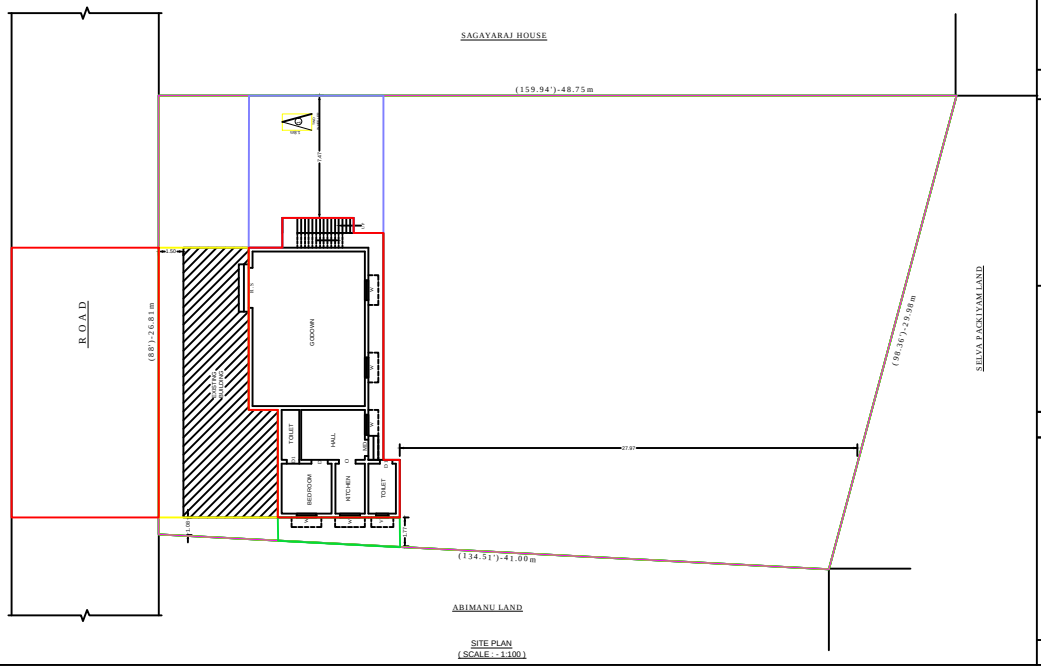


EXISTING GROUND FLOOR PLAN



RAINWATER HARVESTING


DETAILS OF FILTER BED & WELL



SITE PLAN
( SCALE : - 1:100 )

PLAN INFO
PLOT_AREA_M2=1254.52
AS_AT_SITE=1254.52
FMB_OR_PLR=1254.52
AS_PER_DOCUMENT=1254.52
ADJOINING_FAMILY_BLDG=NO
GRD=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=26.81
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.09
ROAD_LENGTH=255
AVG_PLOT_DEPTH=49.75
AVG_PLOT_WIDTH=25.58
MIN_PLOT_DEPTH=41.00
MIN_PLOT_WIDTH=25.01
LAND_USE_ZONE =RESIDENTIAL
SURVEY_NO=255/1C
PLOT_NO=0
PATTA_NO=0
DISTRICT=THOOTHUKUDI
TALUK=KAYATHAR
VILLAGE=KAYATHAR
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=NO
OSR_APPLICABLE=NO
JURISDICTION_TYPE=TOWN PANCHAYAT
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_HOM_RADIUS=NO

## PARKING DETAILS

| | |
|---|---|
| TOTAL PROPOSED AREA | = 135.09 SQ.MT |
| PROVIDED CAR | = 1 |
| PROVIDED TWO WHEELER | = 0 |

## FLOOR SPACE INDEX

| | |
|---|---|
| SUM OF ALL FLOOR AREA | = 135.09 Sq.m |
| SITE AREA | = 1254.52 Sq.m |

FSI = SUM OF ALL FLOOR AREA / PLOT AREA

=( 135.09 / 1254.52) = 0.11

= 0.11 < 2.0

ALL DIMENSION IN METER

## COLOR INDEX & AREA DETAILS

| AREA STATEMENT | SQ.MT | SQ.FT |
|---|---|---|
| APPLICANT SITE DOC | 1254.52 | 13503.60 |
| EXG. GROUND FLOOR | 136.96 | 1474.26 |
| PRO. FIRST FLOOR | 135.09 | 1454.10 |
| TOTAL PROPOSAL AREA | 135.09 | 1454.10 |
| OPEN SPACE | 1063.35 | 11445.84 |
| EXISTING BUILDING | 54.21 | 583.50 |
| ROAD OR STREET | | |
| TO BE REMOVED | | |

## SET BACK DETAILS

| SET BACK | REQUIRED | PROVIDED |
|---|---|---|
| FRONT SETBACK | 1.50m | 1.50m |
| REAR SETBACK | NIL | 27.97m |
| SIDE SETBACK-1 | 1.00m | 1.08m,1.77m |
| SIDE SETBACK-2 | 1.00m | 7.52m |

## JOINERY DETAILS

| | | | | |
|---|---|---|---|---|
| MD | - | DOOR | - | 1.00 X 2.13 |
| D | - | DOOR | - | 1.00 X 2.13 |
| D1 | - | DOOR | - | 0.76 X 2.13 |
| W | - | WINDOW | - | 1.22 X 1.37 |
| V | - | VENTILATOR | - | 0.75 X 0.91 |
| O | - | OPENING | - | 1.00 X 2.13 |

LAND AND BUILDING OWNER


**U.UTHANDARAJ D.C.E**
Registered Engineer Grade -III
Kayathar Reg.No : KYR/2022/18,
58/4,Shenbaga Complex, Kayathar
Cell: 9842893928,6382149262


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

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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.