

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

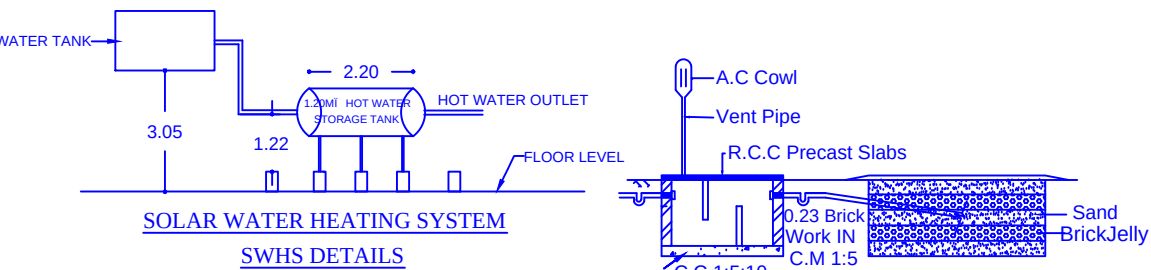
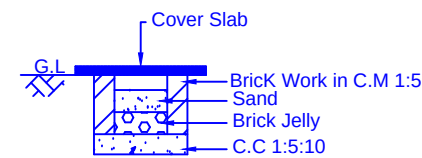
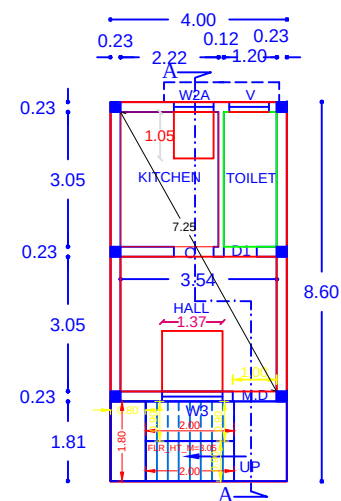
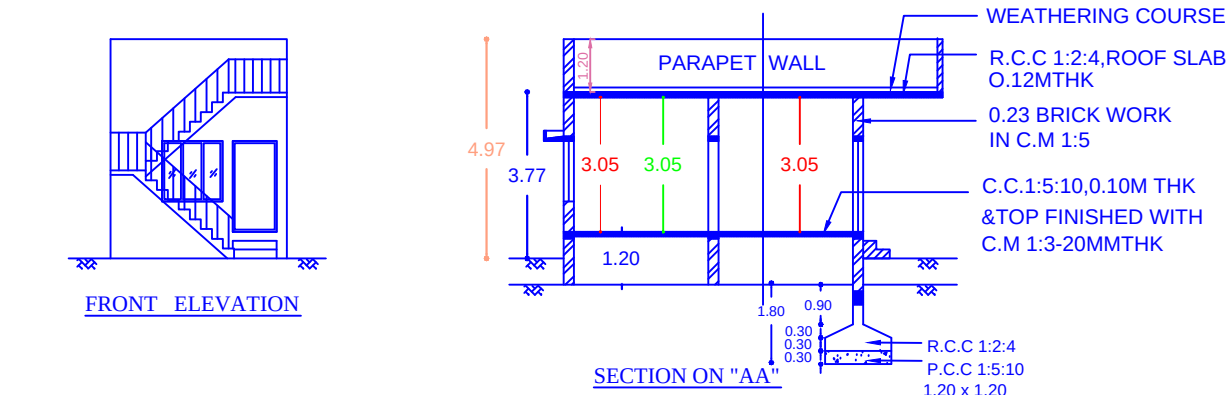
Rural Panchayat

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

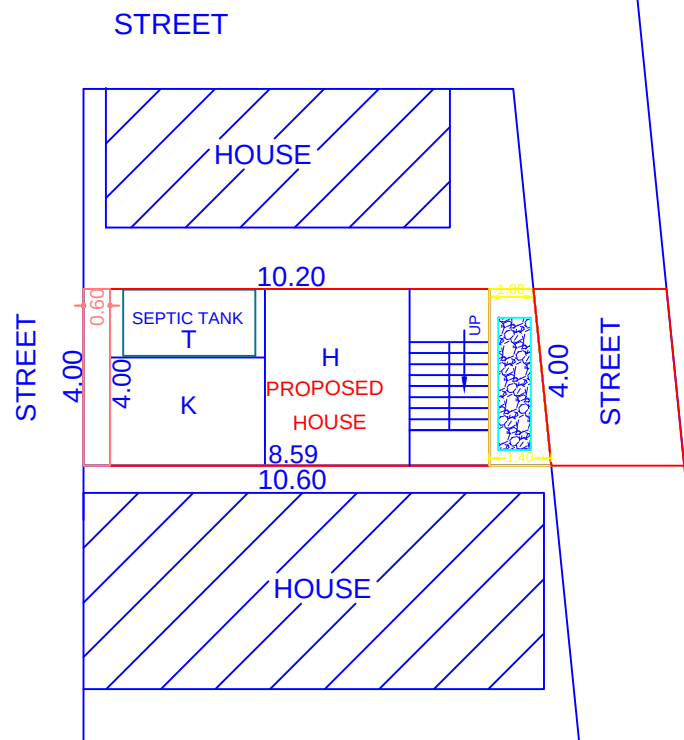
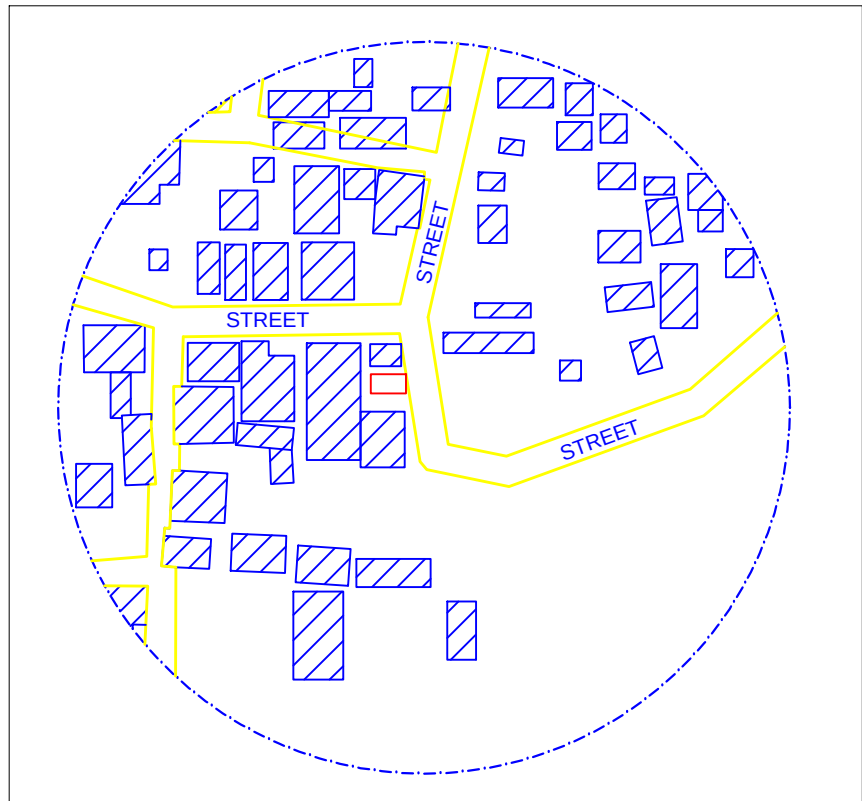
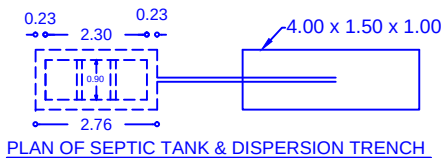
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED RE CONSTRUCTION OF A DWELLING HOUSE IN GROUND FLOOR AFTER DEMOLISHING THE EXISTING HOUSE BEARING DOOR No:44,SURVEY No :291/40, AT WARD No:4, ERACHI VILLAGE & PANCHAYAT, KOVILPATTI UNION,THOOTHUKUDI DISTRICT.

APPLICANT : Thiru.M.PONKALI S/O Thiru.MURUGAN

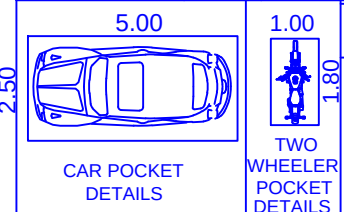


TOTAL NO OF PERSONS = 10
ASSUME 10 PERSONS STAYING IN HOUSE PER DAY
WATER CONSUMPTION AT 60/LIT/PERSON/DAY
TOTAL CONSUMPTION = 10x60=600Lits
NO OF SWHS (1500Lit CAPACITY) 1NO



PARKING CALCULATION:		
NO.OF CAR & TWO WHEELER POCKETS PROVIDED	TOTAL FLOOR AREA	
PARKING PROVIDED	$\frac{34.40}{75M^2} = 0.46$	
FLOOR AREA ABOVE 75 SQM (ONE CAR SPACE FOR EVERY 75 SQM)	NO.OF CAR POCKETS : NIL	
NO.OF TWO WHEELER POCKETS	: 1 Nos.	

FSI DETAILS	PROPOSED	PERMISSIBLE
FSI = $\frac{TOTAL PLINTH AREA}{SITE AREA} = \frac{34.40}{41.60} = 0.827$	0.83	2.00



CERTIFICATE
CERTIFY THAT ALL THE PARTICULARS SHALL BE MADE TO PROVIDE RAINWATER HARVESTING ARRANGMENTS IN THE PROPOSED CONSTRUCTION AS PER PLAN



PLAN INFO
AS_PER_DOCUMENT=41.60
PLOT_AREA_M2= 41.60
PLOT_NO= NO
SURVEY_NO=291/40
PATTA_NO=690
FMB_OR_PLR= 41.60
AS_AT_SITE = 41.60
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=4.00
ROAD_WIDTH = 3.00
ROAD_LENGTH=4.00
AREA_TYPE=EWS
AVG_PLOT_DEPTH= 10.40
AVG_PLOT_WIDTH= 4.00
LAND_USE_ZONE =RESIDENTIAL
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
RWH_DECLARED=YES
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
JURISDICTION_TYPE=RURAL PANCHAYAT
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO

	SQM	SFT
SITE AREA	41.60	448
PROPOSED CONSTRUCTION	34.40	370
AREA OPEN TO SKY	7.20	78

BOUNDARY OF THE SITE	☐
PROPOSED CONSTRUCTION	☐
EXISTING BUILDINGS	☒
ROAD'S & STREET'S	☐
EXISTING TO BE REMOVED	☐

JOINERIES	
D - DOOR ---- 1.00 x 2.10	W - WINDOW --- 1.37 x 1.37
D1- DOOR ----- 0.77 x 2.10	V-VENTILATOR---0.90 x 0.60
W1 -WINDOW --- 0.90 x 1.37	M.D- DOOR ---- 1.00 x 2.10
W2 -WINDOW --- 0.90 x 1.05	

ENGINEER	APPLICANT
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N. Val
N.VALANTINA D.A.A.,
Architects - RAA
Regn. No. 137/LS/2021/00002
23P North Car Street, A.V.K.C Complex,
KOVILPATTI - 628 501.

m. Ponkali

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.

