

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.

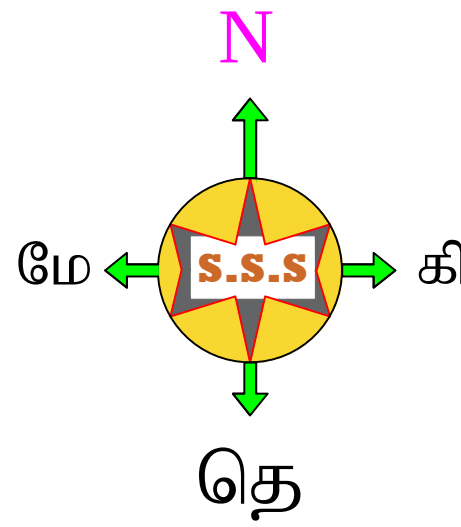
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (MARRAGE HALL) IN DOOR NO . 6/248/1 , WARD NO . 5 , SERVAIKKARANMADAM VILLAGE

SURVEY NOS. 21/1A , 22/2 & 23/1A1 VIDE PATT A NO . 2142 AT EMAYAM PALLI STREET , SERVAIKKARANMADAM VILLAGE & PANCHAYAT ,THOOTHUKUDI TALUK ,

THOOTHUKUDI DISTRICT .

APPLICANT NAME: Mr. D . SENTHIL KANNAN .



PLAN INFO
PLOT_AREA_M2=26666.03
AS_AT_SITE=26666.03
FMB_OR_PLR=26666.03
AS_PER_DOCUMENT=26689.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=YES
ACCESS_WIDTH_M=56.60
WHETHER_GOV_T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=10.20
ROAD_LENGTH=500.00
AVG_PLOT_DEPTH= 275.70
AVG_PLOT_WIDTH= 110.20
LAND_USE_ZONE=COMMERCIAL
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=-
PLOT_NO=-
SURVEY_NO=21/1A , 22/2 , 23/1A1
PATT A_NO=2142
DISTRICT=THOOTHUKUDI
TALUK=THOOTHUKUDI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV_T_BLDG=NO
PROVISION_FOR_GREEN-BUILDING-AND_SUSTAINABILITY=YES
FIRE-PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
OSR_APPLICABLE=YES
OSR_SURRE_BUYBACK_RETAIN=BUYBACK
JURISDICTION_TYPE=PANCHAYAT
IS_APPROVED_LAYOUT=YES
PREMIUM_FSL_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=6

AREA DETAILS :-

PARTICULARS	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	26689.00	287280.396
SITE AREA AS PER SITE	26666.03	287033.147
SITE AREA AS SUPER IMPOSED	26666.03	287033.147
PROPOSED BUILDING AREA IN G.F	184.50	1985.96
OPEN SPACE AREA	128446.84	1391941.27

DESCRIPTIONS	TOTAL BUILT UP AREA	NON FSI AREA COVERED PARKING	FSI AREA OPENING	FSI AREA
PRO GROUND FLOOR AREA	185.50	-	-	184.50
FIRST FLOOR AREA	---	-	-	---
PRO SECOND FLOOR AREA	---	-	-	---
TOTAL AREA	185.50	-	-	185.50

FLOOR SPACE INDEX (FSI) = 0.0069 < 2

PARKING CALCULATION:-

DESCRIPTIONS	CARS	TWO WHEELER
REQUIRED PARKING	1	1
AVAILABLE PARKING	6	2

JOINERY DETAILS

MD	-	DOOR	-	2.00 X 2.13
D	-	DOOR	-	1.50 X 2.13
W	-	WINDOW	-	1.83 X 1.52
W1	-	WINDOW	-	4.53 X 1.52
W2	-	WINDOW	-	1.22 X 1.22
V	-	VENTILATOR	-	0.91 X 1.22

SET BACK DETAILS :-	REQUIRED	AVAILABLE
FRONT	=	3.00 M
SIDE 1	=	1.00 M
SIDE 2	=	1.00 M
REAR	=	N.A

HEIGHT OF BUILDING = 5.30 M

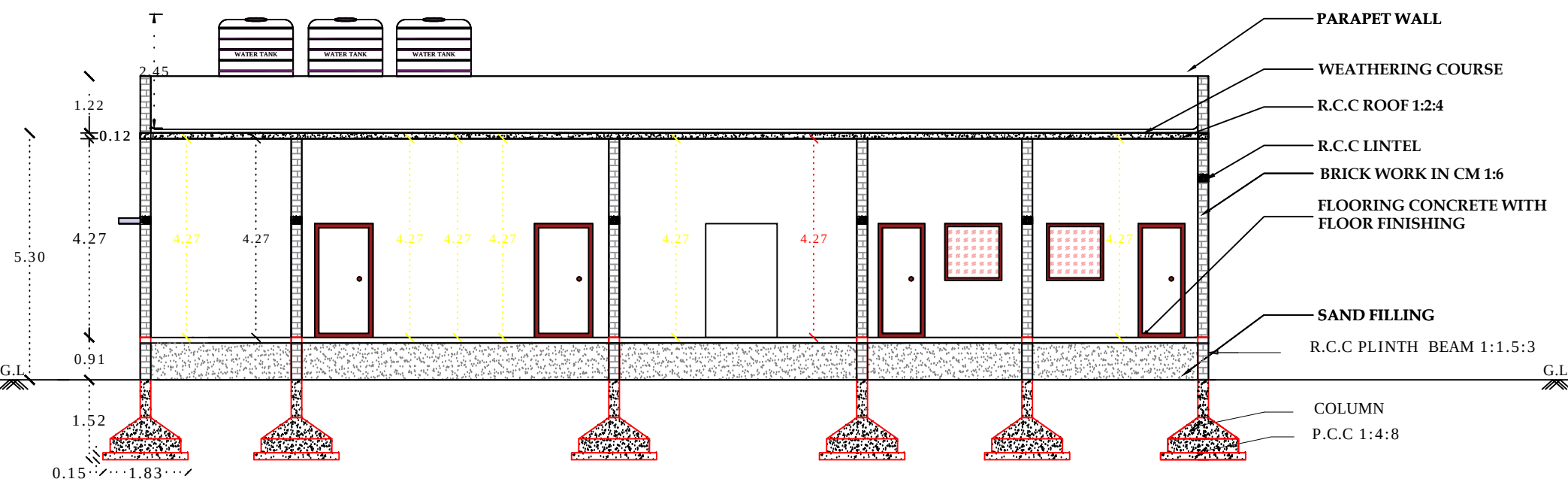
ALL DIMENSIONS ARE IN METRE (SCALE - 1:100)

APPLICANT SITE	
PROPOSAL	
EXISTING BUILDING	
EXISTING ROAD	
DEMOLISHED AERA	

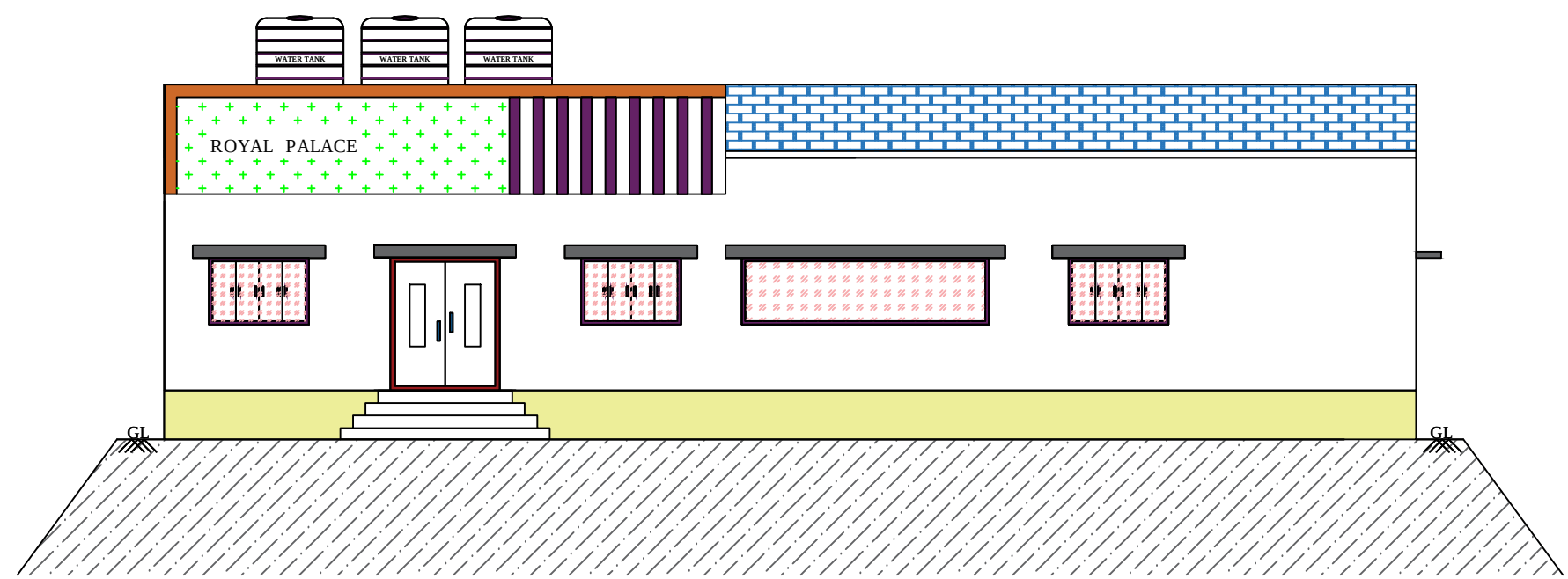
LAND & BUILDING OWNER

E.R.DEVARAJ D.C.E.,
REGISTERED ENGINEER
THOOTHUKUDI & OTTAPIDARAM
PANCHAYAT UNION
IG43, NGULESAN NAGAR
THOOTHUKUDI - 628008
CELL NO: 9500720009, 9245109614

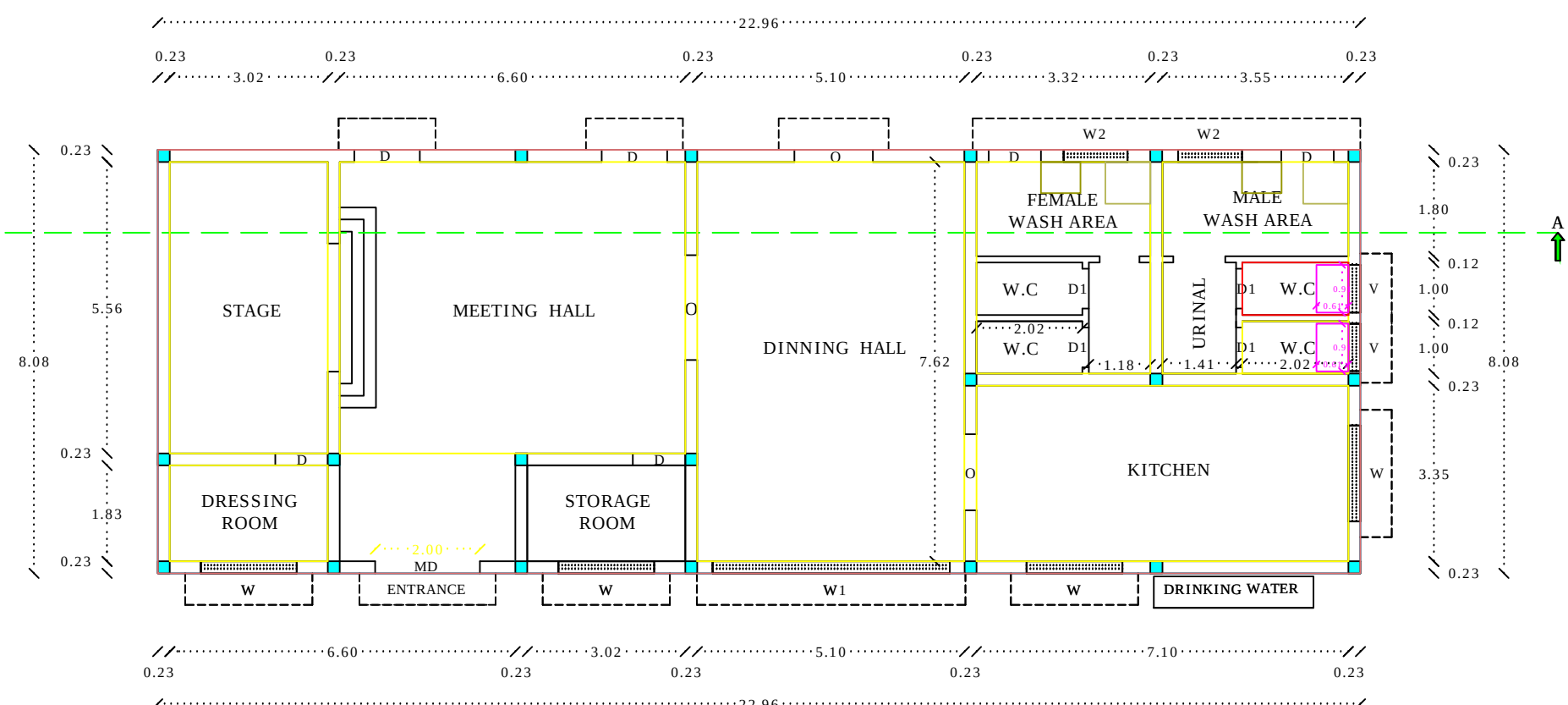
REGISTERED ENGINEER



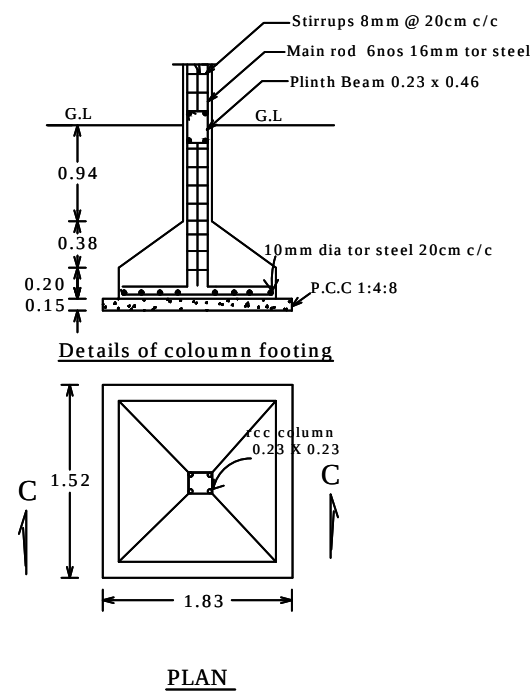
SECTION ON - AA



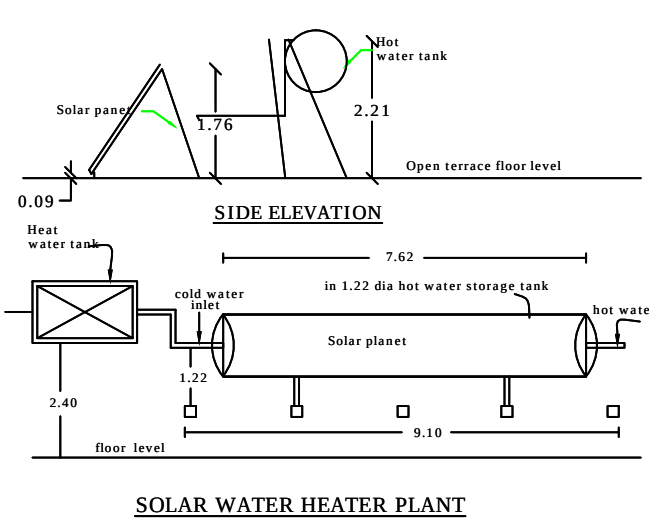
FRONT ELEVATION



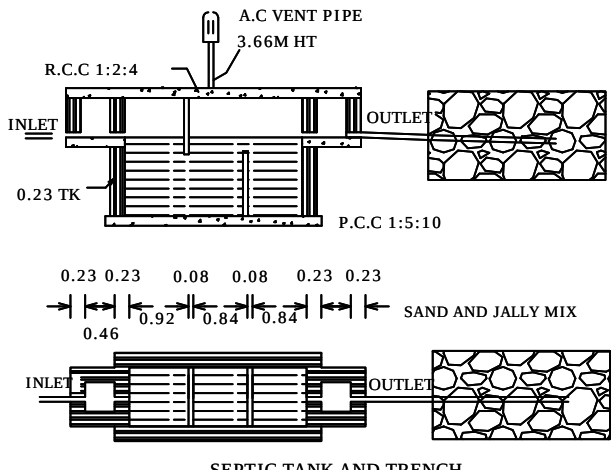
GROUND FLOOR PLAN



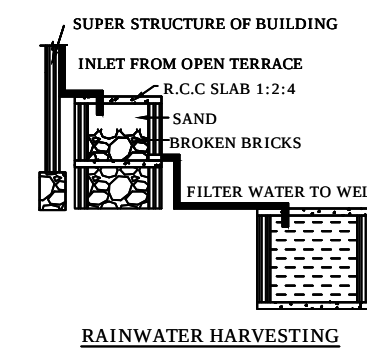
PLAN



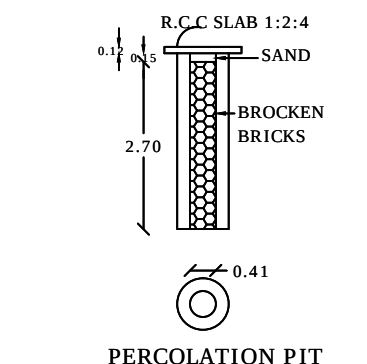
SOLAR WATER HEATER PLANT



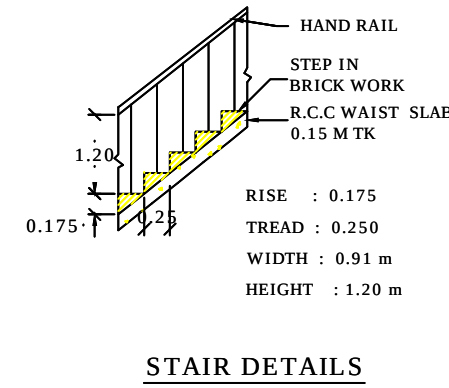
SEPTIC TANK AND TRENCH



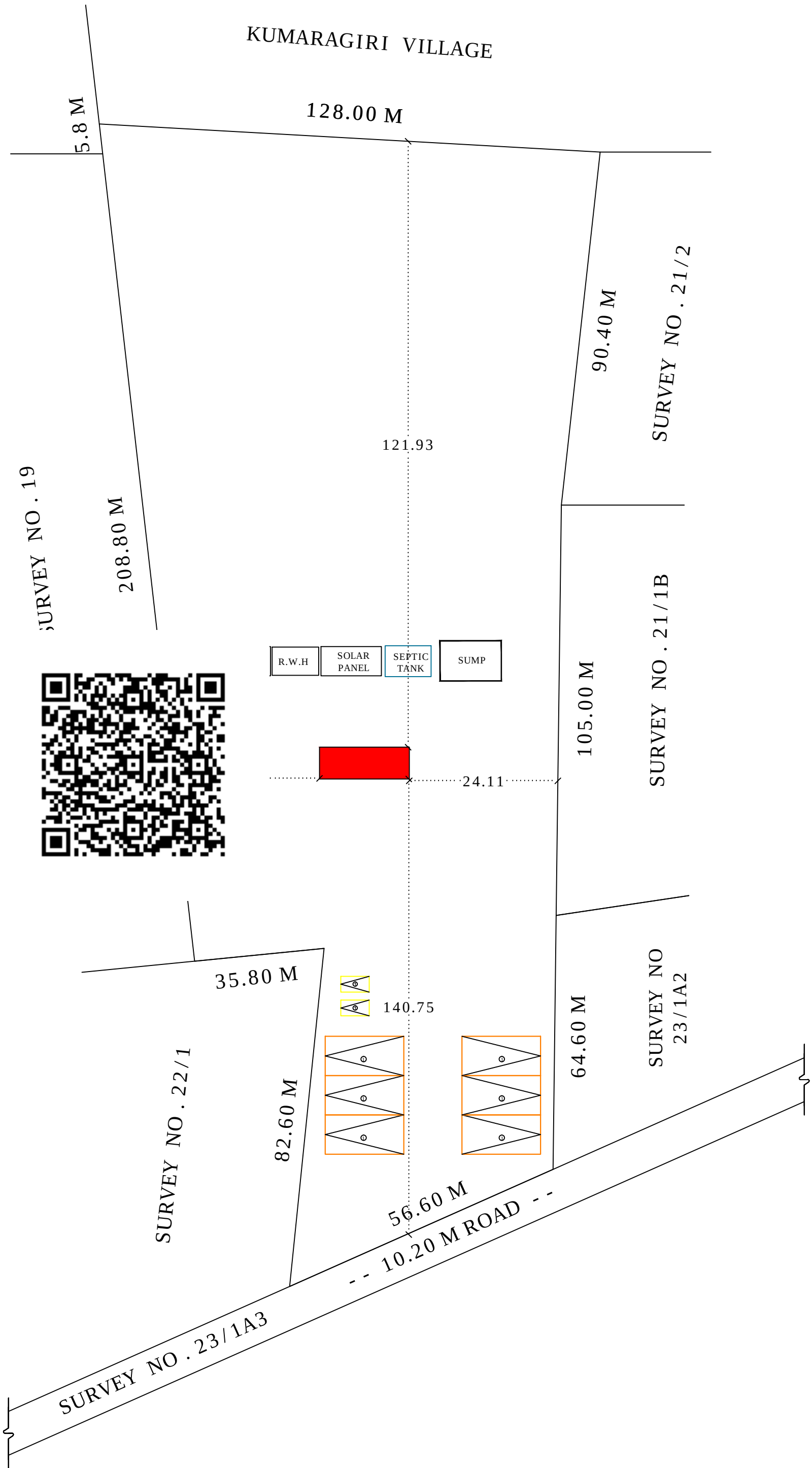
DETAILS OF FILTER BED & WELL



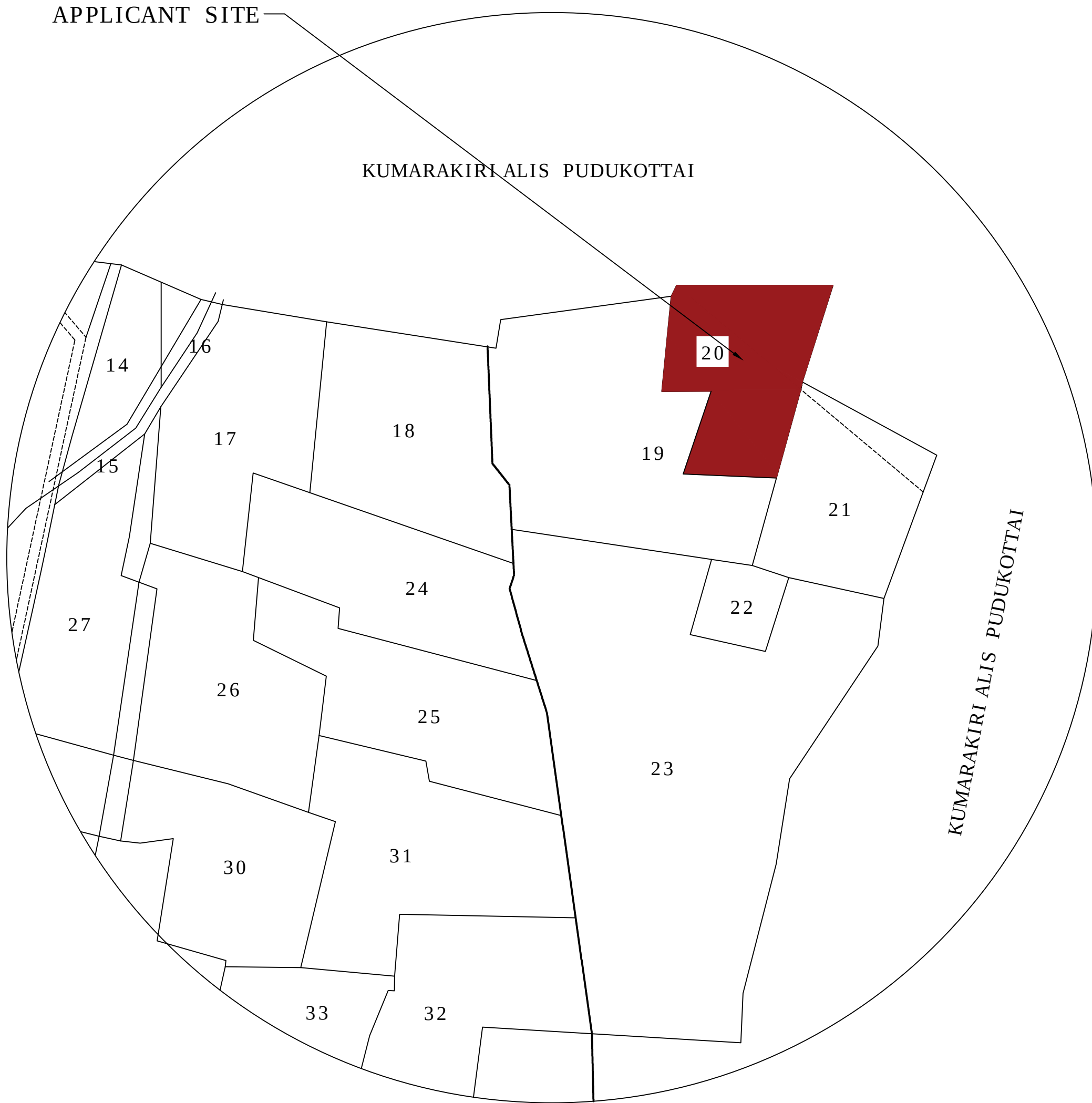
PERCOLATION PIT



STAIR DETAILS



SITE PLAN (SCALE 1:800)



TOPO PLAN (SCALE 1:2000)

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.

