PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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.

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Chennai 600 097, India

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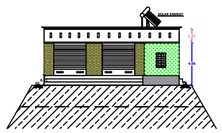
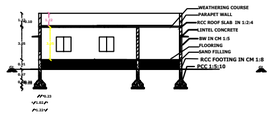
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN GROUND FLOOR IN SURVEY NO - 212/1 , WARD NO-17 AT THIRUMARAIYUR , SELECTION GRADE TOWN PANCHAYAT , NAZARETH , ERAL TALUK , THOOTHUKUDI DISTRICT.

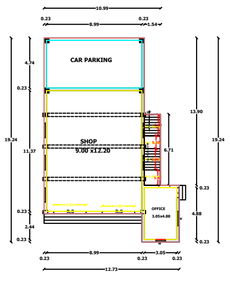
APPLICANT NAME : Mr. J . RAJASINGH S/O Mr . JEBARAJ .



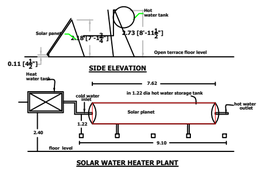
FRONT ELEVATION



SECTION ON -A A



GROUND FLOOR PLAN



SIDE ELEVATION

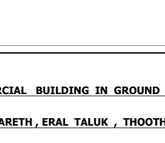
SOLAR WATER HEATER PLANT

COMPOUND WALL DETAIL
scale: 0'1" = 4'0"

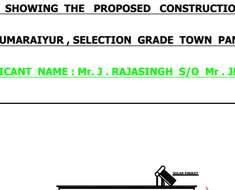
PERCOLATION PIT

GATE ELEVATION

DETAILS OF STAIRCASE

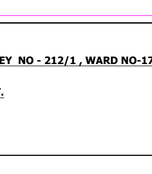


DETAILS OF COLUMN FOOTING



SEPTIC TANK AND TRENCH

DETAILS OF COLUMN PLAN



RAINWATER HARVESTING

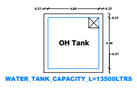


DETAILS OF FILTER BED & WELL

RAIN WATER COLLECTION TRENCH

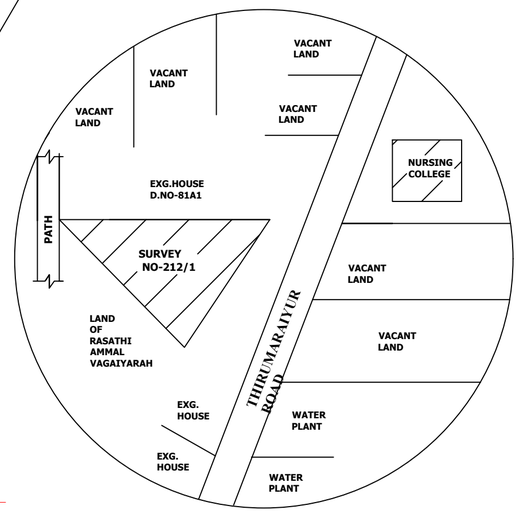


RWH_CAPACITY_L = 2000LTRS



WATER_TANK_CAPACITY_L=13500LTRS

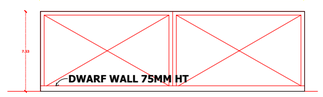
SITE PLAN : (SCALE 1:100)



TOPO PLAN : (SCALE 1:2000)



WICKET GATE



MAIN GATE

PLAN INFO
PLOT_AREA_M2=974.81
AS_AT_SITE=974.81
FMB_OR_PLR=974.81
AS_PER_DOCUMENT=999.93
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=39.04
WHETHER_GOVT_OR_AIDED_SCHOOL=YES
ROAD_WIDTH=9.00
ROAD_LENGTH=350.00
AVG_PLOT_DEPTH= 54.985
AVG_PLOT_WIDTH= 39.04
LAND_USE_ZONE=COMMERCIAL
SURVEY_NO=212/1PART
PATTA_NO=3484
DISTRICT=THOOTHUKUDI
TALUK=ERAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN-BUILDING-AND_SUSTAINABILLITY=NO
FIRE-PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
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=5

PLAN INFO

AREA DETAILS :-

PARTICULARS	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	999.93	10759.32
SITE AREA AS PER SITE	974.81	10488.95
SITE AREA AS SUPER IMPOSED	974.81	10488.95
PROPOSED BUILDING AREA IN G.F	185.00	1991.34
PROPOSED BUILDING AREA IN F.F	- - -	- - -
PROPOSED BUILDING AREA IN S.F	- - -	- - -
OPEN SPACE AREA	789.81	8497.61
EXG.BUILDING REMOVED AREA	121.63	1308.74

DESCRIPTIONS	TOTAL BUILT UP AREA	NON FSI AREA		FSI AREA
		COVERED PARKING	OPENING	
PRO GROUND FLOOR AREA	185.00	-	-	185.00
FIRST FLOOR AREA	-	-	-	-
PRO SECOND FLOOR AREA	-	-	-	-
TOTAL AREA	185.00	-	-	185.00

FLOOR SPACE INDEX (FSI) = 0.189 < 2

PARKING CALCULATION:-

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

JOINERY DETAILS

R/ S	- ROLLING SHUTTER	-	3.05 X 2.44
D1	- DOOR	-	0.76 X 2.13
D	- DOOR	-	0.91 X 2.13
W	- WINDOW	-	1.37 X 1.37
W1	- WINDOW	-	0.91 X 1.22
V	- VENTILATOR	-	0.6 X 0.91

SET BACK DETAILS :-	REQUIRED	AVAILABLE
FRONT =	1.50 M	4.90 M
SIDE 1 =	1.00 M	8.07 M
SIDE 2 =	1.00 M	2.00 M
REAR =	N.A	NIL

HEIGHT OF BUILDING = 4.07 M

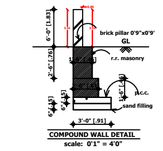
ALL DIMENSIONS ARE IN METRE (SCALE - 1:100)

APPLICANT SITE
PROPOSAL
EXISTING BUILDING
EXISTING ROAD
DEMOLISHED AERA

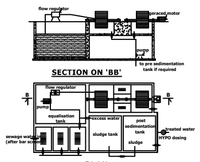
LAND & BUILDING OWNER

Er.M. Senthil Kumar B.Tech ,
Consulting Civil Engineer & Licensed Surveyor ,
LUCKY CONSTRUCTION
No.18 , Bus Stand Builiding ,
Nazarath - 628617

REGISTERED ENGINEER



COMPOUND WALL DETAIL
scale: 0'1" = 4'0"



SECTION ON 'BB'

PLAN

DETAILS OF SEWAGE TREATMENT PLANT

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.