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.

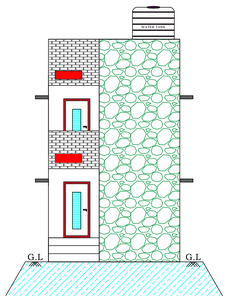
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE AFTER REMOVING THE EXISTING BUILDING BEARING DOOR NO . 14/537, WARD NO.14 , PLOT NO. 19 , S NO. 185/23 PART AT SAMIRVIAS NAGAR , MAPPILLAIURANI VILLAGE , THOOTHUKUDI PANCHAYAT UNION , THOOTHUKUDI TALUK AND DISTRICT.

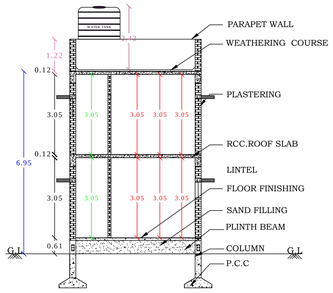
APPLICANT NAME : Mr. G.MUTHU NARAYANAN .

PLAN INFO
PLOT_AREA_M2=108.50
PLOT_NO= PLOT NO . 19 , DOOR NO . 14/537 , WARD NO . 14
SURVEY_NO=185/23 PART ( MAPPILLAIURANI VILLAGE )
AS_PER_DOCUMENT=108.50
AS_AT_SITE=108.50
FMB_OR_PLR=108.50
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=-
TALUK=THOOTHUKUDI
DISTRICT=THOOTHUKUDI
CRZ=NO
ACCESS_WIDTH_M= 6.70
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=10.00
AVG_PLOT_DEPTH= 15.55
AVG_PLOT_WIDTH= 7.00
AREA_TYPE=OTHERS
ROAD_WIDTH=6.70
ROAD_LENGTH=350
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS =NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT

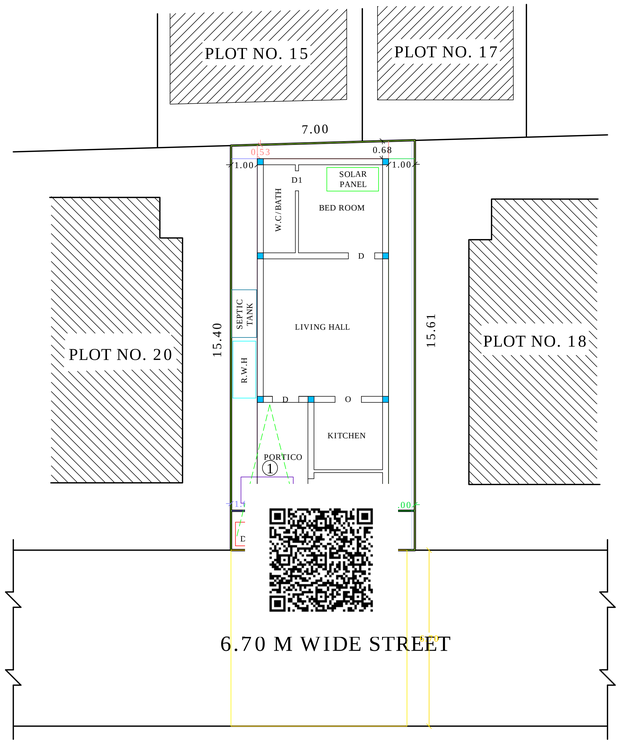
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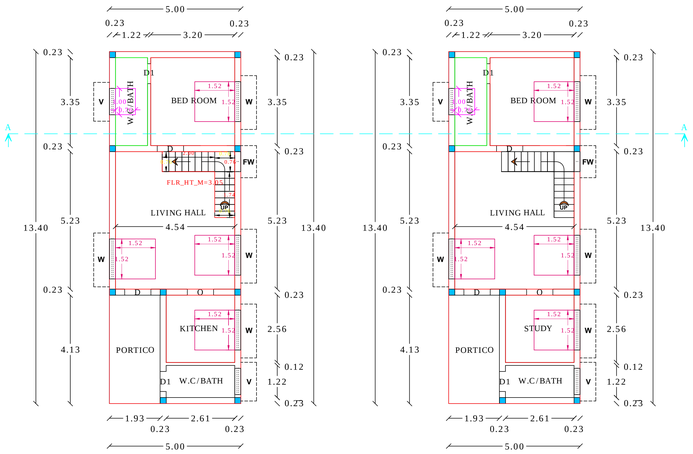

FRONT ELEVATION




SECTION ON - 'A A'



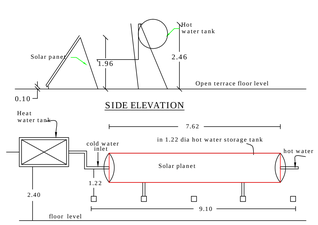

SITE PLAN ( SCALE 1:100 )




GROUND FLOOR PLAN



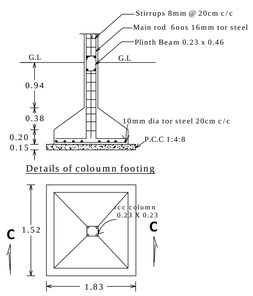

FIRST FLOOR PLAN




SIDE ELEVATION

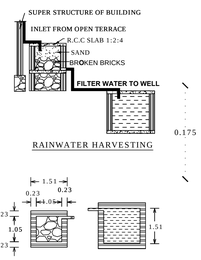



SOLAR WATER HEATER PLANT



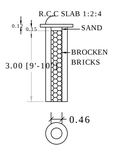

Details of coloumn footing

PLAN

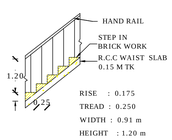



RAINWATER HARVESTING

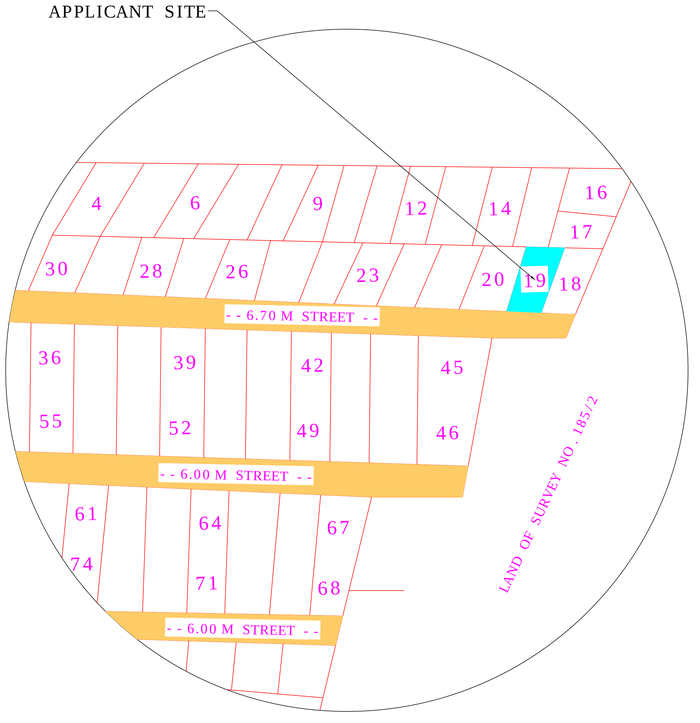
DETAILS OF FILTER BED & WELL




PERCOLATION PIT




STAIR DETAILS




TOPO PLAN ( SCALE 1:2000 )

PARKING DETAILS

SUM OF FLOOR F.S.I AREA = 133.96 Sq.M

| | | |
|---|---|---|
| REQUIRED CAR PARKING | = | 1 Nos |
| PROVIDED CAR PARKING | = | 1 Nos |
| REQUIRED TWO WHEELER PARKING | = | 1 Nos |
| PROVIDED TWO WHEELER PARKING | = | 1 Nos |

## FLOOR SPACE INDEX

| | | |
|---|---|---|
| SUM OF FLOOR AREA | = | 133.96 Sq.m |
| SITE AREA | = | 108.50 Sq.m |
| FLOOR SPACE INDEX | = | SUM OF ALL FLOOR AREA / SITE AREA |
| | | = ( 133.96 / 108.50 ) = 1.23 < 2.00 |

## SETBACK DETAILS

| | REQUIRED | PROVIDED |
|---|---|---|
| FRONT SET BACK | 1.50 m | 1.50 m |
| SIDE SET BACK-1 | 1.00 m | 1.00 m |
| SIDE SET BACK-2 | N.A | 1.00 m |
| REAR SET BACK | NA | 0.53 m |

ALL DIMENSIONS ARE IN METRE
SCALE 1:100

| AREA STATEMENT | SQMT | SQFT |
|---|---|---|
| APPLICANT SITE AREA | 108.50 | 1167.90 |
| PROPOSED GROUND FLOOR | 66.98 | 720.97 |
| PROPOSED FIRST FLOOR | 66.98 | 720.97 |
| OPEN SPACE | 41.52 | 446.93 |

## JOINERY DETAILS

| | |
|---|---|
| D-DOOR | 0.95 X 2.13 |
| D1-DOOR | 0.76 X 2.13 |
| W - WINDOW | 1.52 X 1.52 |
| V-VENTILATOR | 1.00 X 0.76 |

LAND & BUILDING OWNER

R. LAKSHMANAN, D.C.E,
"Premier Consultancy"
Registered engineer grade - III
Thoothukudi Panchayat Union
Reg. no. TUT/2022/01
90, V.M. Koil Street,
THOOTHUKUDI - 628002.

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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OMR Thoraipakkam,
Chennai 600 097, India
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+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.