

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN

AFTER DISMANTLING THE EXG.SHOPS DOOR.NO-19E,19E1,19E2,NATHAM SURVEY

NO-976/8,WARD NO-06 AT MUTHARAMMANKOVIL EAST STREET,TOWN PANCHAYAT

ALWARTHIRUNAGARI.THOOOTHUKUDI DIST.

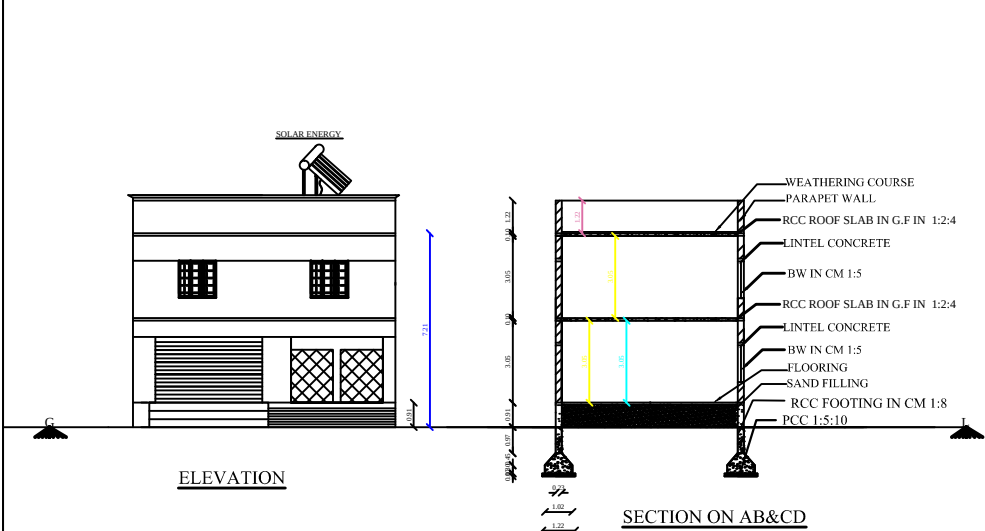
KEY PLAN

OWNER NAME

Mr.J.SURESH

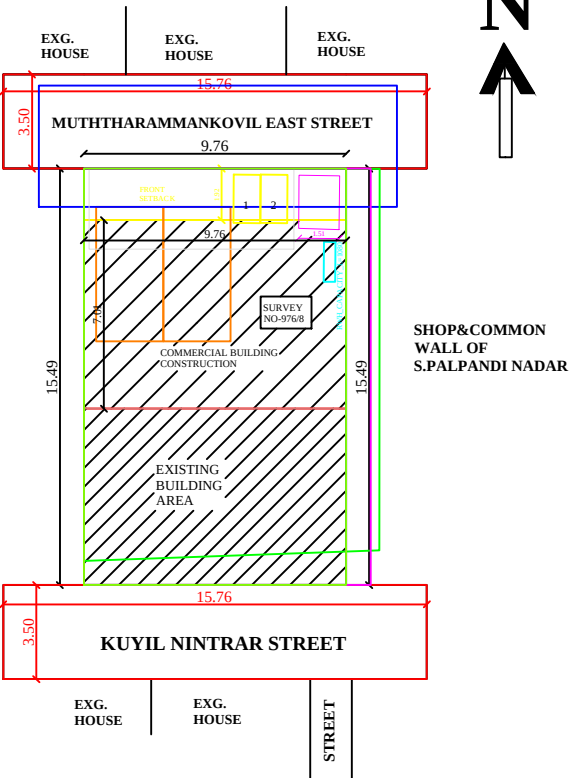
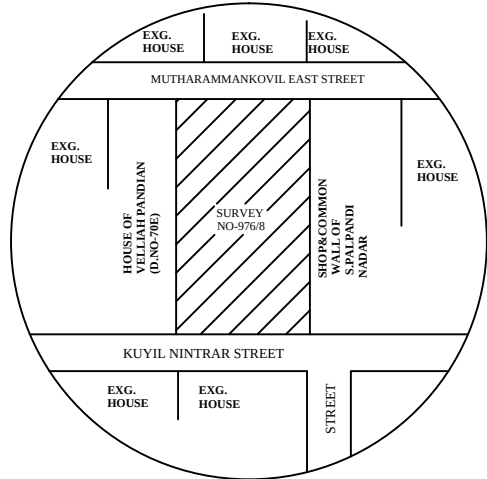
S/O.Mr.JESUDHASAN

All Dimensions Are in Metre Scale 1:100

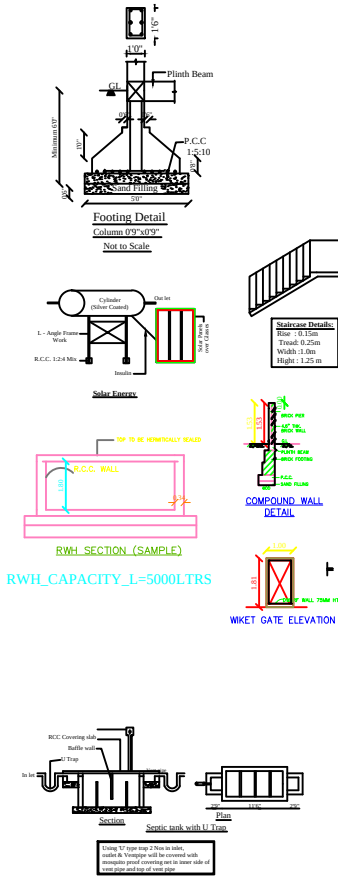


SITE PLAN

SCALE:1:100



PLAN INFO
PLOT_AREA_M2=151.00
FMB_OR_PLR=158.37
AS_PER_DOCUMENT=151.18
AS_AT_SITE=165.28
EXISTING_BUILDING_AREA=64.03
SINGLE_FAMILY_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=YES
SECURITY_ZONE=YES
ACCESS_WIDTH_M=3.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.50
ROAD_LENGTH=15.76
AREA_TYPE=CBA
AVG_PLOT_DEPTH=15.49
AVG_PLOT_WIDTH=9.76
LAND_USE_ZONE=COMMERCIAL
PLOT_NO=0
DISTRICT=THOOOTHUKUDI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
SURVEY_NO=976/8
PATTA_NO=1220
TALUK=ERAL
NOC_FIRE_DEPT=YES
PREMIUM_FSI_REQUIRED=YES
IS_APPROVED_LAYOUT=YES
BLOCK_1_B-SHOP_MEMBER_COUNT=2
BLOCK_1_B-SHOP_NON_RESIDENTIAL_MEMBER_COUNT=0
JURISDICTION_TYPE=TOWNPANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=YES
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN



OFFICEUSE		
AREA DETAILS		
TOTAL AREA OF SITE BY DOCUMENT	151.00	1625.60
TOTAL AREA OF SITE BY PATTA TSLR	151.00	1625.60
AREA AS ON SITE	165.28	1778.41
DISMANTLING AREA	45.00	484.20
DOOR NOS-19E,19E1,19E2		
PRO.GROUND FLOOR	68.42	736.19
PRO.CONSTN.FIRST FLOOR	68.42	736.19
TOTAL PROPOSED CONSTN.AREA	136.84	1472.39
OPEN AREA OF SITE	14.16	152.36

PLOT COVERAGE	
PLOT COVERAGE	$\frac{68.42+64.03}{151.00} = 87.71\%$
F.S.I	$\frac{68.42+68.42}{151.00} = 0.90$

SCHEDULE OF OPENINGS			
RS	3.97 X 2.44	D1	0.76 X 2.13
W1	0.91 X 1.22	D	0.91 X 2.13
V	0.90 X 0.60	W	1.37 X 1.22

LEGEND	
OWNER'S BOUNDARY IN	☐
PROPOSED CONSTRUCTION WORK IN	☒
EXISTING ROAD / STREET IN	☐

OWNER

Mr.J.SURESH, S/O.Mr.JESUDHASAN

REGISTERED ENGINEER

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.

