

PP

APPROVAL RECORD

# Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

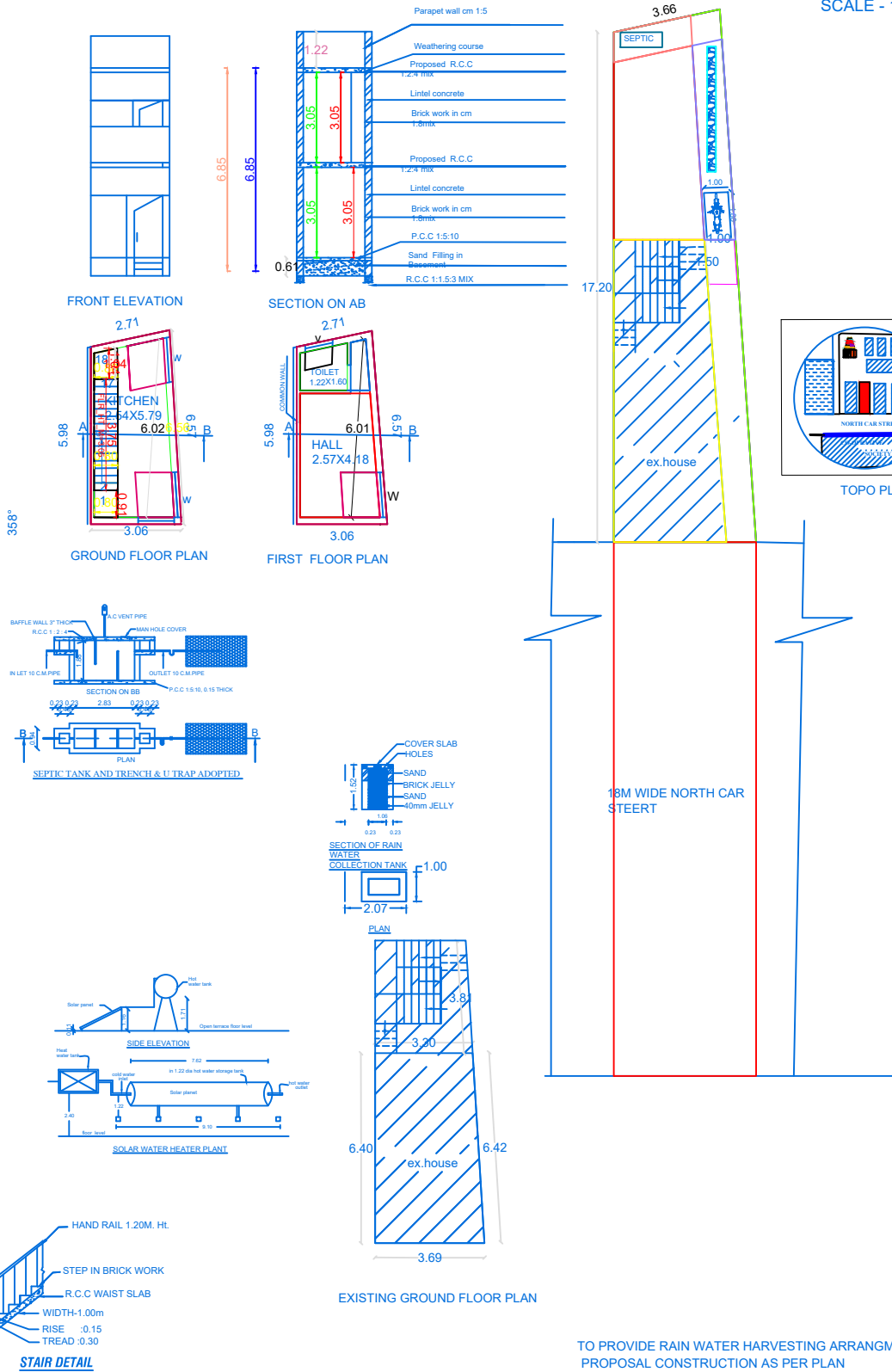
ISSUING AUTHORITY

**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 RECONSTRUCTION OF GROUND FLOOR  
AND FIRST FLOOR AFTER DEMOLISHING THE EXISTING BUILDING  
BEARING DOOR No 101, IN SURVEY No.301/17 AT NORTH CAR  
STREET ETTAYAPURAM TOWN PANCHAYAT SCALE 1:100  
NAME OF THE BUILDING OWNER : Tmt. G. MUTHULAKSHMI W/o. GOPI KRISHNAN



TO PROVIDE RAIN WATER HARVESTING ARRANGMENTS IN THE  
PROPOSAL CONSTRUCTION AS PER PLAN

**PARKING CALCULATION:**

TOTAL F.A BELOW 50 sq.mt. } = TOTAL FLOOR AREA  
= NO CAR PARKING } =  $\frac{75 \text{ Sq.mt.}}{35.88} = 0.47 \approx 2.00$

**PARKING PROVIDED:-**

NO. OF CAR POCKETS : NIL  
NO. OF BIKE POCKETS : 1 No

| FSI DETAILS            | PROPOSED |
|------------------------|----------|
| $\frac{35.88}{174.44}$ | 0.24     |

**COLOR INDEX**

| SITE BOUNDARY     |  |
|-------------------|--|
| PROPOSED BUILDING |  |
| ROAD AND STREET   |  |
| EXG. BUILDINGS    |  |

**AREA DETAILS**

|                                  |                      |       |        |
|----------------------------------|----------------------|-------|--------|
| AREA OF SITE                     | EXTENT super imposed | 74.44 | 801.27 |
| AREA OF PROPOSED GROUND FLOOR    |                      | 17.94 | 193.10 |
| AREA OF PROPOSED FIRST FLOOR     |                      | 17.94 | 193.10 |
| AREA OF EXISTING IN GROUND FLOOR |                      | 22.37 | 240.79 |
| AREA OF EXISTING IN FIRST FLOOR  |                      | 22.37 | 240.79 |
| AREA OF EXISTING STAIR CASE      |                      | 12.04 | 129.59 |
| AREA OF OPEN TO SKY              |                      | 22.09 | 237.77 |

**JOINERY DETAILS**

| DESCRIPTION |             |
|-------------|-------------|
| DOOR        | 1.22 x 2.10 |
| DOOR        | 1.10 x 2.10 |
| DOOR        | 0.76 x 2.10 |
| WINDOW      | 1.65 x 1.22 |
| VENTILATOR  | 0.91 x 0.61 |

**APPLICANT**

**ENGINEER**

  
Er.N.RAMESHKUMAR B.TECH  
Registered Engineer-Grade-II  
Regn. No-137/LS/2019/00004  
**GRAAYMAX CONSTRUCTION**  
49 C SOUTH BAZZAR Kovilpatti-628501  
Mob-9443416160

PLAN INFO  
PLOT\_AREA\_M2=74.44  
AS\_AT\_SITE=73.90  
FMB\_OR\_PLR=79.20  
AS\_PER\_DOCUMENT=90.04  
DISTRICT=THOOTHUKUDI  
TALUK=ETTAYAPURAM  
SURVEY\_NO=301/16,17  
PATTA\_NO=2059,2671  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IS\_APPROVED\_LAYOUT=YES  
DOUBLE\_FAMILY\_BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=3.66  
ROAD\_WIDTH=18.00  
ROAD\_LENGTH=120.60  
AVG\_PLOT\_DEPTH= 17.60  
AVG\_PLOT\_WIDTH= 4.23  
LAND\_USE\_ZONE = RESIDENTIAL  
PLOT\_NO=NIL  
RWH\_DECLARED=YES  
OSR\_APPLICABLE=NO  
OSR\_SURR\_BUYBACK\_RETAIN=NO  
PREMIUM\_FSI\_REQUIRED=NO  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE=OTHERS  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVT\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
JURISDICTION\_TYPE=TOWN PANCHAYAT  
IF\_HERITAGE\_TOWN\_LESS THAN\_1KM\_RADIUS=NO

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

