

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 DWELLING HOUSE AFTER REMOVING THE EXISTING BUILDING BEARING DOOR NO . 9/1261-4 , PLOT NO . 17 , MAPPILLAIUARANI VILLAGE SURVEY NO . 77/4A1C PART VIDE PATT A NO . 1108 AT SANTHANAMARI AMMAN KOVIL STREET ,K.V.K. SAMY NAGAR , MAPPILLAIURANI VILLAGE & PANCHAYAT , THOOTHUKUDI PANCHAYAT UNION , THOOTHUKUDI TALUK AND THOOTHUKUDI DISTRICT .

APPLICANT NAME: Mr. M . KANAGARAJ .

PLAN INFO

PLAN INFO
PLOT_AREA_M2=178.36
PLOT_NO= 17
SURVEY_NO= 77/4A1C PART (MAPPILLAIURANI)
AS_PER_DOCUMENT=178.372
AS_AT_SITE=178.36
FMB_OR_PLR=178.36
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATT A_NO=1108
TALUK=THOOTHUKUDI
DISTRICT=THOOTHUKUDI
CRZ=NO
ACCESS_WIDTH_M=9.45
WHETHER_GOV T_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=-
AVG_PLOT_DEPTH= 18.29
AVG_PLOT_WIDTH= 9.755
AREA_TYPE=OTHERS
ROAD_WIDTH= 6.10
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_GOV T_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 UNION

AREA DETAILS :-

PARTICULARS		SQ.M	SQ.FT	
SITE AREA AS PER DOCUMENT		178.372	1920.00	
SITE AREA AS PER SITE		178.36	1920.00	
SITE AREA AS SUPER IMPOSED		178.36	1920.00	
PROPOSED BUILDING AREA IN G.F		92.95	1000.51	
OPEN SPACE AREA		85.41	919.49	
EXG.BUILDING REMOVED AREA		-	-	
DESCRIPTIONS	TOTAL BUILT UP AREA	NON FSI AREA		FSI AREA
		COVERED PARKING	OPENING	
PRO GROUND FLOOR AREA	92.95	-	-	92.95
FIRST FLOOR AREA	-	-	-	-
PRO SECOND FLOOR AREA	-	-	-	-
	92.95	-	-	92.95

FLOOR SPACE INDEX (FSI) = 0.52 < 2

PARKING CALCULATION:-

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

JOINERY DETAILS

D	-	DOOR	-	1.00 X 2.13
D1	-	DOOR	-	0.76 X 2.13
W	-	WINDOW	-	1.52 X 1.52
FW	-	FRENCH WINDOW	-	0.76 X 1.83
V	-	VENTILATOR	-	0.76 X 0.76

SET BACK DETAILS :-		REQUIRED	AVAILABLE
FRONT	=	1.50 M	1.50 M
SIDE 1	=	1.00 M	1.00 M
SIDE 2	=	1.00 M	1.05 M
REAR	=	N.A	4.31 M

HEIGHT OF BUILDING = 4.08 M

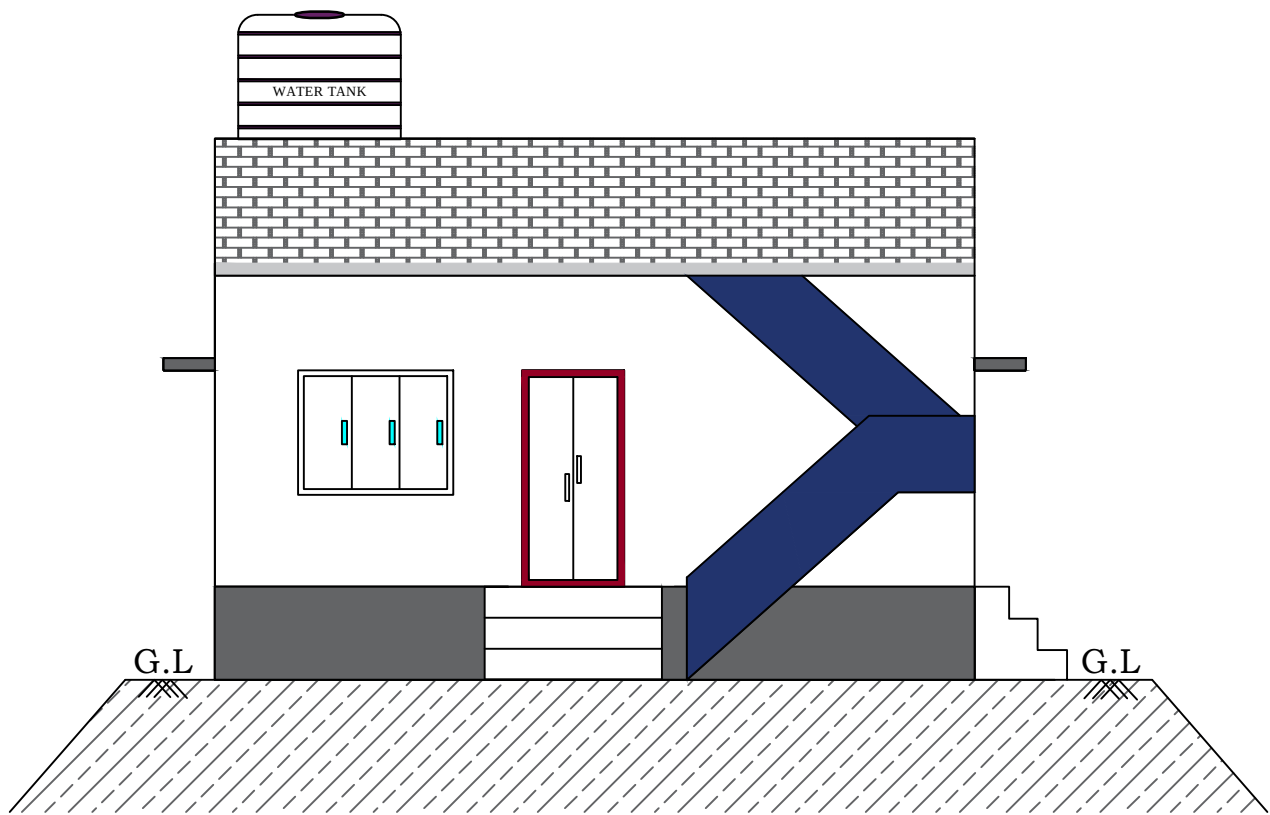
ALL DIMENSIONS ARE IN METRE (SCALE - 1:100)

APPLICANT SITE	
PROPOSAL	
EXISTING BUILDING	
EXISTING ROAD	
DEMOLISHED AERA	

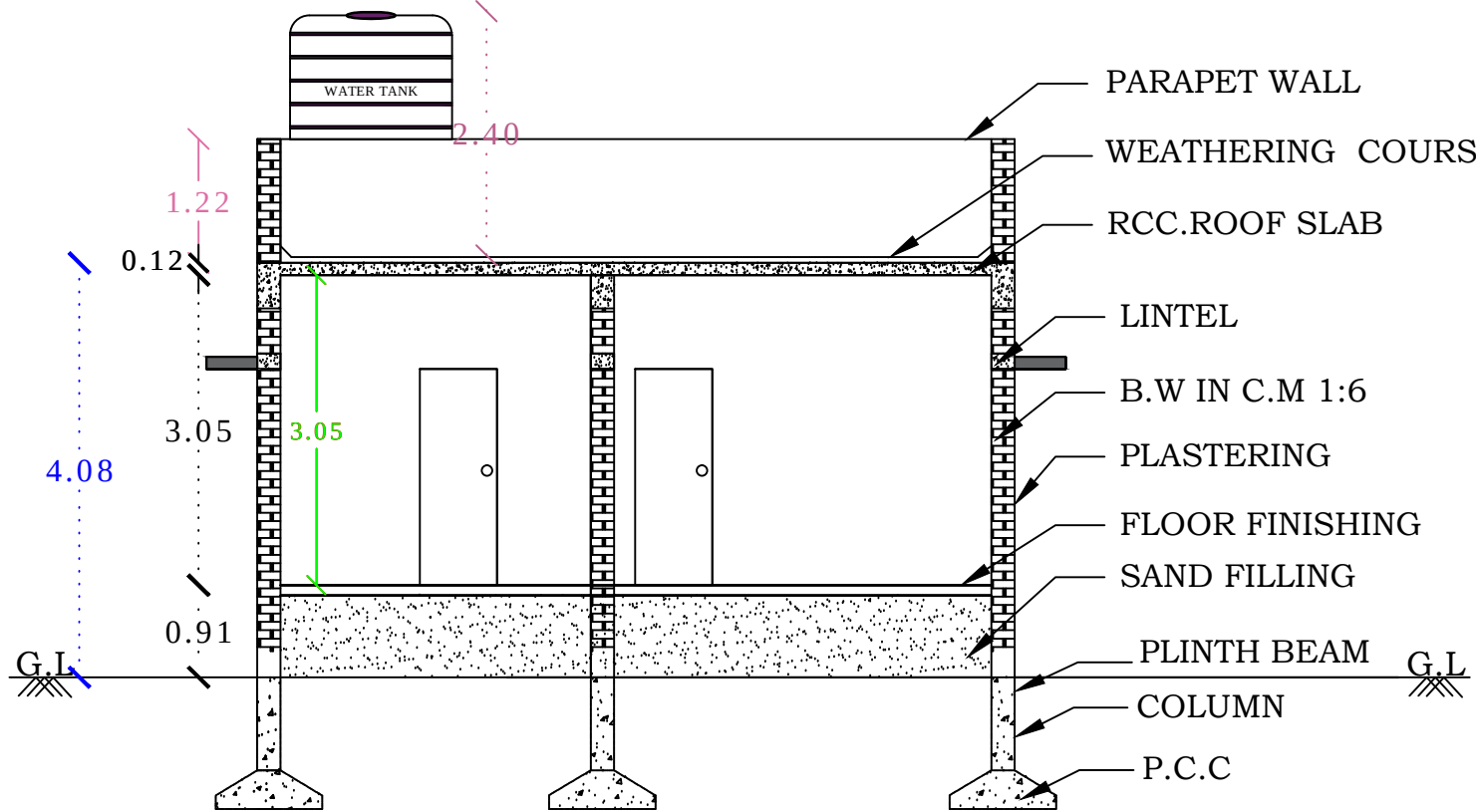
LAND & BUILDING OWNER

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.

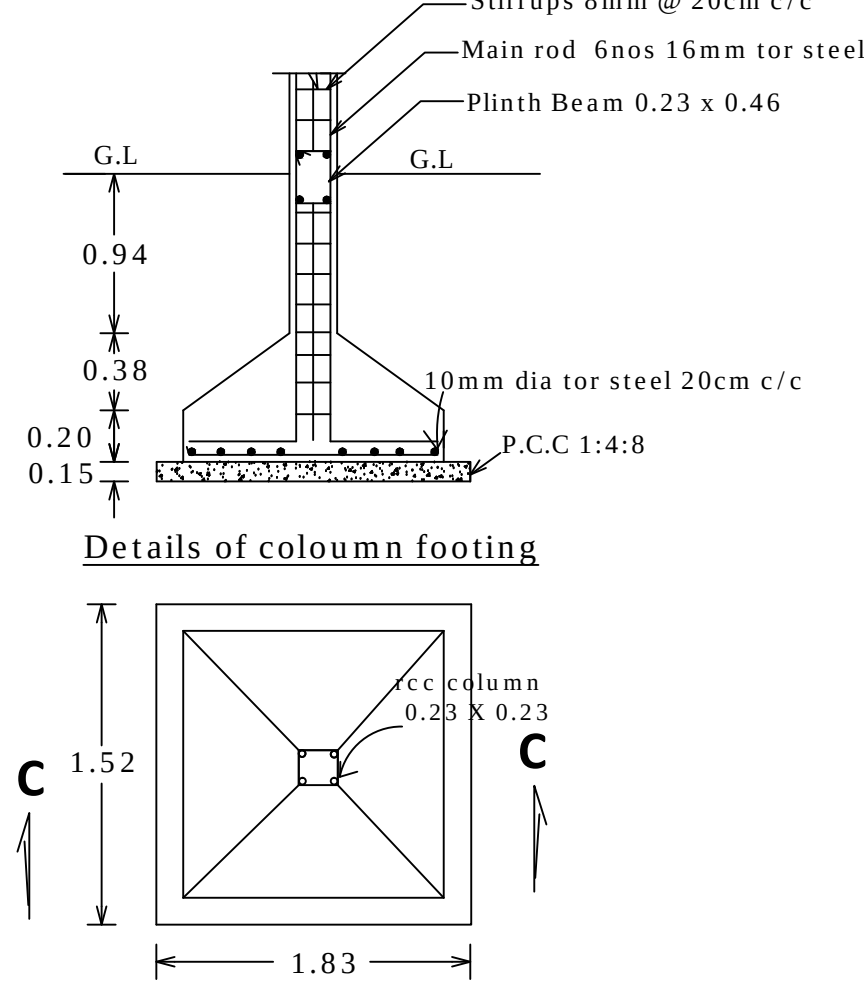
REGISTERED ENGINEER



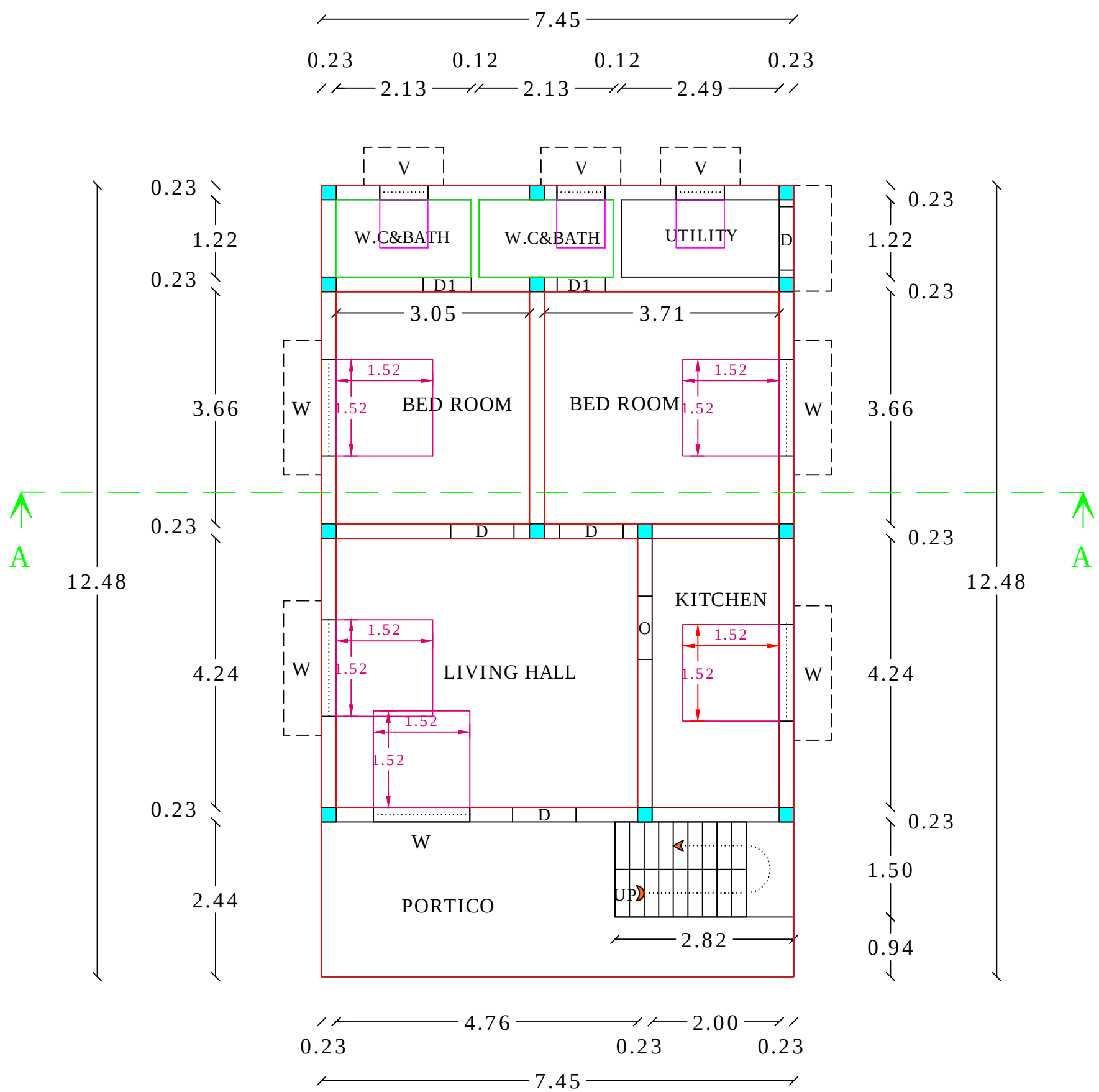
FRONT ELEVATION



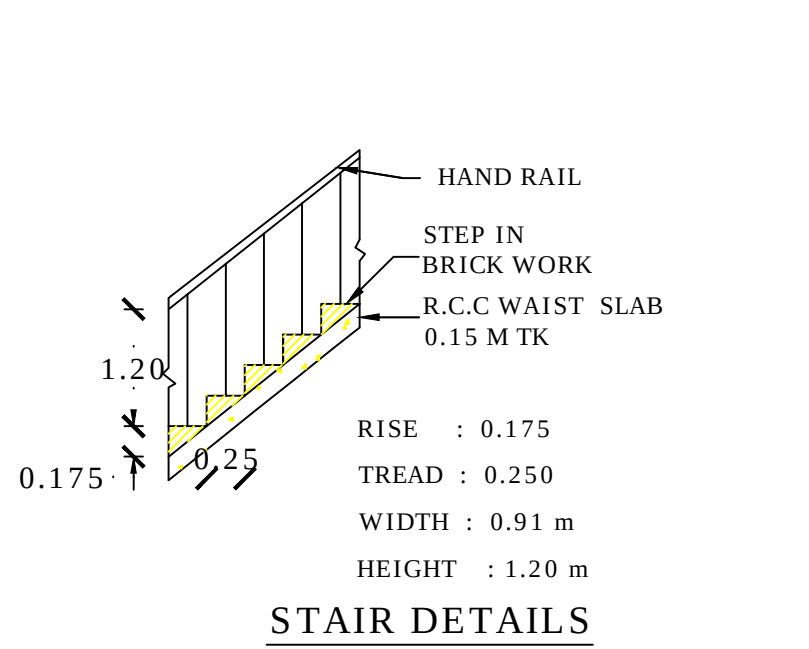
FRONT ELEVATION



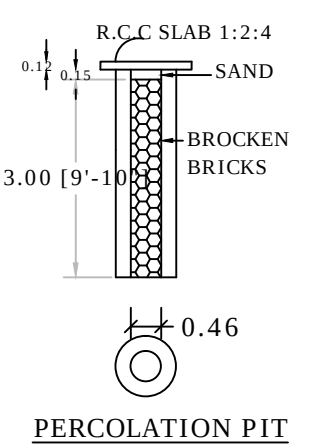
PLAN



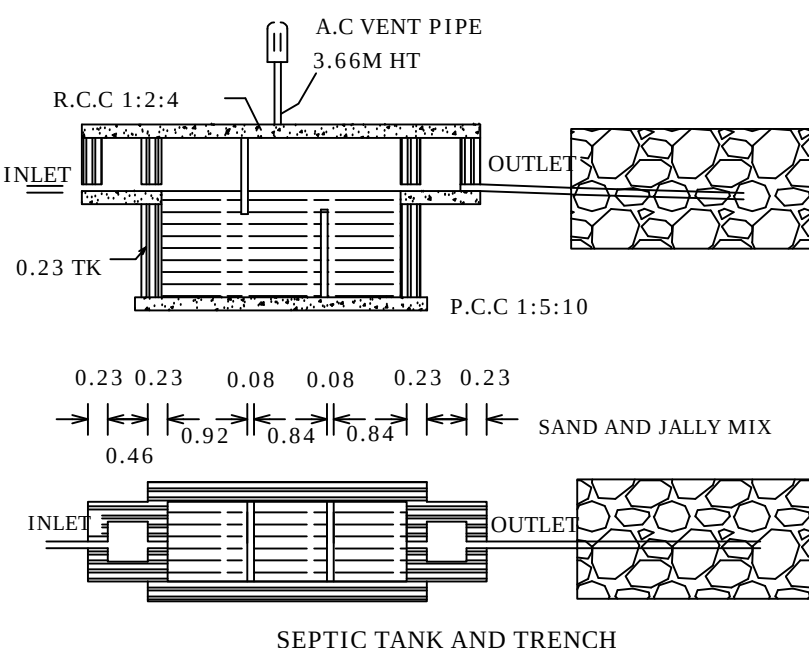
GROUND FLOOR PLAN



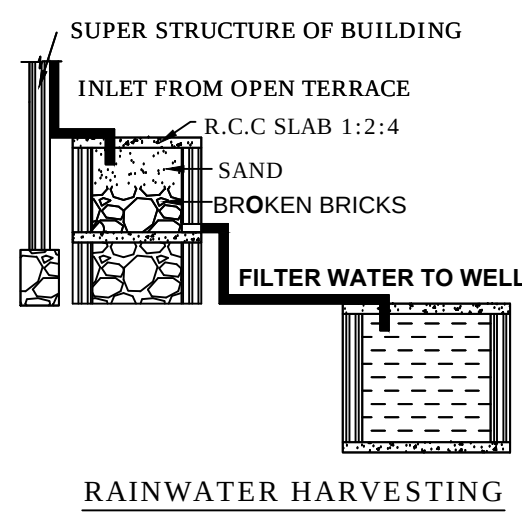
STAIR DETAILS



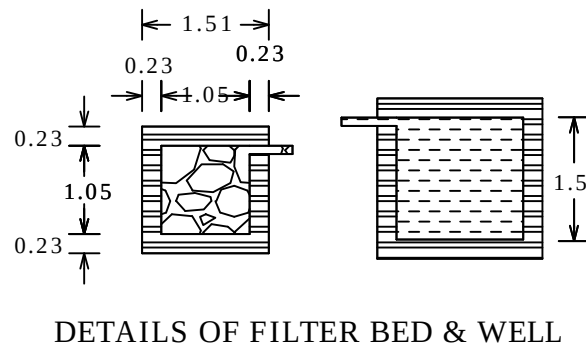
PERCOLATION PIT



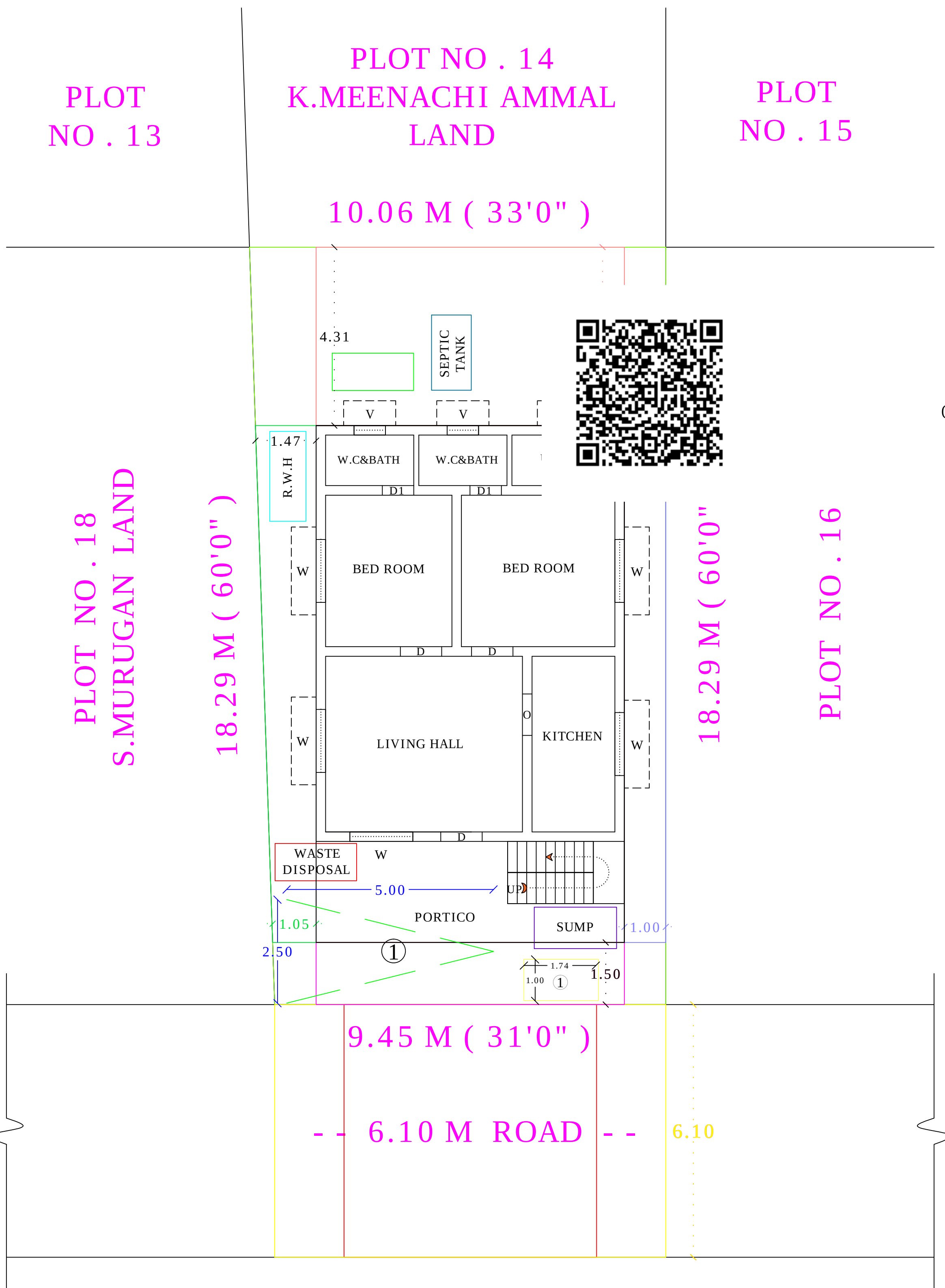
SEPTIC TANK AND TRENCH



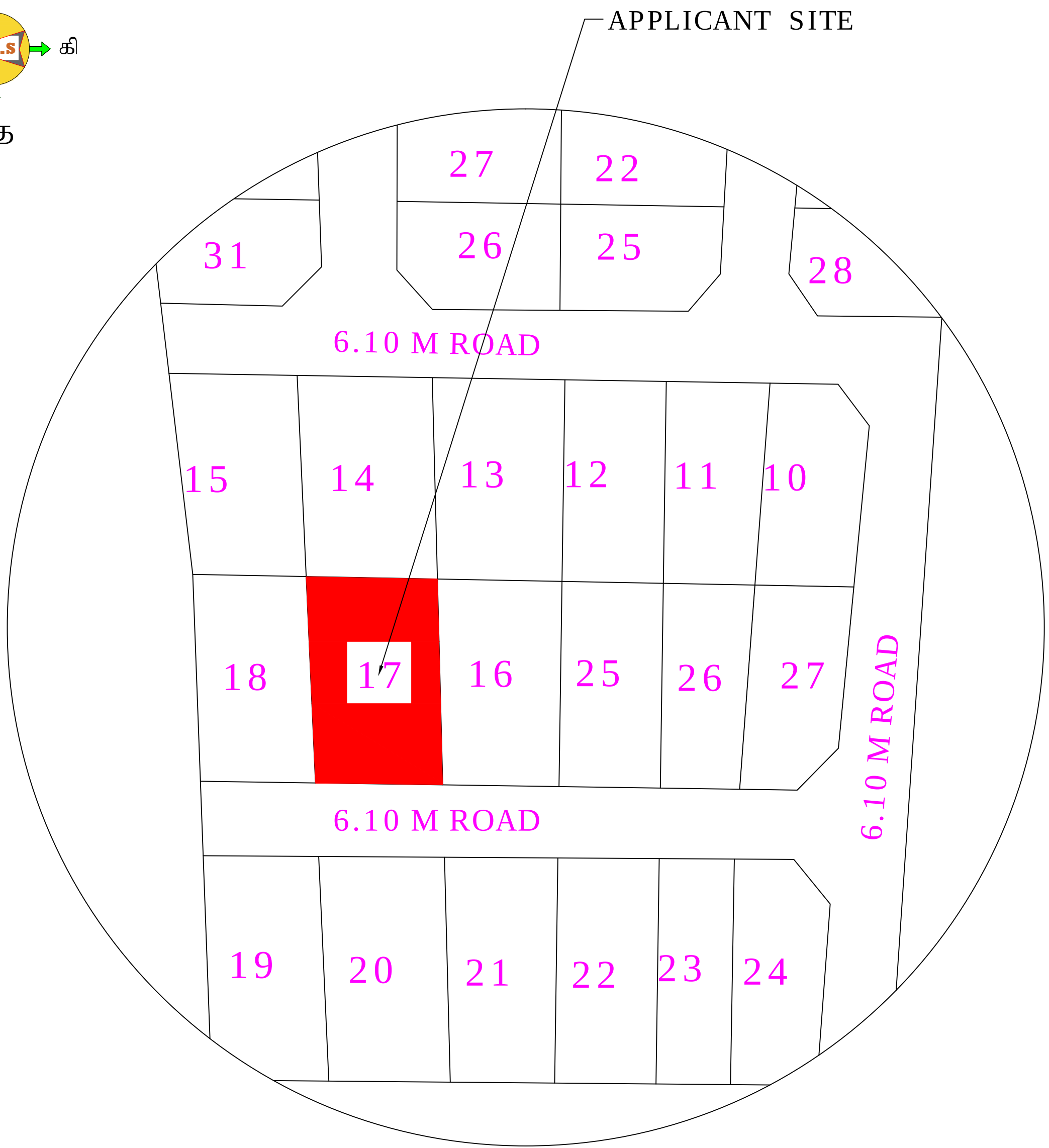
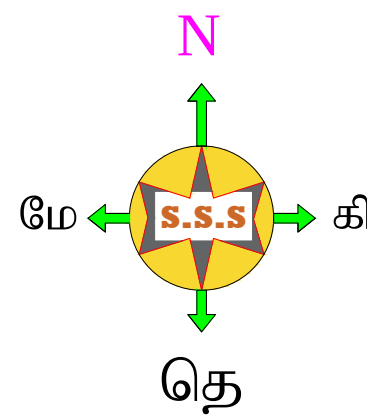
RAINWATER HARVESTING



DETAILS OF FILTER BED & WELL



SITE PLAN (SCALE 1:100)



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.

