

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

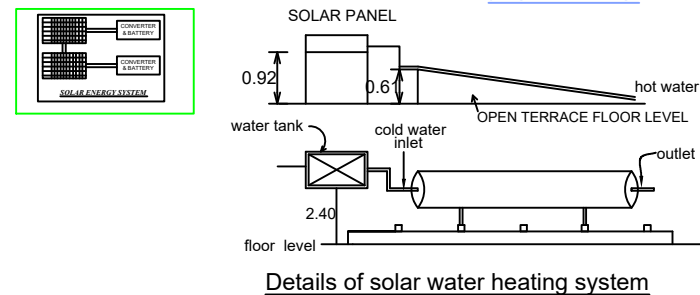
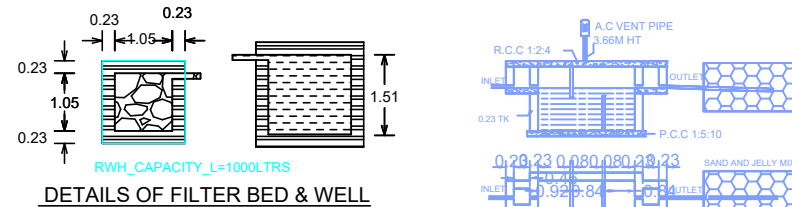
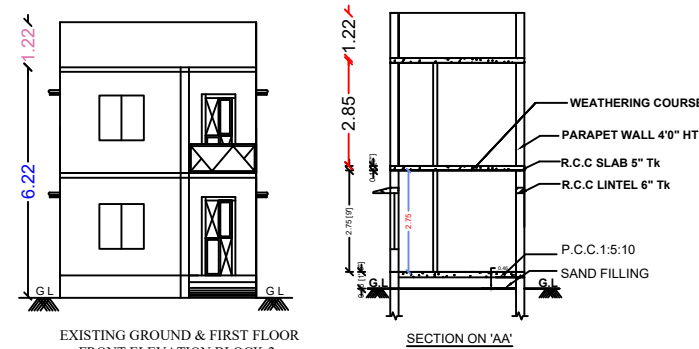
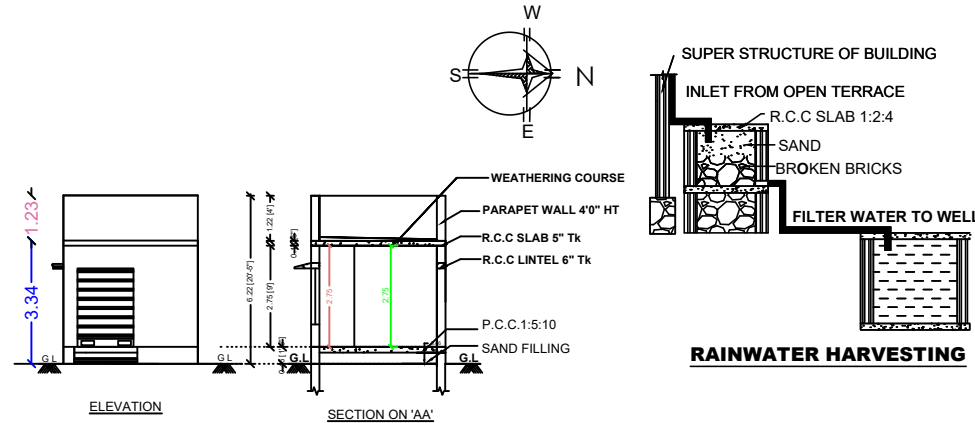
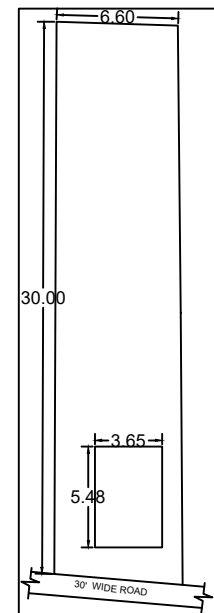
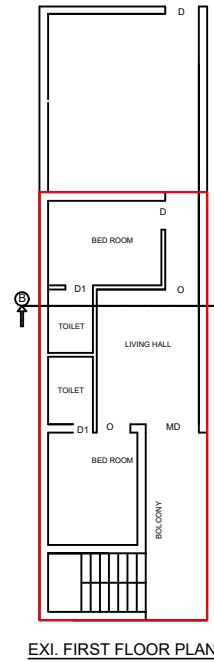
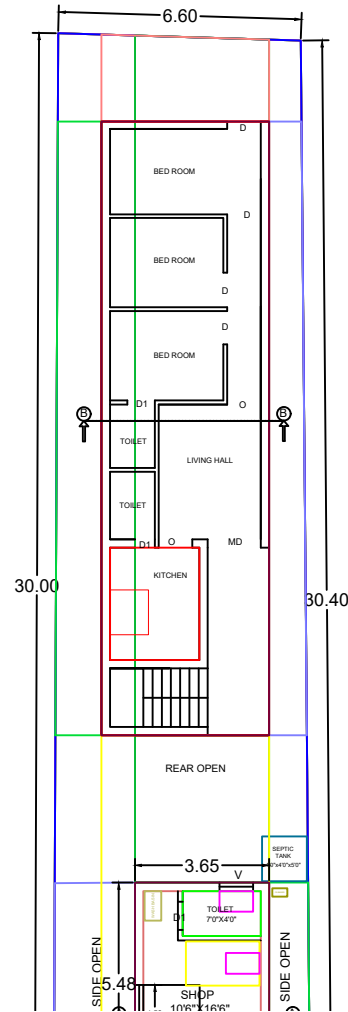
Town Panchayat

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 A COMMERCIAL BUILDING IN R.S.NO: 321/1B1D,SEBATHAIYAPURAM,SAWYERPURAM SELECTION GRADE, TOWN PANCHAYAT, ERAL TALUK.

OWNER'S NAME : Mr.M.RATHIS PAUL

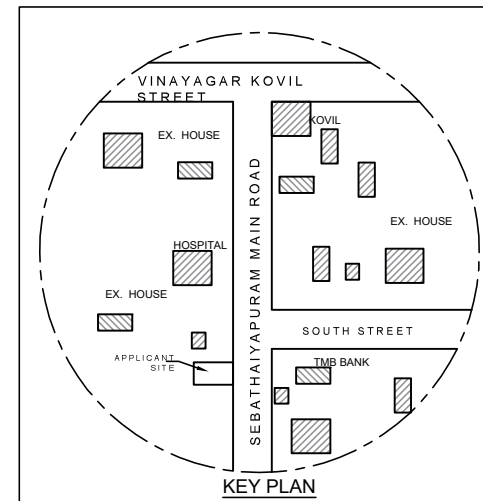
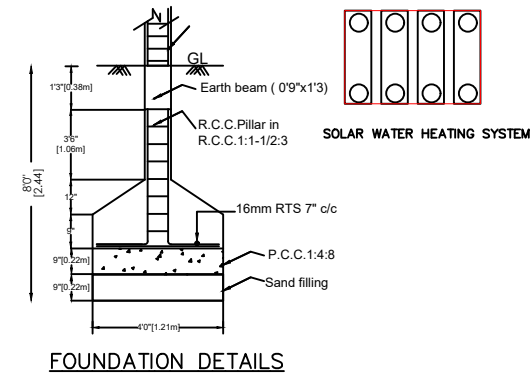


PLAN INFO

SURVEY_NO= 321/1B1D
PATTA_NO= 3997
PLOT_NO=
TALUK= ERAL
AS_AT_SITE=205.02
FMB_OR_PLR=202.52
PLOT_AREA_M2=202.52
AS_PER_DOCUMENT=202.52
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
DISTRICT=THOOTHUKUDI
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=42.0
AVG_PLOT_DEPTH=30.2
AVG_PLOT_WIDTH=6.8
LAND_USE_ZONE=COMMERCIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
JURISDICTION_TYPE=TOWN PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=1

EXISTING BUILDING INFO

BLK_2_NON_FSI_AREA=0
BLK_2_FLR_0_BLT_UP_AREA=76.06
BLK_2_FLR_1_BLT_UP_AREA=53.03
BLK_2_FLR_0_SUB_OCCUPANCY_COLOUR_CODE=1
BLK_2_FLR_1_SUB_OCCUPANCY_COLOUR_CODE=1
BLK_2_EXISTING_NO_OF_DWELLING_UNITS=1



PARKING DETAILS

TOTAL PROPOSED AREA	= 20.00 SQ.MT
PROVIDED CAR	= 0
PROVIDED TWO WHEELER	= 0

FLOOR SPACE INDEX

SUM OF ALL FLOOR AREA	= 20 Sq.m
SITE AREA	= 202.52 Sq.m
FSI = $\frac{\text{SUM OF ALL FLOOR AREA}}{\text{PLOT AREA}}$	
$= (20.00 / 202.52)$	= 0.099
	= 0.099 < 2.0

ALL DIMENSION IN METER

COLOR INDEX & AREA DETAILS

AREA STATEMENT	SQ.MT	SQ.FT
APPLICANT SITE DOC	202.52	2179.91
PRO. GF BUILDING AREA	20.00	215.28
TOTAL PROPOSAL AREA	20.00	215.28
OPEN SPACE	106.46	1145.94
EXISTING GF BUILDING	76.06	818.71
EXISTING FF BUILDING	53.03	570.81
ROAD OR STREET		

SET BACK DETAILS

SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	1.72m	1.72m
REAR SETBACK	1.00m	23.02m
SIDE SETBACK-1	1.00m	2.22m
SIDE SETBACK-2	1.00m	1.1m

JOINERY DETAILS

MD	-	DOOR	-	1.00 X 2.13
D	-	DOOR	-	1.00 X 2.13
D1	-	DOOR	-	0.76 X 2.13
W	-	WINDOW	-	1.52 X 0.91
V	-	VENTILATOR	-	0.61 X 0.91
O	-	OPEN	-	1.00 X 2.13

M. Rathis Paul.

LAND AND BUILDING OWNER

P. Sundar

P.SUNDAR, DCE
REGISTERED ENGINEER
RE-GR111 TUT MARCH 2022
REG NO.139/CP/22-23/000383
34, Main Road, SIVATHAIYAPURAM 628 251
THOOTHUKUDI.Cell: 9884894649

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

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

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

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.

