

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(5 SHOPS) IN

SURVEY NO-128C/5A2,As Per Patta S.no-128C/5A2A ,WARD NO-18 AT VAZHAIYADI STREET-1

SELECTION GRADE TOWN PANCHAYAT,NAZARETH,ERAL TALUK,THOOTHUKUDI

DISTRICT.

OWNER NAME

1.Mr.R.ARUN RAJESH EBIRAYAN
S/O.Mr.RAJAPANDIAN

2.Mrs.G.JENITHA AZHAGUMALAR
W/O.Mr.ARUN RAJESH EBIRAYAN

All Dimensions Are in Metre

Scale 1:100

SITE PLAN

SCALE:1:100

LAND OF
T.THANGAVEL NADAR
VAGAIYARAH

25.80m

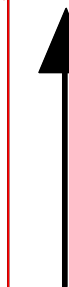
COMPOUND WALL OF
I.RAMSINGH NADAR
20.40m

24.80m

LAND&HOUSE OF
SELVI THANGAM



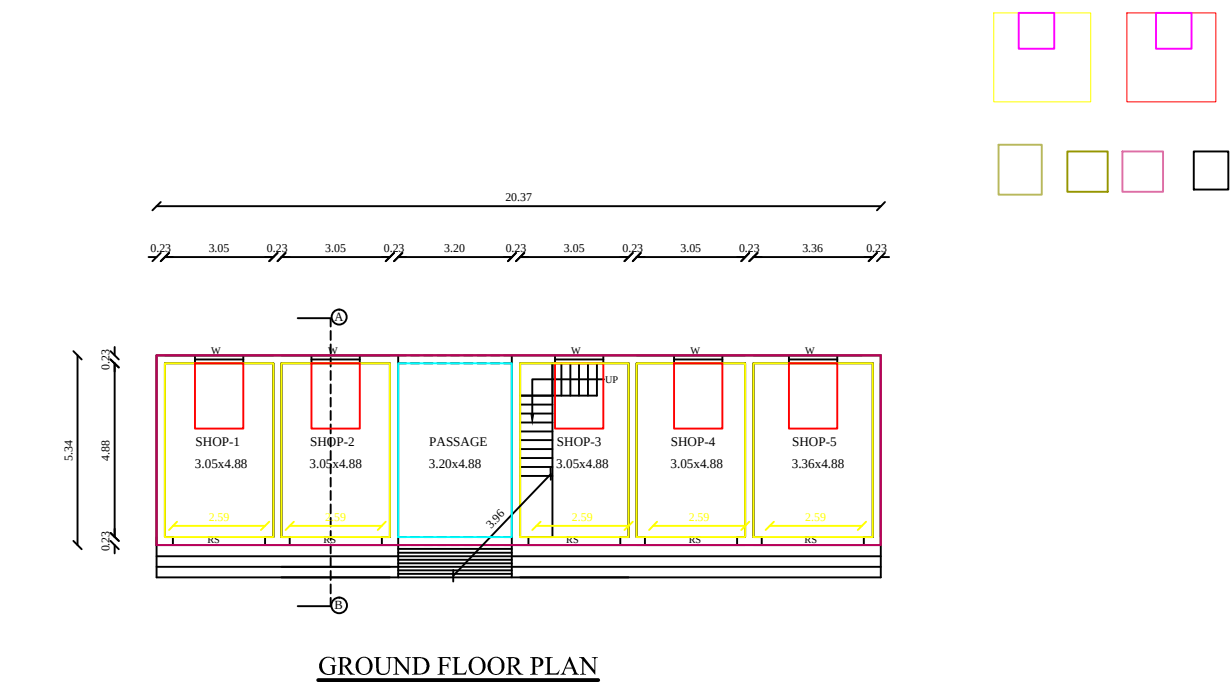
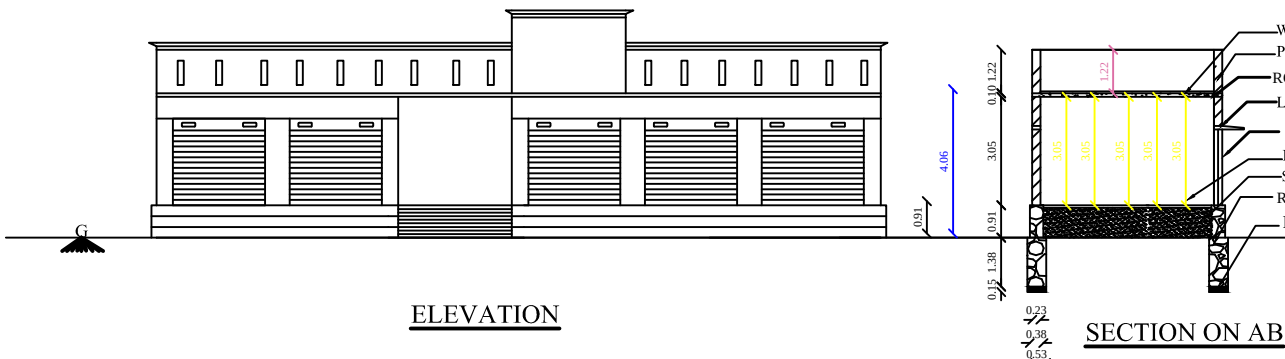
NAZARETH



MAIN ROAD
(VAZHAIYADI 1st STREET)



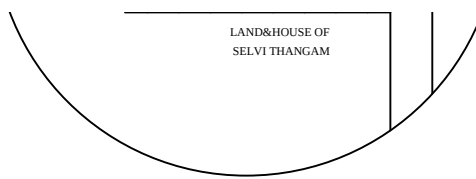
SATHANKULAM



OFFICE USE

PLAN INFO
PLOT_AREA_M2=515.82
FMB_OR_PLR=515.82
AS_PER_DOCUMENT=516.37
AS_AT_SITE=515.82
SINGLE_FAMILY_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=YES
SECURITY_ZONE=YES
ACCESS_WIDTH_M=5.46
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.00
ROAD_LENGTH=40.00
AREA_TYPE=EWS
AVG_PLOT_DEPTH=25.30
AVG_PLOT_WIDTH=20.40
LAND_USE_ZONE=COMMERCIAL
PLOT_NO=0
DISTRICT=THOOTHUKUDI
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=128C/5A2A
PATTA_NO=3815
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

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AREA DETAILS			
TOTAL AREA OF SITE BY DOCUMENT	516.37	5556.14	
TOTAL AREA OF SITE BYPATTA TSLR	516.37	5556.14	
AREA AS ON SITE	516.37	5556.14	
PRO.CONSTN.GROUND FLOOR 5 SHOPS	91.66	986.26	
PASSAGE AREA	35.62	383.27	
HEADROOM AREA	18.74	202.00	
TOTAL PROPOSED CONSTN.AREA	146.02	1571.17	
CARPET AREA GROUND FLOOR	75.83	816.00	
OPEN AREA OF SITE	432.87	4657.68	

PLOT COVERAGE			
PLOT COVERAGE	$\frac{127.28}{516.37}$	- 24.64 %	
F.S.I	$\frac{127.28}{516.37}$	- 0.24	

SCHEDULE OF OPENINGS					
MD	1.06 X 2.13	D1	0.76 X 2.13	KW	0.91 X 1.22
W1	0.91 X 1.22	D	0.91 X 2.13	W2	0.45 X 1.53
V	0.90 X 0.60	W	1.37 X 1.22		

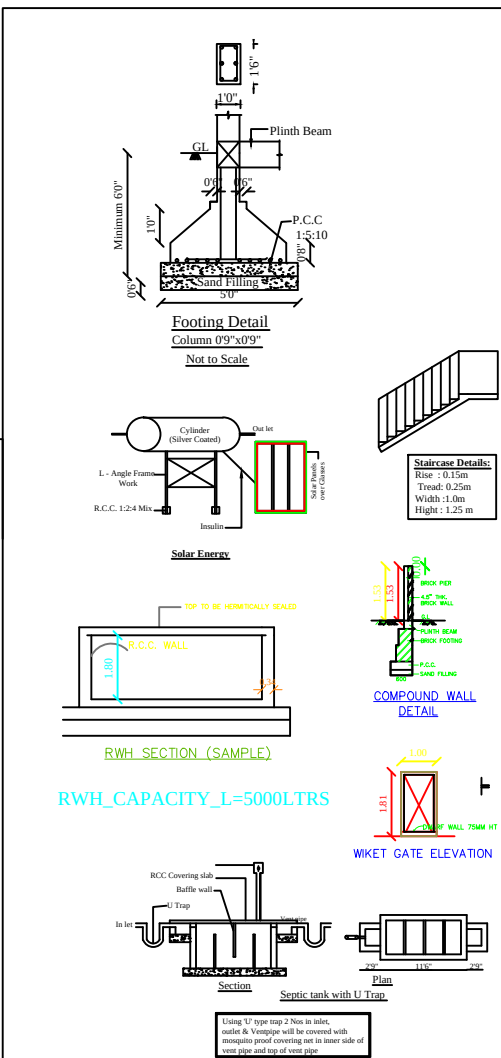
LEGEND	
OWNER'S BOUNDARY IN	
PROPOSED CONSTRUCTION WORK IN	
EXISTING ROAD / STREET IN	

OWNER

1.Mr.R.ARUN RAJESH EBIRAYAN
S/O.Mr.RAJAPANDIAN

2.Mrs.G.JENITHA AZHAGUMALAR
W/O.Mr.ARUN RAJESH EBIRAYAN

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.

