

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

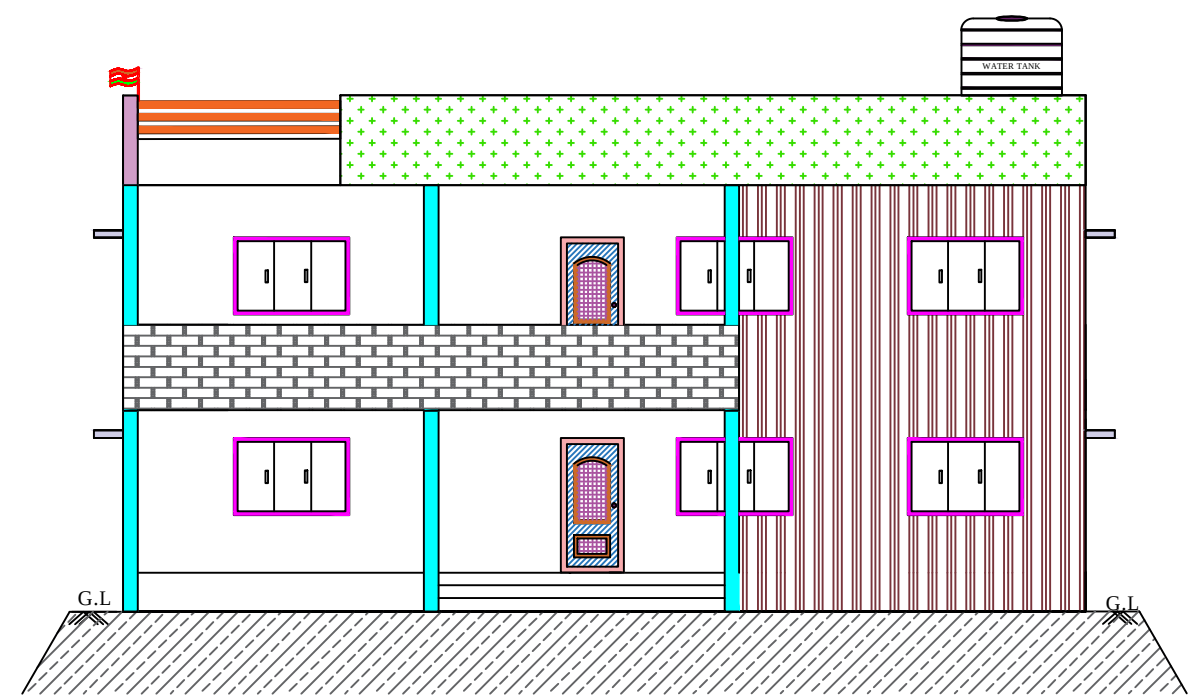
ISSUING AUTHORITY

Rural Panchayat

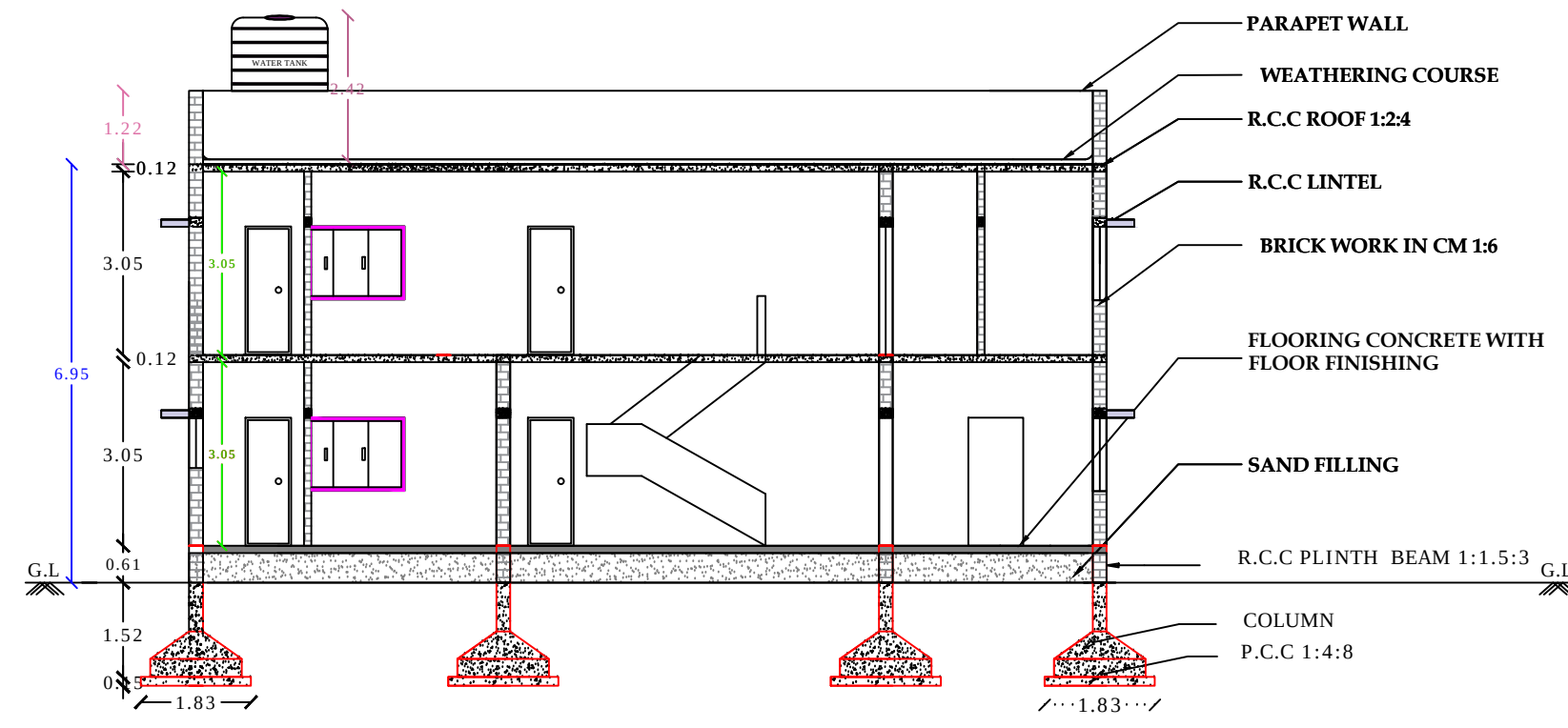
The approval as the planning authority issued it, reproduced in full behind this page.

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 WITH FIRST FLOOR BUILDING IN NATHAM
SURVEY NO. 266/3 PART (OLD NO .56) , 59/3B2 PART & 59/1C , WARD NO .1 AT SIVANTHI AMMAN KOVIL STREET ,
MANJANEERKAYAL VILLAGE & PANCHAYAT , SRIVAIKUNDAM PANCHAYAT UNION ,ERAL TALUK AND THOOTHUKUDI DISTRICT .
APPLICANT NAME: 1 . Mr. P.DINESH KUMAR , 2 . Mrs.D.SIVAANITHA .



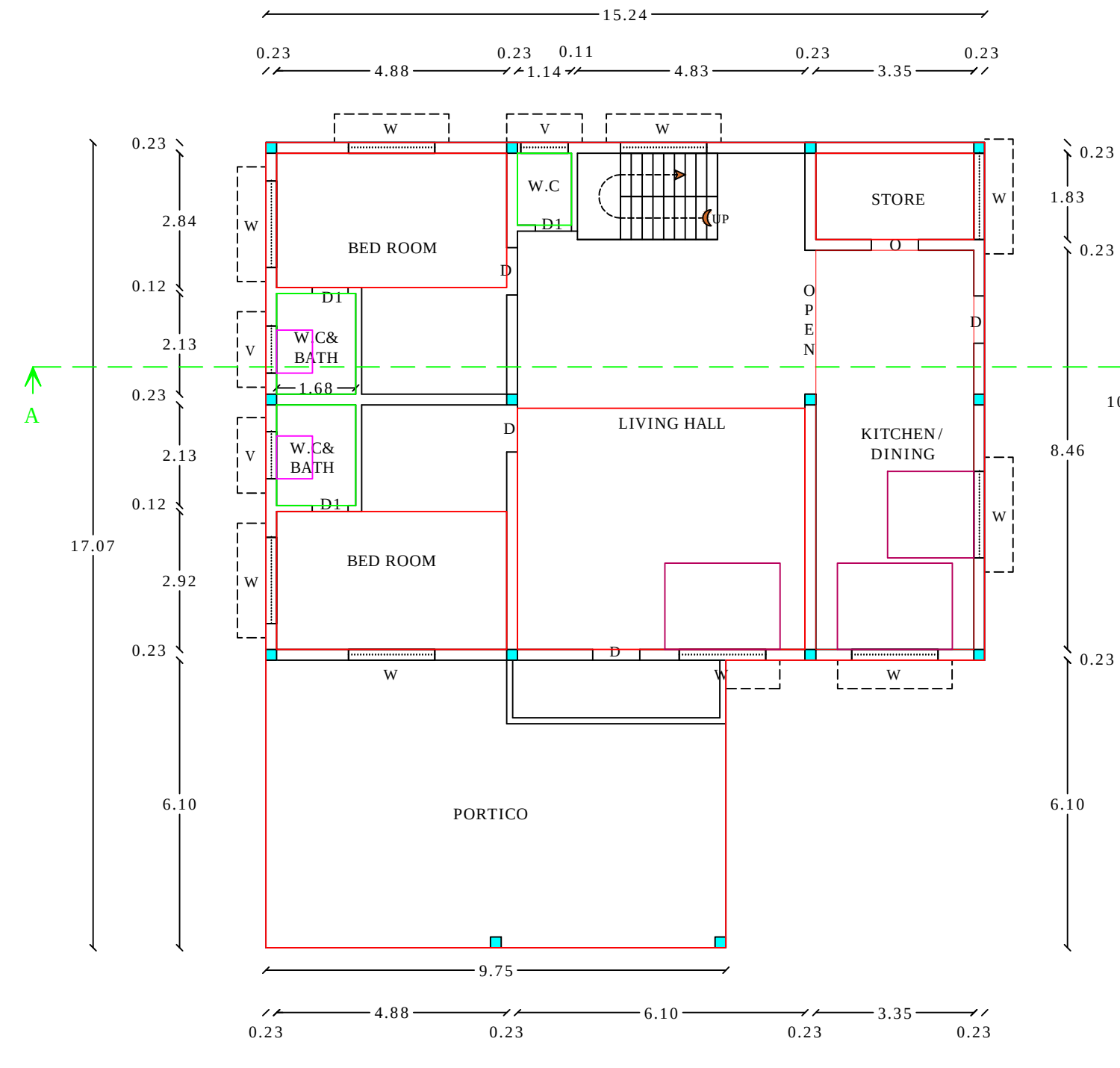
FRONT ELEVATION



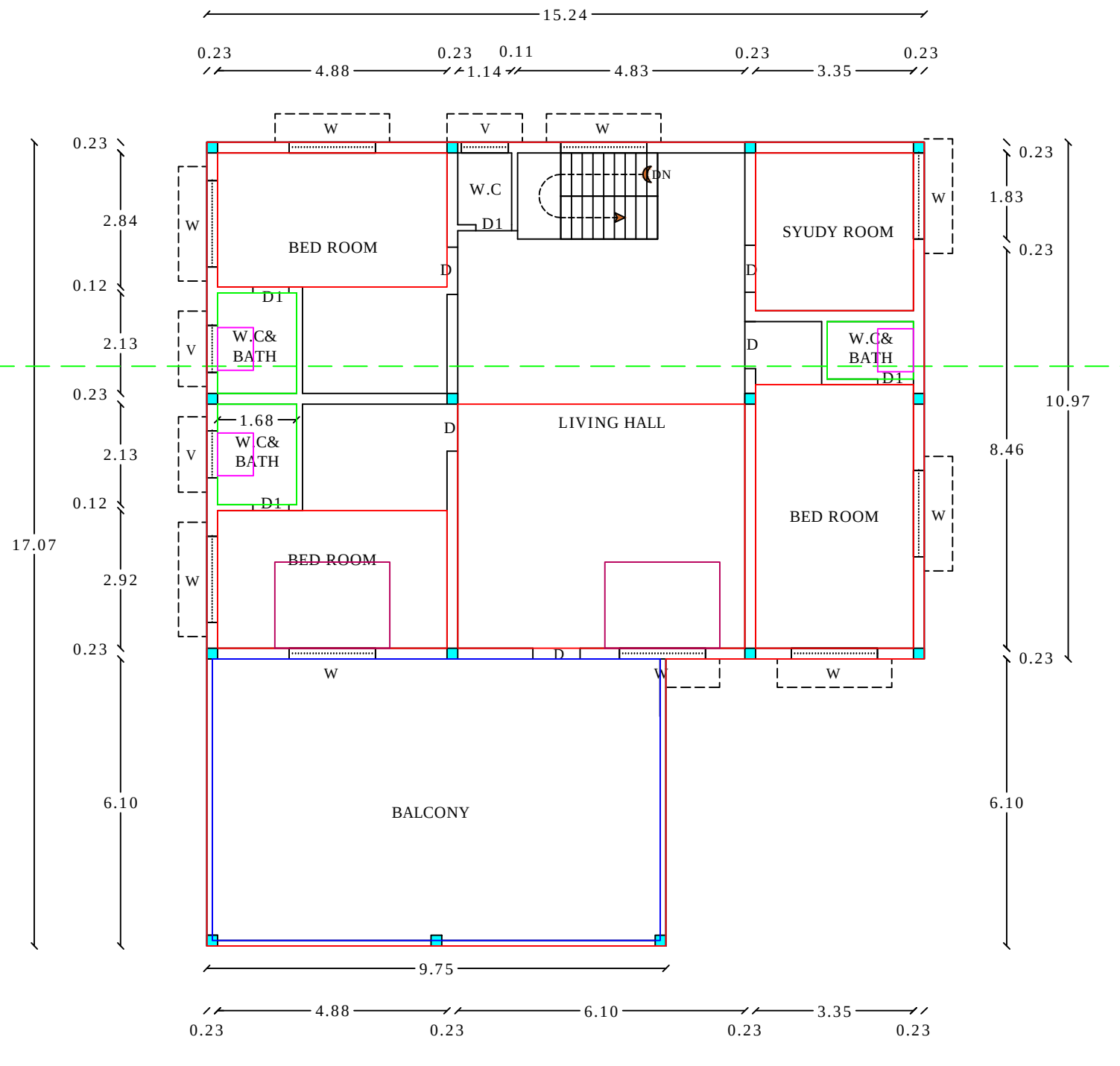
SECTION ON - AA

SURVEY NO . 59 /1A

22.40 M (73'6")



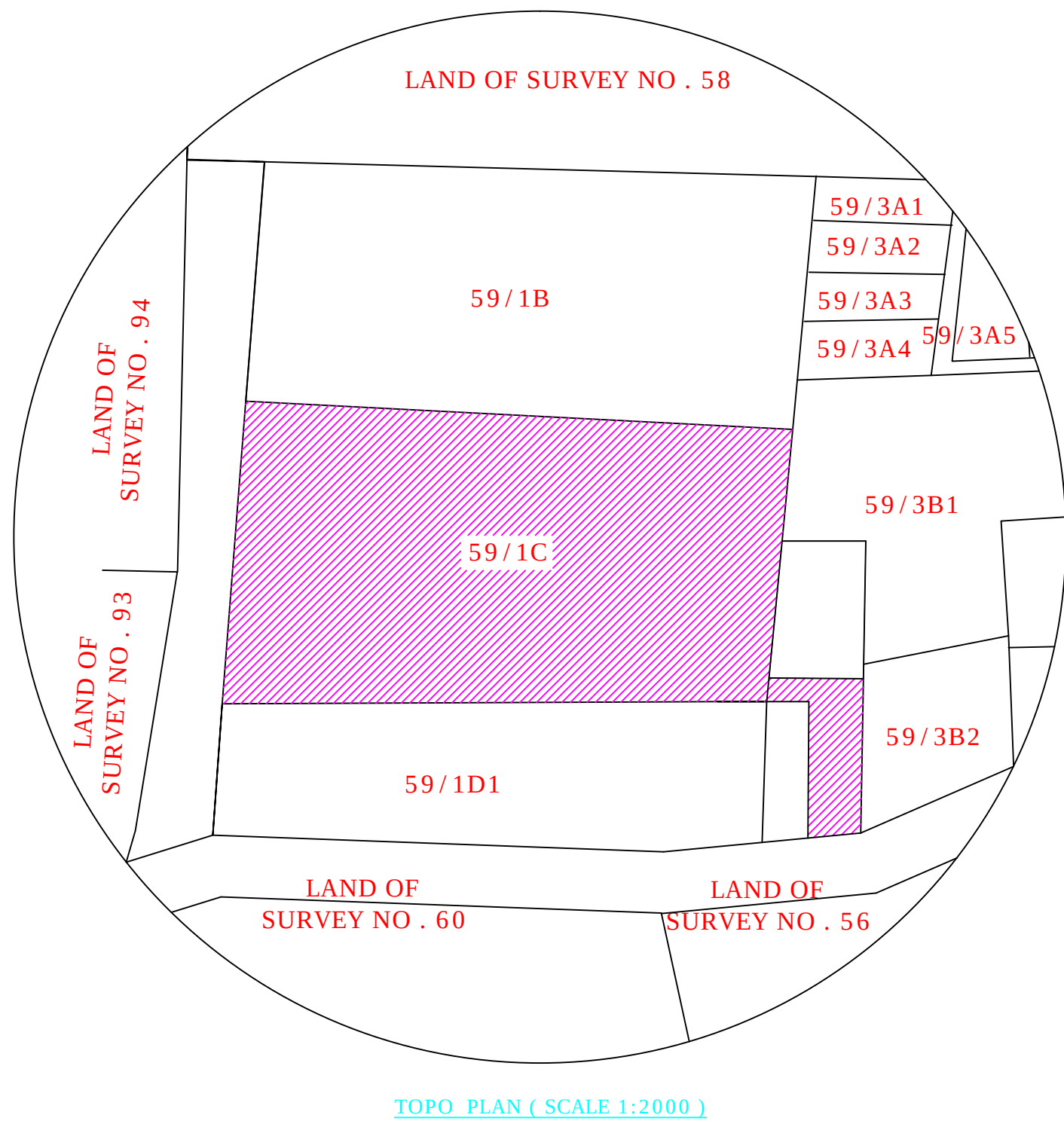
GROUND FLOOR PLAN



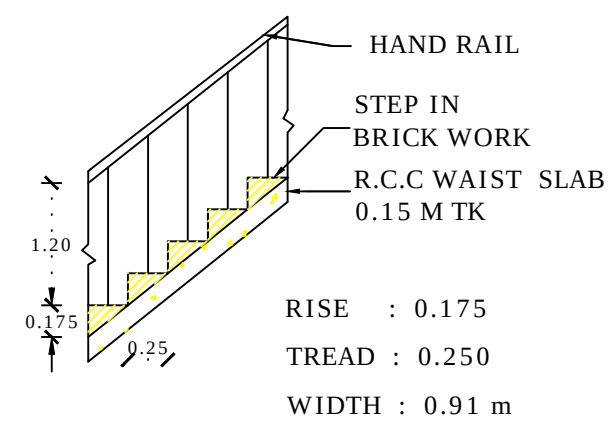
FIRST FLOOR PLAN

PLAN INFO
PLOT AREA_M2=976.66
PLOT_NO = -
SURVEY_NO=56,59/3B2 & 59/1C
AS_PER_DOCUMENT=981.68
AS_AV_SITE=976.66
FMB_OR_PLR=976.66
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTI_NO=945 & 178
TALUK=ERAL
DISTRICT=THOOTHUKUDI
CR2=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOV'T_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=-
AVG_PLOT_DEPTH= 22.40
AVG_PLOT_WIDTH= 6.40
AREA_TYPE=OTHERS
ROAD_WIDTH= 6.60
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_LESS_THAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT UNION

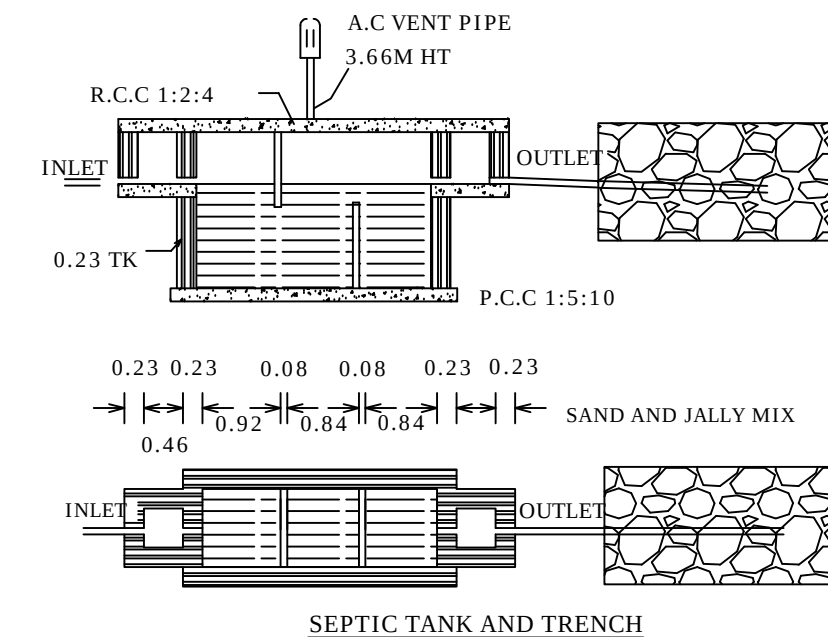
PLAN INFO



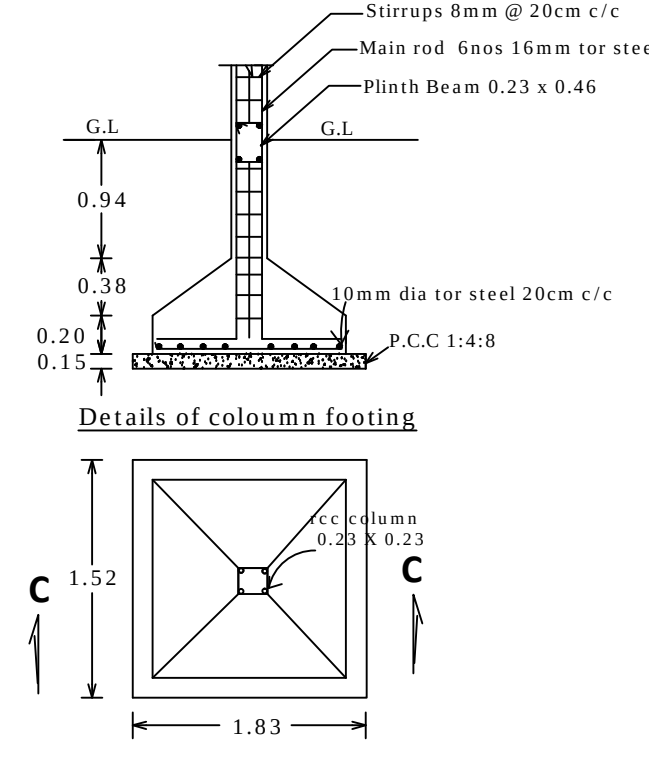
TOPO PLAN (SCALE 1:2000)



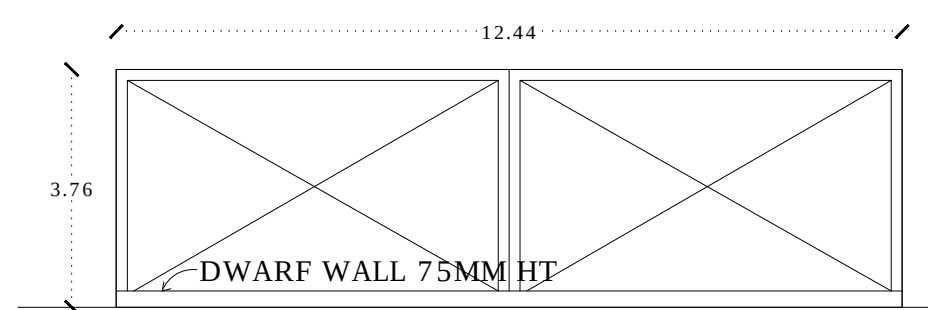
STAIR DETAILS



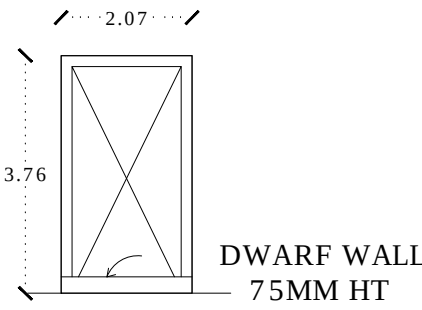
SEPTIC TANK AND TRENCH



PLAN



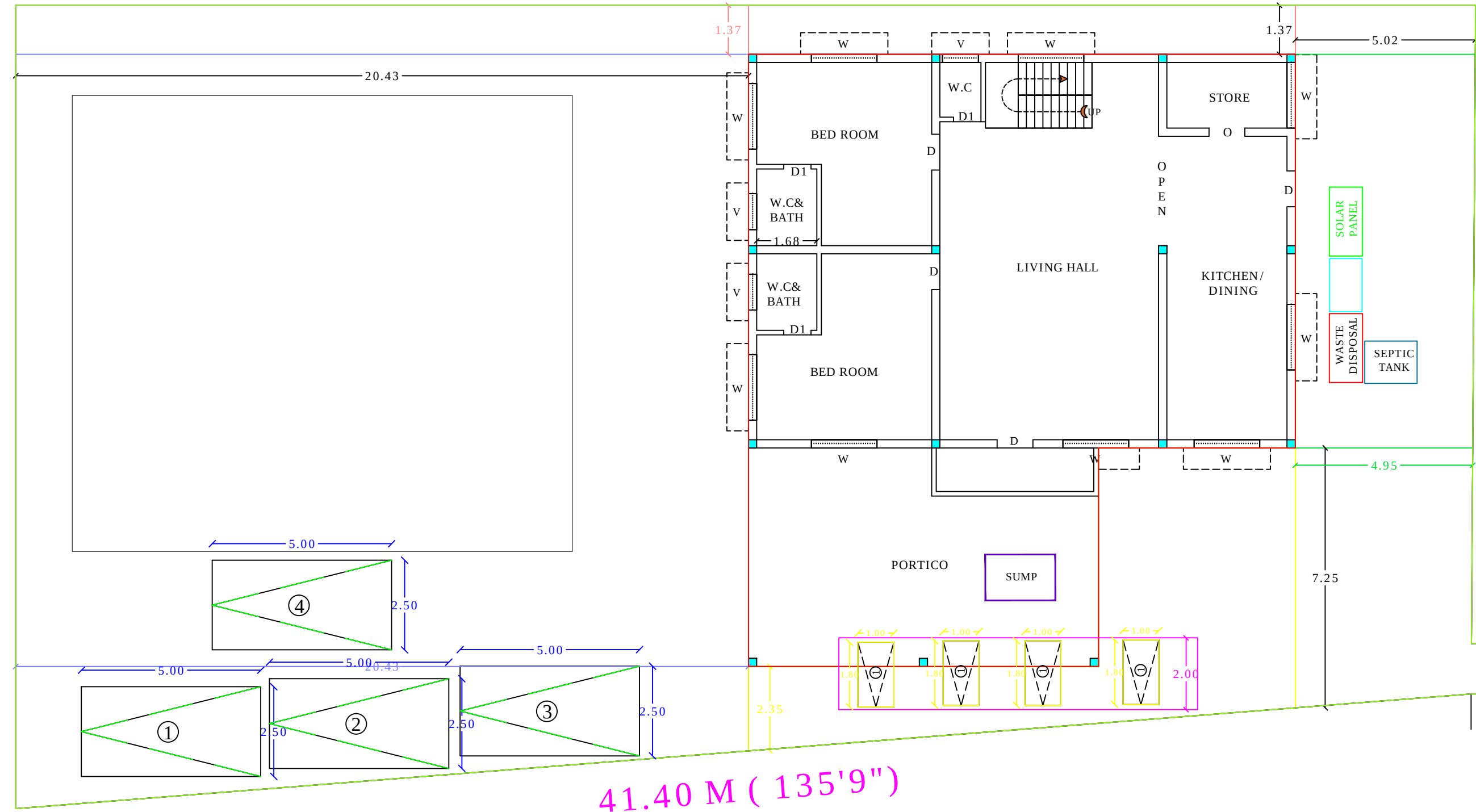
MAIN GATE



WICKET GATE

SURVEY NO . 59/1B

41.40 M (135'9")



SURVEY NO . 59 /1D1

SURVEY
NO . 59/1D2

17.20 M (56.42')

13.60 M (44.61')

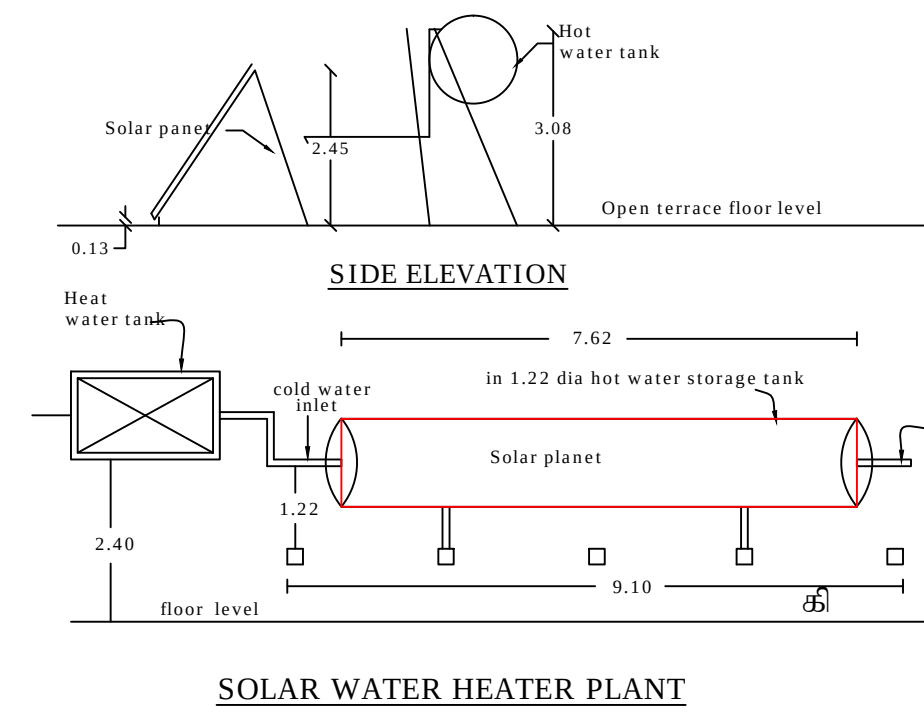
19.20 M (63'0")

SURVEY NO . 59/3B1

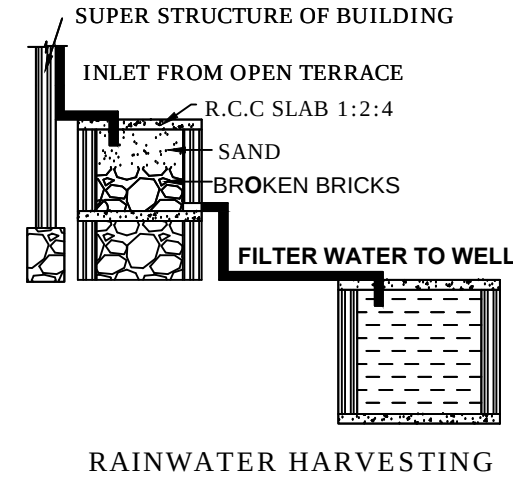
19.40 M (63.63')

SURVEY NO . 59/2 &
SURVEY NO . 59/4

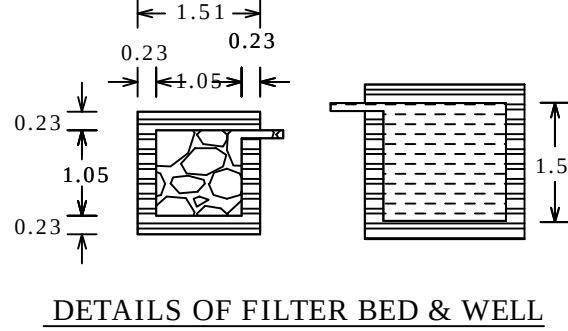
SITE PLAN (SCALE 1:100)



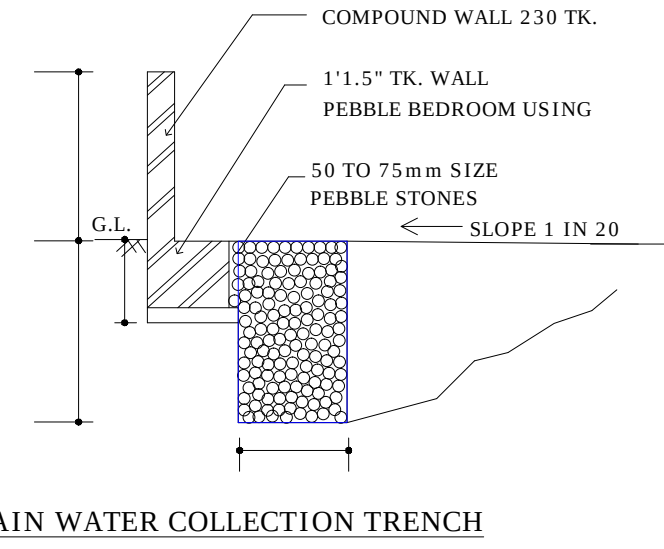
SOLAR WATER HEATER PLANT



RAINWATER HARVESTING



DETAILS OF FILTER BED & WELL



RAIN WATER COLLECTION TRENCH

AREA DETAILS :-			
PARTICULARS	SQ.M	SQ.FT	
SITE AREA AS PER DOCUMENT	981.68	10566.80	
SITE AREA AS PER SITE	976.66	10512.77	
SITE AREA AS SUPER IMPOSED	976.66	10512.77	
PROPOSED BUILDING AREA IN G.F	226.68	2439.98	
PROPOSED BUILDING AREA IN F.F	226.68	2439.98	
OPEN SPACE AREA	749.98	8072.79	
EXG.BUILDING REMOVED AREA	-	-	
DESCRIPTIONS	TOTAL BUILT UP AREA	NON FSI AREA COVERED PARKING	FSI AREA
PRO GROUND FLOOR AREA	226.68	-	226.68
FIRST FLOOR AREA	226.68	-	226.68
PRO SECOND FLOOR AREA	-	-	-
	453.36	-	453.36

FLOOR SPACE INDEX (FSI) = 0.46 < 2

PARKING CALCULATION:-			
DESCRIPTIONS	CARS	TWO WHEELER	
REQUIRED PARKING	2	2	
AVAILABLE PARKING	2	4	

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	2.35 M
SIDE 1	= 1.00 M	4.95 M
SIDE 2	= N.A	20.43 M
REAR	= N.A	1.37 M

HEIGHT OF BUILDING = 6.95 M

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

APPLICANT SITE	
PROPOSAL	
EXISTING BUILDING	
EXISTING ROAD	
DEMOLISHED AERA	

P. J. Sankar

LAND & BUILDING OWNER

h. jay
Er. R. LAKSHMANAN, D.C.E,
Registered engineer grade - III
Reg. no. SVM/2022/2
90, V.M. Koil Street,
Thoothukudi - 628002,
Ph : 99442-14676

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.

