

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.

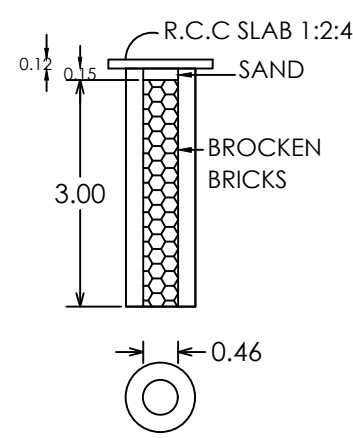
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED RECONSTRUCTION OF A CHILLED FISH ESTABLISHMENT FOR "NEYTHAL FRESH EXPORTS"
AFTER REMOVING THE EXISTING BUILDING IN DOOR NO. 7/1, R.S.NO. 200/3B, PATTA NO. 472 AT T.SAVERIYARPURAM MAIN
MAPPILLAIURANI VILLAGE AND PANCHAYAT, TUTICORIN PANCHAYAT UNION AND TALUK.

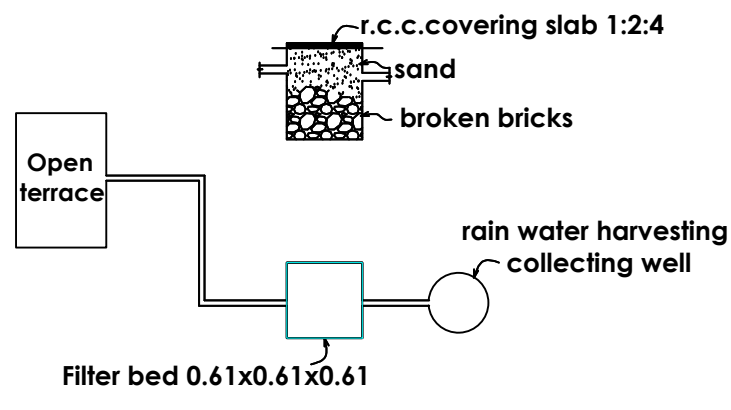
OWNER : Mr. M.FRANCIS NIXON FERNANDO,
S/o.Mr.MOTCHAM FERNANDO.

SCALE :1:100

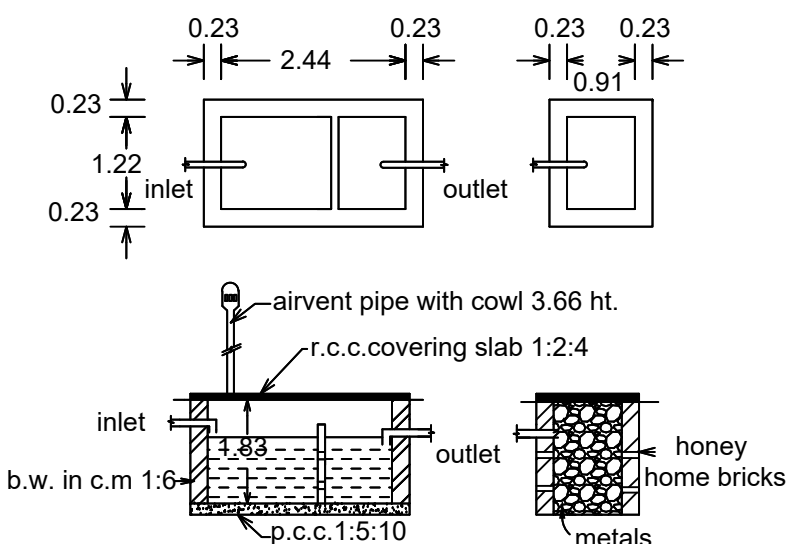
ALL DIMENSIONS ARE IN METRE



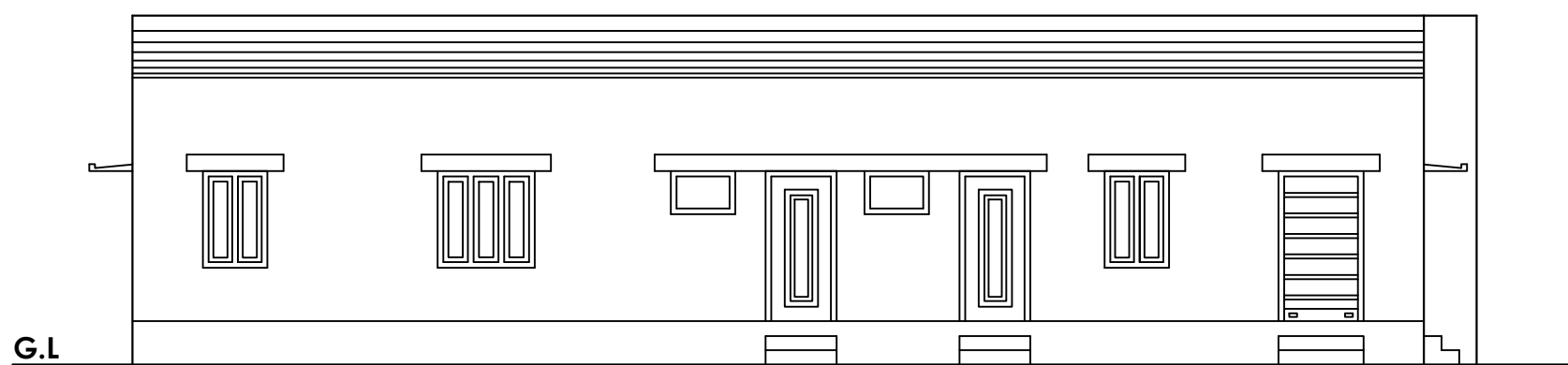
Percolation Pit



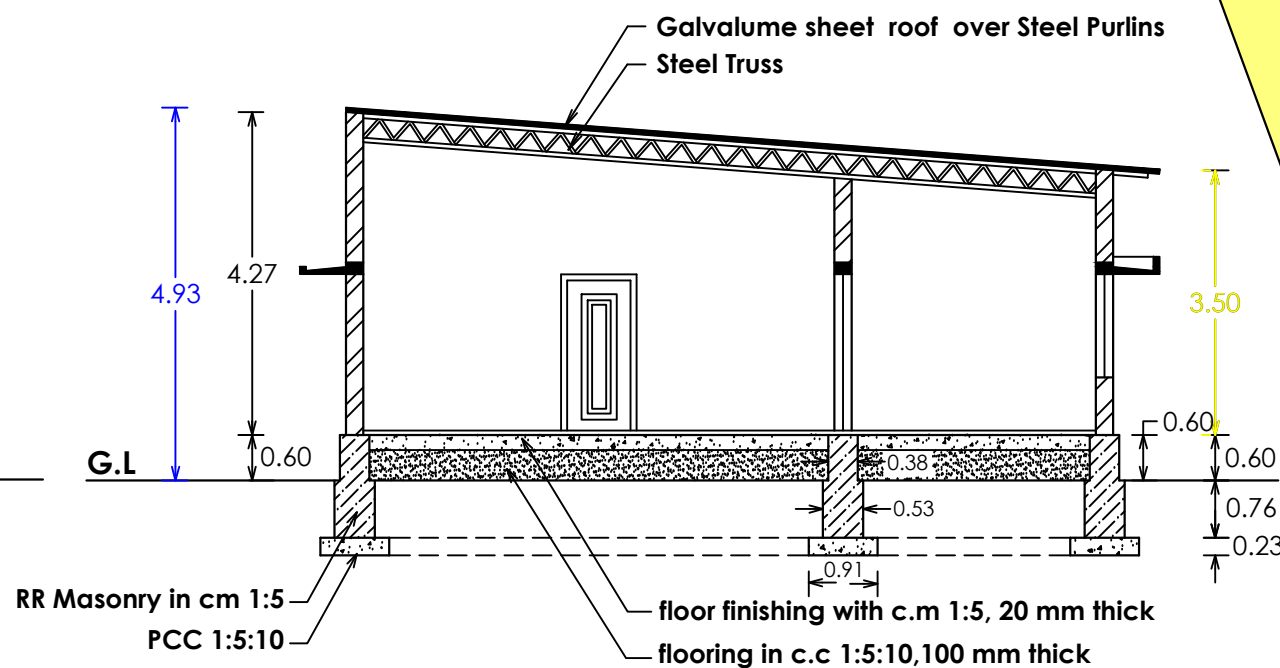
Details of rain water harvesting system



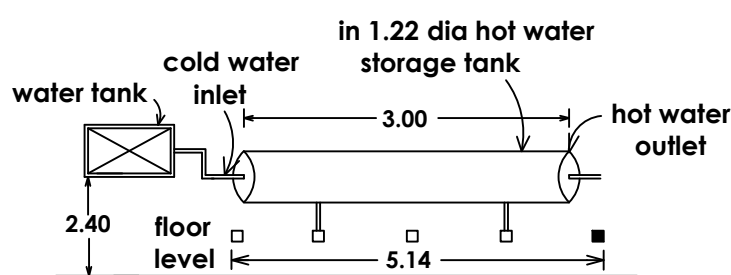
Details of septic tank and trench



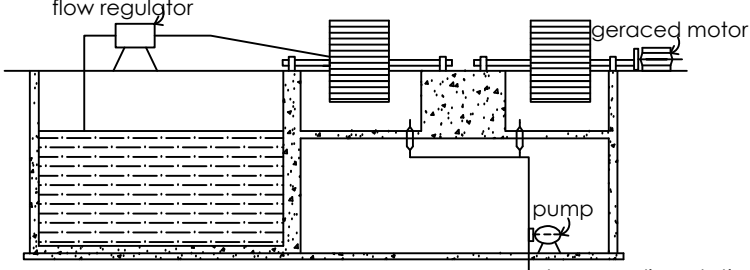
FRONT ELEVATION



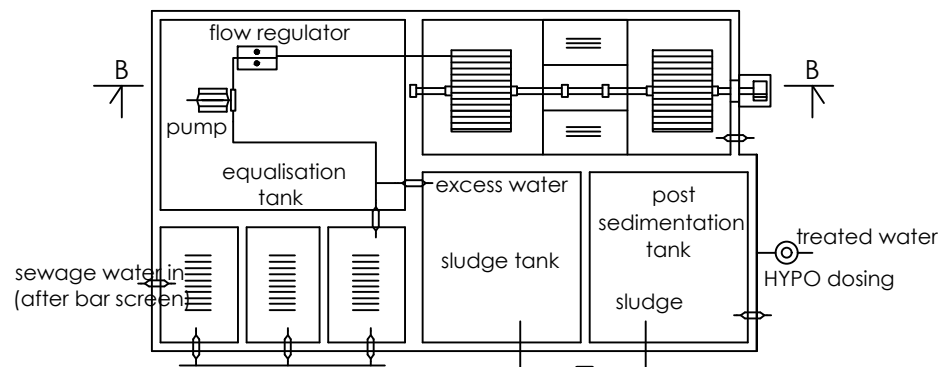
SECTION ON 'A A'



Details of solar hot water system

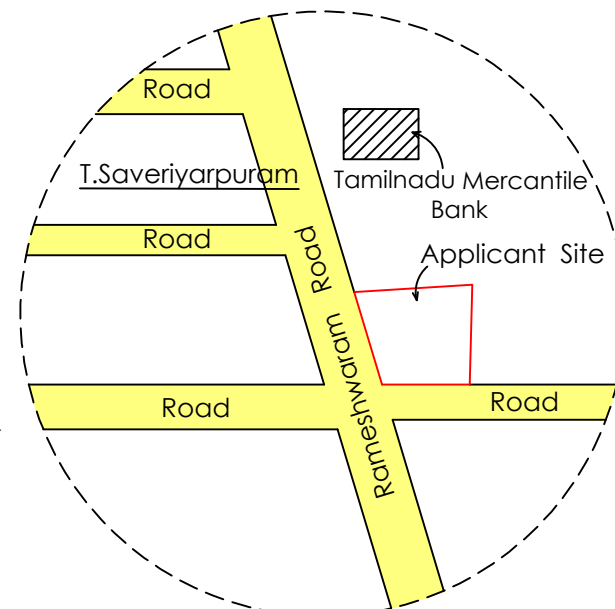


SECTION ON 'BB'



PLAN

DETAILS OF SEWAGE TREATMENT PLANT



TOPO PLAN (Not to Scale)

RS	-	ROLLING SHUTTER	...	...	1.22	X	2.13
D	-	DOOR	...	...	1.00	X	2.13
D1	-	DOOR	...	...	0.76	X	2.13
O	-	OPENING	...	...	1.00	X	2.13
W	-	WINDOW	...	...	0.91	X	1.37
W1	-	WINDOW	...	...	1.37	X	1.37
V	-	VENTILATOR	...	...	0.91	X	0.61

PARKING SPACE REQUIRED FOR RESIDENCIAL BUILDING

AS PER TNCDBR 2019 ANNEXTURE- IV, RULE 38(4) & 39(8)

Parking area calculation

Area of proposal (FSI)	...	...	...	184.58	Sq.m
Lorry Parking Required	...	...	...	1	No.
Lorry Parking Provided	...	...	...	1	No.

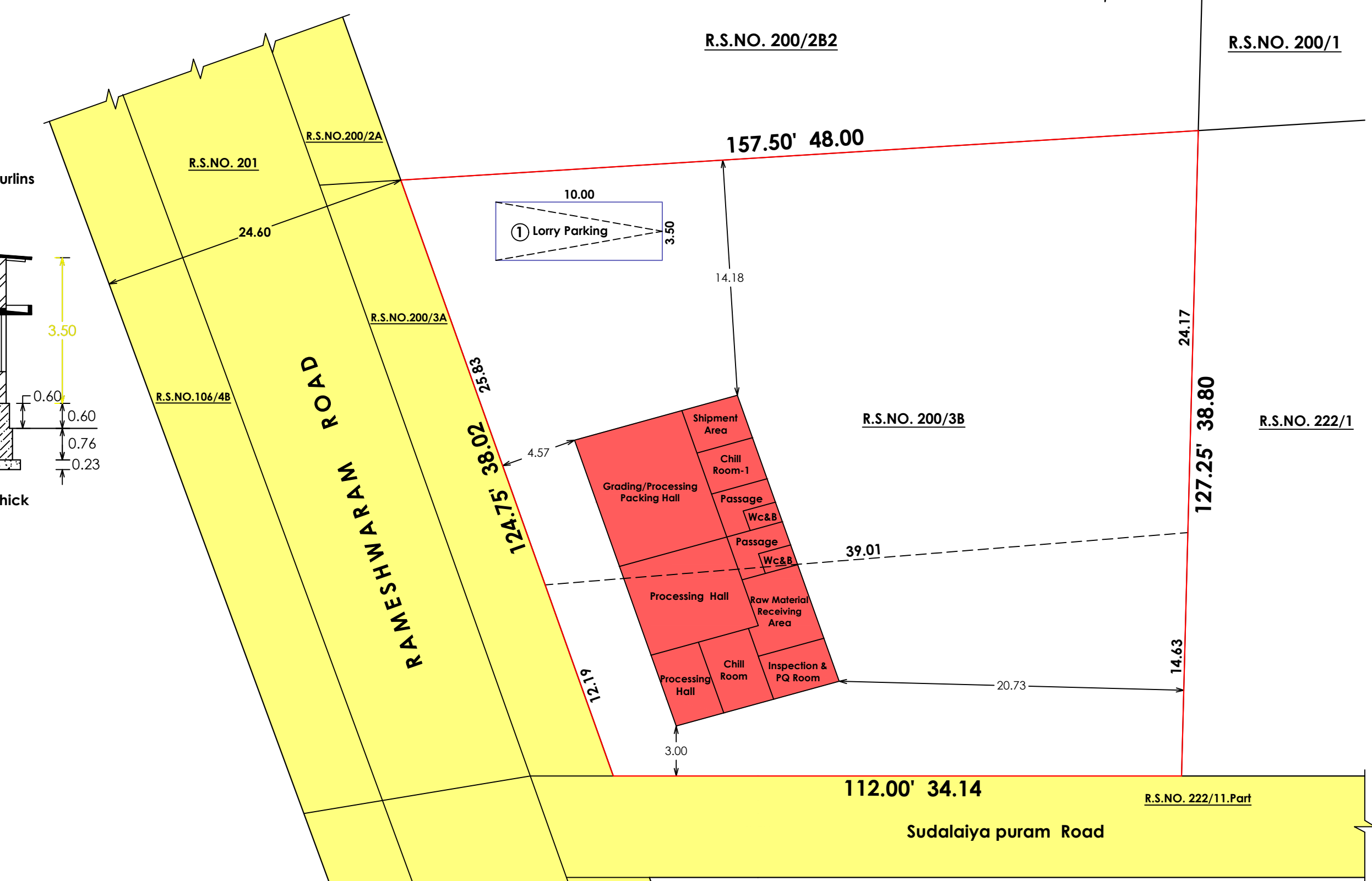
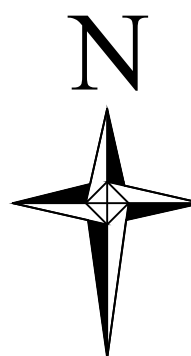
FSI CALCULATION			
DESCRIPTION	TOTAL	NON FSI AREA	FSI AREA
	SQ.MT	SQ.MT	SQ.MT
GROUND FLOOR AREA	184.58	-	184.58

PARTICULARS		Sq.ft.	Sq.m.
AREA OF APPLICANT SITE		16985	1577.99
AREA OF PROPOSAL		1987	184.58
AREA OF OPEN SPACE		14999	1393.41
EXISTING ROAD			

Floor Space Index			
Total FSI Area	=	184.58	
Site Area	=	1577.99	
		0.12 < 2.00	

SET BACKS DETAILS		
DESCRIPTIONS	REQUIRED	AVAILABLE
FRONT	4.50	4.57
SIDE -1	-	3.00
SIDE-2	1.00	14.18
REAR	-	20.73

HEIGHT OF THE BUILDING	...	4.93 M
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SITE PLAN SCALE - 1:250

For NEYTHAL FRESH EXPORTS

M. Nixon Fernando
Proprietor

Land & Building Owner

M. Antony Rajasekar

M. ANTONY RAJASEKAR, DCE,
REGISTERED ENGINEER GRADE-III
TUTICORIN CORPORATION :138/15/2019/00005
15/242/2, PERIYASELVAM NAGAR,
TUTICORIN-628 002, Cell:9894413779,
Email ID:mars4981@gmail.com

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.

