

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

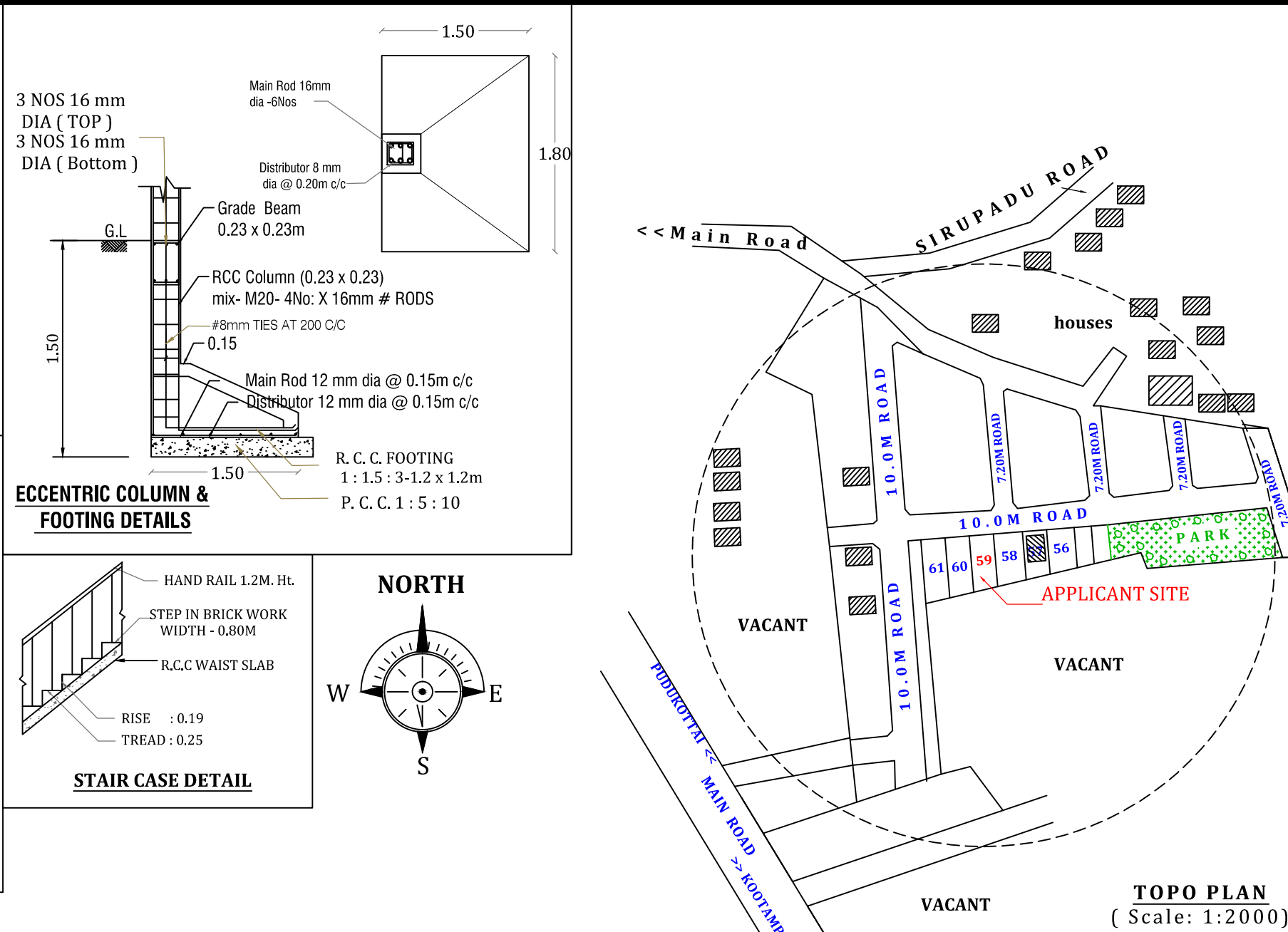
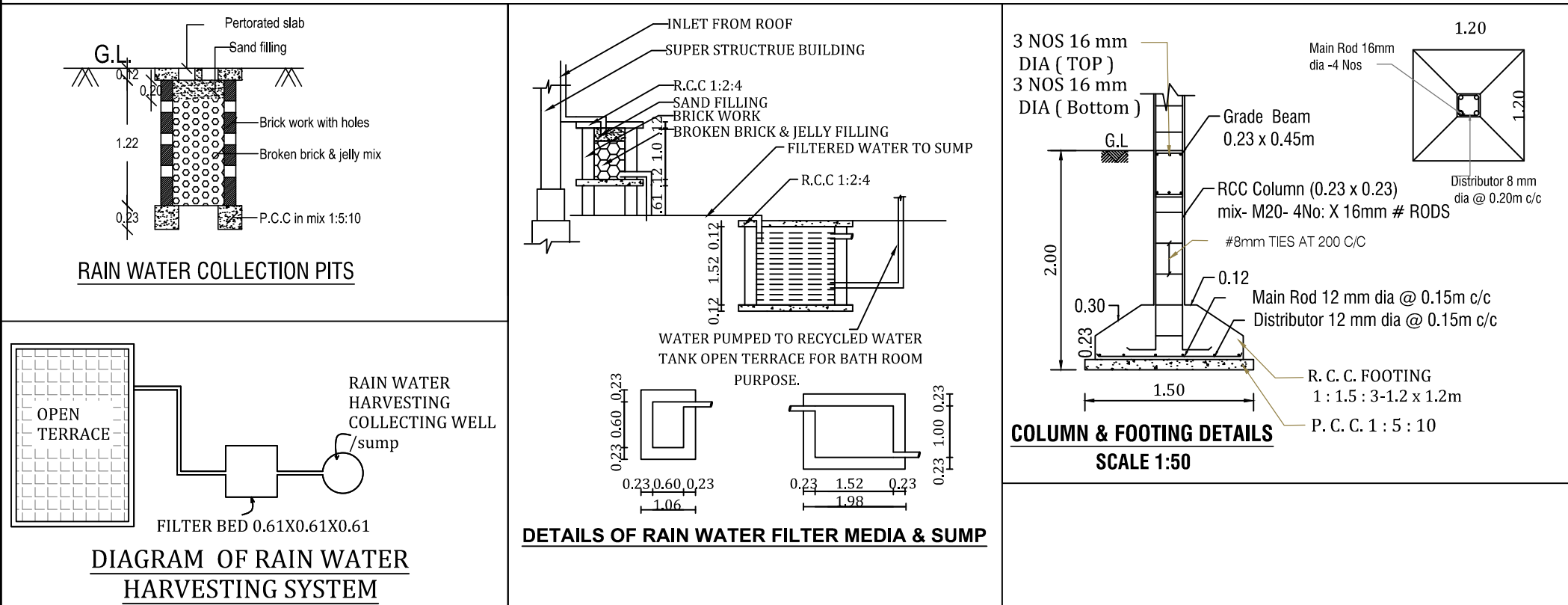
Rural Panchayat

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 A DWELLING HOUSE WITH FIRST FLOOR (UNIT- 3 No:s) AT PLOT NO. 59, K.S.S. GARDEN, IN SURVEY No: 396 / 2A3, (OLD S. No:396/ 2A PART) OF KUMARAGIRI alias PUDUKOTTAI VILLAGE AND PANCHAYAT, APPROVED LAY OUT No: L.P / THOOTHUKUDI D.T.C.P. No: 35/ 2021, THOOTHUKUDI TALUK AND DISTRICT.

OWNER NAME : Mr. D. JEYAKODI, S/o. Thiru. C. Devagnanam



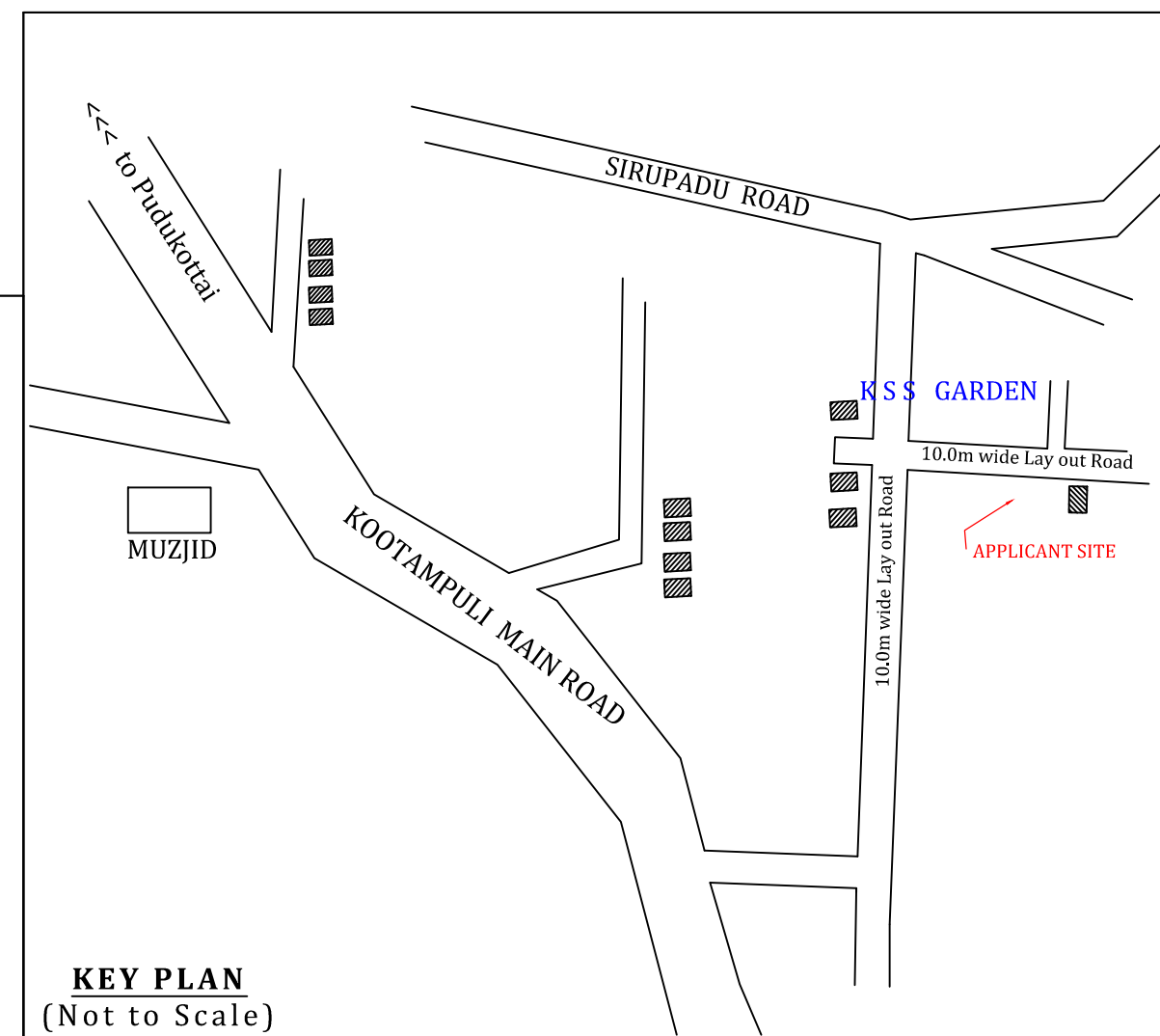
AREA DETAILS			COLOUR INDEX	
PARTICULARS	SQ.M.	SQ.FT.		
SITE AREA AS PER DEED	172.22	1853.77		APPLICANT'S SITE
PROPOSED GROUND FLOOR AREA	107.94	1161.86		EXISTING BUILDING
PROPOSED FIRST FLOOR AREA	107.94	1161.83		EXISTING ROAD
OPEN AREA	64.28	691.91		PARKING

FSI CALCULATIONS				
DESCRIPTIONS	TOTAL BUILD UP AREA	NON FSI AREA		FSI AREA
		DUCT	PARKING	
PRO. GROUND FLOOR AREA	107.94	-	20.98	86.96
PRO. FIRST FLOOR AREA	107.94	-	-	107.94
TOTAL	215.88	-	20.98	194.90

PATTA LAND AREA : 173.00 SQ.M
SUPER IMPOSED AREA : 172.22 SQ.M (1853.77 Sq.Ft)

FLOOR SPACE INDEX (FSI) = 1.254 < 2.00

SET BACK DETAILS			CAR PARKING CALCULATION		
DESCRIPTIONS	REQUIRED	AVAILABLE	DESCRIPTIONS	REQUIRED PARKING	AVAILABLE PARKING
FRONT	3.00	3.00	CARS	1	1
SIDE 1	1.00	1.00	TWO WHEELER	2	3
SIDE 2	1.00	1.00	ALL DIMENSIONS ARE IN METERE SCALE = 1:100		
REAR	N.A.	0.45			

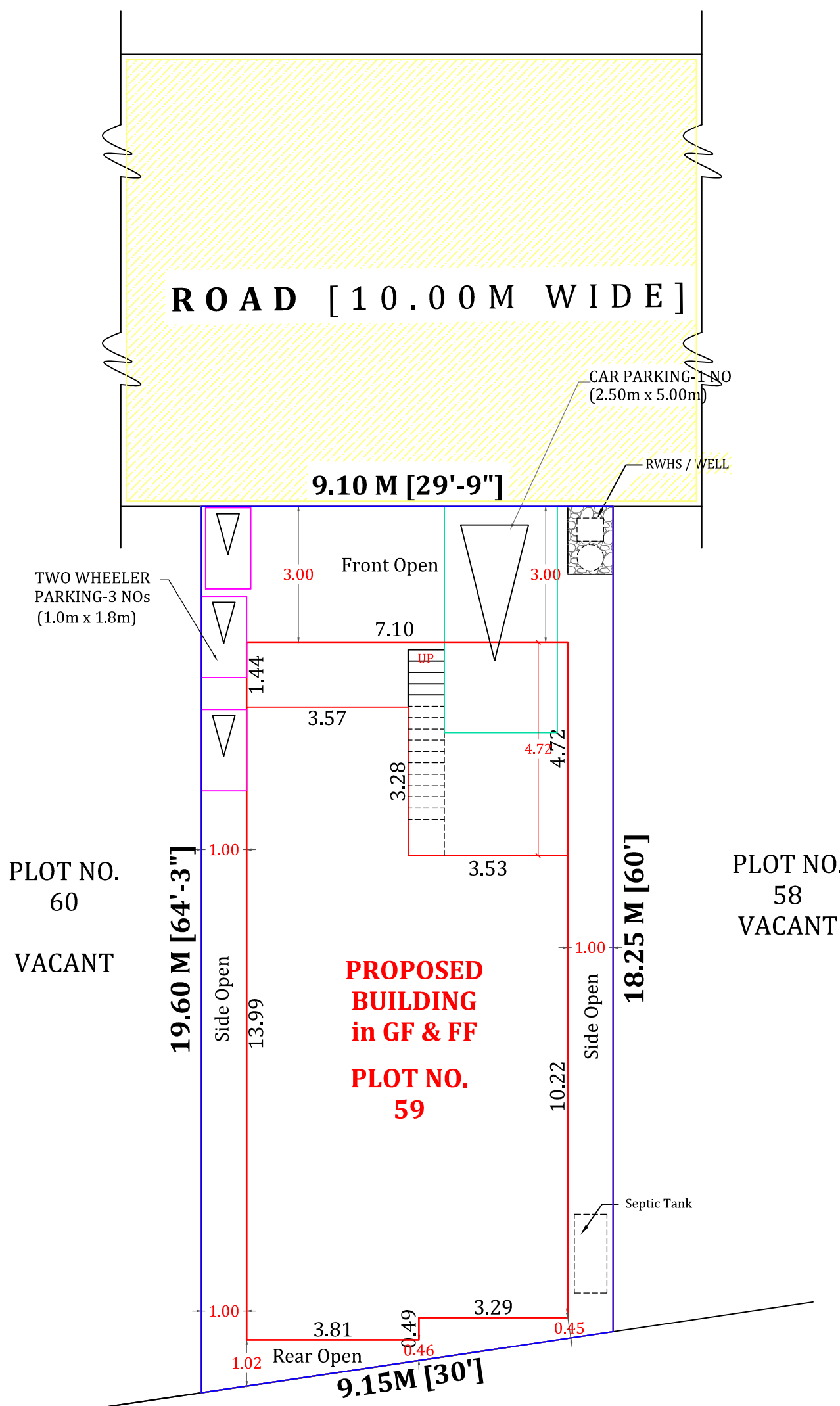
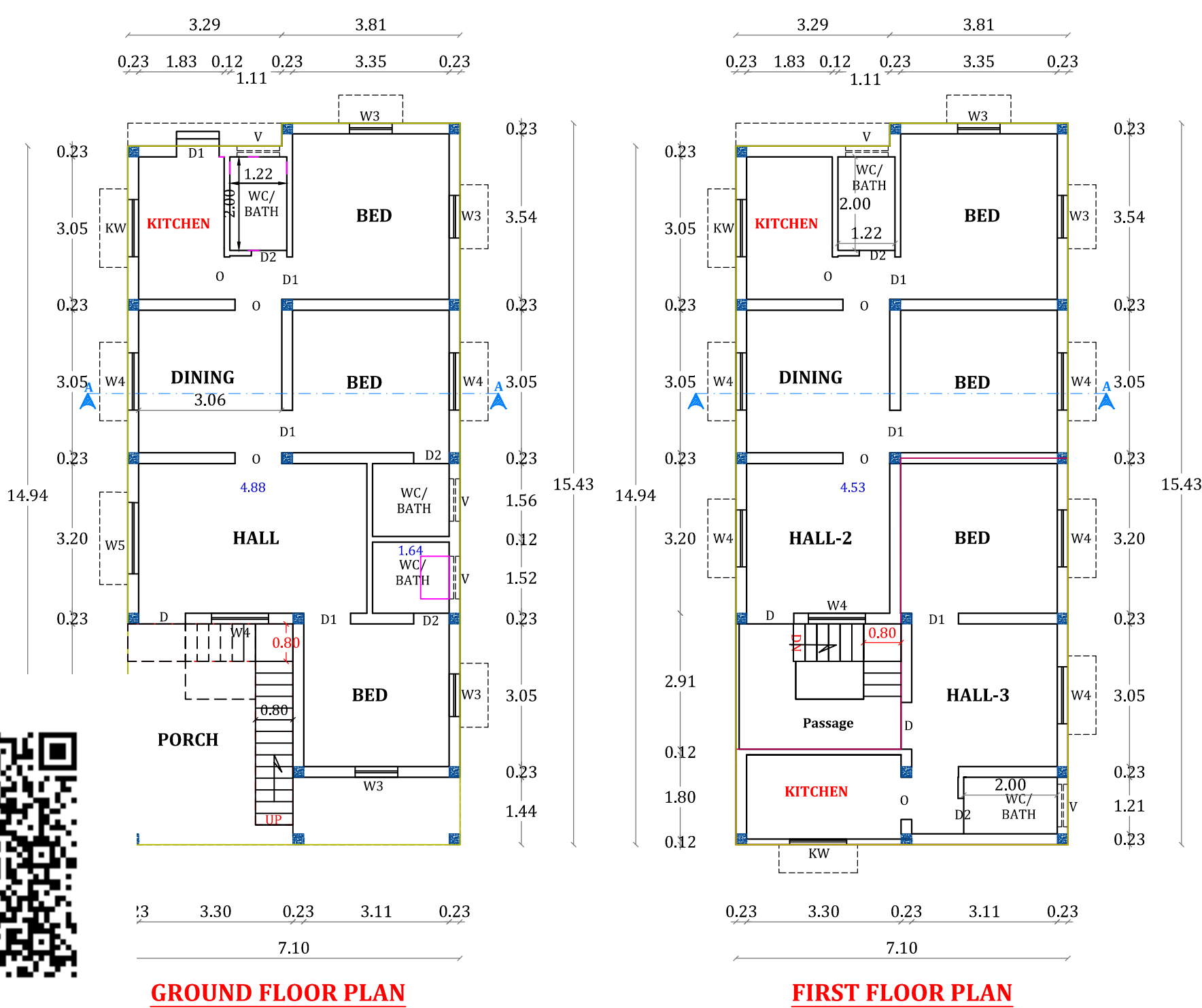
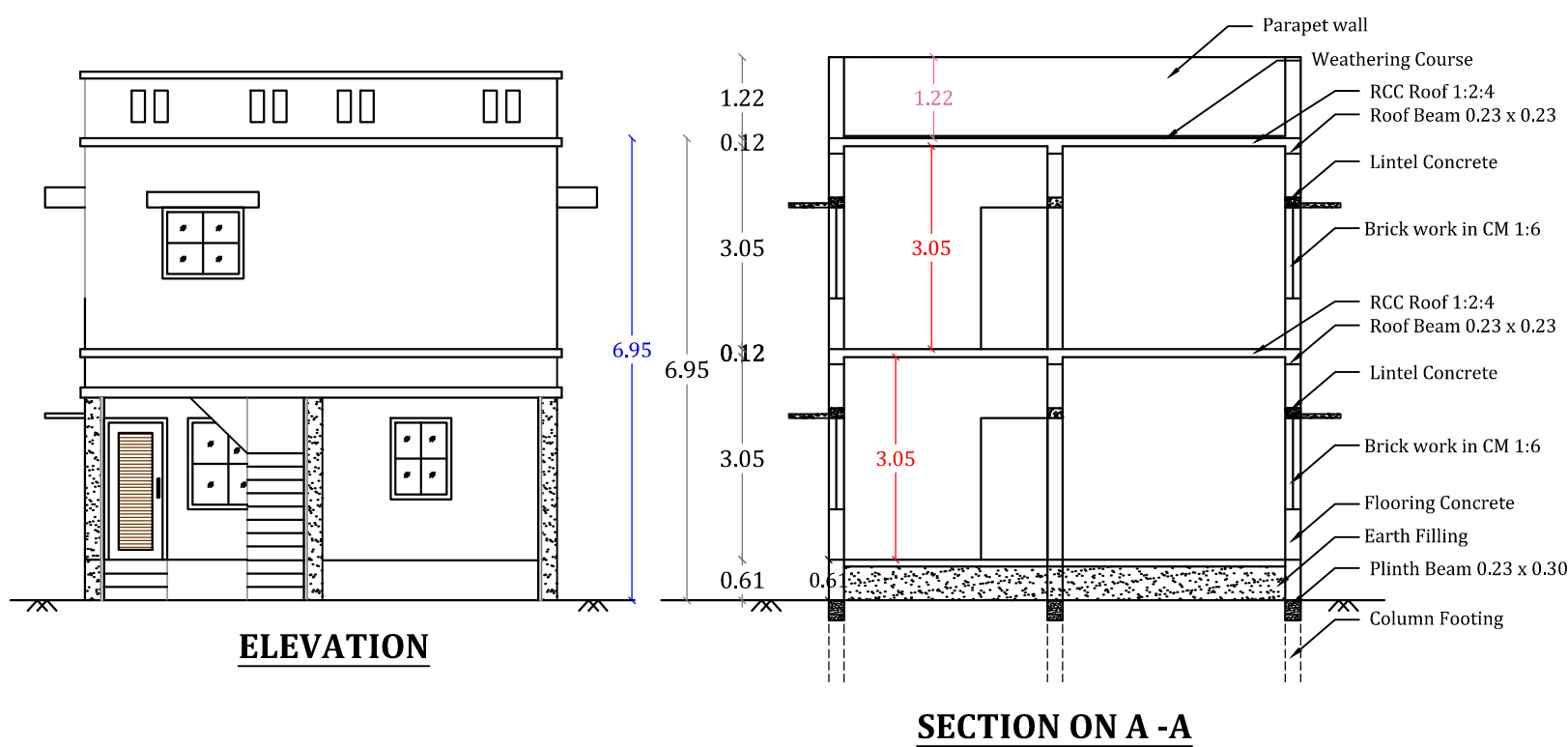


DETAILS OF SOLAR HOT WATER SYSTEM			JOINERY DETAILS		
D	DOOR	1.07 x 2.13	D	DOOR	1.07 x 2.13
D1	DOOR	0.91 x 2.13	D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13	D2	DOOR	0.76 x 2.13
O	OPEN	0.91 x 2.13	O	OPEN	0.91 x 2.13
W3	WINDOW	0.91 x 1.37	W3	WINDOW	0.91 x 1.37
W4	WINDOW	1.22 x 1.37	W4	WINDOW	1.22 x 1.37
W5	WINDOW	1.52 x 1.37	W5	WINDOW	1.52 x 1.37
KW	WINDOW	1.22 x 1.05	KW	WINDOW	1.22 x 1.05
V	VENTILATOR	0.91 x 0.61	V	VENTILATOR	0.91 x 0.61

OWNER

REGISTERED ENGINEER

**C. MAHALINGAM, DCE., B.E.,
REGISTERED ENGINEER-Gr-III,
11/N- Meenakshipuram West,
TUTICORIN-628 002.
Mobile: 944 344 6756 &
82206 24191
Email:omec2007@gmail.com**



PLAN_INFO
TALUK=THOOTHUKUDI
VILLAGE=KUMARAGIRI
PLOT_NO=59
PATTA_NO=7363
AS_AT_SITE=172.22
FMB_OR_PLR=173.00
AS_PER_DOCUMENT=172.69
PLOT_AREA_M2=172.22
SINGLE_FAMILY_BLDG=YES
BLOCK_1_INDIVIDUAL_RESIDENCE
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.0
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_LENGTH=250.00
ROAD_WIDTH=10.0
AVG_PLOT_DEPTH=18.90M
AVG_PLOT_WIDTH=9.10M
LAND_USE_ZONE=PRZ
DISTRICT=THOOTHUKUDI
SURVEY_NO=396 / 2A3
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
ROAD_NAME=K.S.S. GARDEN

Vacant Land _Survey No.
396/2B

SITE PLAN
(Scale:- 1: 100)

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.

