PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

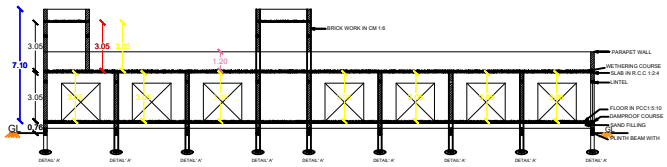
ISSUING AUTHORITY
Town Panchayat

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

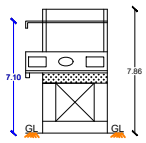
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING GROUND FLOOR (7 SHOPS) & FIRST FLOOR AFTER DEMOSINING THE OLD BUILDING DOOR NO : 55 AT NEW NATHAM S.NO: 447/18(OLD S.NO: 151/1) BIG MANARA STREET,WARD NO: 09,SIRUTHONDANALLUR VILLAGE OF ERAL TOWN PANCHAYAT,ERAL TALUK,THOOTHUKUDI DIST

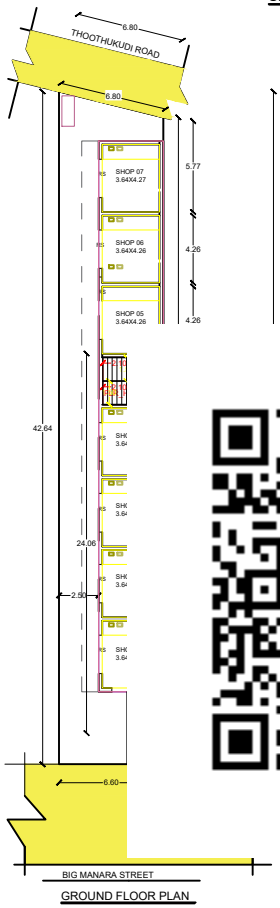
NAME OF THE APPLICANT:- 1. Mr.H.L MUSTHAK SHAHUL HAMEED S/O S.M.B.HAMEED LEBBAI



SECTION A-A

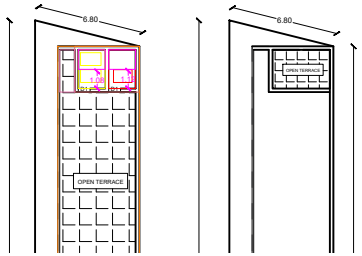


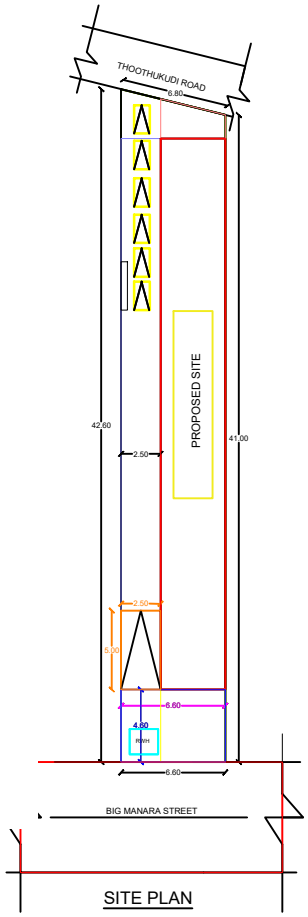
ELEVATION



GROUND FLOOR PLAN

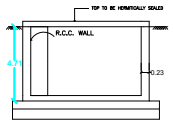






SITE PLAN

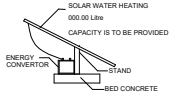
RAIN WATER HARVESTING:



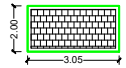
RWH_CAPACITY_L=5000LTRS

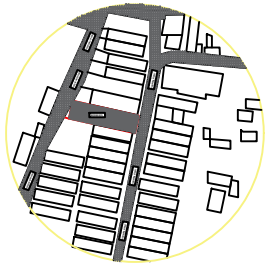
RWH_CAPACITY_L=5000LTRS

SOLAR SYSTEM

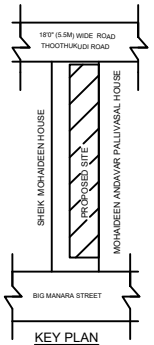


LONGITUDINAL SECTION





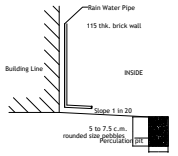
TOPO PLAN



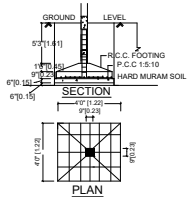
KEY PLAN

PLAN INFO
PLOT_AREA_M2=280.00
SINGLE_FAMILY_BLDG=NO
JURISDICTION_TYPE = PANCHAYAT
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.60
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.0
ROAD_LENGTH=250.00
AVG_PLOT_DEPTH= 42.64
AVG_PLOT_WIDTH= 6.60
AS_AT_SITE=276.00
AS_PER_DOCUMENT=280.00
FMB_OR_PLR=276.20
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=0
SURVEY_NO= 447/18
DISTRICT=THOOTHUKUDI
TALUK=ERAL
PATTA_NO=0
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=25

PERCOLATION PIT

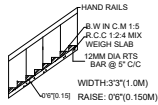


FOUNDATION DETAILS



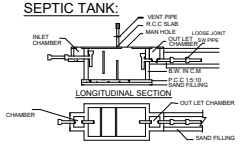
COLUMN SIZE = 0'9" X 0'9"

STAIR CASE DETAILS:-



WIDTH:3'3"(1.0M)
RAISE: 0'6"(0.150M)
TREAD:0'10"(0.30M)

SEPTIC TANK:



SCALE :-

ALL DIMENSIONS ARE IN FEET & METER

SCALE 1 : 100

DISCRIPTION	SIZE
RS - ROLLING SHUTTER	2.44 X 2.44
D - DOOR	0.91 X 2.10
W-WINDOW	1.22 X 1.22
V- VENTILATOR	0.91 X 1.22
D - DOOR	0.75 X 2.10

SUM OF ALL FLOOR AREA = 183.80 SQ.M

SITE AREA = 280.00 SQ.M

FSI =(169.20/280.00) = 0.604 < 2.00

DISCRIPTION	AREA		
	SQ.M	SQ.FT	INDEX
TOTAL AS PER DOC	280.00	3012.80	
PROPOSED GROUND FLOOR	143.10	1539.76	
PROPOSED FIRST FLOOR	11.90	128.04	
PROPOSED HEAD ROOM	14.20	152.79	
TOTAL BUILD UP AREA	169.20	1820.59	
VACANT LAND	136.90	1473.04	

BUILDING (or) LAND OWNER

LISENCED SURVEYOR

Er.B. ASHIK RAHMAN(B,E.Civil,M.Tech)
ENGINEERS- GRADE II -RE/122/2024

AR CONSTRUCTIONS
20,BIG MANARA STREET, ERAL
THOOTHUKUDI DT-628801
Contact : 99 44 66 29 49
Email : arconstructionseral@gmail.com

OFFICE USE

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.