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.

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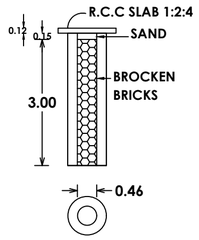
# PLAN SHOWING THE PROPOSED RECONSTRUCTION OF A GODOWN AFTER REMOVING THE EXISTING BUILDING BEARING DOOR NOS. 1/514-50 & 1/514-51, R.S.NO. 16/5A1 AT ETTAYAPURAM ROAD, MAPPILLAIURANI VILLAGE AND PANCHAYAT, TUTICORIN PANCHAYAT UNION AND TALUK.

**OWNER:** Mr. M.K.BALAJI,

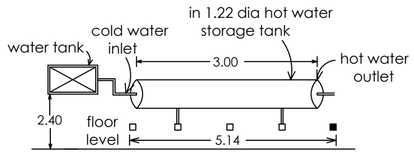
S/o. Mr. M.KRISHNAVEL NADAR.

**SCALE :1:100**

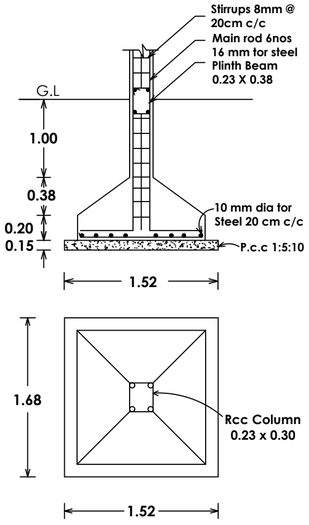
ALL DIMENSIONS ARE IN METRE




Percolation Pit




Details of solar hot water system




Details of column footing

## FSI CALCULATION

| DESCRIPTION | TOTAL SQ.MT | NON FSI AREA SQ.MT | FSI AREA SQ.MT |
|---|---|---|---|
| GROUND FLOOR AREA | 183.71 | - | 183.71 |

| COLOR | PARTICULARS | Sq.ft. | Sq.m. |
|---|---|---|---|
| | AREA OF APPLICANT SITE | 42162 | 3917.00 |
| | AREA OF PROPOSAL | 1977 | 183.71 |
| | AREA OF OPEN SPACE | 40185 | 3733.29 |
| | EXISTING BUILDING | | |
| | EXISTING ROAD | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| RS | - | ROLLING SHUTTER | ... | ... | 2.60 X | 2.44 |
| D | - | DOOR | ... | ... | 0.76 X | 2.13 |
| W | - | WINDOW | ... | ... | 1.37 X | 1.37 |
| V | - | VENTILATOR | ... | ... | 0.91 X | 0.61 |

TOTAL BUILT UP AREA ... ... 1977 Sq.Ft 183.71 Sq.M

## SET BACKS DETAILS

| DESCRIPTIONS | REQUIRED | AVAILABLE |
|---|---|---|
| FRONT | 3.00 | 21.27 |
| SIDE -1 | 1.00 | 5.92 |
| SIDE-2 | 1.00 | 30.15 |
| REAR | 0 | 2.50 |

PARKING SPACE REQUIRED FOR RESIDENCIAL BUILDING AS PER TNCDBR 2019 ANNEXTURE- IV, RULE 38(4) & 39(8)

**Parking area calculation**

Area of proposal (FSI) ... 183.71 Sq.m

Lorry parking required ... 1 No.

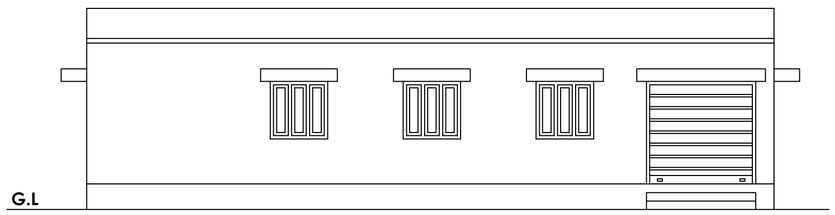
Lorry parking Provided ... 1 No.

**Floor Space Index**

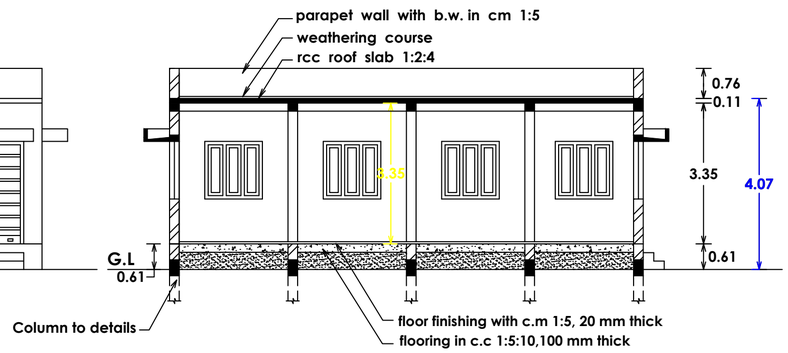
$$\frac{\text{Total FSI Area}}{\text{Site Area}} = \frac{183.71}{3917.00}$$

$= 0.05 < 2.00$

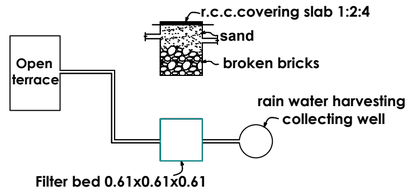
Height of the Building ... 4.07 M



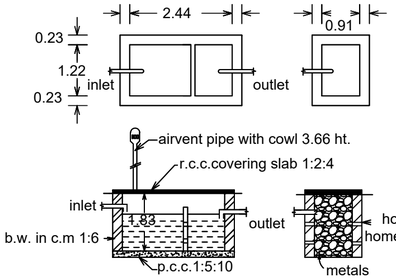

FRONT ELEVATION



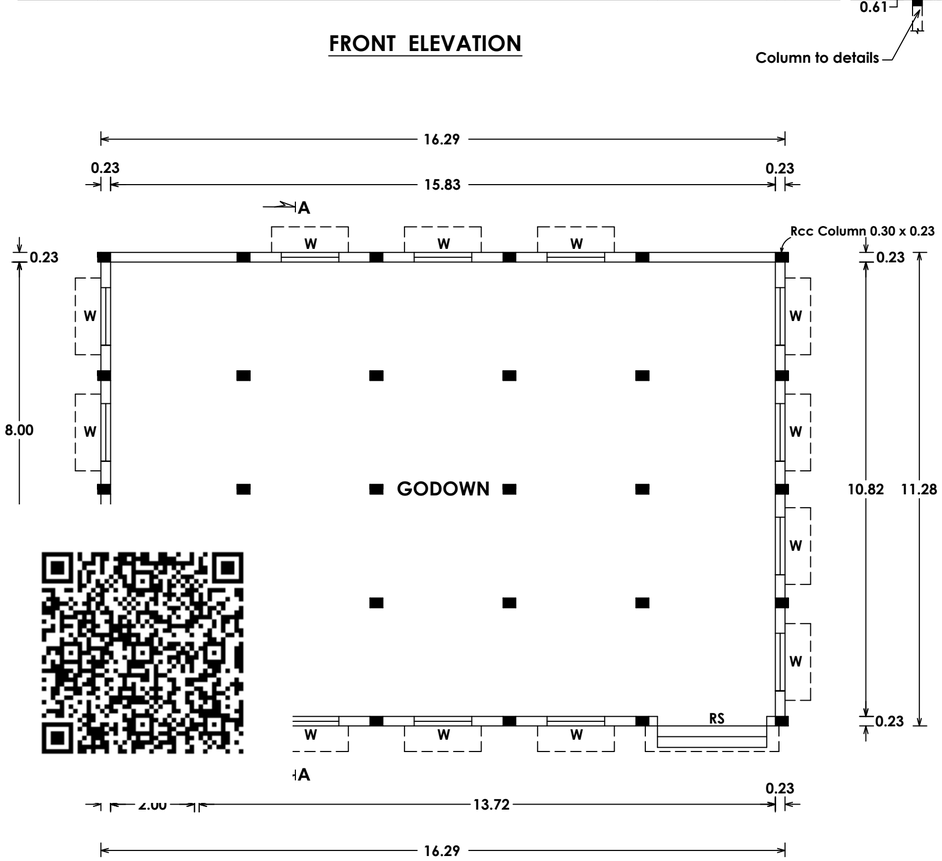

SECTION ON 'A A'



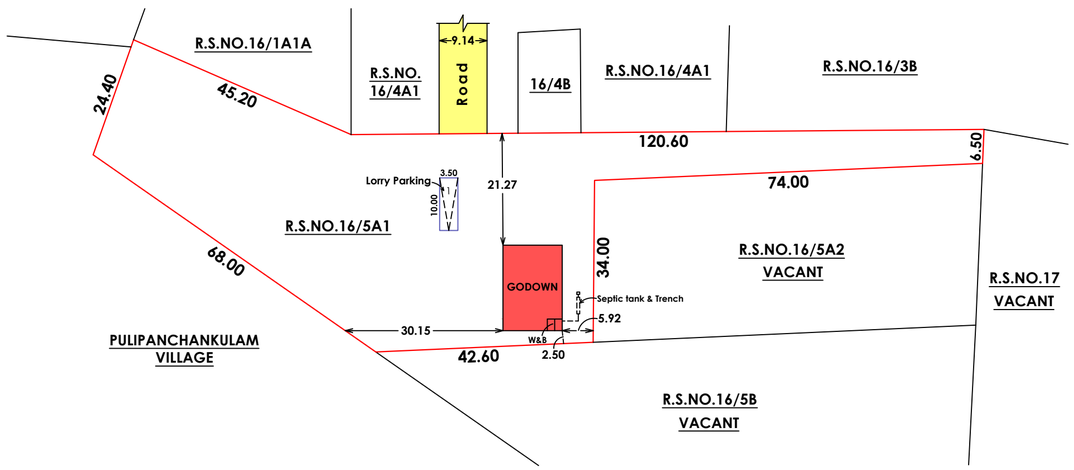

Details of rain water harvesting system



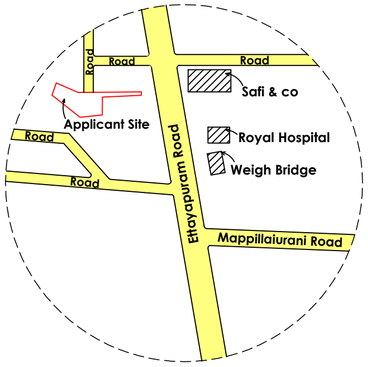

Details of septic tank and trench




GROUND FLOOR PLAN




SITE PLAN SCALE - 1:800




TOPO PLAN (Not to Scale)

MK Bpi

Land & Building Owner

M Antony Rajahar

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

Registered Engineer

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

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# 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

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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.