PP APPROVAL RECORD

Planning Permission

Manjalneerkayal

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

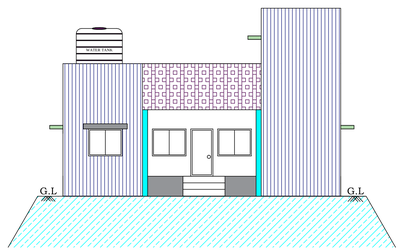
PURPOSE
Residential

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

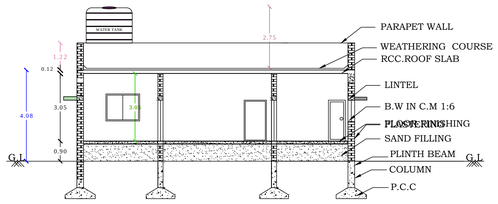
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE IN SURVEY NO . 63/1A2 PART AT SOUTH STREET , MANJANEERKAYAL VILLAGE & PANCHAYAT , SRIVAIKUNDAM PANCHAYAT UNION , ERAL TALUK AND THOOTHUKUDI DISTRICT .

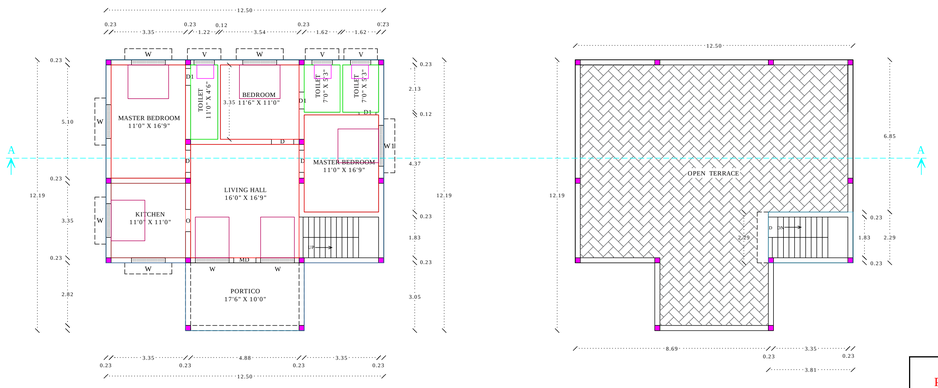
APPLICANT NAME :- Mrs . S . KESAVAN .



FRONT ELEVATION

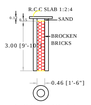


SECTION ON - 'A A'

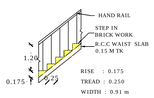


GROUND FLOOR PLAN

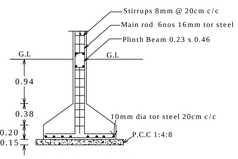
FIRST FLOOR PLAN



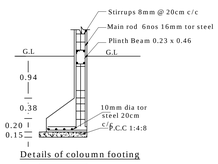
PERCOLATION PIT



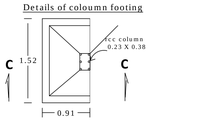
STAIR DETAILS



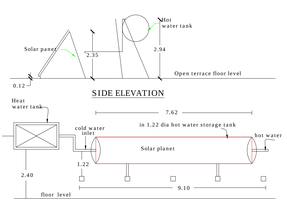
Details of coloumn footing



Details of coloumn footing



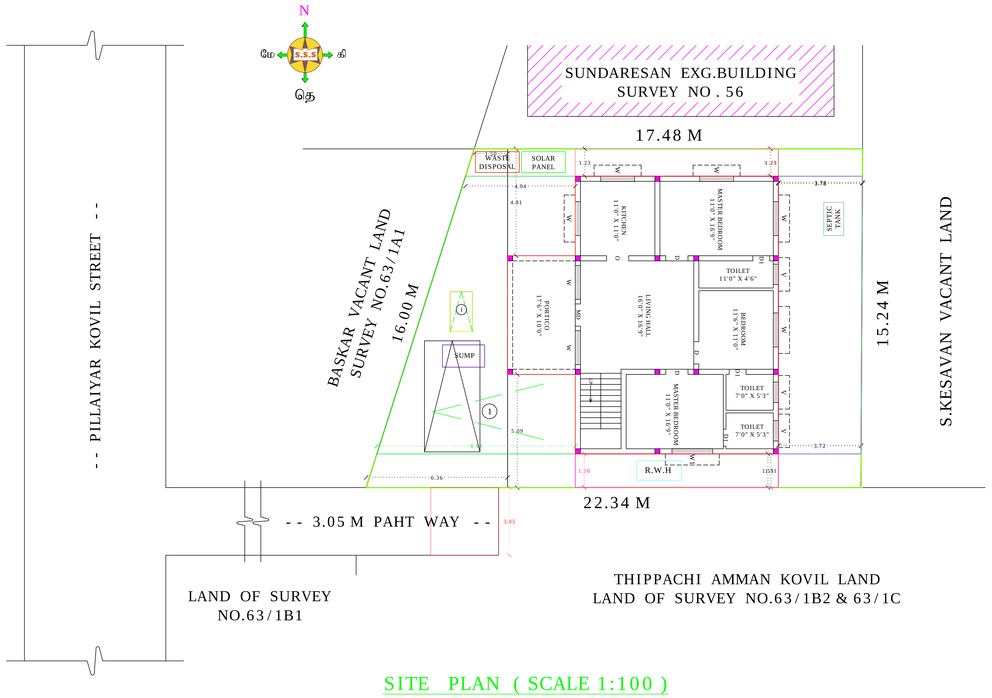
PLAN - Column - A



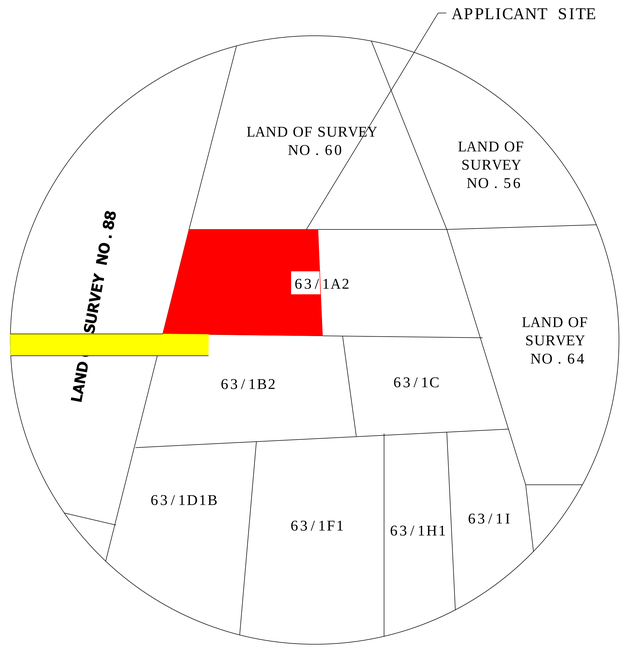
SOLAR WATER HEATER PLANT

PLAN INFO
PLOT_AREA_M2=302.92
PLOT_NO= -
SURVEY_NO=63/1A2 PART
AS_PER_DOCUMENT=303.00
AS_AT_SITE=302.92
FMB_OR_PLR=302.92
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=460
TALUK=ERAL
DISTRICT=THOOTHUKUDI
CRZ=NO
ACCESS_WIDTH_M= 22.34
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=NO
AVG_PLOT_DEPTH= 15.50
AVG_PLOT_WIDTH= 19.91
AREA_TYPE=OTHERS
ROAD_WIDTH=3.05
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_GOVT_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_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT

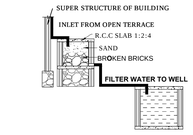
PLAN INFO



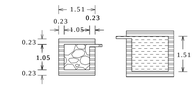
SITE PLAN (SCALE 1:100)



TOPO PLAN (SCALE 1:2000)



RAINWATER HARVESTING



DETAILS OF FILTER BED & WELL

PARKING DETAILS

SUM OF FLOOR F.S.I AREA	=	139.26 Sq.M
REQUIRED CAR PARKING	=	1 NOS
PROVIDED CAR PARKING	=	1 NOS
REQUIRED TWO WHEELER PARKING	=	1 Nos
PROVIDED TWO WHEELER PARKING	=	1 Nos

FLOOR SPACE INDEX

SUM OF FLOOR AREA	=	139.26 Sq.m
SITE AREA	=	302.92 Sq.m
FLOOR SPACE INDEX = (139.26 / 302.92)	=	SUM OF ALL FLOOR AREA / SITE AREA = 0.45 < 2.00

SETBACK DETAILS

	REQUIRED	PROVIDED
FRONT SET BACK	1.50 m	1.50 m
SIDE SET BACK-1	1.00 m	1.51 m
SIDE SET BACK-2	1.00 m	1.23 m
REAR SET BACK	N.A	3.72 m

ALL DIMENSIONS ARE IN METRE
SCALE 1:100

AREA STATEMENT	SQMT	SQFT
APPLICANT SITE AREA	302.92	3260.63
PROPOSED GROUND FLOOR	130.54	1405.13
PROPOSED FIRST FLOOR	8.72	93.86
OPEN SPACE	172.38	1855.50

JOINERY DETAILS

D-DOOR	0.95	X	2.13
D1-DOOR	0.76	X	2.13
W - WINDOW	1.44	X	1.52
V-VENTILATOR	1.00	X	0.76

LAND & BUILDING OWNER

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

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.