

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi, Eral taluk
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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

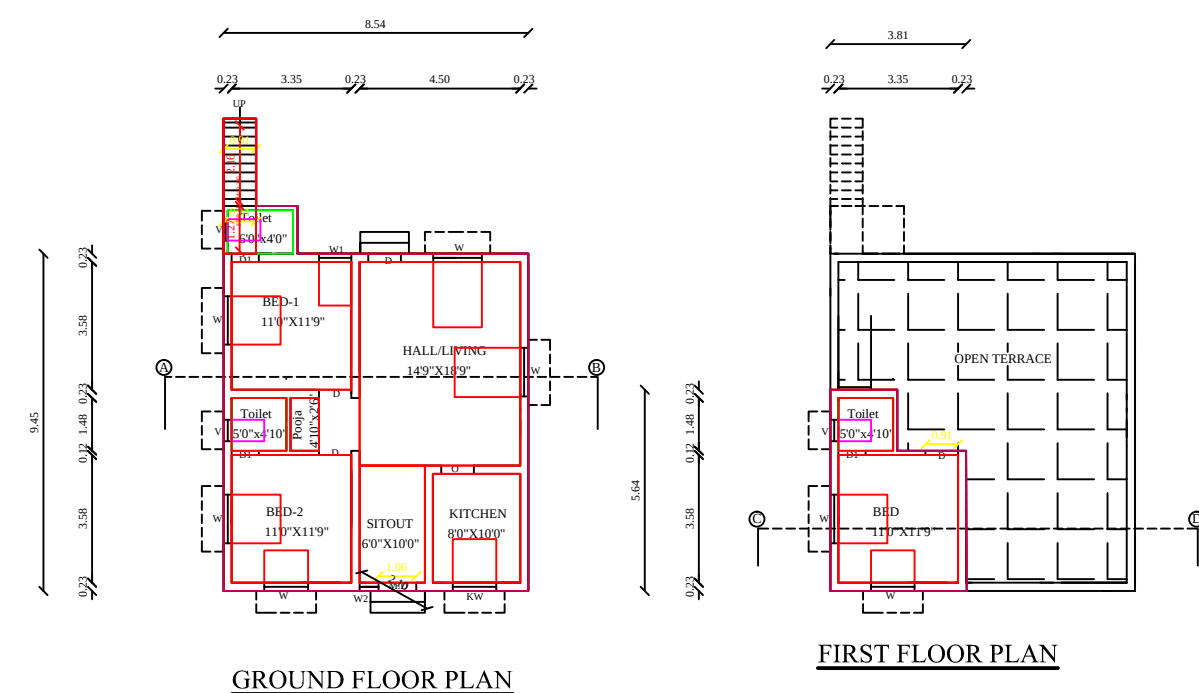
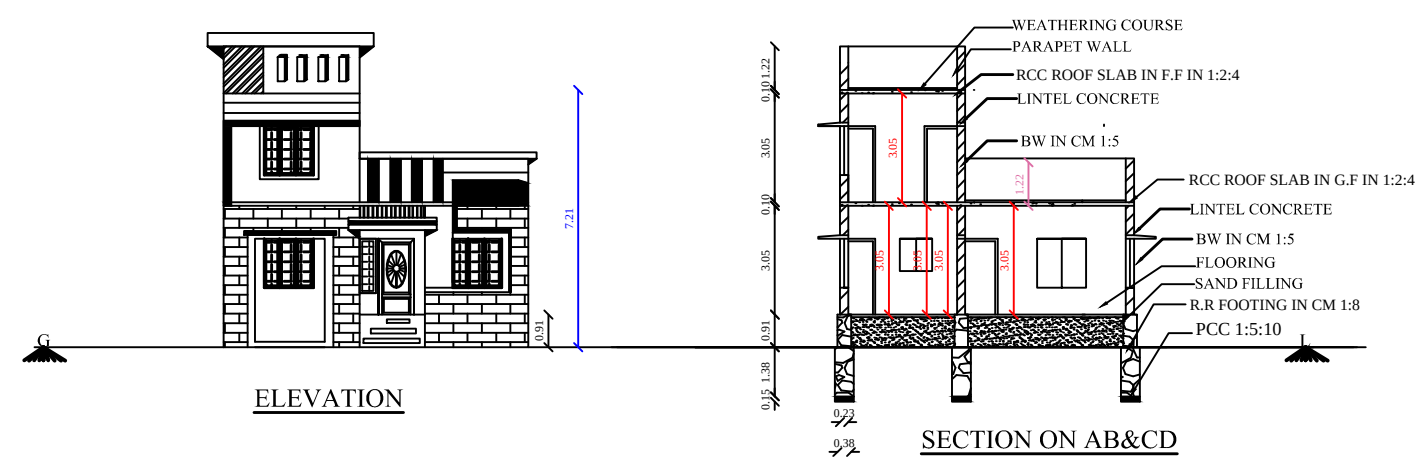
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

THE EXG.HOUSE D.NO-14,SURVEY NO-71/1A1,As Per Patta S.NO-71/1A1A,WARD NO-03 AT PRAKASAPURAM 5th STREET,SELECTION GRADE TOWN PANCHAYAT,NAZARETH.

Mr.S.MUTHUKANNAN
S/O.Mr.SELVAN

N
A

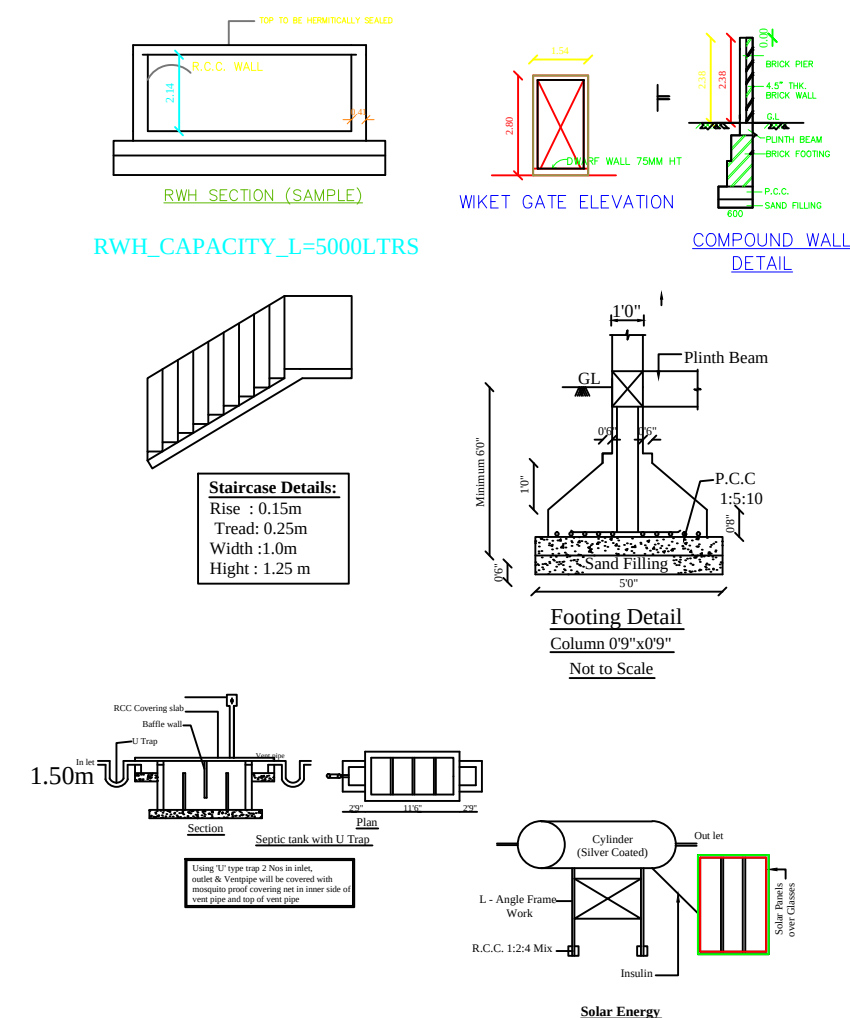
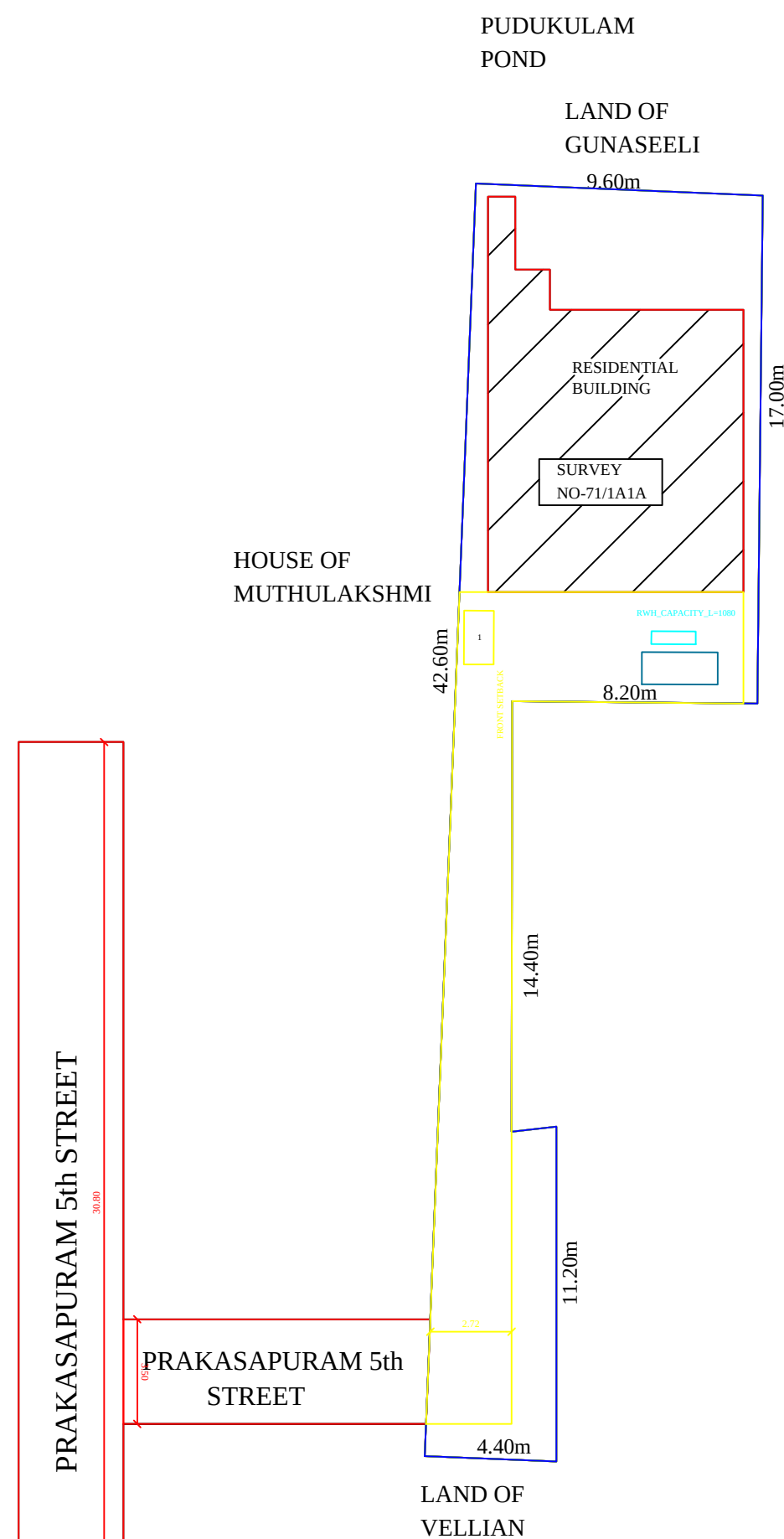
SCALE:1:100



OFFICE USE



PLAN INFO
 PLOT_AREA_M2=246.52
 TALUK=ERAL
 FMB_OR_PLR=245.52
 SINGLE_FAMILY_BLDG=NO
 AS_PER_DOCUMENT=263.25
 AS_AT_SITE=246.39
 CRZ=YES
 PLOT NO=0
 PATTNA_NO=5753
 URITY_ZONE=YES
 ACCESS_WIDTH_M=2.72
 WHETHER_GOVT_OR_AIDED_SCHOOL=NO
 ROAD_WIDTH=3.50
 ROAD_LENGTH=30.00
 AREA_TYPE=EWS
 AVG_PLOT_DEPTH=9.85
 AVG_PLOT_WIDTH=42.60
 LAND_USE_ZONE = RESIDENTIAL
 DISTRICT=THOOTHUKUDI
 RWH_DECLARED=YES
 BUILDING_NEAR_TO_RIVER=NO
 BUILDING_NEAR_MONUMENT=NO
 BUILDING_NEAR_GOVT_BLDG=NO
 PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
 FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
 NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
 SURVEY_NO=71/ 1A1A
 NOC_FIRE_DEPT=NO
 IS_APPROVED_LAYOUT=YES
 OSR_APPLICABLE=NO
 IS_APPROVED_LAYOUT=YES
 IS_SWIMMING_POOL_EXISTS=NO
 JURISDICTION_TYPE=PANCHAYAT
 PREMIUM_FSI_REQUIRED=NO
 IF HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=YES
 OSR_SURR_BUYBACK_RETAIN=RETAIN

LAND OF
YOGARANI

The site plan shows a rectangular building footprint with a hatched pattern, labeled 'PROPOSED BUILDING'. To the left of the building is a 'PARKING' area. To the right is a 'LANDSCAPE BUFFER' area. The building is situated between 'N. N STREET' to the south and 'N. N STREET' to the north. The plan also shows 'LANDSCAPE BUFFER' areas on the east and west sides of the building. A 'CROSS STREET' is shown to the east of the building. The plan is enclosed in a circular boundary.

AREA DETAILS			
TOTAL AREA OF SITE BY DOCUMENT	263.25	2832.57	
TOTAL AREA OF SITE BY PATT A TSLR	246.52	2652.55	
AREA AS ON SITE	263.25	2832.57	
DISMANTLING AREA(D.NO-14)	35.00	377.00	
PRO.CONST ON GROUND FLOOR	83.48	898.24	
PRO.CONST ON FIRST FLOOR	18.19	196.00	
TOTAL PRO.CONSTRUCTION	101.67	1094.00	
CARPET AREA ON GROUND FLOOR	66.55	716.07	
CARPET AREA ON FIRST FLOOR	14.25	153.33	
OPEN AREA OF SITE	144.85	1558.56	
PLOT COVERAGE			
PLOT COVERAGE	-	83.48 246.52	- 33.86%
F.S.I	-	101.67 246.52	- 0.41

SCHEDULE OF OPENINGS

MD	1.06 X 2.13	D1	0.76 X2.13
W	1.22 X 1.22	D	0.91 X2.13
V	0.90 X 0.60	KW	0.91 X 1.22

LEGEND	
OWNER'S BOUNDARY IN	
PROPOSED CONSTRUCTION WORK IN	
EXISTING STREET/ROAD IN	

OWNER

Mr.S.MUTHUKANNAN
S/O.Mr.SELVAN
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

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



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.

