PP APPROVAL RECORD

Planning Permission

Thoothukkudi

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.

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOUSE

BUILDING (2-DWELLINGS) AFTER REMOVING THE EXISTING HOUSE

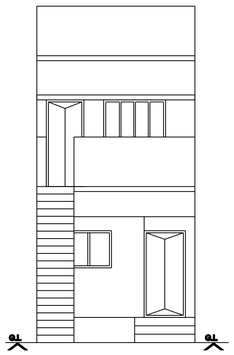
BUILDING IN BEARING DOOR NO :42, 42/1, 42/2, NATHAM S.NO: 601/4B1A1,

ARASAALLWAR KOVIL MEELA STREET-2, SRIVAIKUNDAM VILLAGE,

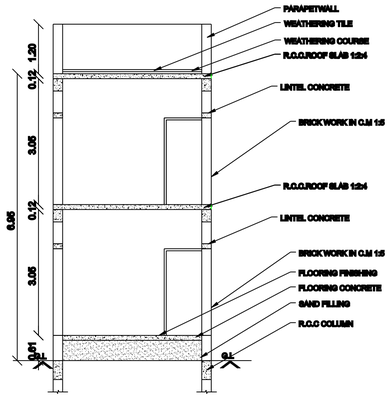
SRIVAIKUNTAM KSPA TOWN PANCHAYAT UNION & TALUK,

THOOTHUKUDI DISTRICT.

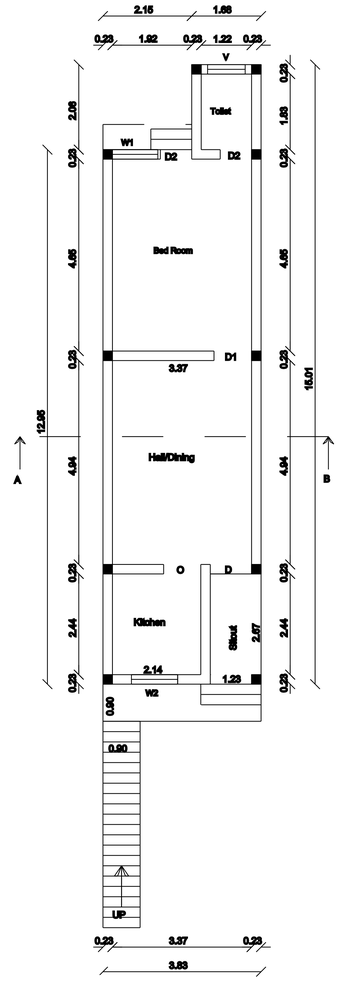
OFFICE USE:-



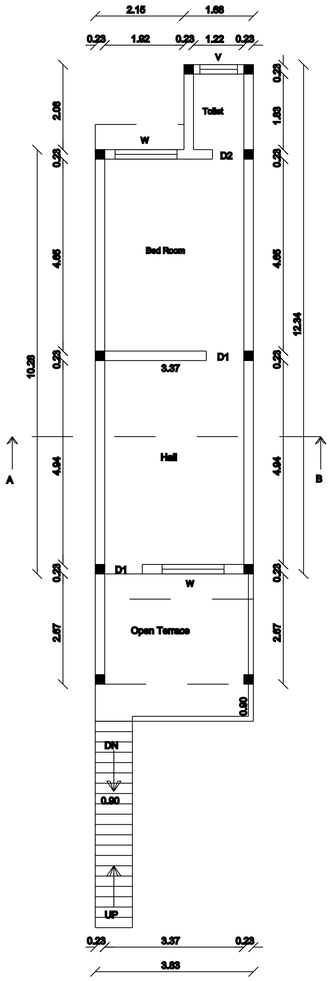
ELEVATION



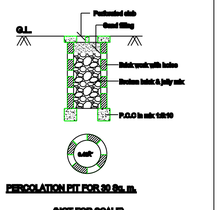
SECTION AT A-B



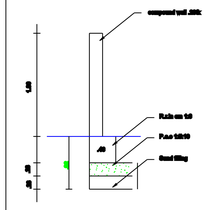
PLAN



FIRST FLOOR PLAN

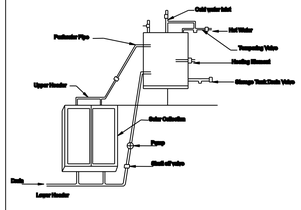


(NOT FOR SCALE)



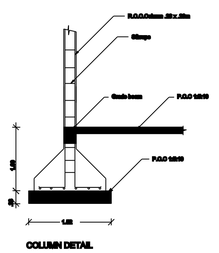
Compound Wall Detail

SCALE :(1:50)

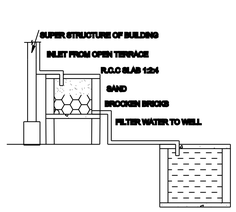


Details Of Solar Water Heater (NTS)

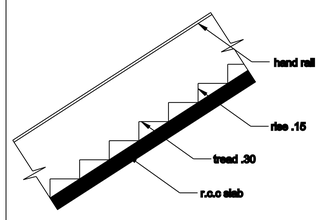
N



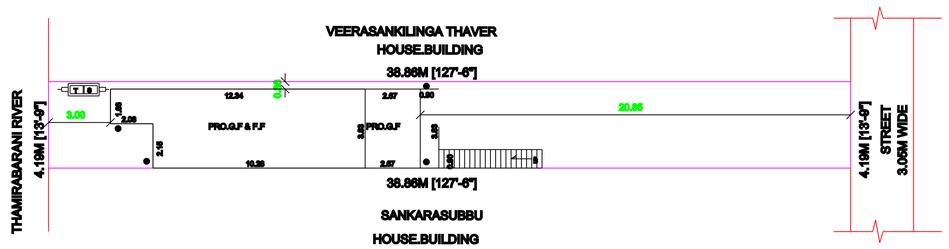
COLUMN DETAIL



RAINWATER HARVESTING



STAIR



SITE PLAN

SCALE 1:200

Scale 1:100 All Dimensions are in Metre

AREA DETAILES:-	Sq.Mt	Sq.Ft
SITE AREA (As Per Document)	162.87	1753.125
PRO. GROUND FLOOR AREA	53.06	571.14
PRO. FIRST FLOOR AREA	42.83	461.02
OPEN AREA	109.81	1181.985

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019

Description	Required	Available	
Front Setback	1.50m	20.86m	OK
One Side Open (North)	Nil	0.36m	OK
Side Setback (South)	Nil	Nil	OK
Rear Setback	Nil	3.00m	OK
Parking	1 Car Space	1 Car Space	OK
FSI	2.00	0.5887	OK

RESIDENTIAL

50 Sq.mt = Nil

Add. Every 75 To 150 Sq.mt = 1 Car Space

Building Area (G.F) = 95.89 - 1 Car space

Required Parking :

Required Parking = 1 Car Space

Available Parking = 1 Car Space

= Hence Ok

FLOOR AREA RATIO

$$\text{PRO.} = \frac{\text{Pro. G.F}}{\text{Total Site Area}} = \frac{95.89}{162.87} = 0.5887 < 2.00$$

Legend :-

- Pro.Site Boundary
- Pro.Building
- Exg. Road

JOINERY DETAILES:-

D - Door	1.00 x 2.10
D1 - Door	0.91 x 2.10
D2 - Door	0.76 x 2.10
O - Open	0.91 x 2.10
W - Window	1.50 x 1.80
W1 - Window	1.10 x 1.80
W2 - Window	1.10 x 0.90
V - Ventilator	0.91 x 0.61

M. Kavitha

(Mrs.M.Kavitha)

APPLICANT:-

Er.C.MUTHU PRBAKARAN,DCE., BE.,

TP NO:003/2023

SRIVAIKUNTAM TOWN PANCHAYAT

CSRM. CONSTRUCTION

14/1, NELLAI TIRUCHENDUR MAIN ROAD,

SRIVAIKUNTAM

Cell No: 9629988112, 8489078467

REGISTERED ENGINEER:-

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

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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.