

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.

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A LODGING HOUSES WITH RESTAURANT BUILDING IN
SURVEY NO. 241/2B2A2 AT THIRUCHENDUR ROAD, KANTHASAMPURAM VILLAGE, ARUMUGANERI TOWN PANCHAYAT,
TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME: M/s. ANTARAA RESIDENCY LLP

SHEET NO.
12/12

SCALE: 1:500

OFFICE USE:

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	AREA in	
			Sqm	Sq. Ft
AREA OF THE SITE	----	----	6073.00	65369.77
BLOCK - 1 (RESTAURANT)				
GROUND FLOOR	666.80	----	666.80	14478.12
TERRACE FLOOR	----	27.84	27.84	4222.07
BLOCK - 2 (OFFICE)				
GROUND FLOOR	70.20	----	70.20	200.32
FIRST FLOOR	70.20	----	70.20	67.28
TERRACE FLOOR	----	22.49	22.49	4222.07
BLOCK - 3 (LODGING HOUSE)				
GROUND FLOOR	304.92	----	304.92	14478.12
TERRACE FLOOR	----	22.39	22.39	4222.07
BLOCK - 4 (LODGING HOUSE)				
GROUND FLOOR	282.54	----	282.54	14478.12
FIRST FLOOR	282.54	----	282.54	14478.12
TERRACE FLOOR	----	44.78	44.78	4222.07
BLOCK - 5 (LODGING HOUSE)				
GROUND FLOOR	282.54	----	282.54	14478.12
FIRST FLOOR	282.54	----	282.54	14478.12
TERRACE FLOOR	----	44.78	44.78	4222.07
BLOCK - 6 (LODGING HOUSE)				
GROUND FLOOR	151.98	----	151.98	14478.12
FIRST FLOOR	151.98	----	151.98	14478.12
TERRACE FLOOR	----	44.78	44.78	4222.07
BLOCK - 7 (STAFF QUARTERS)				
GROUND FLOOR	197.32	----	304.92	14478.12
FIRST FLOOR	55.44	----	151.98	14478.12
TERRACE FLOOR	----	22.39	22.39	4222.07
TOTAL	1737.29	24.86	1762.15	18967.79

SITE AREA DETAILS AS PER SALE DEED

S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in	
			Sqm	Acre
1.	3345/2024	241/2B2A2	6073.00	1.50

SITE AREA DETAILS AS PER PATTA

S. NO.	PATTA NUMBER	SURVEY NUMBER	AREA in	
			Sqm	Acre
1.	6760	241/2B2A2	6073.00	1.50

FSI = $\frac{\text{TOTAL AREA OF ALL FLOORS}}{\text{PLOT AREA}} = \frac{1737.29}{6073.00} = 0.464 < 1.50$

PARKING DETAILS FOR MANUFACTURING INDUSTRIES

1 LORRY SPACE FOR EVERY 500 Sqm OF WORKSHOP FLOOR AREA
1 CAR SPACE FOR EVERY 100.00 Sqm OF OFFICE FLOOR AREA
1 TWO WHEELER SPACE AND 1 CYCLE SPACE FOR EVERY 50.00 Sqm OF WORKSHOP FLOOR AREA

SITE AREA DETAILS

AS PER SALE DEED	-----	3746.03 Sqm
AS PER PATTA	-----	3746.00 Sqm
AS AT SITE	-----	3746.00 Sqm


Er.K.SHANKAR NARAYANAN, B.E., M.TECH.,
Registered Geotech Engineer
RGTE 001/2022
VARSHA GEOTECHNICAL WORKS
RAJAPALAYAM-626 117



REGISTERED GEO-TECH ENGINEER

APPLICANT


A.GETHSY, M.E.,
Registered Structural Engineer
Reg No:RSE-II/TKDTCP/SEP/03/2021
6B/A, 6th Street East,
Briyart Nagar Thoothukudi-628 008


Er.S.PONMAKANANDAN, M.E., LL.B., AIV, AIE
Licensed Surveyor / Registered Engineer
Approved Valuer / Chartered Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

REGISTERED STRUCTURAL ENGINEER

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
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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.

