PP APPROVAL RECORD

# Planning Permission

Maravanmadam

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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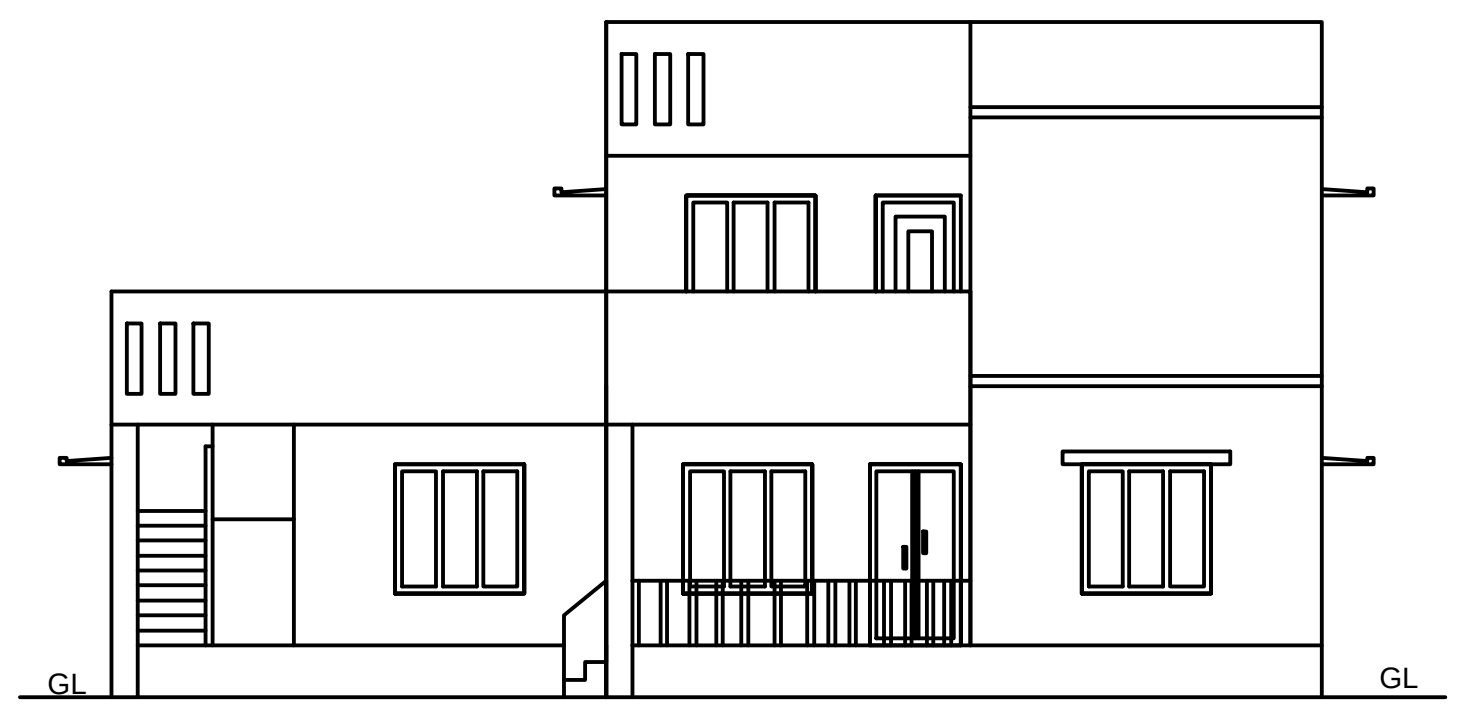
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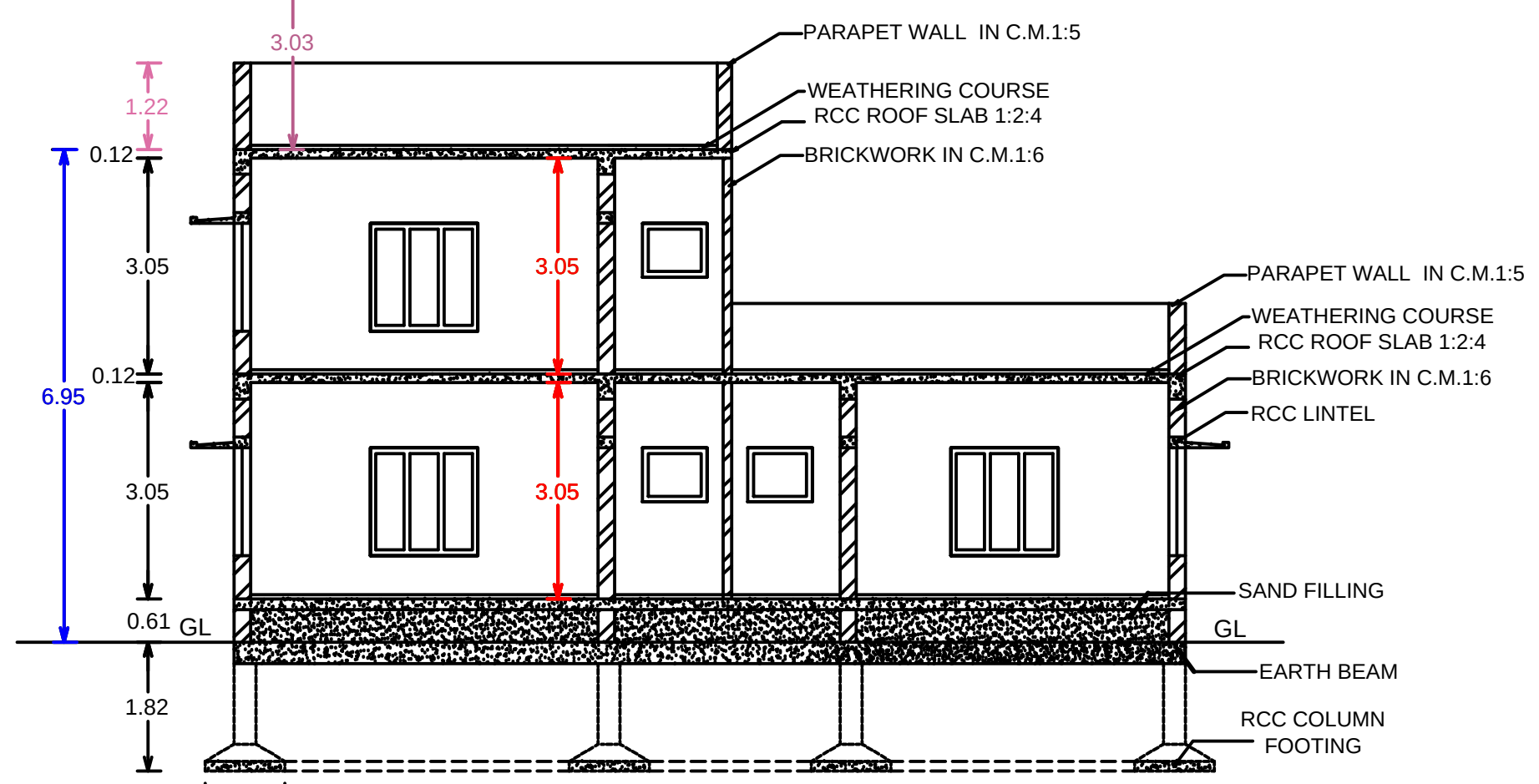
PLAN SHOWING THE PROPOSED RECONSTRUCTION OF A DWELLING HOUSE AFTER DEMOLISHING THE EXISTING BUILDING IN DOOR NO.1/4/11, SURVEY NO.68/3B1A, VIDE PATTA NO. 3505 AT SARON NAGR MARAVANMADAM VILLAGE AND PANCHAYAT, THOOTHUKUDI TALUK,THOOTHUKUDI DISTRICT.

OWNER'S NAME: **Mr.D.DANIEL ABRAHAM.** S/o.Mr.V.DENNISON DANIEL.

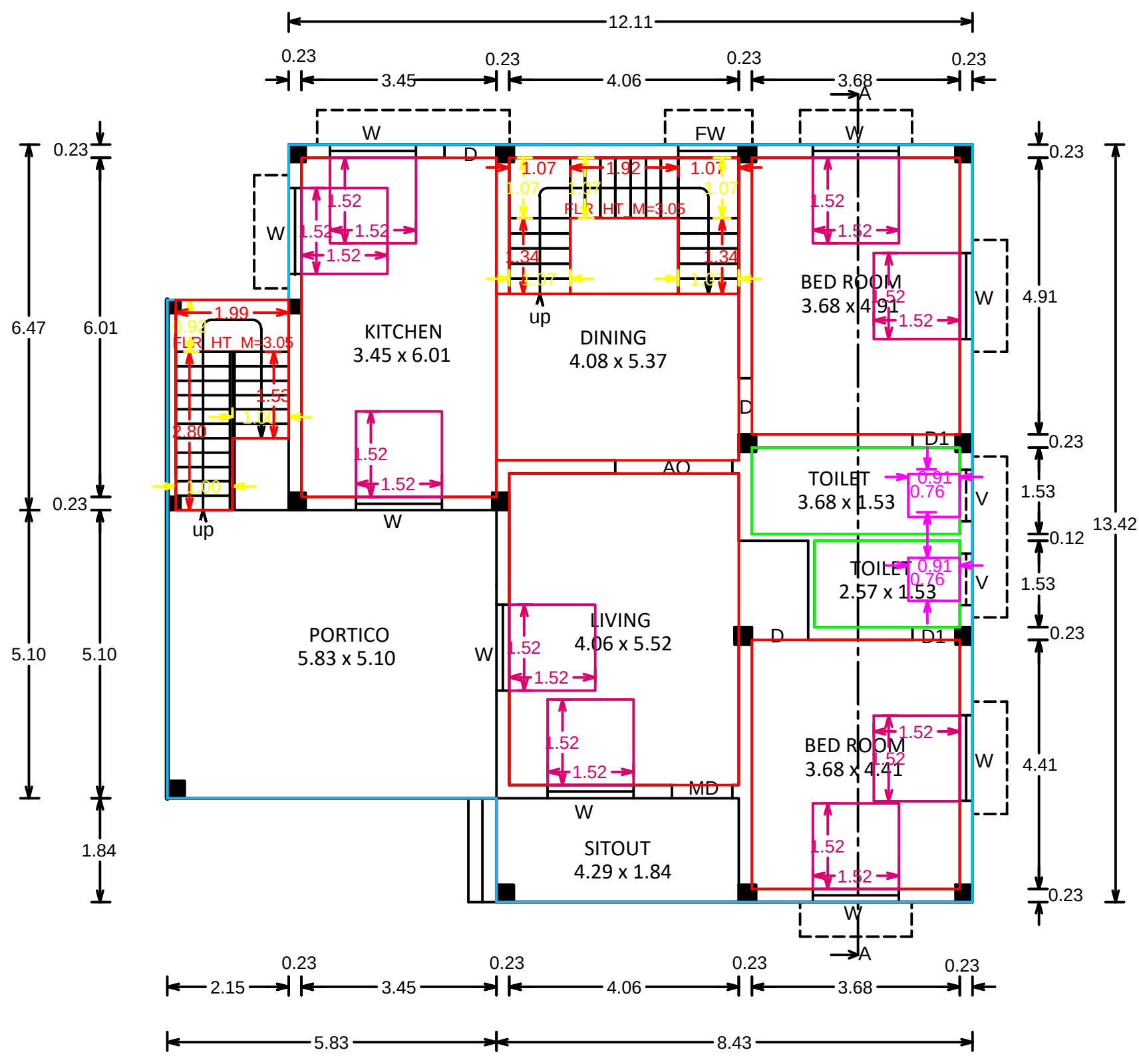
SCALE: 1:100



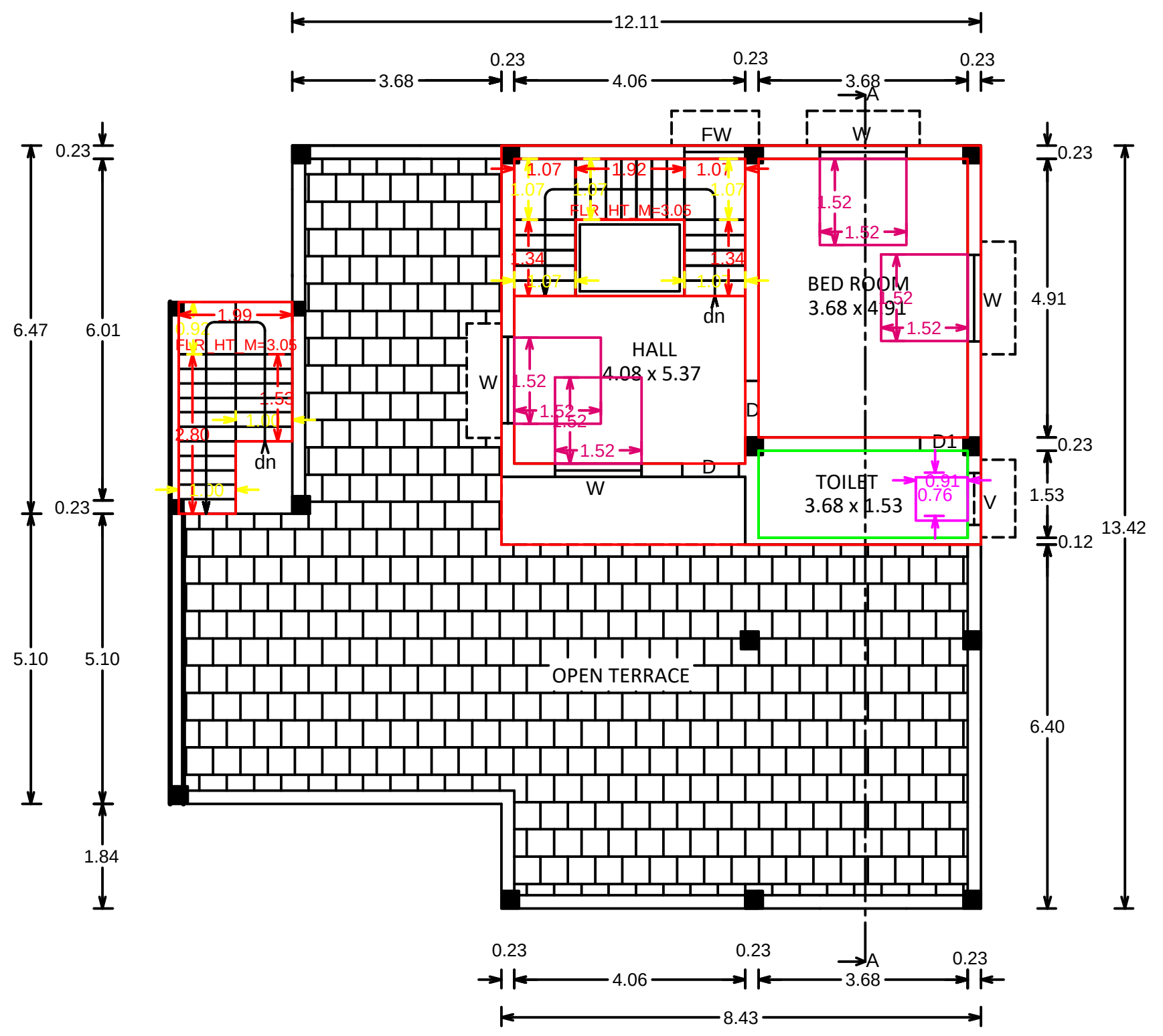

**FRONT ELEVATION**
**FACING NORTH**



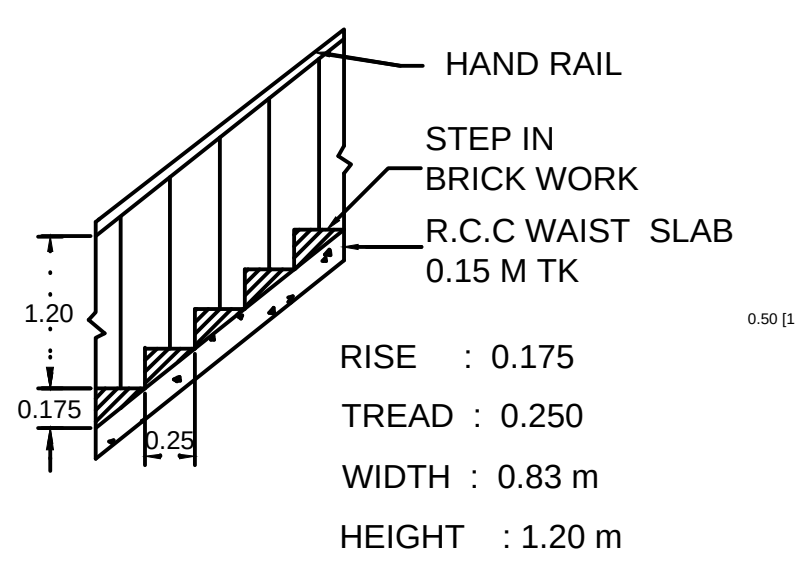

**SECTION ON 'AA'**



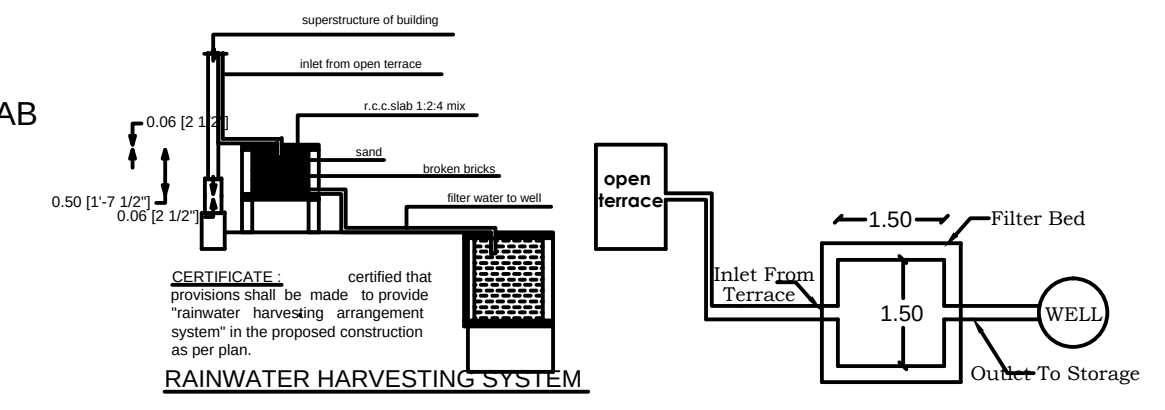

**GROUND FLOOR PLAN**




**FIRST FLOOR PLAN**

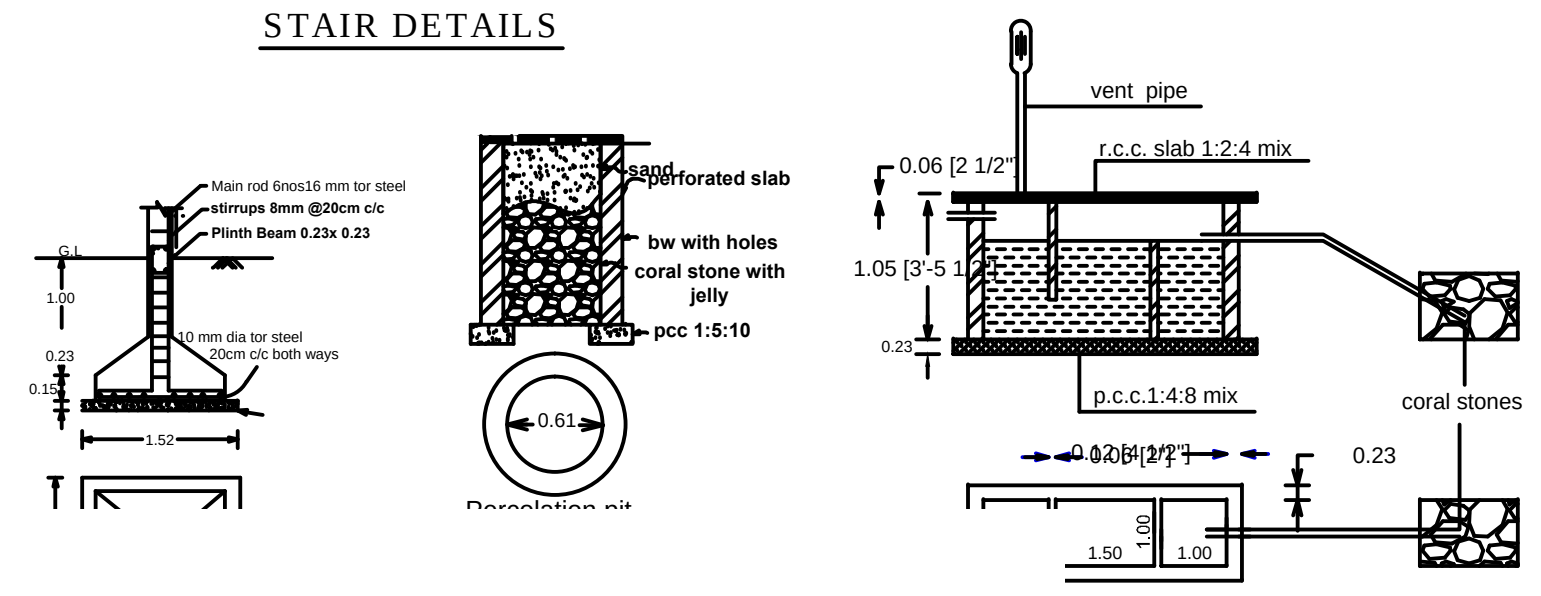



STAIR DETAILS

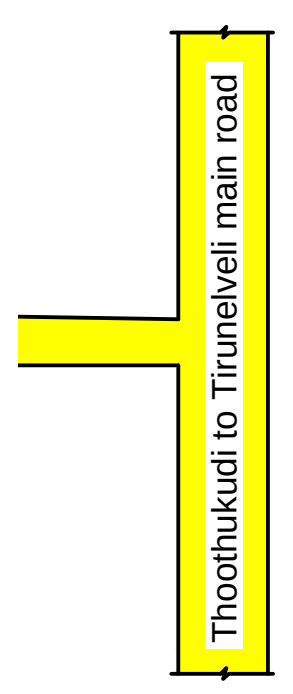


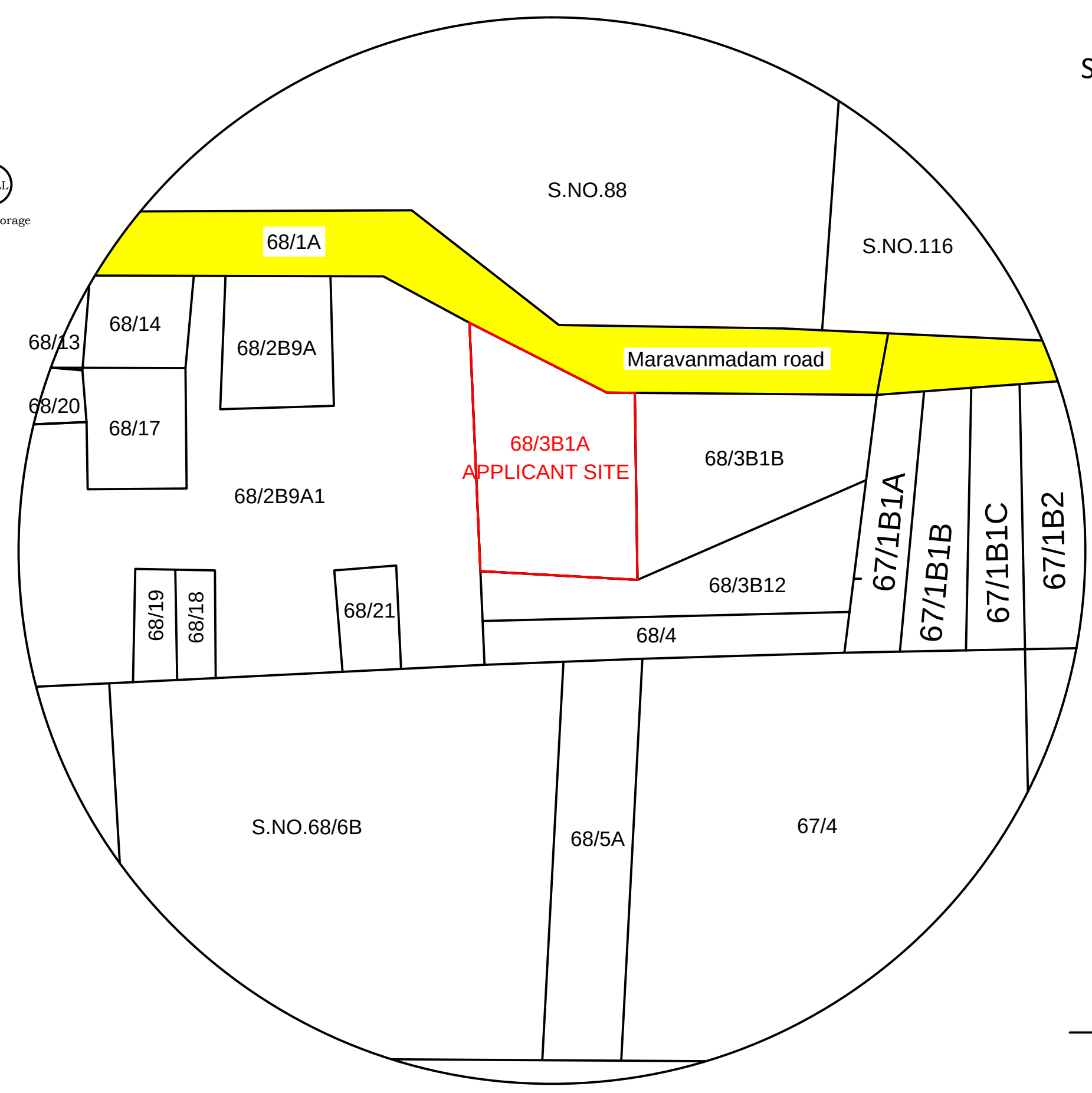

RAINWATER HARVESTING SYSTEM

Plan Of Filter Bed & Well



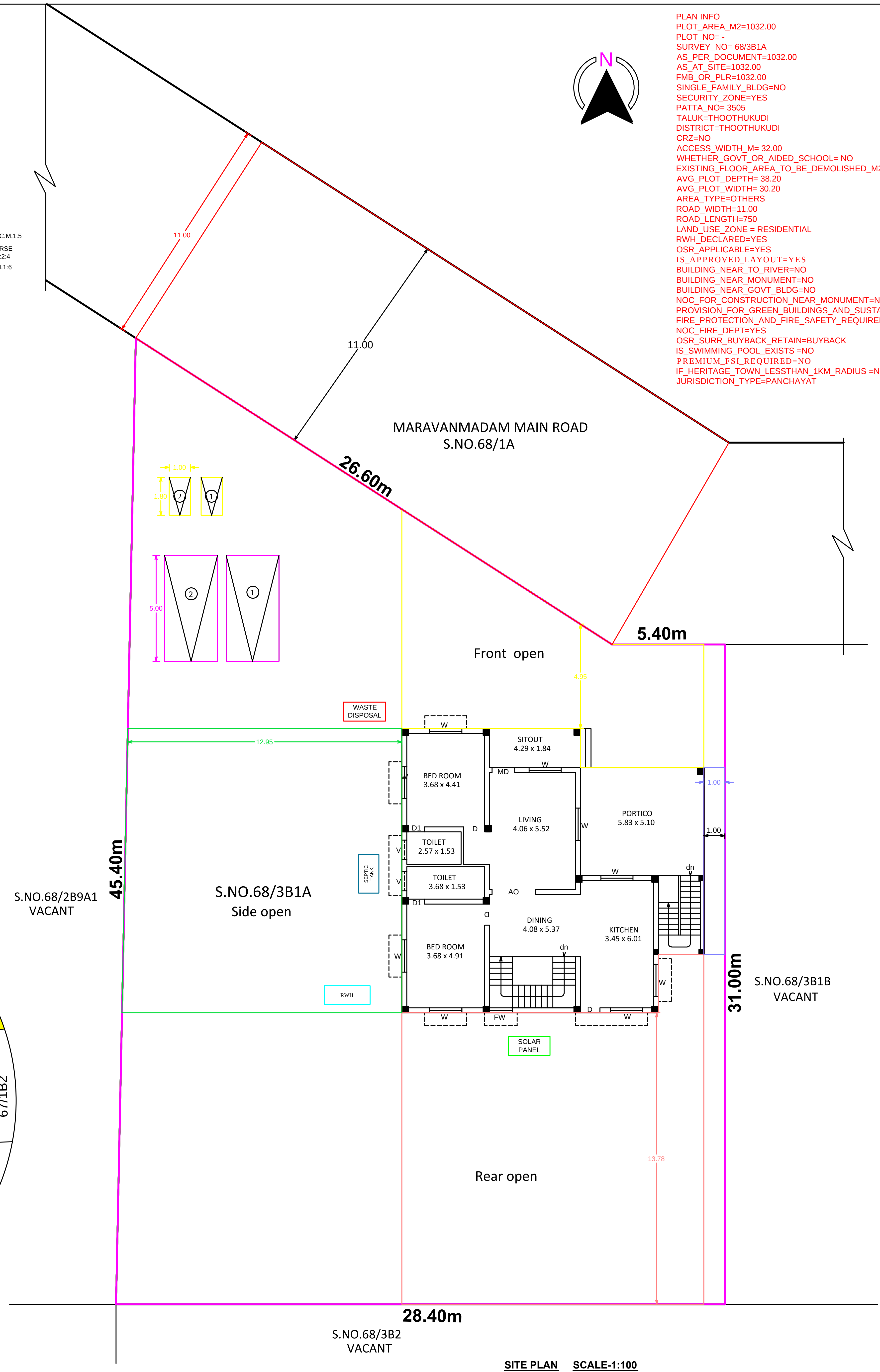

EPTICTANK DETAILS




**TOPO PLAN**


PLAN INFO
PLOT_AREA_M2=1032.00
PLOT_NO= -
SURVEY_NO= 68/3B1A
AS_PER_DOCUMENT=1032.00
AS_AT_SITE=1032.00
FMB_OR_PLR=1032.00
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO= 3505
TALUK=THOOTHUKUDI
DISTRICT=THOOTHUKUDI
CRZ=NO
ACCESS_WIDTH_M= 32.00
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=YES
AVG_PLOT_DEPTH= 38.20
AVG_PLOT_WIDTH= 30.20
AREA_TYPE=OTHERS
ROAD_WIDTH=11.00
ROAD_LENGTH=750
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=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


**SITE PLAN** **SCALE-1:100**

ALL DIMENSIONS ARE IN METER

DOCUMENT AREA ... ... ... 1032.00 Sq.m 11108.45 Sq.ft

PARKING DETAILS

CAR PARKING AREA --- --- 2.50m x 5.00m

TWO WHEELER AREA --- --- 1.80m x 1.00m

| DETAILS | REQUIRED | PROVIDED |
|---|---|---|
| CAR | 2 NOS | 2 NOS |
| TWO WHEELER | Not required | 2 NOS |

FSI (FLOOR SPACE INDEX) =
TOTAL BUILTUP AREA/SITE AREA =
233.85/1032.00 = 0.23 < 2

SET BACK DETAILS

| DETAILS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT SETBACK | 3.00m | 4.95m |
| SIDE-1 SETBACK | 1.00m | 1.00m |
| SIDE-2 SETBACK | 1.00m | 12.95m |
| REAR SETBACK | Not required | 13.78m |

**JOINERY DETAILS**

| | |
|---|---|
| MD - MAIN DOOR | 1.07 X 2.13 |
| D - DOOR | 1.00 X 2.13 |
| D1 - DOOR | 0.76 X 2.13 |
| W - WINDOW | 1.52 X 1.52 |
| KW - KITCHEN WINDOW | 1.52 X 0.91 |
| V - VENTILATER | 0.91 X 0.61 |

**AREA DETAILS**

| REFFERENCE | COLOUR | SQ M | SQ FT |
|---|---|---|---|
| AREA OF SITE (25.50 Cents) | | 1032.00 | 11108.45 |
| AREA OF PRO. BUILDING G.F | | 174.69 | 1880.36 |
| AREA OF PRO. BUILDING F.F | | 59.16 | 636.80 |
| TOTAL BUILTUP AREA | | 233.85 | 2517.16 |
| OPEN SPACE AREA | | 857.31 | 9228.09 |
| EXISTING BUILDING | | - | - |
| EXISTING ROAD | | - | - |

Note: Waste water from wash basin and bathroom are connected to percolationpit for ground water recharge. chimney is provided in kitchen.

Solar water heating system arrangements are to be provided as per IS 12933 in this proposed building.

Certificate: Certify that rain water harvest system is provided as per plan.

OWNER'S NAME: **Mr.D.DANIEL ABRAHAM.**
S/o.Mr.V.DENNISON DANIEL.

LAND & BUILDING OWNER


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


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

**Verified RealEstate**
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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.