

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

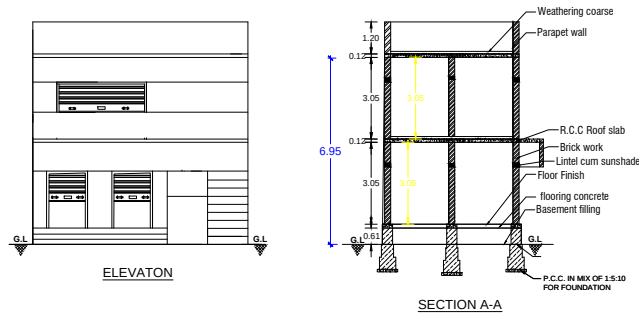
PURPOSE
Commercial

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

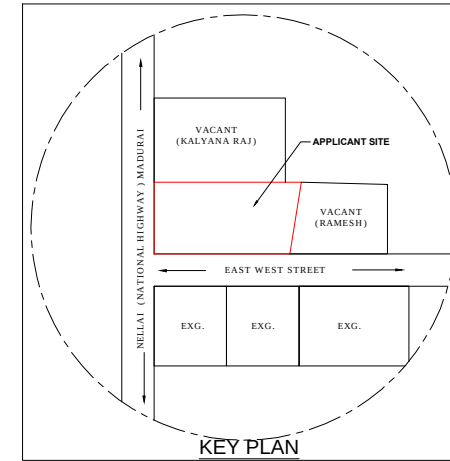
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF THREE SHOPS IN GROUND FLOOR & 2 SHOPS IN FIRST FLOOR BEARING DOOR NOS: 111S/1,111S/2,SURVEY NO : 256/2A2 (OLD) , 255/2B (NEW - AS PER PATTI), WARD NO : 1 , MAIN ROAD (MARUTHUVAR COLONY) IN KAYATHAR TOWN PANCHAYAT, THOOTHUKUDI DISTRICT.

OWNER NAME : **Mr.A.RAMASAMY.**
S/o Mr.ABIMANYU.



PLAN INFO
PLOT_AREA_M2=253.13
AS_AT_SITE=247.75
FMB_OR_PLR=253.13
AS_PER_DOCUMENT=253.13
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.53
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.00
ROAD_LENGTH=250
AVG_PLOT_DEPTH=26.36
AVG_PLOT_WIDTH=9.53
MIN_PLOT_DEPTH=25.29
MIN_PLOT_WIDTH=9.53
LAND_USE_ZONE=COMMERCIAL
SURVEY_NO=256/2A2 (OLD),255/2B(NEW)
PLOT_NO=-----
PATTI_NO=-----
DISTRICT=THOOTHUKUDI
TALUK=KAYATHAR
RWN_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
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
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
JURISDICTION_TYPE= PANCHAYAT
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
BLOCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=1
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO



PARKING DETAILS	
TOTAL PROPOSED AREA	= 181.65 SQ.MT
PROVIDED CAR	= 1
PROVIDED TWO WHEELER	= 1
FLOOR SPACE INDEX	
SUM OF ALL FLOOR AREA	= 181.65 Sq.m
SITE AREA	= 253.13 Sq.m
FSI = $\frac{\text{SUM OF ALL FLOOR AREA}}{\text{SITE AREA}}$	
= (181.65 / 253.13) = 0.72 < 2.0	

ALL DIMENSION IN METER		
COLOR INDEX & AREA DETAILS		
AREA STATEMENT	SQ.MT	SQ.FT
APPLICANT SITE DOC	253.13	2724.75
EXG. G.F. SHOP	49.21	529.69
PRO. G.F. SHOP	114.59	1233.45
PRO. F.F. SHOP	67.06	721.83
TOTAL PROPOSAL AREA	181.65	1955.28
OPEN SPACE	89.35	961.61
EXISTING BUILDING		
ROAD OR STREET		
TO BE REMOVED		

SETBACK DETAILS		
SETBACK	REQUIRED	PROVIDED
FRONT SETBACK	1.50m	1.51m
REAR SETBACK	NA	NIL
SIDE SETBACK-1	1.00m	1.00m
SIDE SETBACK-2	1.00m	1.14m

JOINERY DETAILS		
RS	- ROLLING SHUTTER	- 3.35 X 2.13
RS	- ROLLING SHUTTER	- 1.52 X 2.13
D1	- DOOR	- 0.76 X 2.13
V	- VENTILATOR	- 0.76 X 0.91

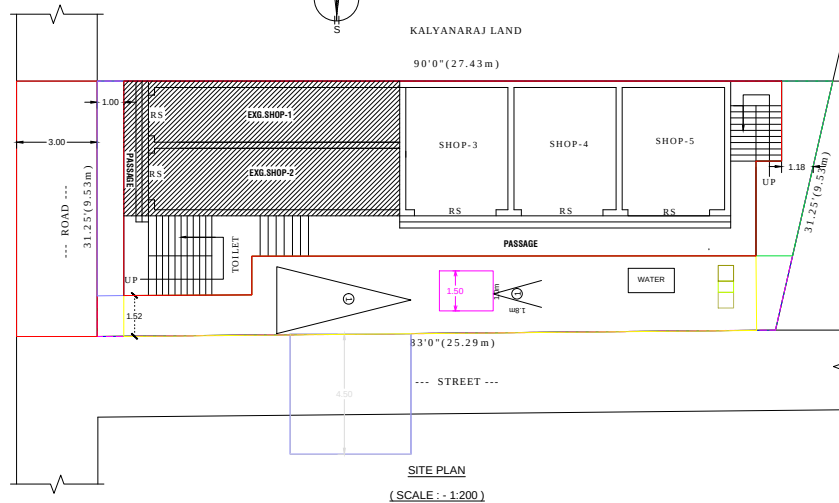
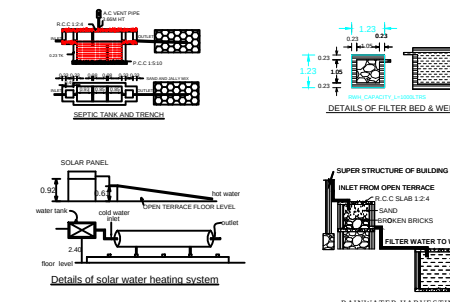
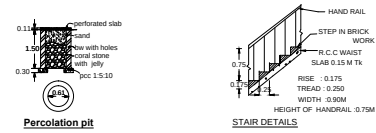
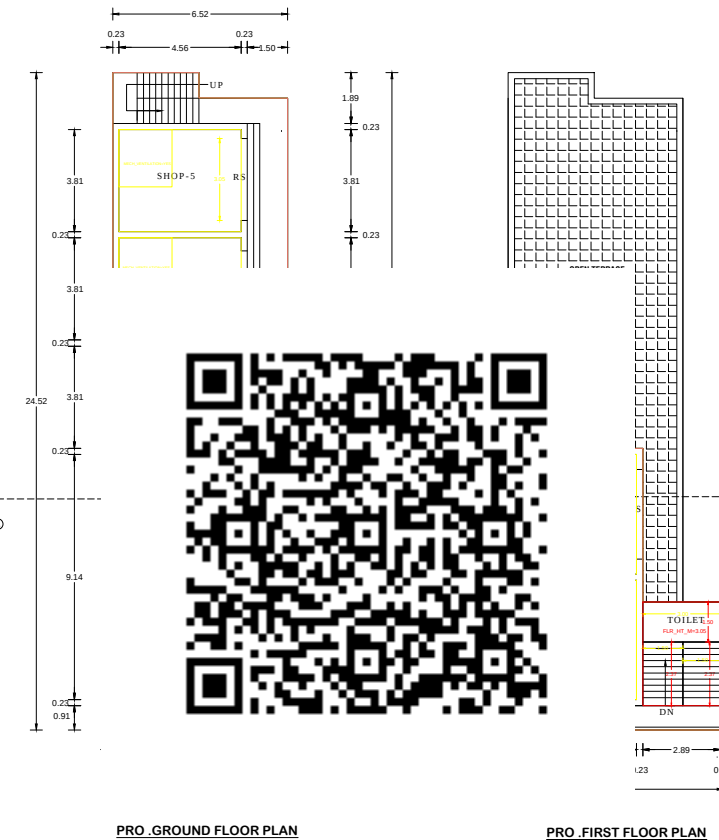
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LAND AND BUILDING OWNER

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U.UTHANDARAJ D.C.E
Registered Engineer Grade -III
Kayathar Reg.No : KYR/2022/18,
58/4,Shenbaga Complex, Kayathar
Cell: 9842893928,6382149262

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

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

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

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.

