

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.

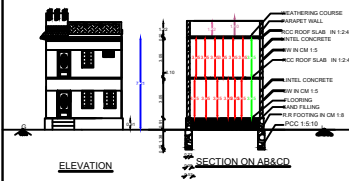
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN G.F & F.F, AFTER DISMANTLING THE EXG.HOUSE D.NO : 97 & 98, IN NATHAM SURVEY NO : 966 / 3 & 966 / 4, WARD NO : 13, SOUTH RATHA VEETHI TOWN PANCHAYAT, ALWARTHIRUNAGARI, ERAL TALUK @ THOOTHUKUDI DIST.

OWNER NAME

Mr.P.VENUGOPALAN

S/O.Mr.PARTHASARATHY

All Dimensions Are in Metre Scale 1:100

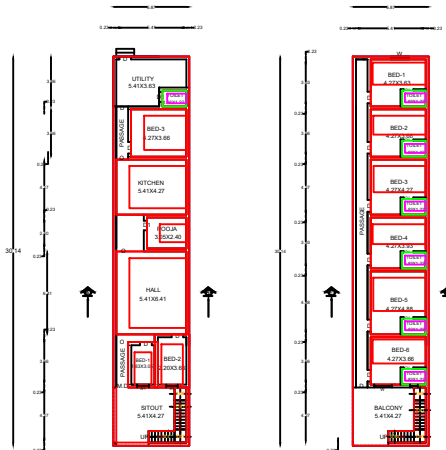


SOUTH RATHA VEETHI ROAD

HOUSE & COMMON WALL OF P.VAIGUNTHANA THAPILLAI
126'6" (38.58M)
145'4" (44.374M)
MDS ROOF HOUSE & COMMON WALL OF RAMASAMY AYYAR

9'6" (2.935M)
VAIKANGARA STREET

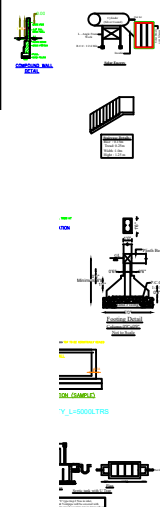
PLAN INFO
PLOT AREA M2=243.13
TALUK=ERL
FMB OR PLR=243.13
SINGLE FAMILY BLDG=NO
AS PER DOCUMENT=243.13
AS AT SITE=243.39
CRZ=YES
PLOT NO=HIL
PATTI NO=2057
SECURITY_ZONE=YES
ACCESS_WIDTH M=7.19
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD_WIDTH=3.50
ROAD_LENGTH=20.00
AREA_TYPE=EWS
AVG_PLOT_DEPTH=44.36
AVG_PLOT_WIDTH=5.87
LAND_USE_ZONE=RESIDENTIAL
DISTRICT=THOOTHUKUDI
RWH DECLARED=YES
BUILDING_NEAR_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=966 / 3 & 966 / 4
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=YES
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN



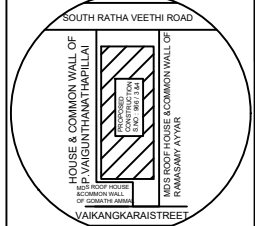
GROUND FLOOR PLAN

FIRST FLOOR PLAN

OFFICE USE



KEY PLAN



AREA DETAILS

TOTAL AREA OF SITE BY DOCUMENT	243.13	2617.03
TOTAL AREA OF SITE BY PATTI TSLR	243.13	2617.03
AREA AS ON SITE	243.39	2618.87
DISMANTLING AREA		
DOOR NO : 97	61.50	661.74
DOOR NO : 98	68.00	731.68
PRO CONST ON GROUND FLOOR	176.89	1903.34
PRO CONST ON FIRST FLOOR	176.89	1903.34
TOTAL PROPOSED CONSTRUCTION	353.78	3806.67
CARPET AREA ON GROUND FLOOR	124.22	1336.61
CARPET AREA ON FIRST FLOOR	124.22	1336.61
OPEN AREA OF SITE	66.24	713.69

PLOT COVERAGE

PLOT COVERAGE	176.89	72.76
	243.13	

$$F.S.I = \frac{176.89 + 176.89}{243.13} = 1.46$$

SCHEDULE OF OPENINGS

MD	1.06 X 2.13	D1	0.76 X 2.13	BW	0.51 X 1.22
W1	0.91 X 1.22	D	0.91 X 2.13	W2	0.45 X 1.53
T	0.90 X 0.60	W	1.37 X 1.22		

LEGEND

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

OWNER

Mr.P.VENUGOPALAN
S/O.Mr.PARTHASARATHY
REGISTERED ENGINEER

ER. M. SENTHIL KUMAR, B.Tech,
Lucky Constructions,
Reg.No-139/LS/2022/00017
No:18, Bus Stand Building,
Nazareth - 628 617
Mobile: 94433 30419

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.

