

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

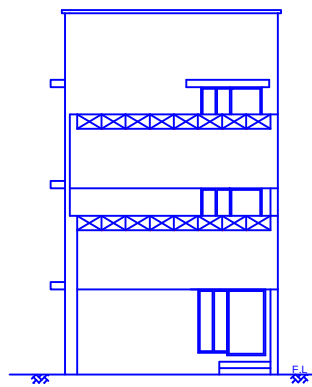
The approval as the planning authority issued it, reproduced in full behind this page.

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

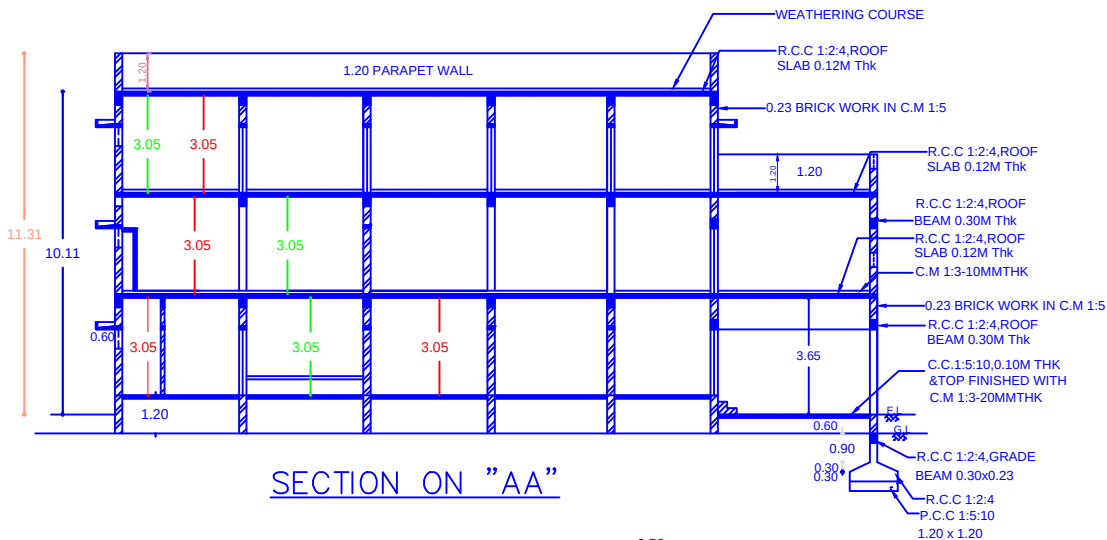
PLAN SHOWING THE PROPOSED RE - CONSTRUCTION OF A STAFF QUATERS IN GROUND FLOOR ,FIRST FLOOR AND SECOND FLOOR AFTER DEMOLISHING THE EXISTING BUILDING'S BEARING DOOR Nos:19 AND 20, IN SURVEY No:277/10A2B, AT KATTABOMMAN STREET,WARD NO:9, KAYATHAR TOWN PANCHAYAT, THOOTHUKUDI DISTRICT.

APPLICANT'S : Dr.S.M.DURAIPANDIAN S/o.Thiru.S.MUTHUPANDIAN

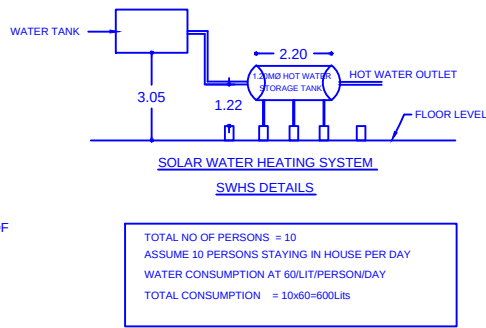
Dr.D.MUTHUKUMARAN S/o.Thiru.Dr.S.M.DURAIPANDIAN



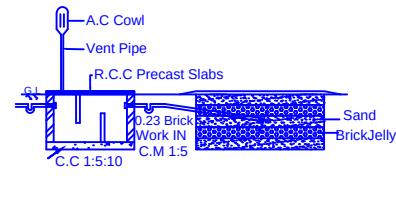
FRONT ELEVATION



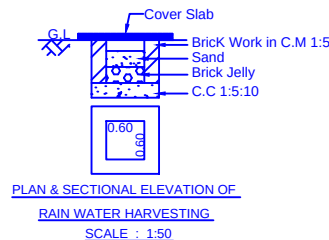
SECTION ON "AA"



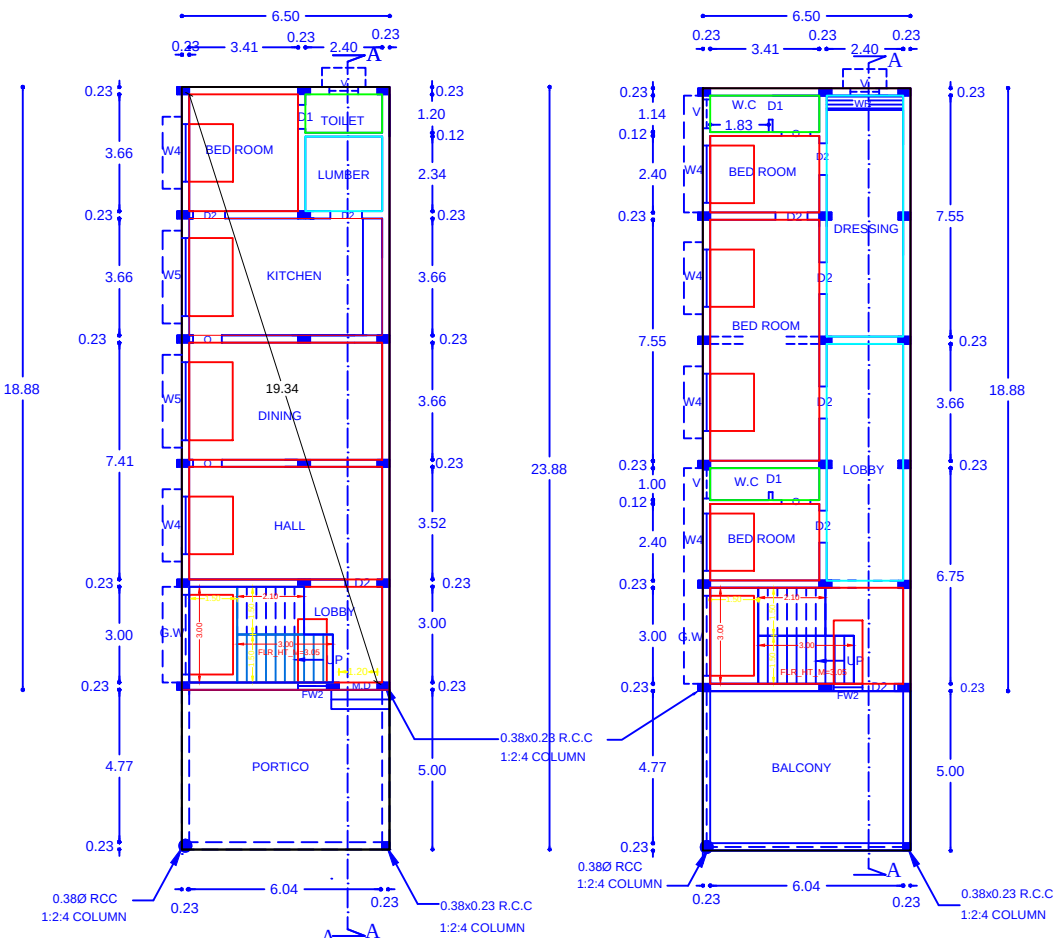
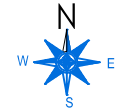
STAIRCASE SECTION



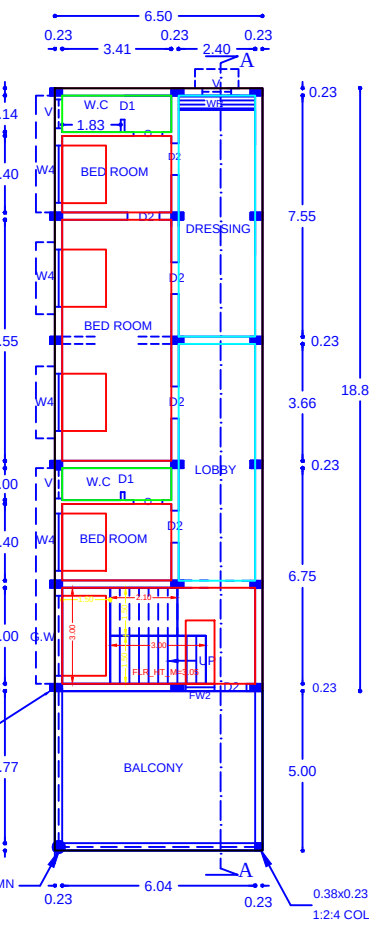
SECTION ON"BB" V.TROP MODEL S.T.ADOPTED 1



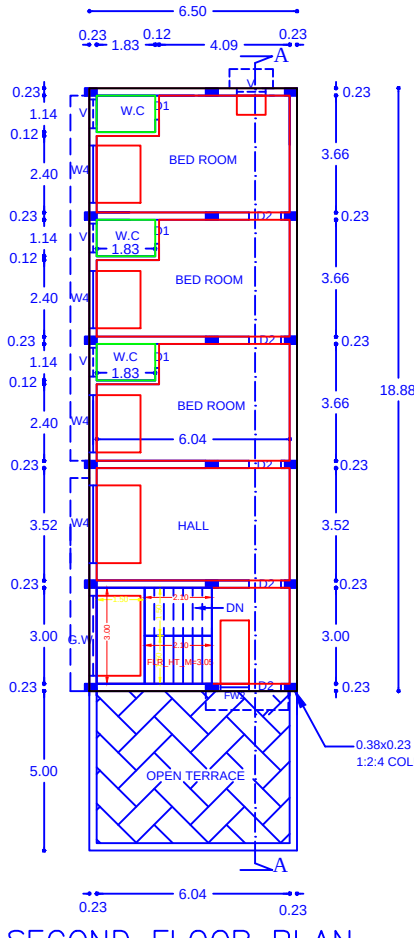
PLAN & SECTIONAL ELEVATION OF RAIN WATER HARVESTING SCALE : 1:50



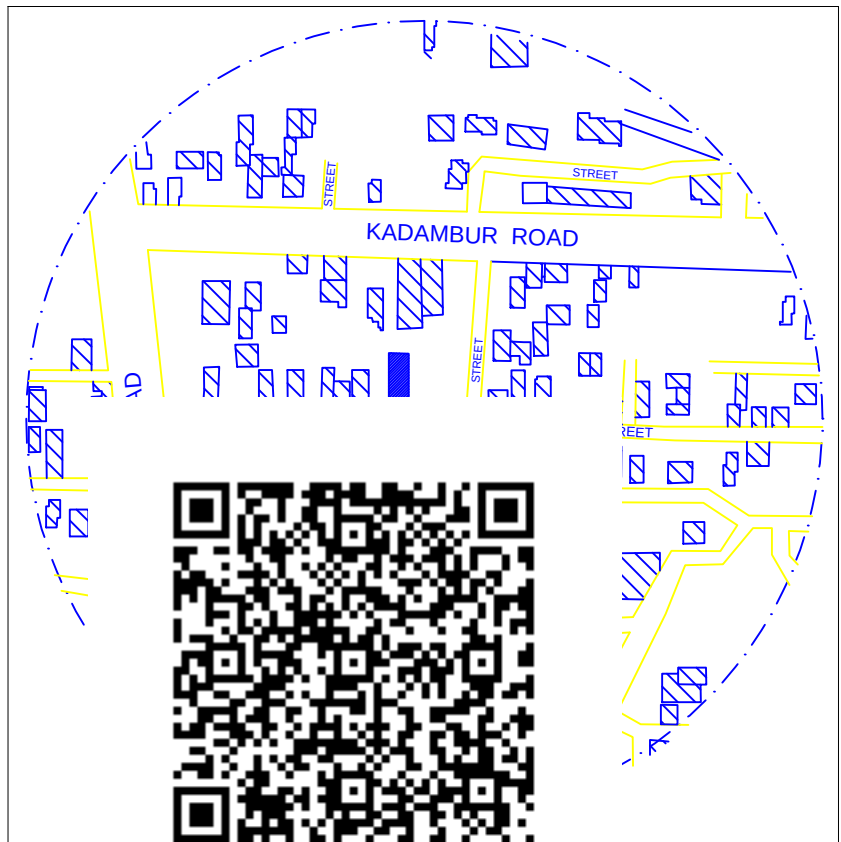
GROUND FLOOR PLAN



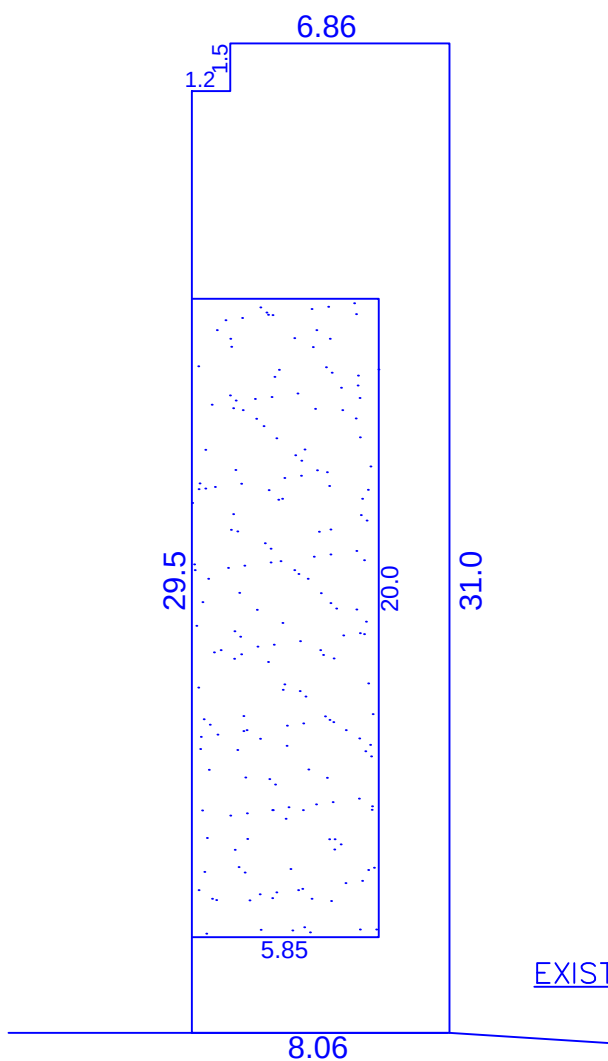
FIRST FLOOR PLAN



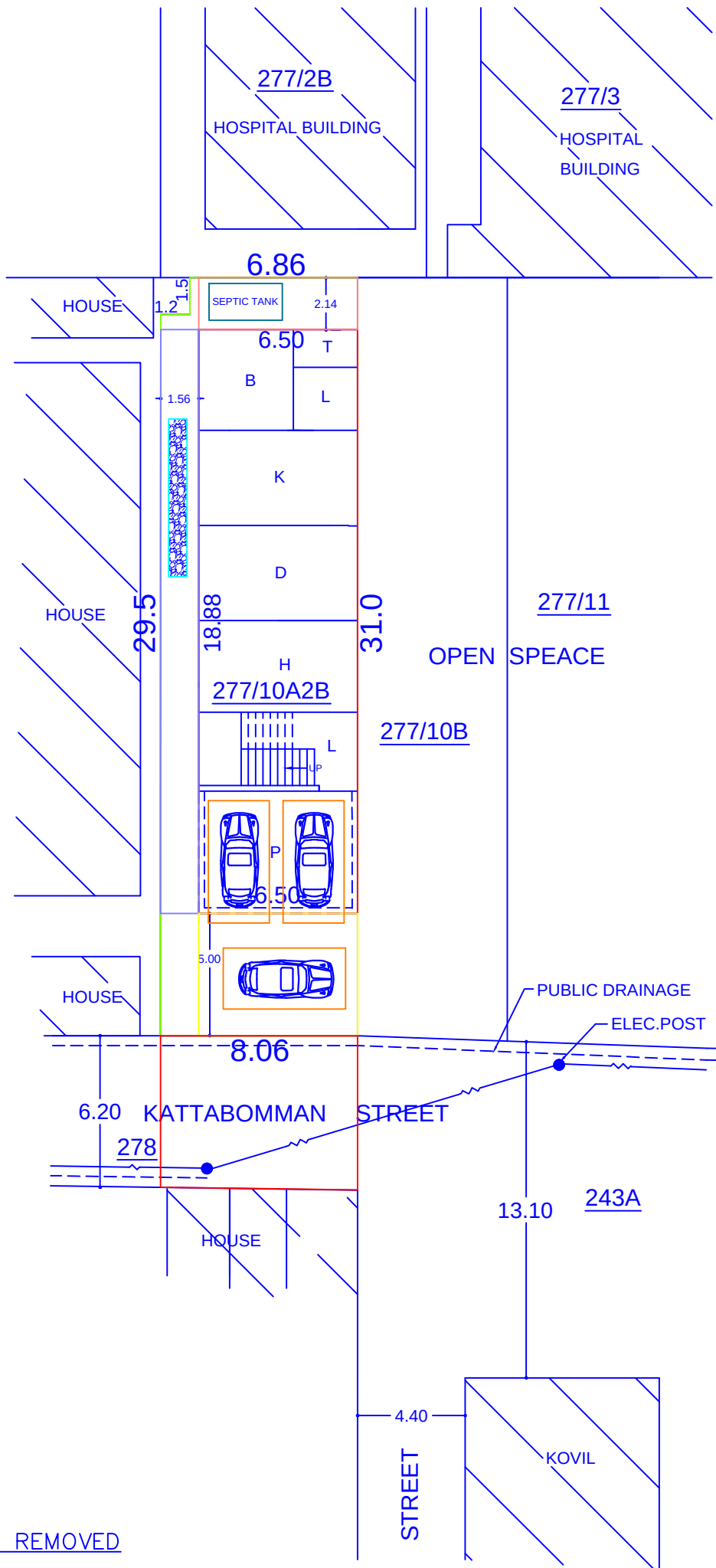
SECOND FLOOR PLAN



TOPO PLAN



EXISTING TO BE REMOVED



SITE PLAN SCALE : 1:100

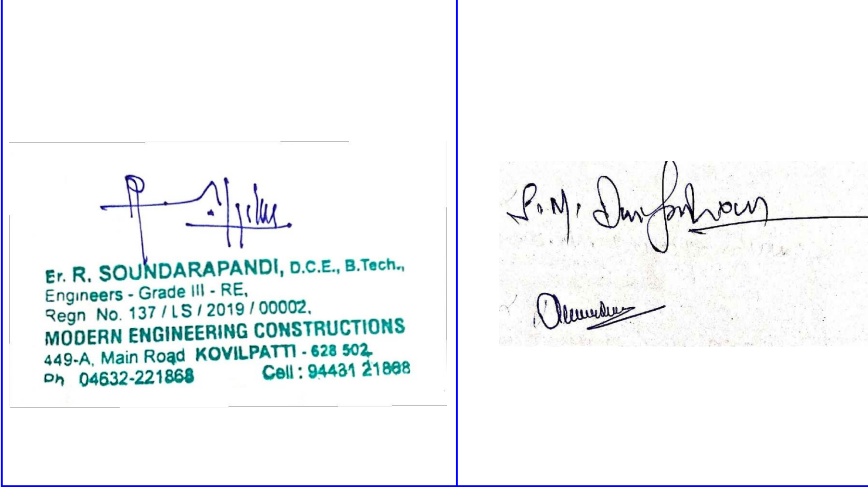
PLAN INFO
AS_PER_DOCUMENT=248.00
PLOT_AREA_M2= 248.00
PLOT_NO=NO
SURVEY_NO=277/10A2B
PATTA_NO=6870
FMB_OR_PLR= 248.00
AS_AT_SITE = 248.00
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=8.06
ROAD_WIDTH=6.30
ROAD_LENGTH=8.06
AREA_TYPE=CBA
AVG_PLOT_DEPTH= 7.46
AVG_PLOT_WIDTH= 30.25
LAND_USE_ZONE =RESIDENTIAL
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO
RWH_DECLARED=YES
DISTRICT=THOOTHUKUDI
TALUK=KAYATHAR
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO

PARKING CALCULATION:

NO.OF CAR & TWO WHEELER POCKETS PROVIDED } = TOTAL FLOOR AREA
PARKING PROVIDED
FLOOR AREA ABOVE 75 SQM
(ONE CAR SPACE FOR EVERY75 SQM)
NO.OF CAR POCKETS : 5 Nos.
NO.OF TWO WHEELER POCKETS : 5 Nos.

FSI DETAILS	PROPOSED	PERMISSIBLE
FSI = $\frac{\text{TOTAL PLINTH AREA}}{\text{SITE AREA}}$ = $\frac{433.16}{248.00} = 1.747$	1.75	2.00

MODERN ENGINEERING CONSTRUCTIONS
ARCHITECTS ENGINEERS SURVEYORS VALUERS
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EMAIL: MODERNEC@YAHOO.COM WEBSITE: MODERNGROUPS.NET



ENGINEER

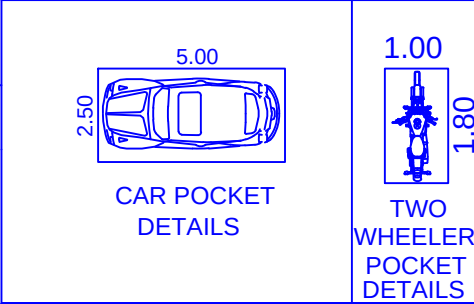
APPLICANT

LEGENDS

SITE BOUNDARY	
PROPOSED CONSTRUCTION	
EXISTING BUILDINGS	
EXISTING ROADS	
JOINERY SCHEDULE	
M.D-MAIN DOOR	1.20 x 2.06
D1-DOOR	0.75 x 2.06
D2-DOOR	1.00 x 2.06
O-OPEN	0.90 x 2.06
W4-WINDOW	1.80 x 1.37
W5-WINDOW	2.44 x 1.37
FW2-WINDOW	0.90 x 1.98
GW-GRILL WINDOW	2.50 x 1.37
V-VENTILATOR	0.90 x 0.60

AREA STATEMENT

	SQ.M	SQ.FT
SITE AREA	248.00	2669.00
PROPOSED CONST.IN.G.F	122.72	1320
PORTICO	32.50	350
PROPOSED CONST.IN.F.F	122.72	1320
BALCONY	32.50	350
PROPOSED CONST.IN.S.F	122.72	1320
OPEN TO SKY	92.78	999.00
EXISTING TO REMOVED	117.00	1259



CERTIFICATE
CERTIFY THAT ALL THE PARTICULARS SHALL BE MADE TO PROVIDE RAINWATER HARVESTING ARRANGMENTS IN THE PROPOSED CONSTRUCTION AS PER PLAN

APPROVAL DRAWING			
FILE	MEC_25.027	DATE	20.02.2025
PER	A	REV	01
SKY	N.V	PRN	P.S

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.

