

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

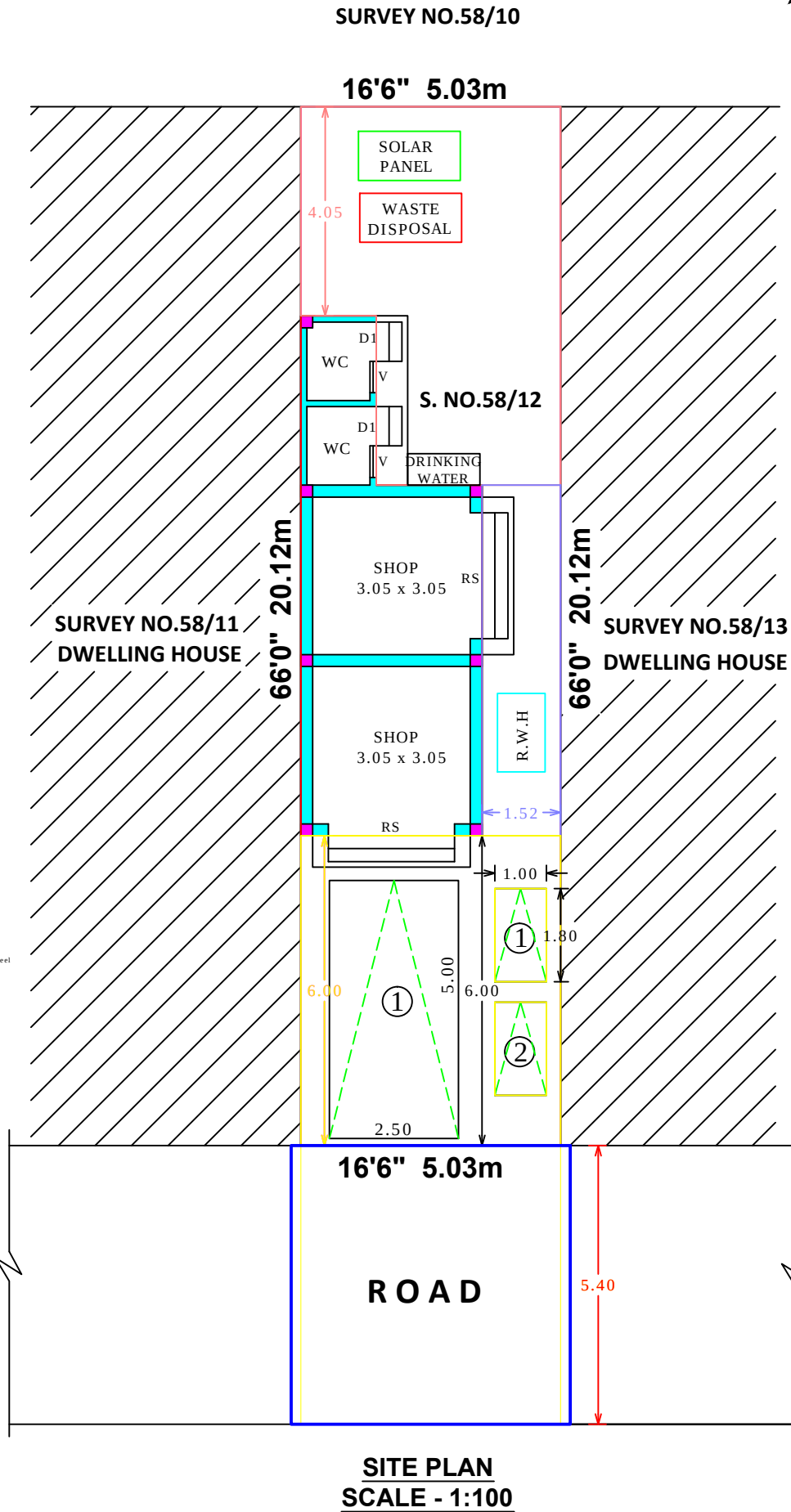
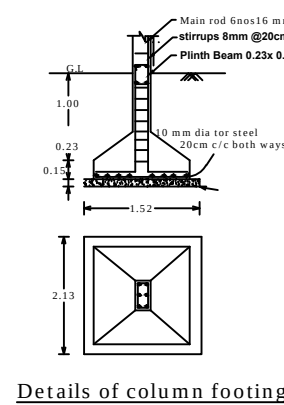
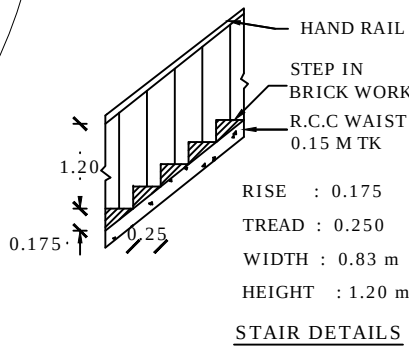
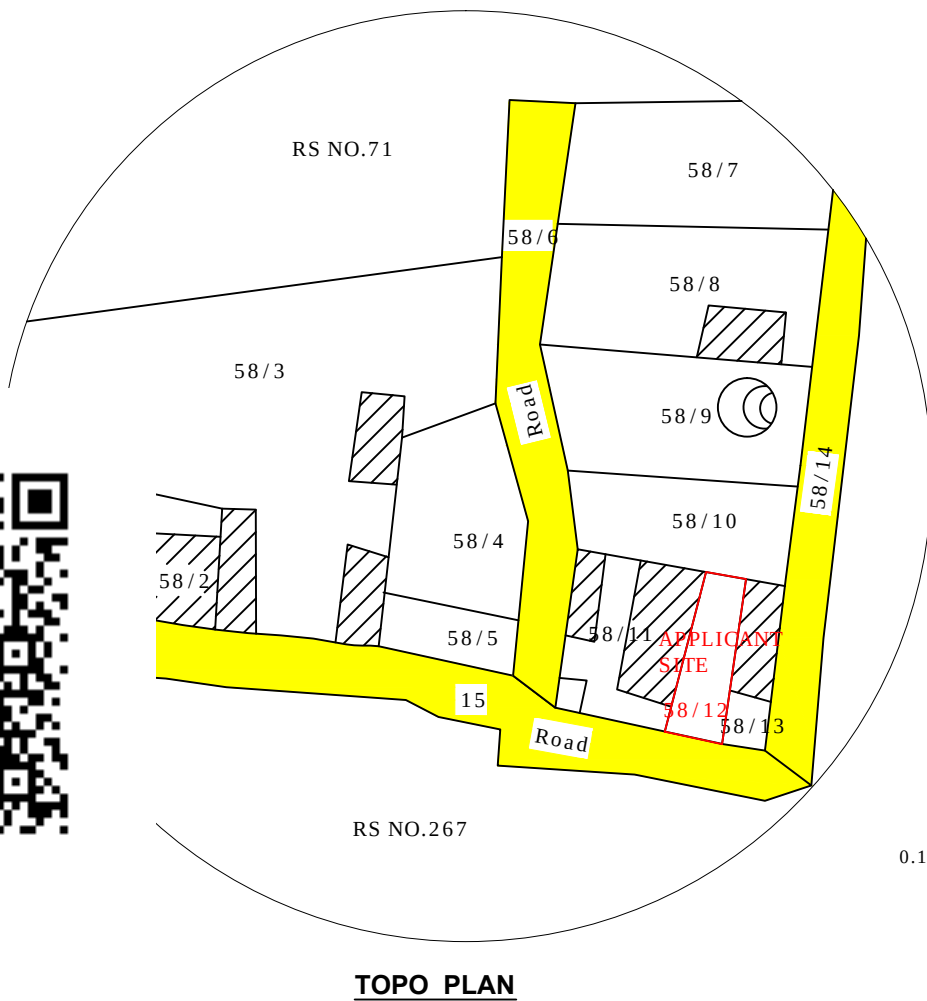
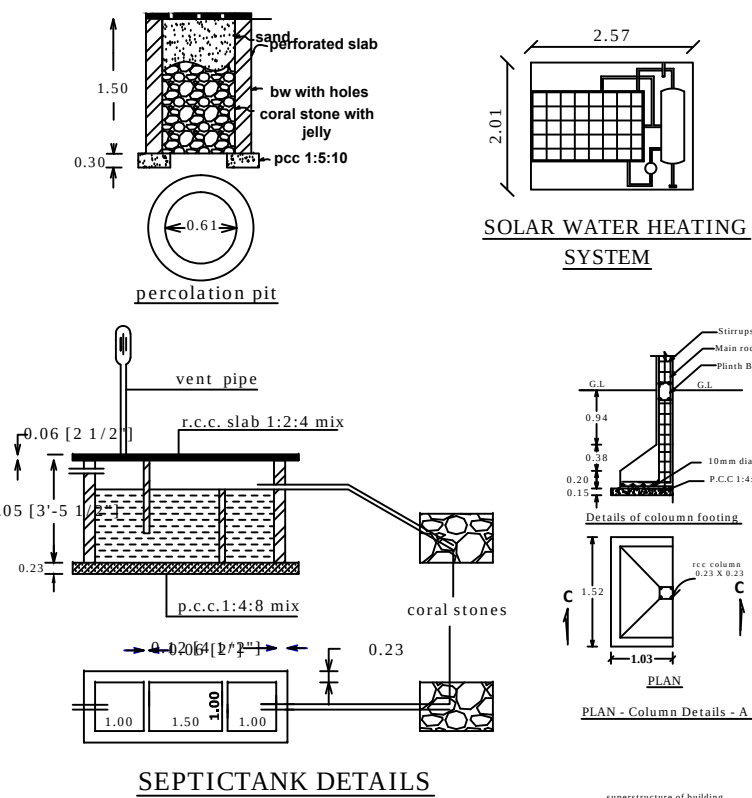
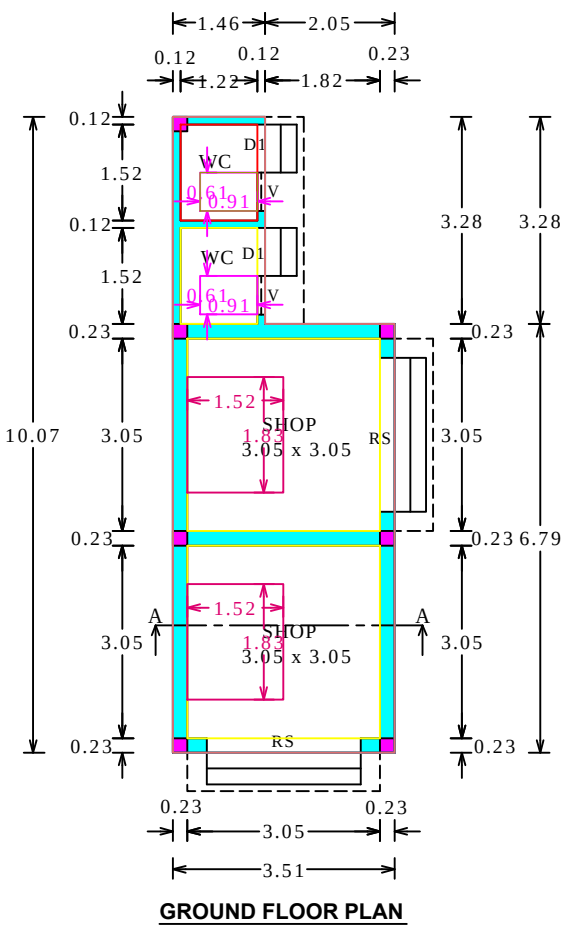
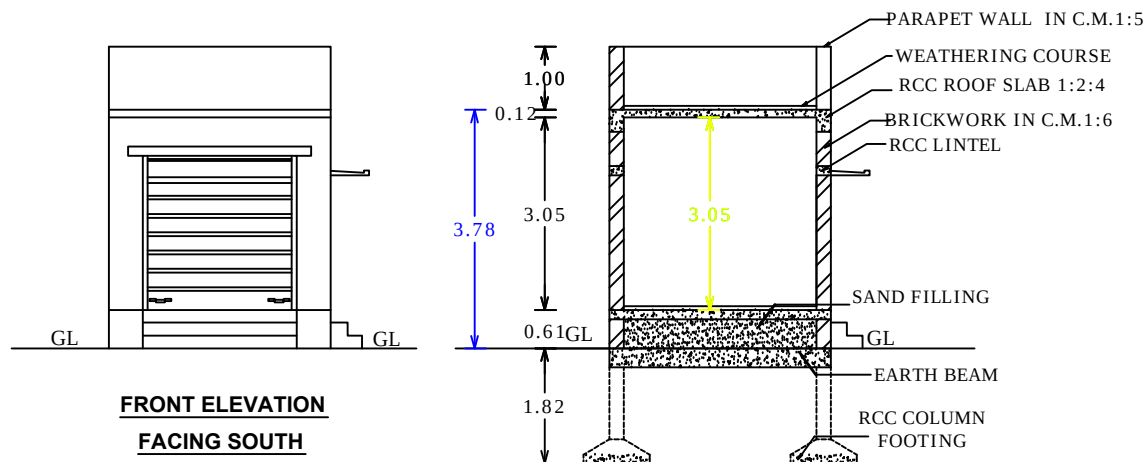
Rural Panchayat

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 RECONSTRUCTION OF A SHOP BUILDING AFTER REMOVING THE EXISTING BUILDING IN DOOR NO.1/80 ,
MARAVANMADAM SURVEY NO.58/12 ,VIDE NATTAM PATTA NO.50 AT MARAVANMADAM VILLAGE AND PANCHAYAT,
THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

OWNER'S NAME: Mr.J.ESWARARAJ .S/o,Mr.P.JEYAPANDI NADAR. SCALE: 1:100



PLAN INFO
PLOT_AREA_M2=101.70
PLOT_NO=-
SURVEY_NO=58/12
AS_PER_DOCUMENT=101.70
AS_AT_SITE=101.70
FMB_OR_PLR=101.70
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=50
TALUK=THOOTHUKUDI
DISTRICT=THOOTHUKUDI
VILLAGE=MARAVANMADAM
CRZ=NO
ACCESS_WIDTH_M= 5.03
WHETHER_GOV'T_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=NO
AVG_PLOT_DEPTH= 20.12
AVG_PLOT_WIDTH= 5.03
AREA_TYPE=OTHERS
ROAD_WIDTH= 5.40
ROAD_LENGTH=300
LAND_USE_ZONE = COMMERCIAL
RWH_DECLARED=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_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_LESS_THAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=5



SET BACK DETAILS		
DETAILS	REQUIRED	PROVIDED
FRONT SETBACK	1.50m	6.00m
SIDE-1 SETBACK	1.00m	1.52m
SIDE-2 SETBACK	Not required	Nil
REAR SETBACK	Not required	4.05m

USER ID : ESWARARAJ2025		
PASSWORD : Eswararaj@2025		
ALL DIMENSIONS ARE IN METER		
DOCUMENT AREA 101.70 Sq.m 1089.00 Sq.ft		
PARKING DETAILS		
TWO WHEELER AREA ---	1.80m x 1.00m	
CAR PARKING ---	2.50m x 5.00m	
DETAILS	REQUIRED	PROVIDED
CAR	Not required	1 NO
TWO WHEELER	Not required	2 NOS

FSI (FLOOR SPACE INDEX) = TOTAL BUILTUP AREA/
SITE AREA =28.62/101.70 = 0.28 < 2

Note: Waste water from wash basin and bathroom are connected to percolation pit 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.

JOINERY DETAILS	
RS - ROLLING SHUTTER	1.83 X 2.44
D1- DOOR	0.76 X 2.13
V - VENTILATER	0.91 X 0.76

AREA DETAILS			
REFERENCE	COLOUR	SQ M	SQ FT
AREA OF SITE (2.50 Cents)		101.70	1089.00
AREA OF PRO. BUILDING G.F		28.62	308.07
OPEN SPACE AREA		73.08	780.93
EXISTING BUILDING		-	-
EXISTING ROAD		-	-

OWNER'S NAME : Mr.J.ESWARARAJ .S/o,Mr.P.JEYAPANDI NADAR.

J. Eswararaj

LAND & BUILDING OWNER

S. Ponmanikandan

Er.S.PONMANIKANDAN, B.Tech.,LLB,AIV,AIEI
Licensed Surveyor / Registered Engineer
Approved Valuer/Chartered Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.
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.

