

PP

APPROVAL RECORD

Planning Permission

Maravanmadam
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

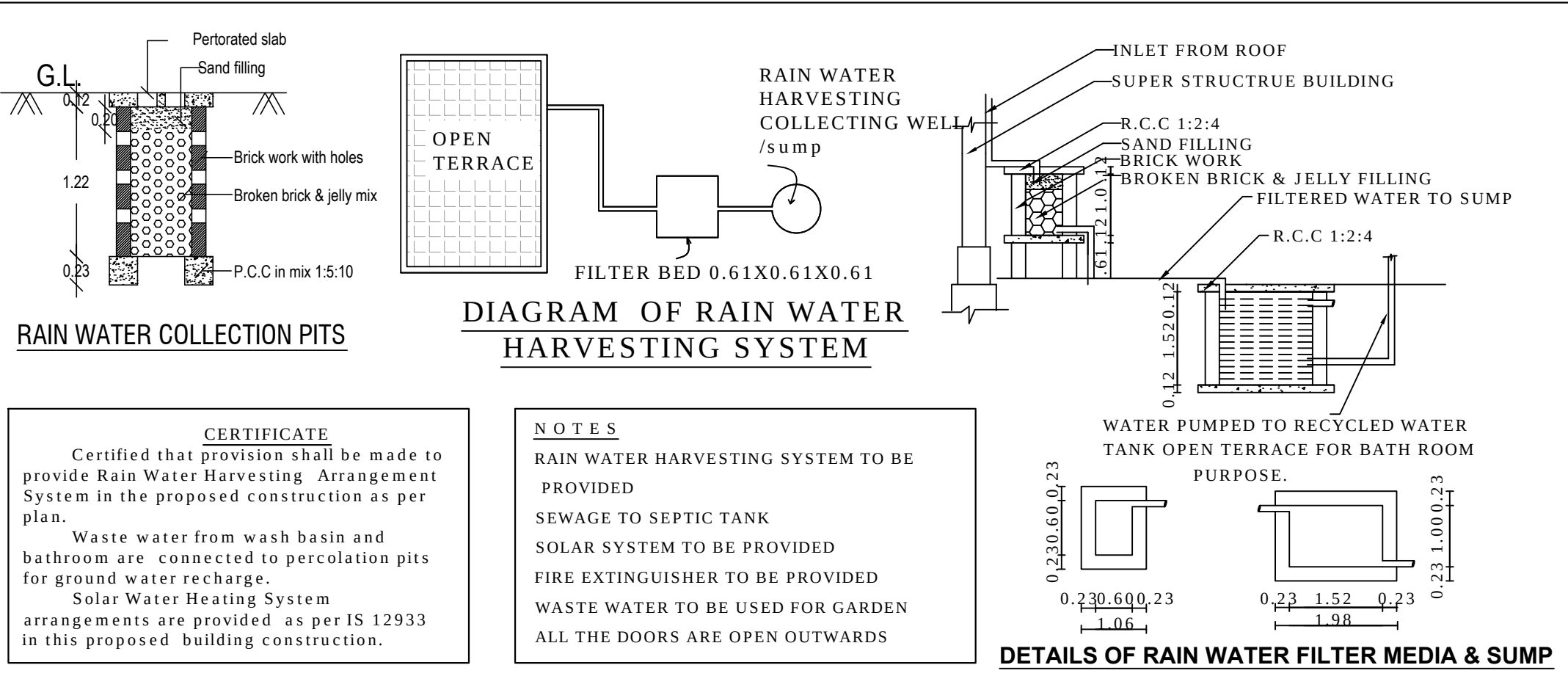
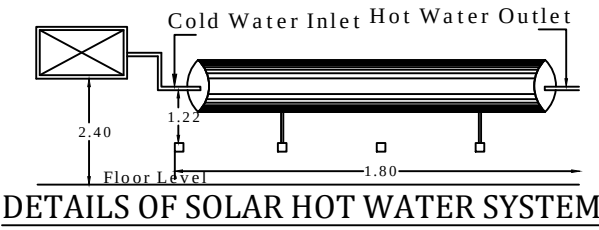
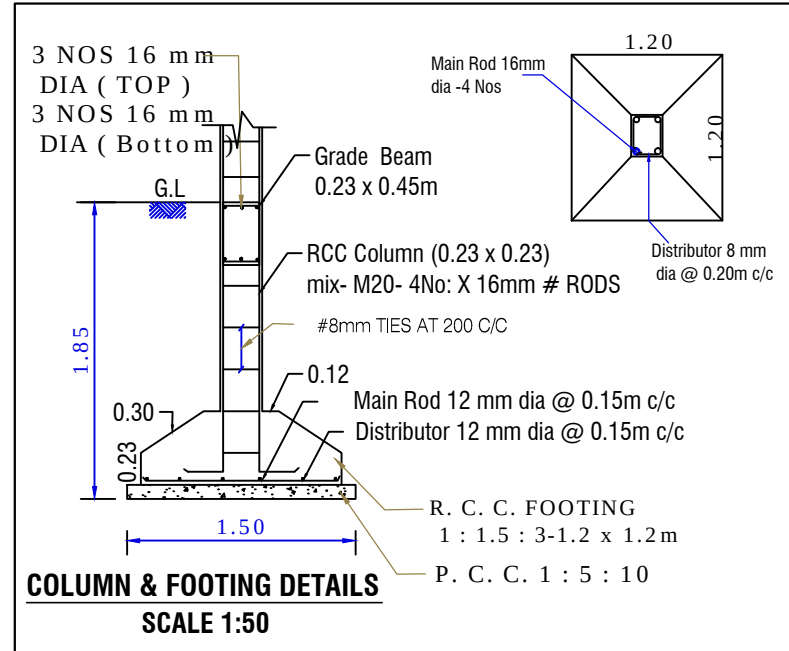
The approval as the planning authority issued it, reproduced in full behind this page.

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

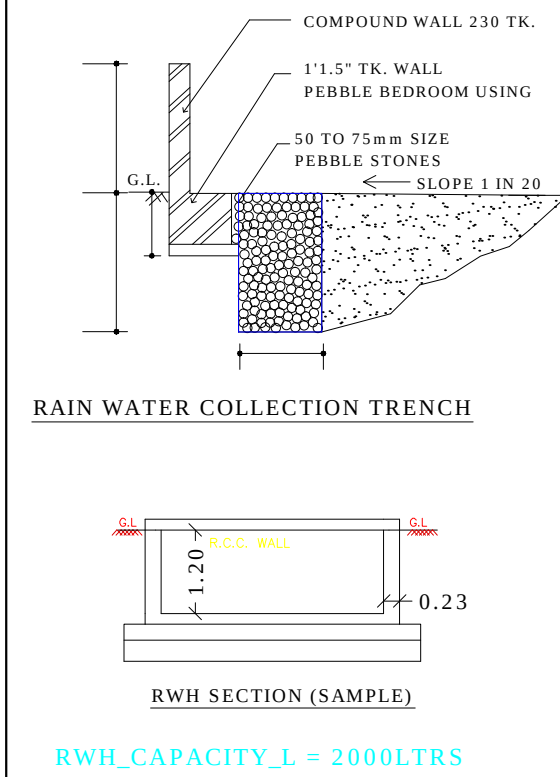
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RETAIL SHOP & DWELLING HOUSE IN SURVEY NO. 67 / 8 (OLD SURVEY NO. 67/2A2B3 PART), PATTA NO. 1277, MARAVANMADAM MAIN ROAD, MARAVANMADAM VILLAGE AND PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI TALUK & DISTRICT.

APPLICANT NAME:- Mr. D. SUDHAKAR JESUBALAN.

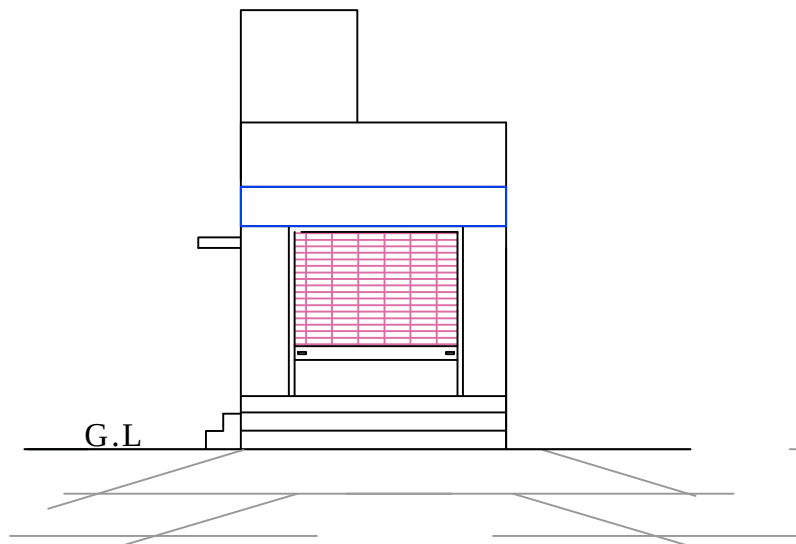
S/o. Thiru. DURAIPANDI NADAR.



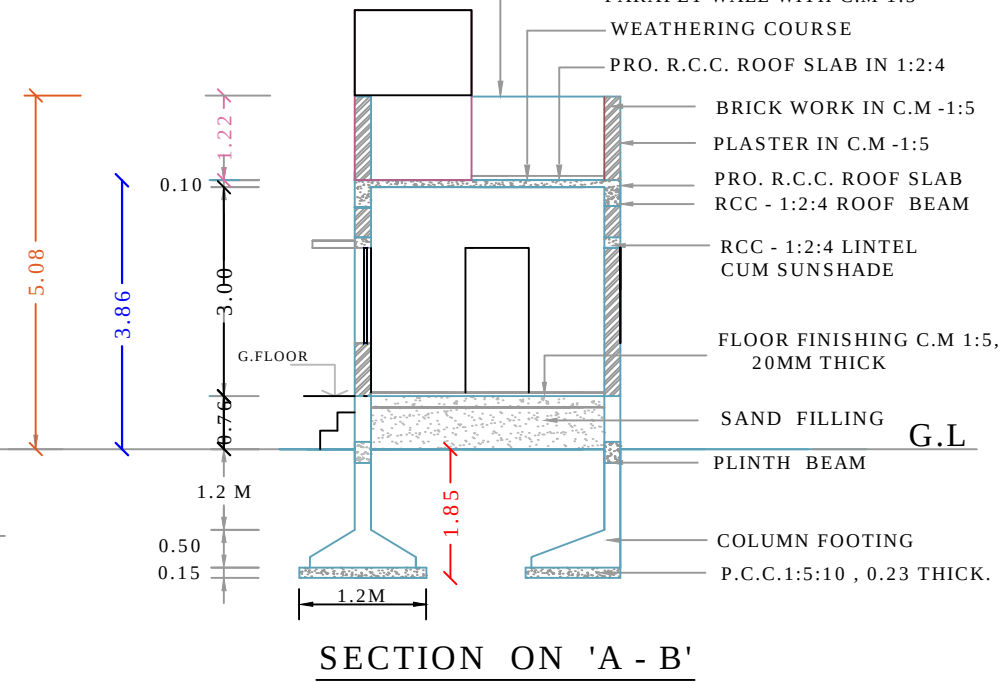
DETAILS OF SEPTIC TANK & TRENCH



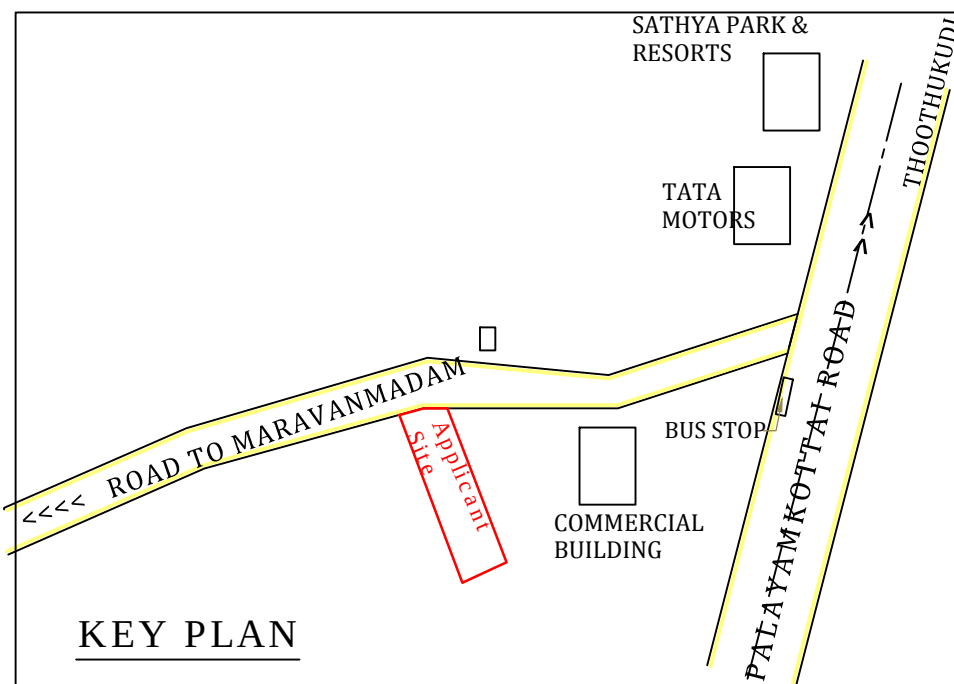
DETAILS OF RAIN WATER FILTER MEDIA & SUMP



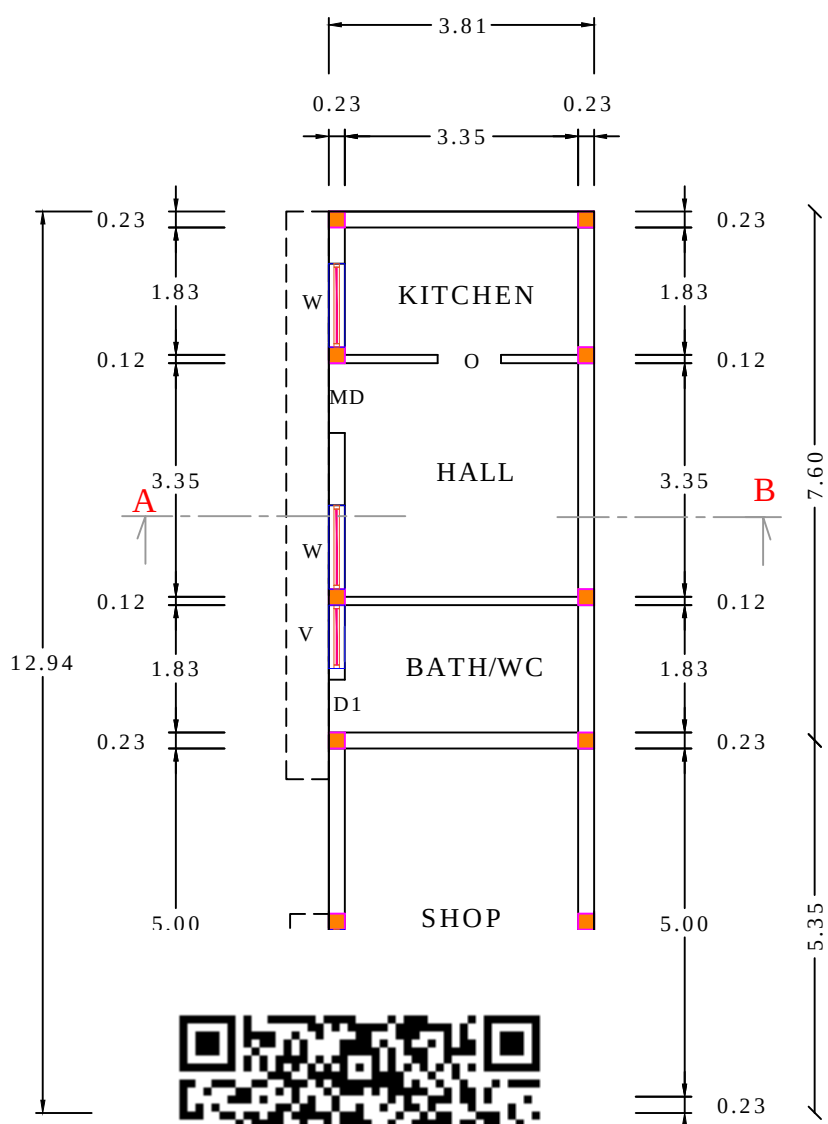
FRONT ELEVATION



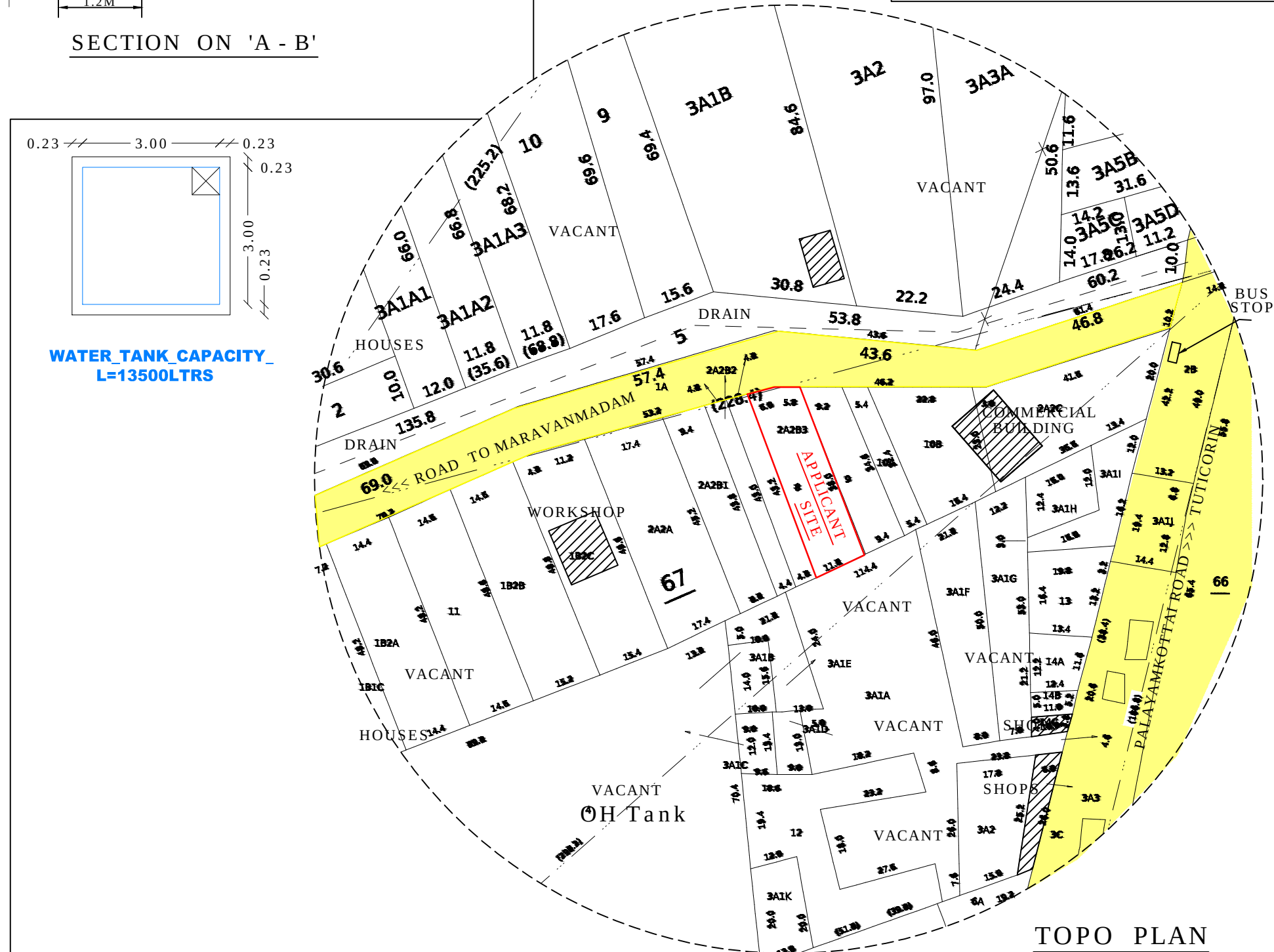
SECTION ON 'A - B'



KEY PLAN



NORTH



TOPO PLAN

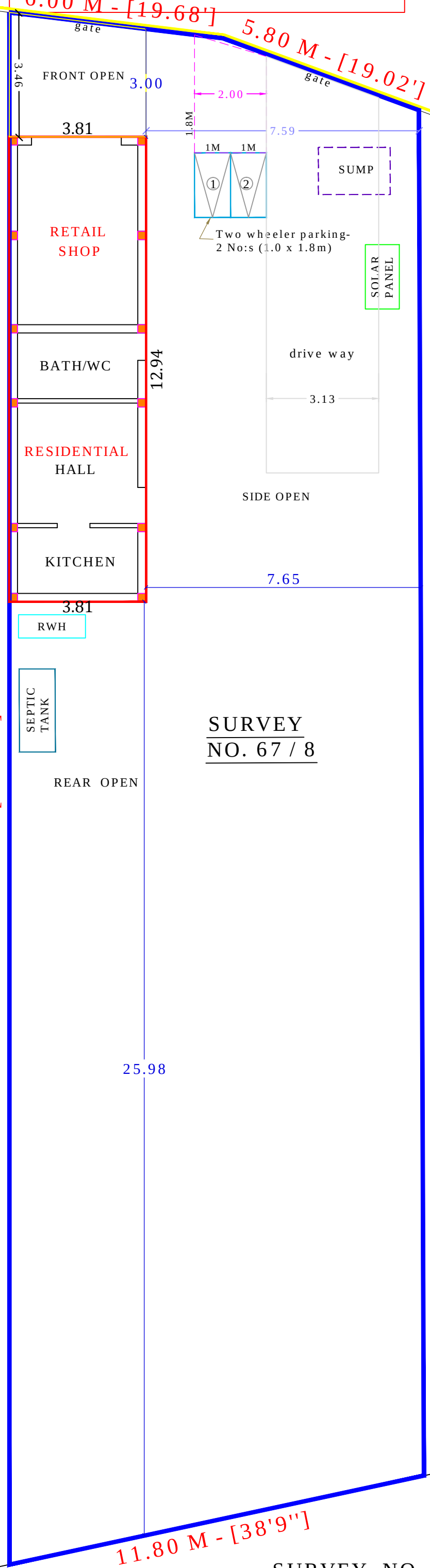
SCALE: 1: 2000

PLAN INFO
B-SHOP
PLOT_AREA_M2=469.61
AS_AT_SITE=469.61
FMB_OR_PLR=500.00
AS_PER_DOCUMENT=485.61
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=11.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=12.00
ROAD_LENGTH=500
AVG_PLOT_DEPTH= 38.00
AVG_PLOT_WIDTH=11.80
LAND_USE_ZONE =COMMERCIAL& RESIDENTIAL
SURVEY_NO=67/8
PLOT_NO=0
DOOR_NO=0
PATTA_NO=1277
DISTRICT=THOOTHUKUDI
TALUK=THOOTHUKUDI
RWTH_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=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
JURISDICTION_TYPE=PANCHAYAT
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
BLOCK_I_B-SHOP_MEMBER_COUNT=3
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

SURVEY NO. 67/2A2B3

VACANT LAND

43.20 M - [141'9"]



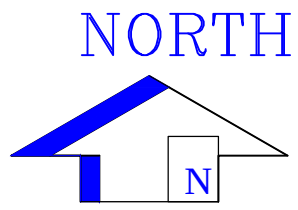
SITE PLAN - SCALE:- 1:100

SURVEY NO. 67/3A1A

38.00 M - [124'6"]

SURVEY NO. 67/9

VACANT LAND



AREA DETAILS :-		
PARTICULARS	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	485.61	5227.20
SITE AREA AS PER PATTA	500.00	
SITE AREA AS ON SITE	469.61	5054.88
PROPOSED COMMERCIAL SHOP AREA IN GROUND FLOOR	20.36	219.15
PROPOSED RESIDENTIAL BUILDING AREA IN GROUND FLOOR	28.94	311.51
TOTAL PROPOSAL AREA	49.30	530.66
OPEN SPACE AREA IN G-F	420.31	4524.22
FSI CALCULATION DETAILS :-		
DESCRIPTIONS	TOTAL BUILT UP AREA	NON FSI AREA COVERED PARKING OPENING
PRO GROUND FLOOR AREA	49.30	-
TOTAL AREA	49.30	-
PLOT COVERAGE (PC) = 10.49 %		
FLOOR SPACE INDEX (FSI) = 0.105 < 2		
CAR PARKING CALCULATION:-		
DESCRIPTIONS	CARS	TWO WHEELER
REQUIRED PARKING	0	1
AVAILABLE PARKING	0	2
JOINERY DETAILS		
RS - ROLLING SHUTTER	-	2.50 X 2.44
MD - MAIN DOOR	-	1.00 X 2.13
D - DOOR	-	0.91 X 2.13
D1 - DOOR	-	0.76 X 2.13
O - OPENING	-	0.91 X 2.13
W - WINDOW	-	1.20 X 1.37
V - VENTILATOR	-	0.91 X 0.61
SET BACK DETAILS :-		
SIDES	REQUIRED	AVAILABLE
FRONT	=	3.00 M
REAR	=	NIL
SIDE 1	=	1.00 M
SIDE 2	=	N.A
HEIGHT OF BUILDING		3.86 M
ENTRY GATE		1 NO OF 3.05 M WIDE
ALL DIMENSIONS ARE IN METRE (SCALE - 1:100 & 1:200)		
COLOUR INDEX :-		
APPLICANT SITE		
PROPOSAL		
EXISTING BUILDING		
EXISTING ROAD		
D. Sudhakar (D. SUDHAKAR JESUBALAN)		
OWNER		
C. MAHALINGAM, DCE. B.E., REGISTERED ENGINEER-Gr-III, 11/N- Meenakshipuram West, TUTICORIN-628 002. Mobile: 944 344 6756 & 822 062 4191 Email: omec2007@gmail.com		
REG.No: TUT / 2022/16 Gr.III-RE		
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.

