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.

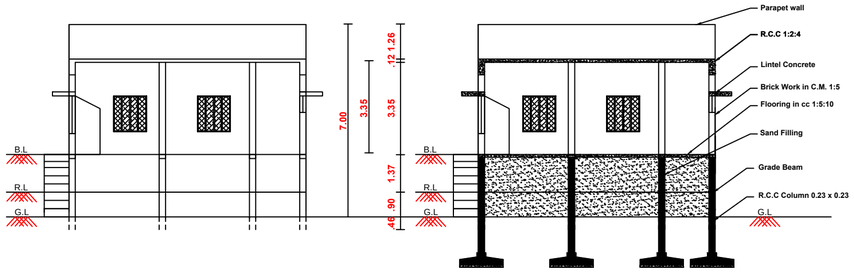
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

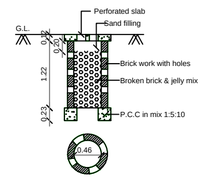
hello@verified.realestate

+91 9996 12 9996

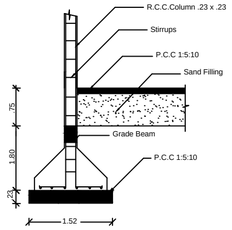
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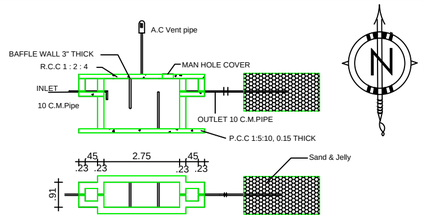
FRONT ELEVATION



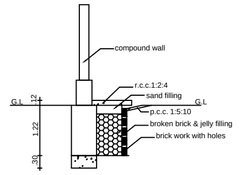
PERCOLATION PIT FOR 30 Sq. m.
(Scale:- 1:50)



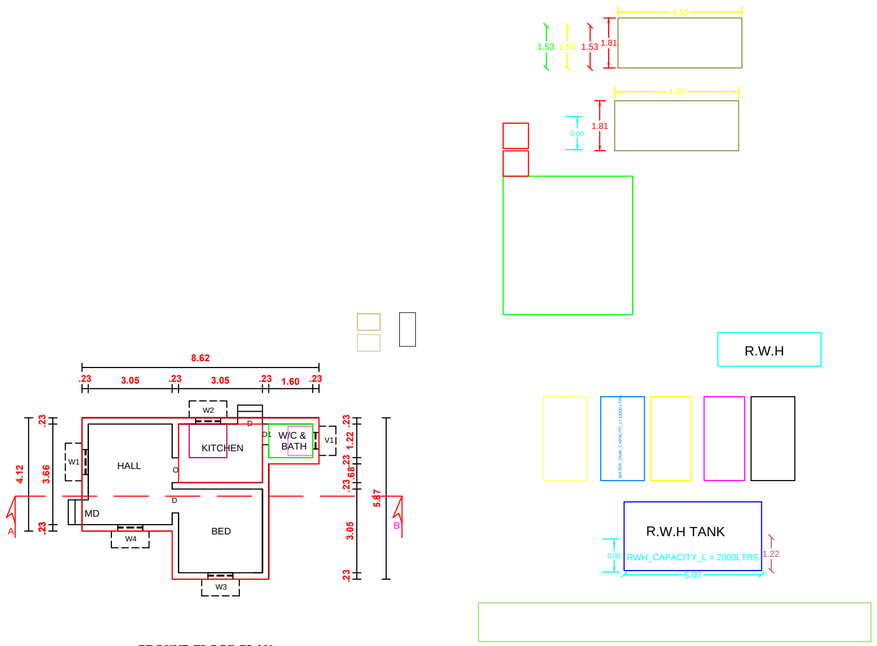
COLUMN DETAIL



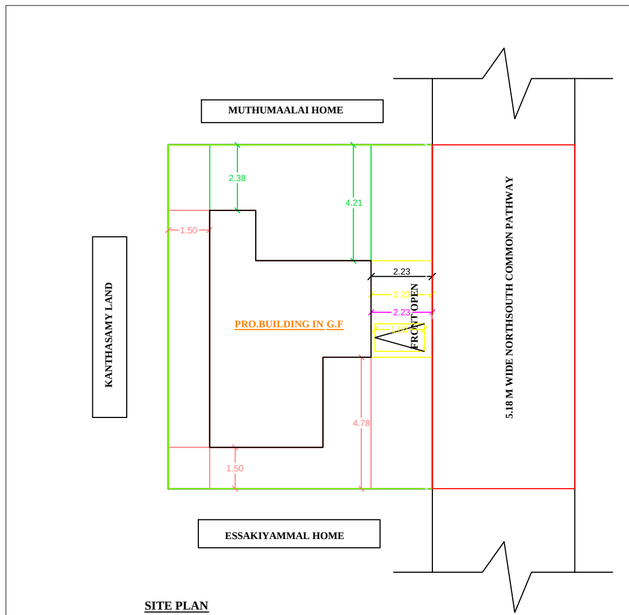
SEPTIC TANK AND TRENCH



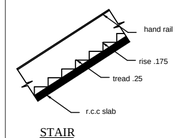
PLINTH BOUNDARY PERCOLATION PIT



GROUND FLOOR PLAN



SITE PLAN
SCALE 1:100



STAIR

Floor Area Ratio

= G.F / Site Area

= 37.19 / 120.00

= 0.31 < 2.00

Parking Calculation :-

Up to 25 Sq.m Floor Area	=	Nil
Above 25-50 Sq.m Floor Area	=	1 Two Wheeler
Above 50-75 Sq.m Floor Area	=	1 Car Space
For Every 2 Dwelling Unit And For Every Dwelling Unit	=	1 Two Wheeler
150 Sq.m Floor Area	=	1 Car Space
Required Area	=	105.00 Sq.m
Required Parking	=	1 Car Parking
Available Parking	=	1 Car Parking

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HOUSE BUILDING IN GROUND FLOOR IN S.NO: 1081/48, PATTA NO: 2645, NORTHSOUTH COMMON PATHWAY, MARUTHUVAR COLONY, SRIVAIKUNDAM, SRIVAIKUNDAM TOWN PANCHAYAT, THOOTHUKUDI DISTRICT.

ALL DIMENSIONS ARE IN METRE, SCALE 1:100

APPLICANT NAME : Mrs. ESSAKIYAMMAL.

AREA DETAILS

REF.	DESCRIPTION	SQ.M	SQ.FT.
	SITE AREA (As Per Goverment Patta)	120.00	1291.68
	PRO. BUILDING AREA IN G.F	37.19	400.31
	OPEN AREA	82.81	891.37
	EXG. ROAD		

JOINERY DETAILS

D	Door	1.00 x 2.10
D2	Door	0.75 x 2.10
W6	Window	1.83 x 1.37
W5	Window	1.52 x 1.37
W3	Window	0.91 x 1.37
V4	Window	1.22 x 0.76
V3	Ventilator	0.90 x 0.60

Note:-

- Waste Water Used to Garden
- Chimney Provided in Kitchen
- Percolation pit to be provided
- 'U' traps provided in septictank to prevent curb breeding

PLAN INFO
PLOT_AREA_M2=120.00
PATTA_NO= 2645
AS_AT_SITE=120.00
FMB_OR_PLR=120.00
AS_PER_DOCUMENT=120.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.50
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=5.18
ROAD_LENGTH=500.00
AVG_PLOT_DEPTH= 9.60
AVG_PLOT_WIDTH= 12.50
LAND_USE_ZONE = RESIDENTIAL
DISTRICT=THOOTHUKUDI
TALUK=SRIVAIKUNDAM
BLOCK_1_TERRACE_AREA=NO
RWH_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=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=1081/48
PLOT_NO=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

OFFICE USE

Esakkiyammal

APPLICANT

A. Gladston Ebenezer Pandian

Er.A.GLADSTON EBENEZER PANDIAN (M.TECH.)
Engineers - Grade II - RE
Reg.No: 138/LS/2022/00005
PANDIAN CONSTRUCTIONS
15/1, South Masi Street, Srivaikundam
Thoothukudi District-628601.
Cell: 8056271710

REGISTERED ENGINEER

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.