

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

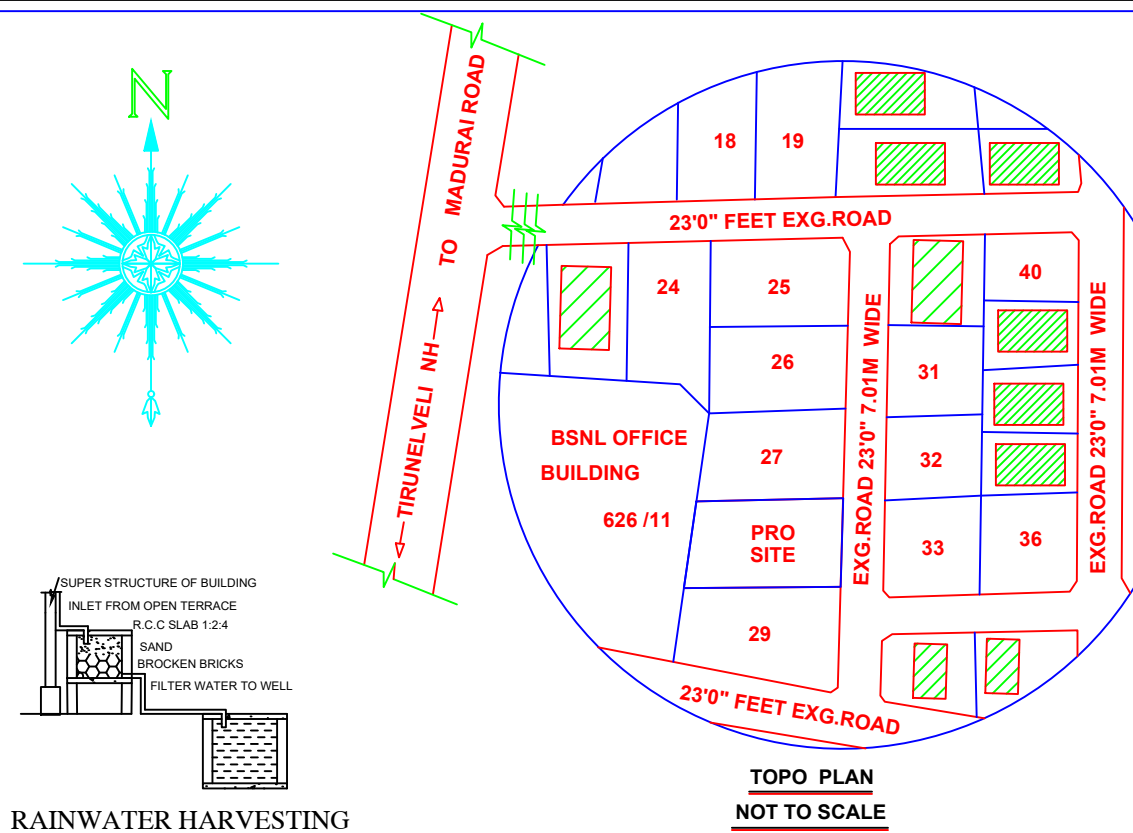
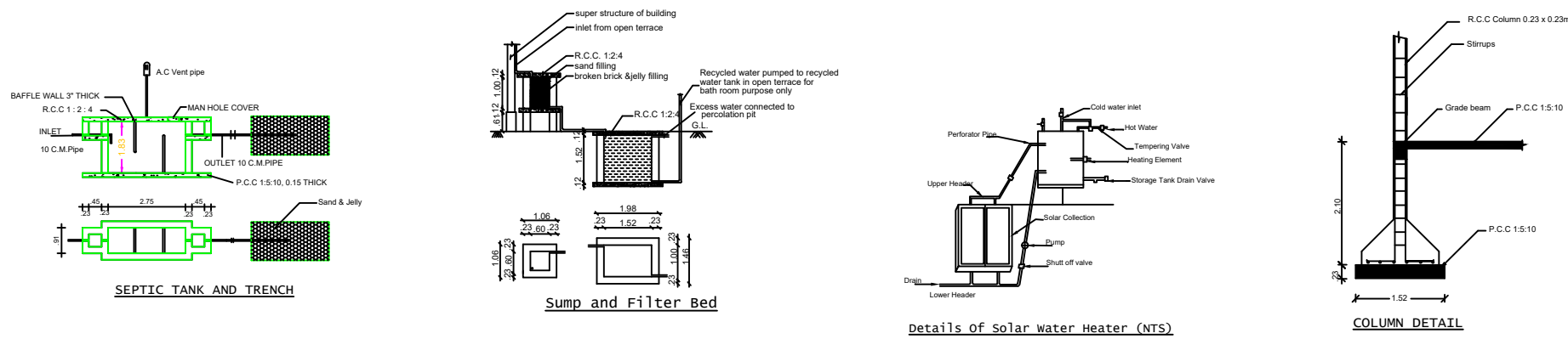
APPROVAL TYPE
Building Plan

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 CONSTRUCTION OF GROUND FLOOR & FIRST FLOOR HOUSE BUILDING IN S.NO: 626 / 1A1, PLOT NO: 28, GHOUSE MOHAMED NAGAR, KAYATTAR VILLAGE, KAYATTAR TOWN, PANCHAYAT, KOVIL PATTI TALUK, TUTICORIN DISTRICT.

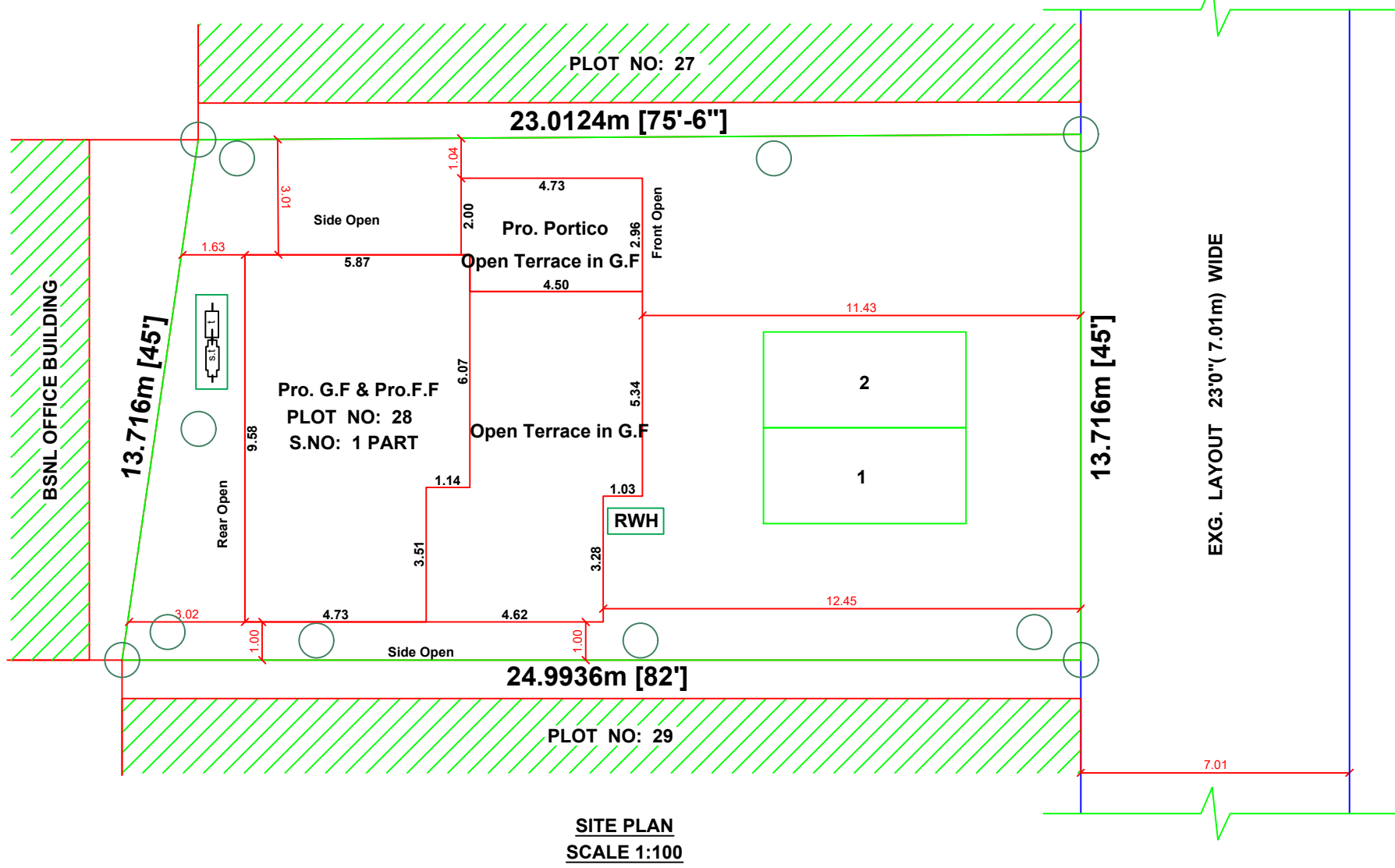
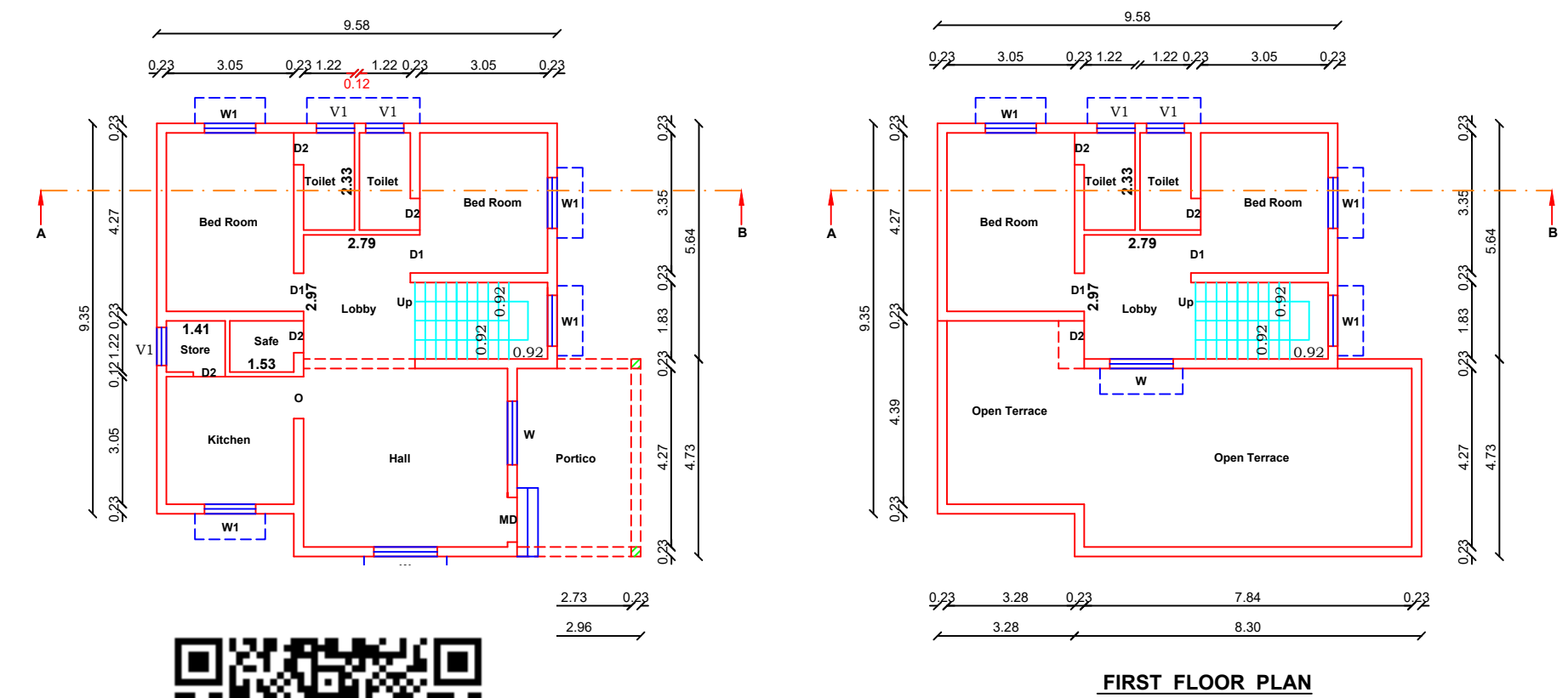
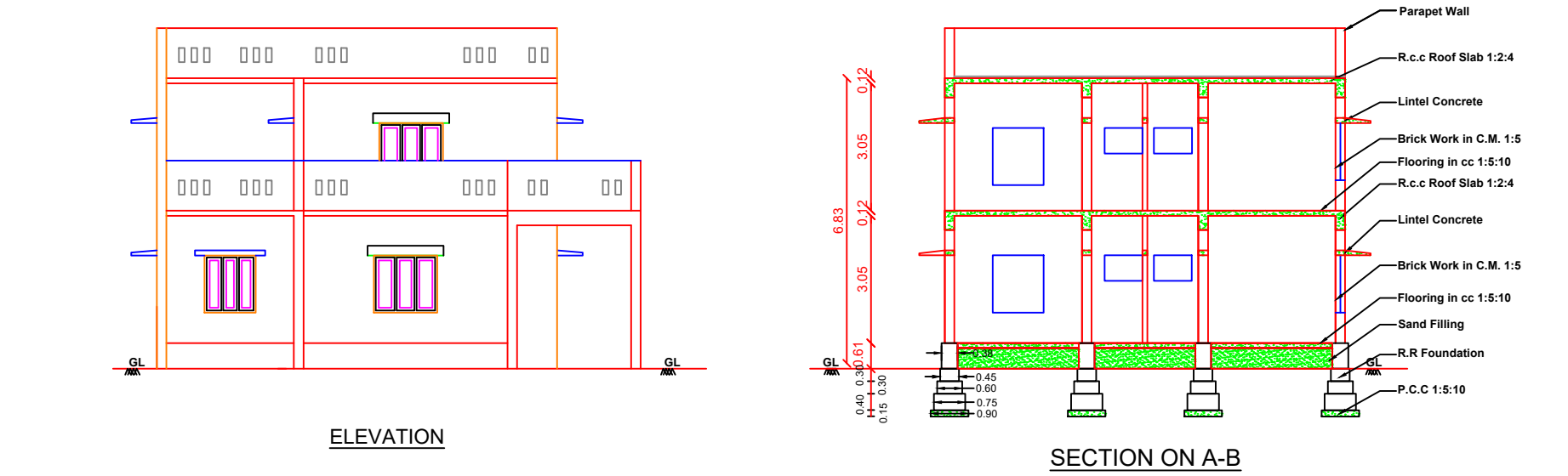
LPA: DATE : 02/02/2018
 ந.க.எண்: 3931/2017
 APPROVD LAYOUT NO : ம.வ.மு/ம.(திவி) எண்: 17/2018
 LOCAL BODY: DATE : 07/05/2018
 ந.க.எண்: 67/ 2018 / ௮1

(ORDINARY BUILDING)		Scale 1:100, 1:200 All Dimensions are in Metre		
AREA DETAILES:-	Sq.Mt	Sq.Ft	T.N COMBINED DEVELOPMENT & BUILDING RULES -2019	
SITE AREA	329.23	3543.75	Description	Required Available
GROUND FLOOR AREA	105.40	1135.00	Front Setback	1.50m 11.43m OK
Building Area : 91.65 Sq.m Portico Area : 13.75 Sq.m			One Side Open (North)	1.00m 1.04m OK
PRO. FIRST FLOOR AREA	52.20	562.00	Side Setback (South)	1.00m 1.00m OK
OPEN AREA	223.83	2408.70	Rear Setback	1.00m 1.63m OK
Total Pro. Building Area G.F & F.F	157.60	1697.00	Parking	1 Two wheeler 1 Two wheeler OK
			FSI	2.00 01.11 OK

Legend :-		JOINERY DETAILES:-	
Pro.Site Boundary	Pro.Building	MD - Main Door	1.00 x 2.10
Exg. Building to be Removed	Exg. Road	D1 - Door	0.91 x 2.10
		D2 - Door	0.75 x 2.10
		O - Open	0.91 x 2.10
		W - Window	1.52 x 1.80
		W1 - Window	1.22 x 1.50
		V1 - Ventilator	0.91 x 0.60

Pro. Parking Calculation :
 1st 149.99 Sq.mt = 1 Car Space (2.50 x 5.00)
 Next Every 75 Sq.mt = 1 Car Space (2.50 x 5.00)
 Required Parking area = 105.40+52.20
 (G.F+F.F) = 157.60 Sq.mt
 Total Required Parking = 1 CAR Space
 Available Parking = 1 CAR Space

PRO. FLOOR AREA RATIO	
=	Pro. G.F + F.F Total Site Area
=	157.60 329.23
=	0.49 < 2.00
Total FSI in Pro. = 0.48	



P.Dew
 Tmt.P.DEVINACHIYAR
 APPLICANT
 REGISTERED ENGINEER (Plan Only)



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.

