

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

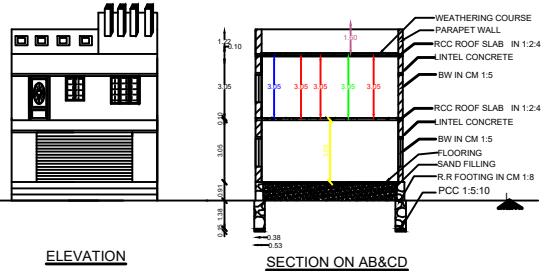
The approval as the planning authority issued it, reproduced in full behind this page.

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

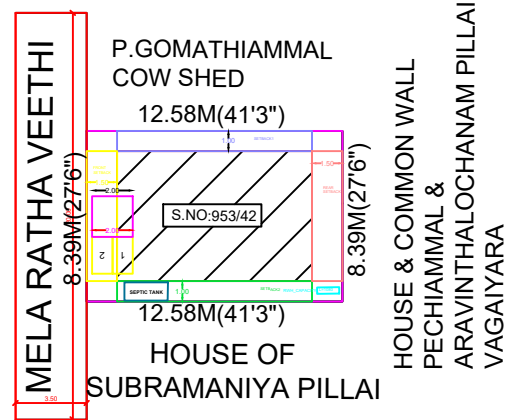


PLAN INFO
PLOT_AREA_M2=79.039
AS_PER_DOCUMENT=79.039
AS_STAT_SITE=105.51
SURVEY_NC=863 / 42
PATTA_NO=1018, WARD-02,
TALUK-EERAL
FMB_OR_PLR=93.99
SINGLE_FAMILY_BLDG=NO
CRZ=YES
SECURITY_ZONE=YES
ACCESS_WIDTH_M=1.50
WHEATH_GOVT_OR_AIDED_SCHOOL=NO
ROAD_LENGTH=20.00
AVG_PLOT_DEPTH=8.39
AVG_PLOT_WIDTH=12.58
LAND_USE_ZONE=RESIDENTIAL
DISTRICT=THOOTHUKUDI
RWTH_DECLARED=YES
IS_EXISTING_BUILDING_EXCEPTION=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TOTTERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=YES
PROVISION_FOR_GREEN_BUILDINGS_AND_
SUSTAINABILITY=YES
FIRE_PROTECTABLE_AND_FIRE SAFETY_
REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
IS_APPROVED_LAYOUT=NO
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=PANCHAYAT
PREMIUM_FSI_REQUIRED=YES
FE_FEE_PERCENTAGE_TOWN_LESS_THAN_1KM_RADIUS=YES
BLOCK_1-B-SHOP_MEMBER_COUNT=2
BLOCK_1_B-SHOP_NON_RESIDENTIAL_MEMBER_C

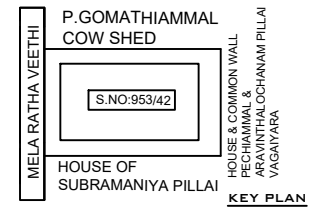
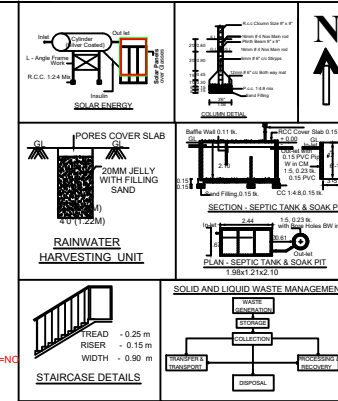
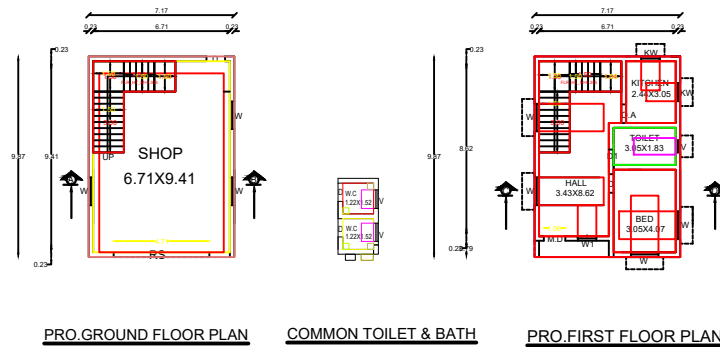
All Dimensions Are in m Scale:1:100



OFFICE USE :



SITE PLAN



KEY PLAN

AREA DETAILS		
	DESCRIPTION	SQ M SQ FT
E	TOTAL AREA OF SITE BY DOCUMENT	79.039 850.781
	TOTAL AREA OF SITE BY PATTA TSLR	79.039 850.781
	AREA AS ON SITE	105.51 1135.28
	PRO.CONST ON GROUND FLOOR SHOP (COMMERCIAL)	70.73 761.05
	PRO.CONST OF FIRST FLOOR (RESIDENTIAL)	70.73 761.05
	TOTAL PROPOSED CONSTRUCTION	141.46 1522.10
	OPEN AREA OF SITE	08.31 89.73

$$\text{PLOT COVERAGE} = \frac{70.73}{79.039} = 89.49\%$$

$$\text{F.S.I} = \frac{70.73+70.73}{79.039} = 1.79$$

JOINERY DETAILS

DESCRIPTION OF THE WORK	FEET	METER
ROLLING SHUTTER	10'-0" X 10'-0"	3.05 X 3.05
TOILET DOOR	2'-6" X 7'-0"	0.76 X 2.10
WINDOW	4'-0" X 4'-0"	1.22 X 1.22
VENTILATOR	3'-0" X 1'-9"	0.91 X 0.55

OWNER

ENGINEER

ER. M. SENTHIL KUMAR, B.Tech,
Lucky Constructions,
Reg.No-139/LS/2022/00017
No:18, Bus Stand Building,
Nazareth - 628 617
Mobile: 94433 30419

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.

