

PP

APPROVAL RECORD

# Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

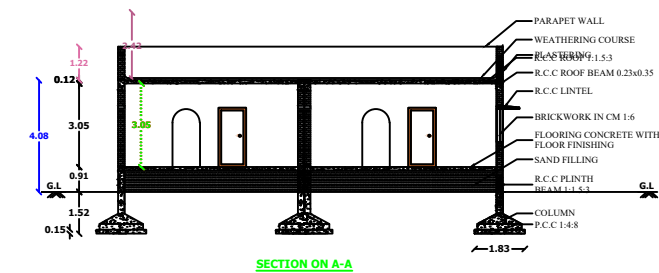
**Town Panchayat**

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 ADDITIONAL CONSTRUCTION OF DWELLING HOUSE IN BEARING DOOR NO . 2/8 , SURVEY NOs . 841/3B1A1 PART & 841/3B1C1 PART VIDE PATTa NO . 4142 , WARD NO . 12 AT KAANIYALANPUTHOOR KEELA STREET , KANDASAMY PURAM VILLAGE , ARUMUGANERI TOWN PANCHAYAT , TIRUCHENDUR TALUK , THOOTHUKUDI DISTRICT .

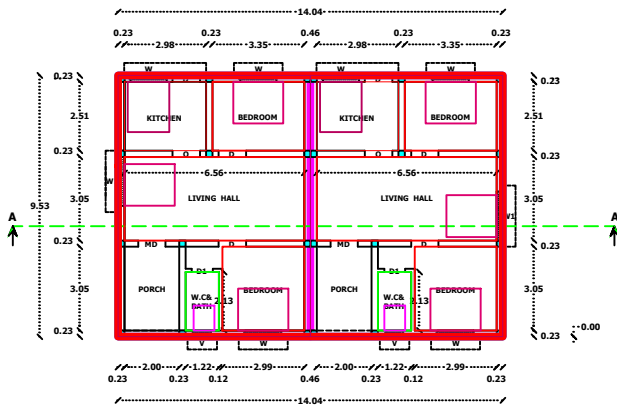
OWNER NAME : Mrs . S . AMSA .



SECTION ON A-A



FRONT ELEVATION



GROUND FLOOR PLAN



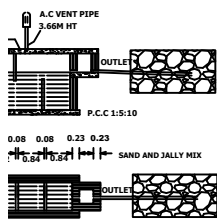
STAIR DI



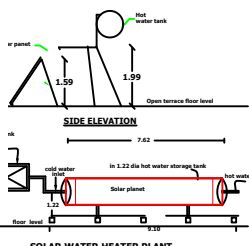
RAINWAY



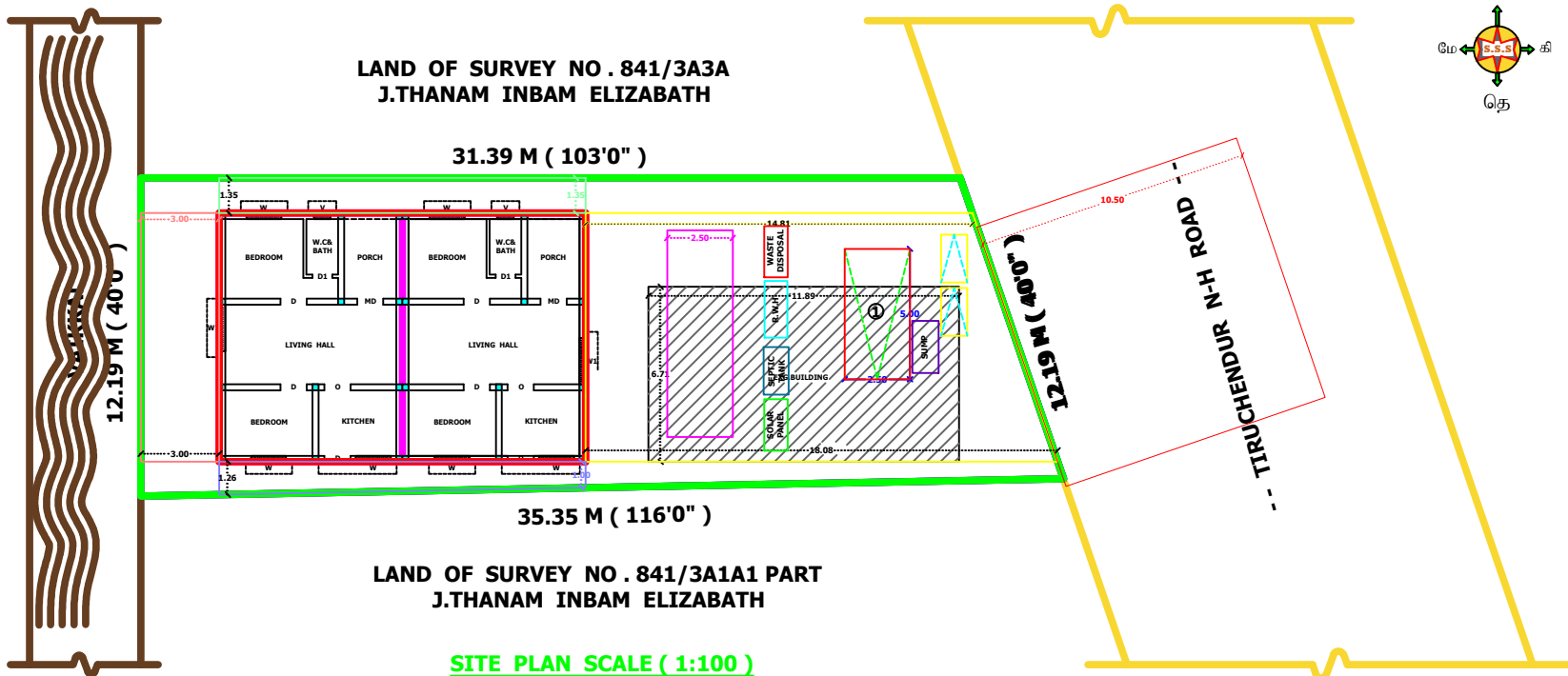
DETAILS OF FILTER BED & WELL



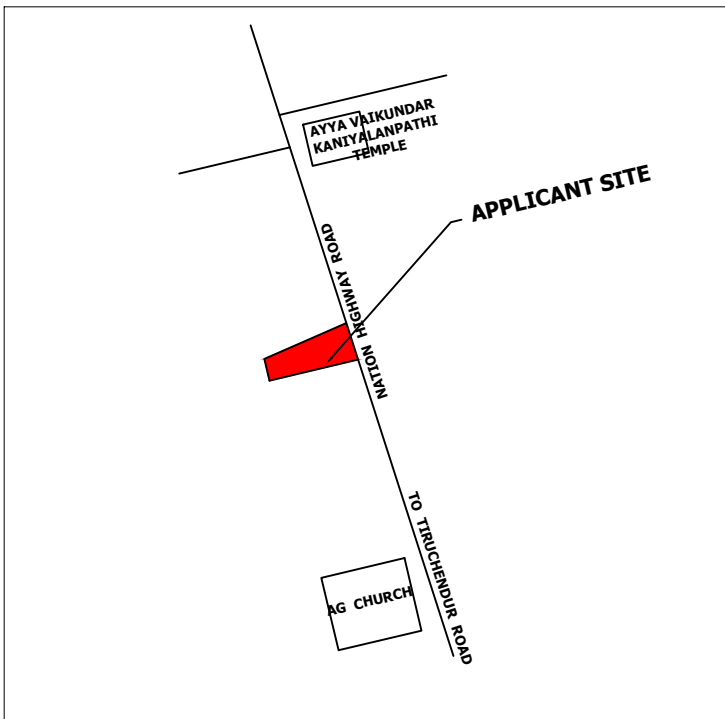
SEPTIC TANK AND TRENCH



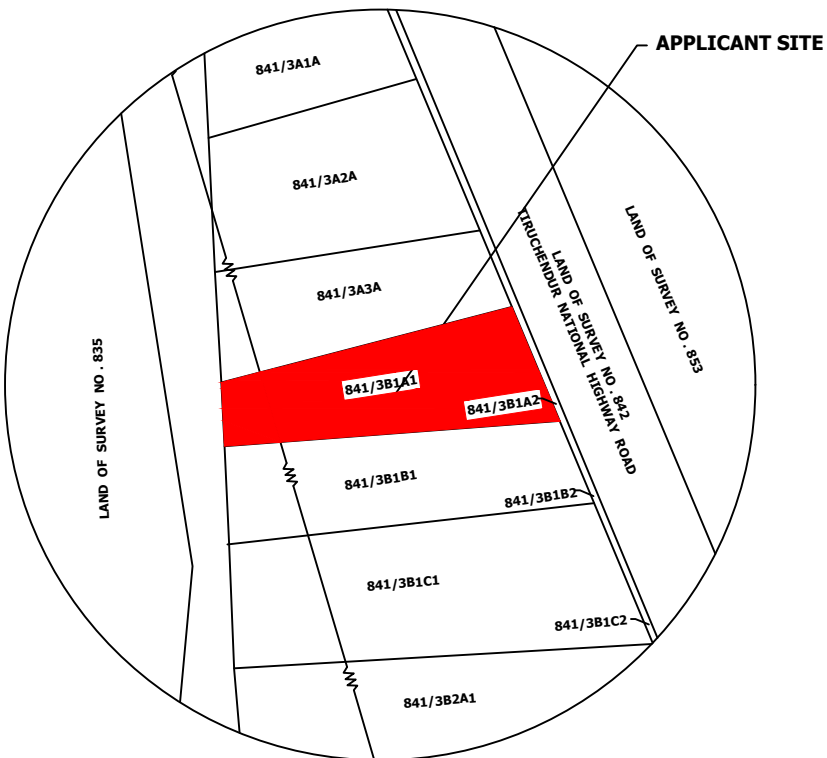
SOLAR WATER HEATER PLANT



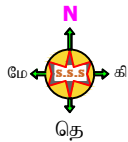
SITE PLAN SCALE (1:100)



KEY PLAN (SCALE 1:5000)



TOPO PLAN (SCALE 1:2000)



PLAN INFO  
PLOT AREA M2=396.40  
PLOT NO= -  
SURVEY NO=841/3B1A1 PART & 841/3B1C1 PART  
AS PER DOCUMENT=406.911  
AS AT SITE=396.40  
FMR OR PLR=396.40  
SINGLE FAMILY BLDG=NO  
SECURITY\_ZONE=YES  
PATTa NO=4142  
TALUK=TIRUCHENDUR  
DISTRICT=THOOTHUKUDI  
CRZ=NO  
ACCESS\_WIDTH\_M=12.20  
WHETHER GOVT OR AIDED SCHOOL= NO  
EXISTING\_FLOOR\_AREA\_TO\_BE\_DEMOLISHED\_M2=79.78  
AVG\_PLOT\_DEPTH=33.37  
AVG\_PLOT\_WIDTH=12.20  
AREA\_TYPE=OTHERS  
ROAD\_WIDTH=10.50  
ROAD\_LENGTH=550  
LAND\_USE\_ZONE= RESIDENTIAL  
RW DECLARED=YES  
OSR APPLICABLE=YES  
IS APPROVED LAYOUT=NO  
PREMIUM FSI REQUIRED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVT\_BLDG=NO  
NOC FOR CONSTRUCTION\_NEAR\_MONUMENT=NO  
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=NO  
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=NO  
NOC\_FIRE\_DEPT=YES  
OSR\_SURRENDER\_RETAIN=BUYBACK  
IS SWIMMING POOL EXISTS=NO  
PREMIUM FSI REQUIRED=NO  
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO  
JURISDICTION\_TYPE=PANCHAYAT

| AREA DETAILS :-               |                     |                 |         |
|-------------------------------|---------------------|-----------------|---------|
| PARTICULARS                   | SQ.M                | SQ.FT           |         |
| SITE AREA AS PER DOCUMENT     | 406.911             | 4379.99         |         |
| SITE AREA AS PER SITE         | 396.40              | 4266.85         |         |
| SITE AREA AS SUPER IMPOSED    | 396.40              | 4266.85         |         |
| PROPOSED BUILDING AREA IN G.F | 133.80              | 1440.22         |         |
| PROPOSED BUILDING AREA IN F.F | -                   | -               |         |
| OPEN SPACE AREA               | 262.60              | 2826.63         |         |
| EXG.BUILDING REMOVED AREA     | 79.78               | 858.75          |         |
| DESCRIPTIONS                  | TOTAL BUILT UP AREA | COVERED PARKING | OPENING |
| PRO GROUND FLOOR AREA         | 133.80              | -               | -       |
| FIRST FLOOR AREA              | -                   | -               | -       |
| TOTAL AREA                    | 133.80              | -               | -       |

| FLOOR SPACE INDEX (FSI) = 0.338 < 2 |      |             |  |
|-------------------------------------|------|-------------|--|
| PARKING CALCULATION:-               |      |             |  |
| DESCRIPTIONS                        | CARS | TWO WHEELER |  |
| REQUIRED PARKING                    | 1    | 0           |  |
| AVAILABLE PARKING                   | 1    | 0           |  |

| JOINERY DETAILS |   |             |
|-----------------|---|-------------|
| D - DOOR        | - | 1.00 X 2.13 |
| D1 - DOOR       | - | 0.76 X 2.13 |
| W1 - WINDOW     | - | 2.60 X 1.52 |
| W - WINDOW      | - | 1.52 X 1.52 |
| V - VENTILATOR  | - | 0.76 X 0.61 |

| SET BACK DETAILS :- | REQUIRED | AVAILABLE |
|---------------------|----------|-----------|
| FRONT               | = 3.00 M | 14.81 M   |
| SIDE 1              | = 1.00 M | 1.00 M    |
| SIDE 2              | = 1.00 M | 1.35 M    |
| REAR                | = N.A    | 3.00 M    |

HEIGHT OF BUILDING = 4.08 M

ALL DIMENSIONS ARE IN METRE (SCALE - 1:100 )

|                   |  |
|-------------------|--|
| APPLICANT SITE    |  |
| PROPOSAL          |  |
| EXISTING BUILDING |  |
| EXISTING ROAD     |  |
| DEMOLISHED AERA   |  |

S. Amsa

LAND & BUILDING OWNER

E.SANTHANAM, D.C  
REGISTERED ENGINEER GRADE - III  
TIRUCHENDUR MUNICIPALITY : 173/LS/2023/00003  
TIRUCHENDUR LPA:RE/Gr.'III' TIR/FEB/2019/004  
48, SARANGAPANI STREET, THOOTHUKUDI-628002  
CELL : 9600864733, 8072034341  
Email: srikumaranaso@gmail.com

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

## 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

