

PP

APPROVAL RECORD

Planning Permission

Sivagnanapuram
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

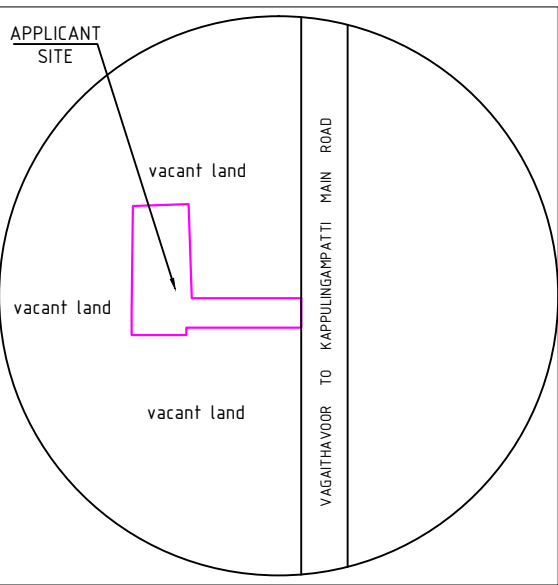
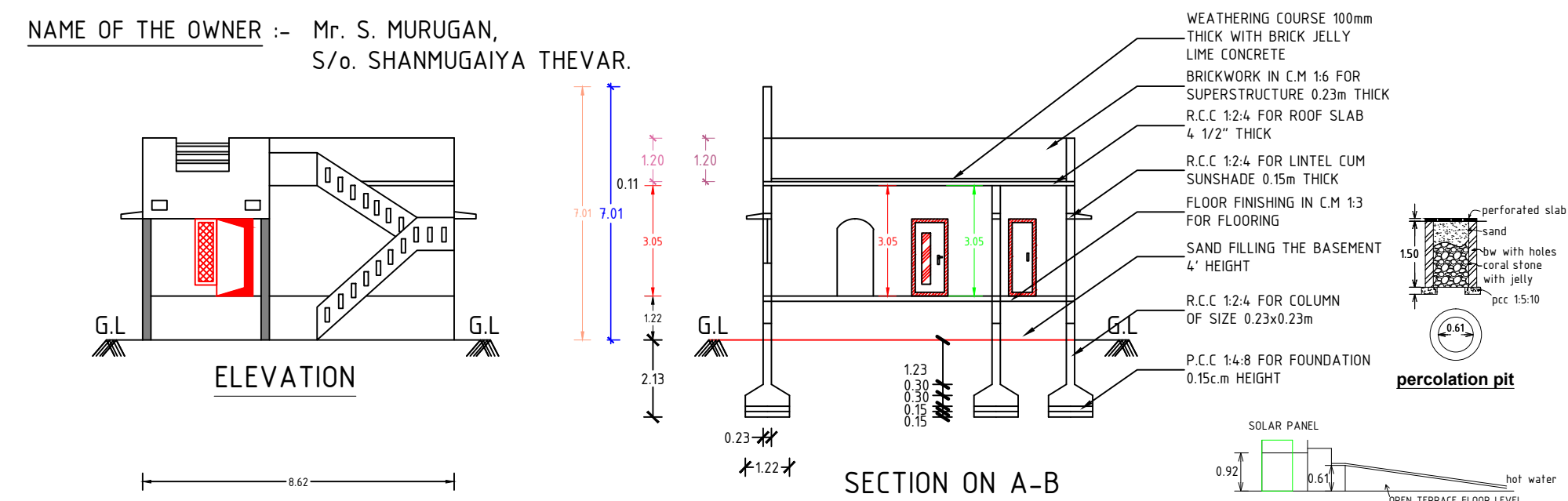
PURPOSE
Residential

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 R.C.C ROOF RESIDENTIAL HOUSE AT VAGAITHAVOOR TO KAPPULINGAMPATTI MAIN ROAD, KAPPULINGAMPATTI, IN SURVEY NO. 143/5, SIVAGNANAPURAM VILLAGE AND SIVAGNANAPURAM VILLAGE PANCHAYAT, KAYATHAR TALUK AND KAYATHAR PANCHAYAT UNION, THOOTHUKUDI DISTRICT.

NAME OF THE OWNER :- Mr. S. MURUGAN,
S/o. SHANMUGAIYA THEVAR.



KEY PLAN

PLAN INFO
PLOT_AREA_M2=12750.00
AS_AT_SITE=12513.90
FMB_OR_PLR=12750.00
AS_PER_DOCUMENT=12750.00
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=31.60
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.66
ROAD_LENGTH=31.60
AVG_PLOT_DEPTH=72.88
AVG_PLOT_WIDTH=76.20
MIN_PLOT_DEPTH=59.20
MIN_PLOT_WIDTH=31.60
LAND_USE_ZONE=RESIDENTIAL
SURVEY_NO=143/5
PLOT_NO=-
PATTA_NO=1842
DISTRICT=THOOTHUKUDI
TALUK=KAYATHAR
RWHT_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=EWS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_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=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
JURISDICTION_TYPE=PANCHAYAT
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

ALL DIMENSION ARE IN METER		
COLOR INDEX & AREA DETAILS		
AREA STATEMENT	SQ.MT	SQ.FT
APPLICANT SITE DOC	12750.00	137241.00
SUPERIMPOSED AREA	12750.00	137241.00
PROP.BUILDING AREA	118.35	1273.92
TOTAL PROPOSAL AREA	118.35	1273.92
OPEN SPACE	12631.65	135967.08
EXISTING BUILDING		
ROAD OR STREET		
TO BE REMOVED		

SET BACK DETAILS		
SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	1.00 m	3.00 m
REAR SETBACK	NIL	171.58 m
SIDE SETBACK-1	NIL	3.00 m
SIDE SETBACK-2	NIL	14.87 m

JOINERY DETAILS		
MD	DOOR	1.00 X 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
FW	FRENCH WINDOW	0.60 X 1.83
W	WINDOW	1.22 X 1.22
V	VENTILATOR	0.45 X 0.45
O	OPENING	1.00 X 2.13

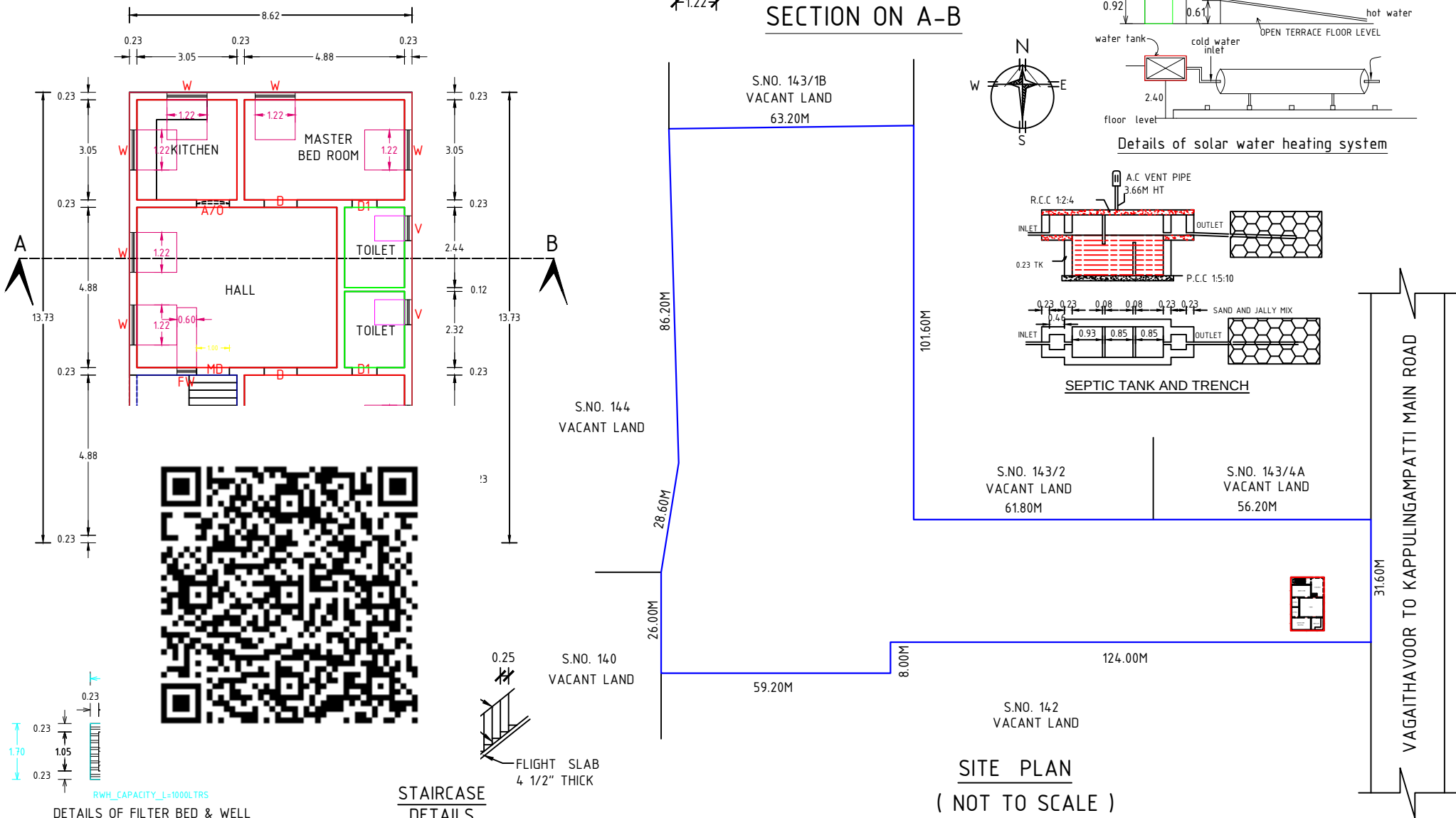
PARKING DETAILS	
TOTAL PROPOSED AREA	= 118.35 SQ.MT
PROVIDED CAR	= 1
PROVIDED TWO WHEELER	= 1

FLOOR SPACE INDEX	
SUM OF ALL FLOOR AREA	= 118.35 Sq.m
SITE AREA	= 12750.00 Sq.m
FSI	= $\frac{\text{SUM OF ALL FLOOR AREA}}{\text{PLOT AREA}}$
	= (118.35 / 12750.00) = 0.009
	= 0.009 < 2.0

LAND AND BUILDING OWNER

V.G. MATHIAS RAJA, D.C.E., A.M.I.E., M.I.S.T.E.,
REGISTERED ENGINEER, GRADE 'III'
JAIKAALI BUILDERS
VILATHIKULAM & POST
THOOTHUKUDI - 628 907.
CELL : 97510 50077.

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.

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.

