

PP

APPROVAL RECORD

Planning Permission

Palayakayal
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

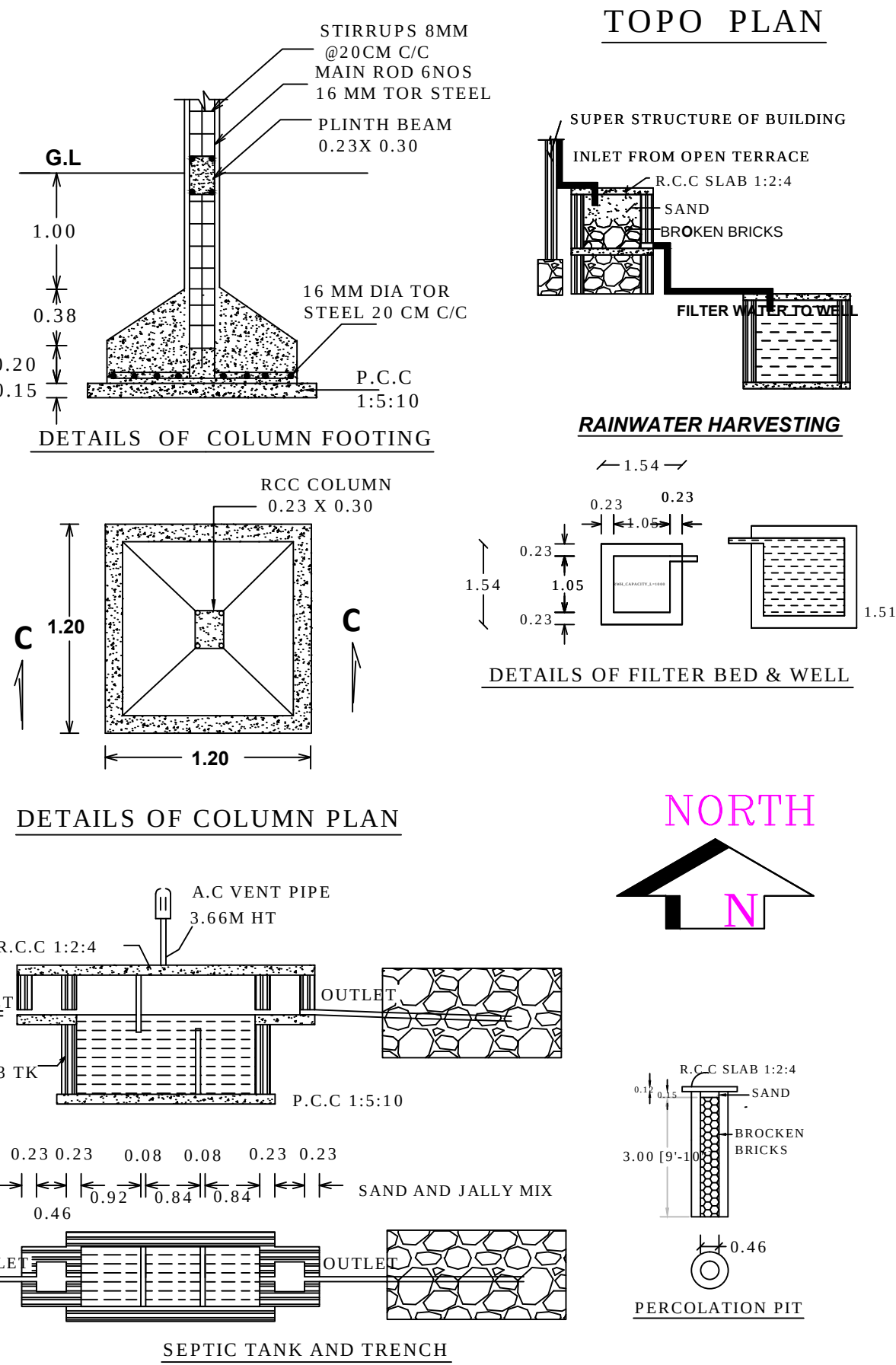
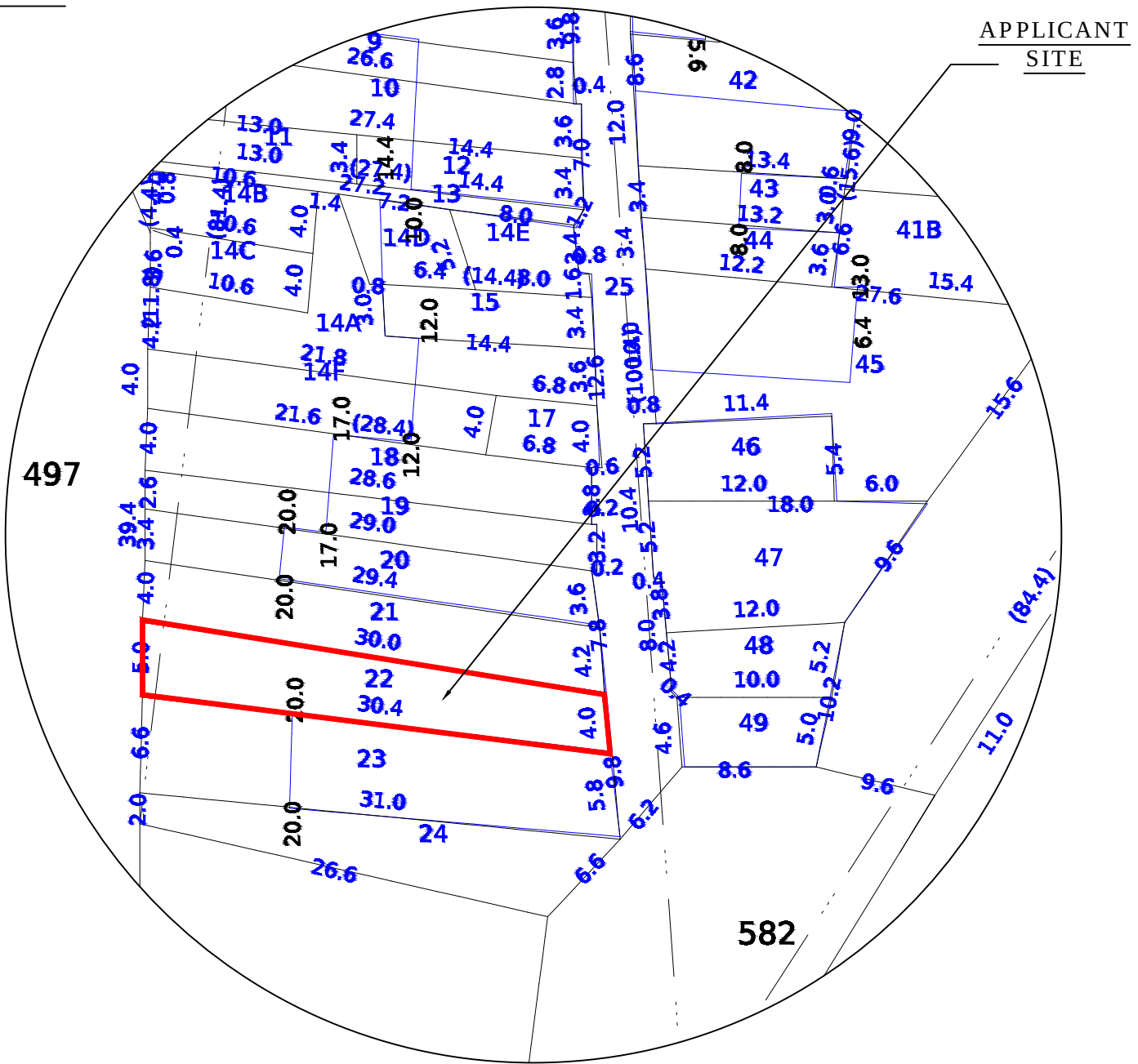
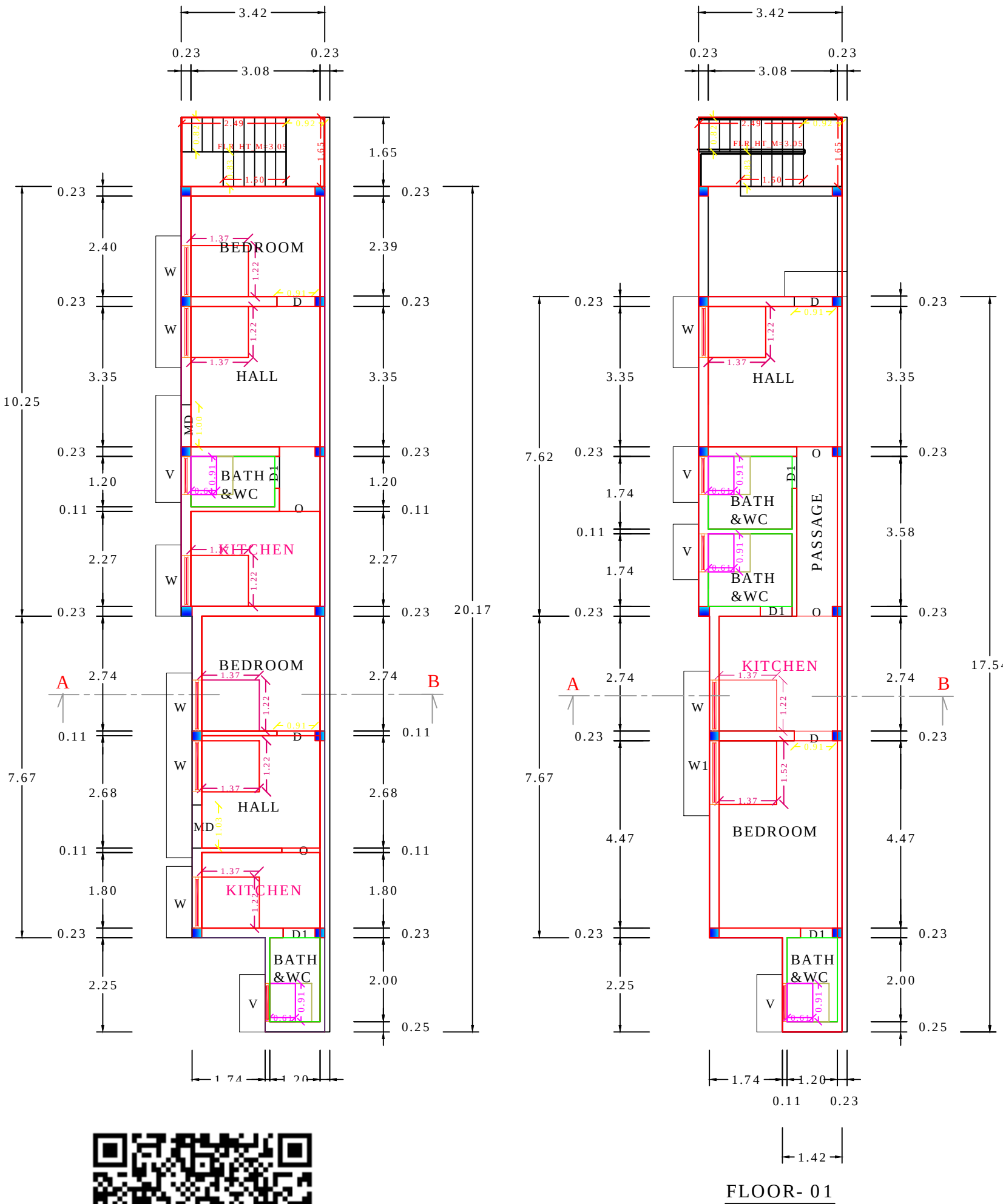
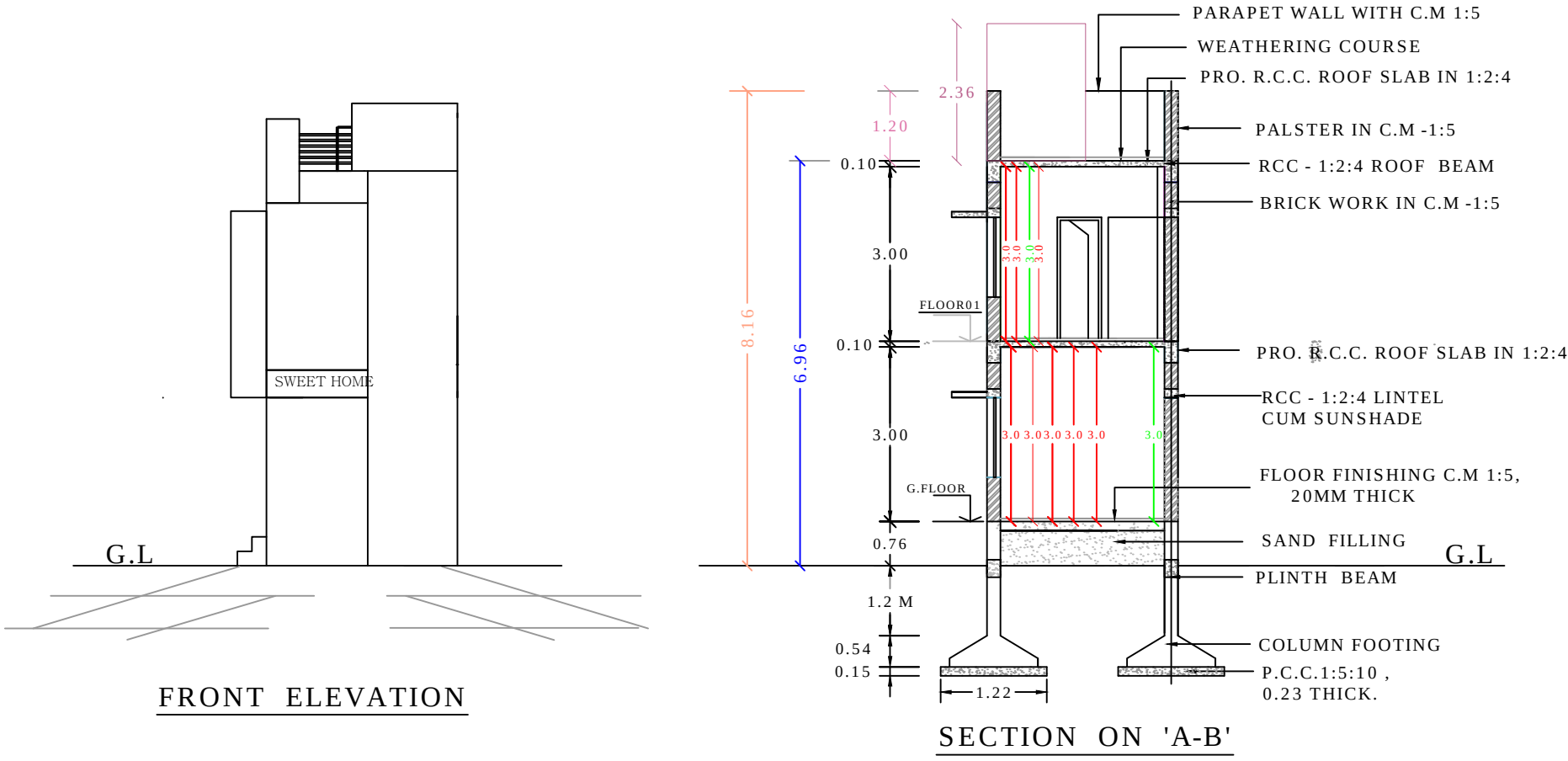
PURPOSE
Residential

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

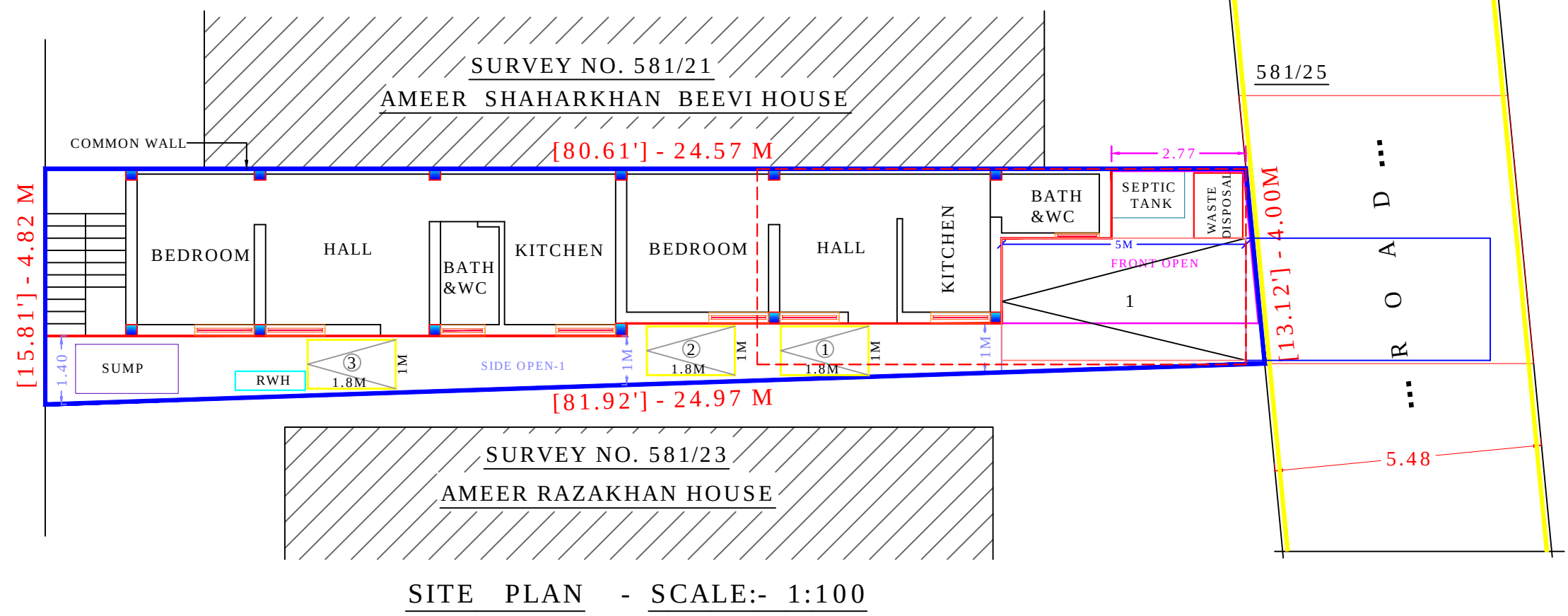
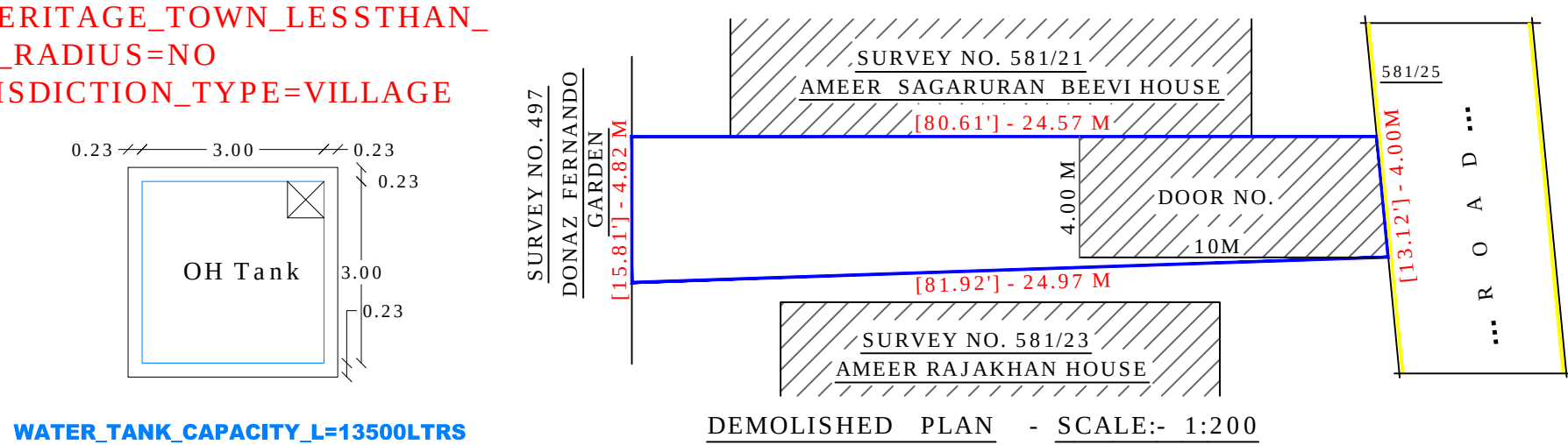
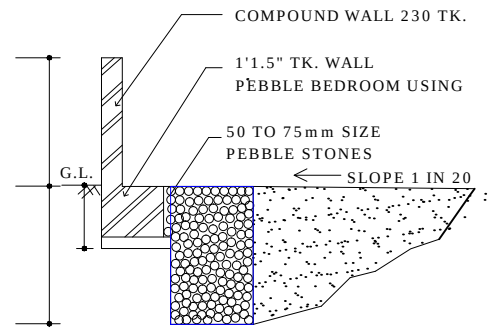
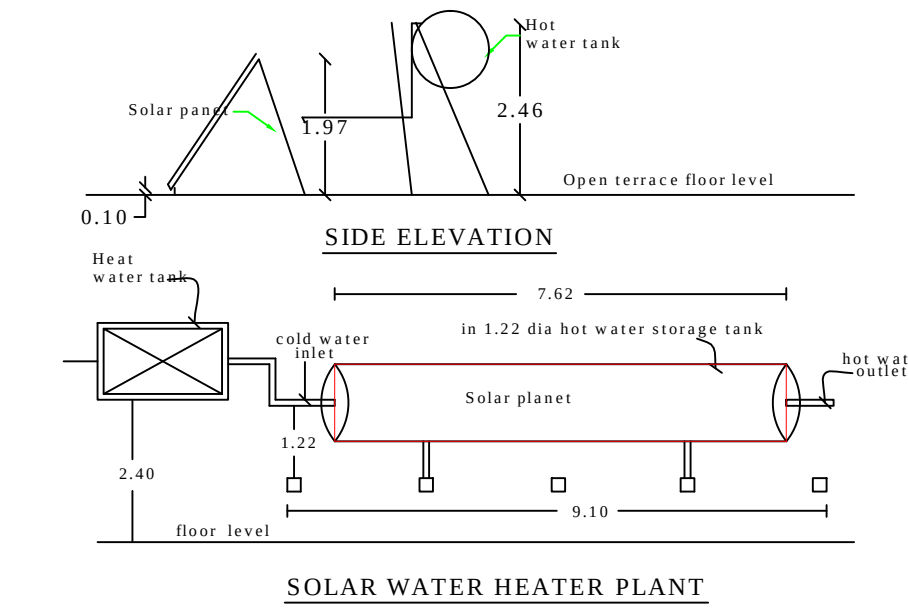
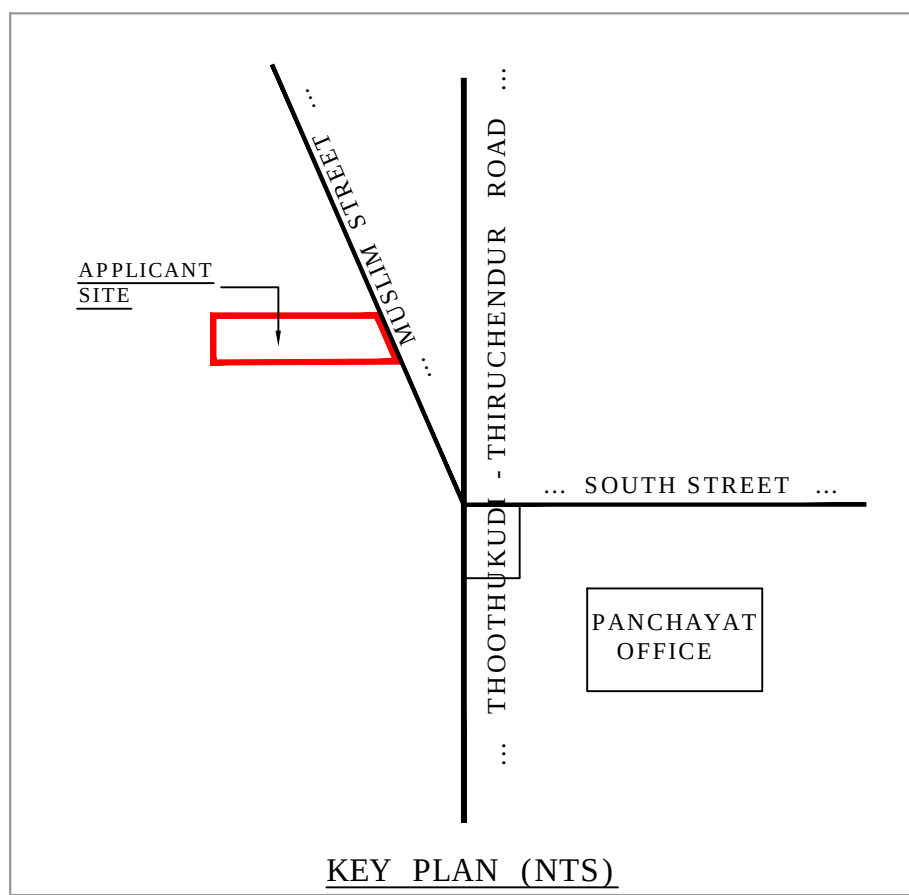
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A 3 NOS OF DWELLING HOUSE WITH FIRST FLOOR BUILDING AFTER REMOVING THE EXISTING BUILDING DOOR NO. 4/76, IN SURVEY NO. 581/22 (OLD NO. 498/1 PART), PATTA NO. 6, WARD NO. 4, AT MUSLIM STREET, PALAYAKAYAL VILLAGE AND PANCHAYAT, SRIVAIKUNDAM PANCHAYAT UNION, ERAL TALUK AND THOOTHUKUDI DISTRICT.

APPLICANT NAME:- Mrs. A. MUTHURABIA.



PLAN INFO
RESIDENTIAL
PLOT_AREA_M2=109.23
PLOT_NO=0
SURVEY_NO=581/22
WARD_NO=4
BLOCK_NO=0
DOOR_NO=4/76
AS_PER_DOCUMENT=135.86
AS_AT_SITE=109.04
FMB_OR_PLR=136.00
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=6
TALUK=THOOTHUKUDI
VILLAGE=PALAYAKAYAL
DISTRICT=THOOTHUKUDI
TALUK=ERAL
CRZ=NO
ACCESS_WIDTH_M= 5.48
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=40
IS_EXISTINGBUILDING_EXCEPTION=YES
AVG_PLOT_DEPTH= 24.57
AVG_PLOT_WIDTH= 4.00
AREA_TYPE=OTHERS
ROAD_WIDTH=5.48
ROAD_LENGTH=500
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=YES
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_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS =NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=VILLAGE



NOTE:-

CERTIFIED THAT PROVISION SHALL BE MADE TO PROVIDE RAIN WATER HARVESTING ARRANGEMENT SYSTEM
WASTE WATER FROM BATH ROOM AND WASH BASIN IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE
CHIMNEY TO BE PROVIDED IN KITCHEN

AREA DETAILS :-

PARTICULARS		SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT		135.86	1462.50
SITE AREA AS PER TSLR		136.00	1463.90
SITE AREA AS SUPER IMPOSED		109.04	1173.70
PROPOSED BUILDING AREA IN G.F		62.49	672.64
PROPOSED BUILDING AREA IN F.F		53.50	575.87
OPEN SPACE AREA IN G-F		46.74	501.06
EXG. DEMOLISHED BUILDING AREA		40.00	430.55

DESCRIPTIONS	TOTAL BUILT UP AREA	NON FSI AREA		FSI AREA
		COVERED PARKING	OPENING	
PRO GROUND FLOOR AREA	62.49	-	-	62.49
FIRST FLOOR AREA	53.50	-	-	53.50
TOTAL AREA	115.99	-	-	115.99

PLOT COVERAGE (PC) = 57.30%

FLOOR SPACE INDEX (FSI) = 1.062 < 2

CAR PARKING CALCULATION:-

DESCRIPTIONS	CARS	TWO WHEELER
REQUIRED PARKING	0	3
AVAILABLE PARKING	1	3

JOINERY DETAILS

MD	-	MAIN DOOR	-	1.20 X 2.13
D	-	DOOR	-	0.91 X 2.13
D1	-	DOOR	-	0.76 X 2.13
O	-	OPENING	-	0.91 X 2.13
W	-	WINDOW	-	1.20 X 1.37
W1	-	WINDOW	-	1.50 X 1.37
V	-	VENTILATOR	-	0.91 X 0.61

SET BACK DETAILS :-

		REQUIRED	AVAILABLE
FRONT	=	1.50 M	2.77 M
REAR	=	N.A	NIL
SIDE 1	=	1.00 M	1.00 M
SIDE 2	=	N.A	NIL

HEIGHT OF BUILDING		6.96 M
ENTRY GATE		1 NO OF 2.5 M WIDE
STAIRCASE		1 NO

ALL DIMENSIONS ARE IN METRE
(SCALE - 1:100 & 1:200)

COLOUR INDEX :-

APPLICANT SITE	
PROPOSAL	
EXISTING BUILDING	
EXISTING ROAD	
DEMOLISHED AERA	

H. muthu Rabin

OWNER

R. LAKSHMANAN, D.C.E,
"Premier Consultancy"
Registered engineer grade - III
REG NO.SVM/2022/02
90, V.M. Koil Street,
THOOTHUKUDI - 628002.
CELL NO. 9944214676

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.

