PP APPROVAL RECORD

Planning Permission

Palayakayal

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

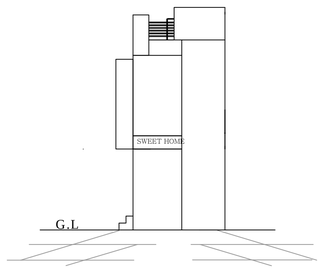
PURPOSE
Residential

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

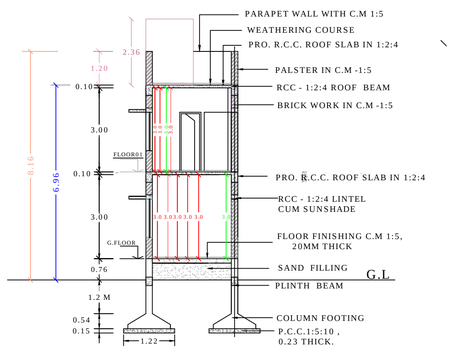
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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.

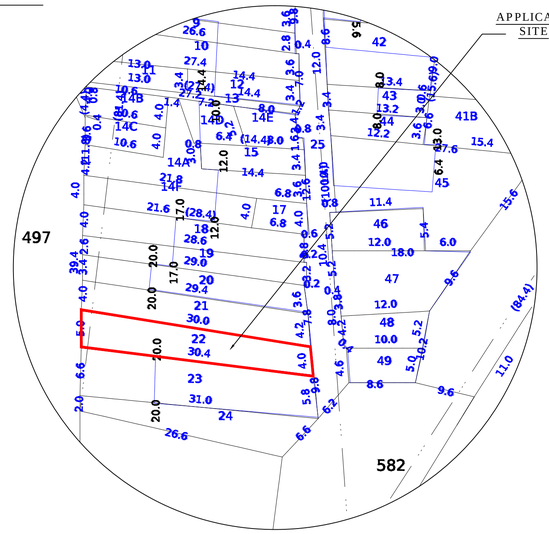
APPLICANT NAME:- Mrs. A. MUTHURABIA.



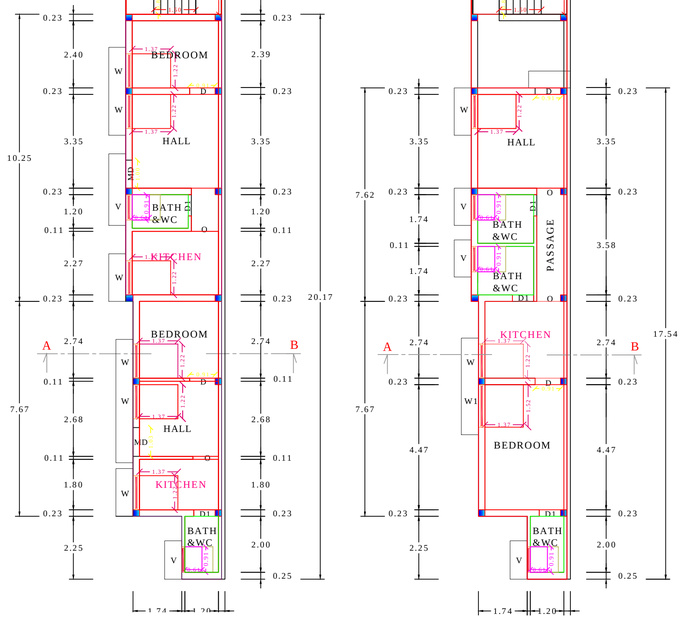
FRONT ELEVATION



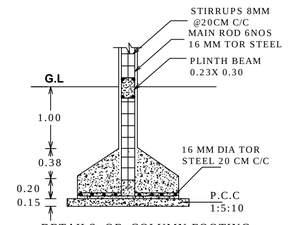
SECTION ON 'A-B'



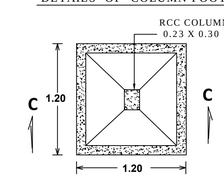
TOPO PLAN



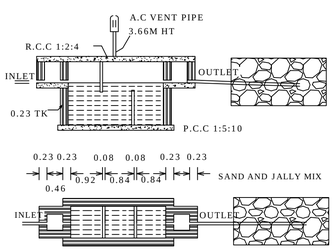
FLOOR- 01



DETAILS OF COLUMN FOOTING

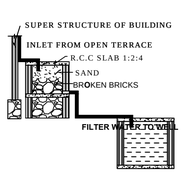


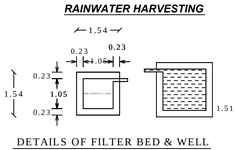
DETAILS OF COLUMN PLAN



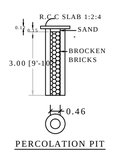
SEPTIC TANK AND TRENCH

NORTH

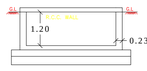




DETAILS OF FILTER BED & WELL

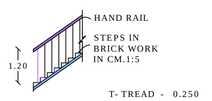


PERCOLATION PIT



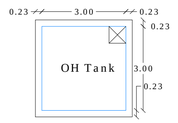
RWH SECTION (SAMPLE)

RWH_CAPACITY_L = 2000LTRS



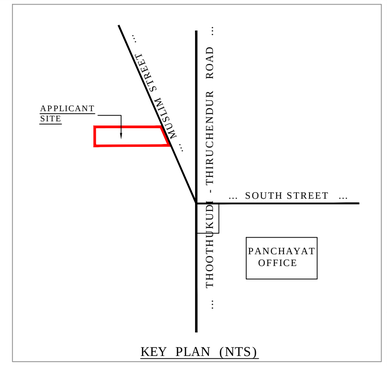
T- TREAD - 0.250
R- RISE - 0.175
WIDTH OF STAIR CASE - 0.910

DETAILS OF STAIRCASE

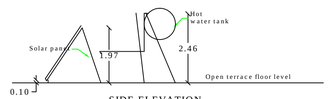


WATER_TANK_CAPACITY_L=13500LTRS

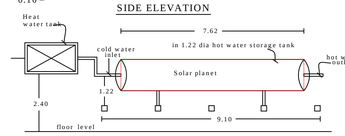
PLAN INFO
RESIDENTIAL
PLOT_AREA_M2=109.23
PLOT_NO=0
SURVEY_NO=581/22
WARD_NO=4
BLOCK_NO=0
DOOR_NO=4/76
AS_PER_DOCUMENT=135.86
AS_AT_SITE=109.04
FMB_OR_PLR=136.00
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=6
TALUK=THOOTHUKUDI
VILLAGE=PALAYAKAYAL
DISTRICT=THOOTHUKUDI
TALUK=ERAL
CRZ=NO
ACCESS_WIDTH_M= 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



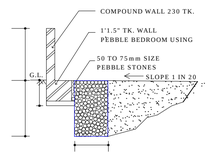
KEY PLAN (NTS)



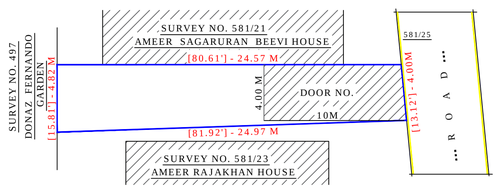
SIDE ELEVATION



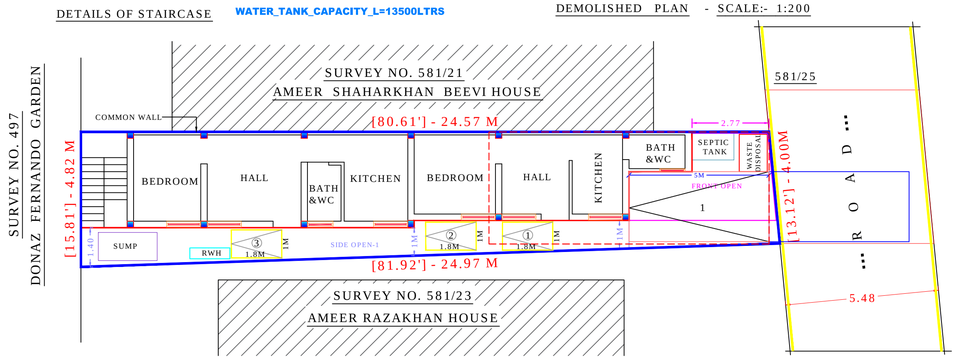
SOLAR WATER HEATER PLANT



RAIN WATER COLLECTION TRENCH



DEMOLISHED PLAN - SCALE:- 1:200



SITE PLAN - SCALE:- 1:100

NOTE:-

1. CERTIFIED THAT PROVISION SHALL BE MADE TO PROVIDE RAIN WATER HARVESTING ARRANGEMENT SYSTEM
2. WASTE WATER FROM BATH ROOM AND WASH BASIN IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE
3. 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 Rabia

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

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.