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.

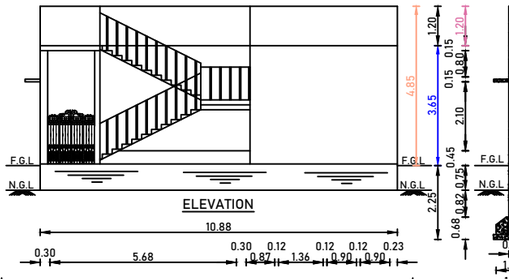
THE PLAN SHOWING PROPOSED CONSTRUCTION OF A COMMERCIAL OFFICE BUILDING IN GROUND FLOOR, SURVEY NO:345/47A, OLD WARD NO: 14 (NEW WARD NO:2),

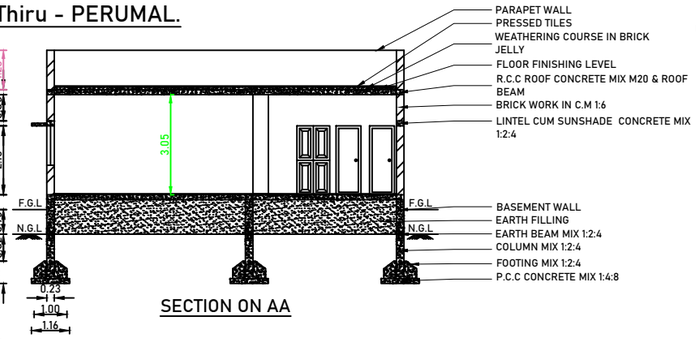
ETTAYAPURAM VILLAGE, ETTAYAPURAM TOWN PANCHAYAT, ETTAYAPURAM TALUK, THOOTHUKUDI DISTRICT.

NAME OF THE APPLICANT: Thiru - P.SUBBURAJ, S/o Thiru - PERUMAL.

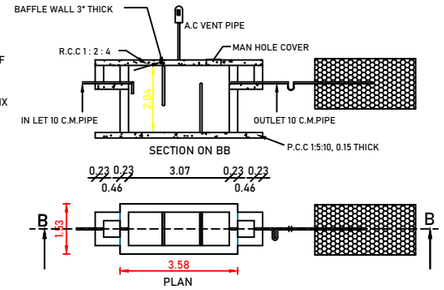
FOR OFFICE USE

PLAN INFO
PLOT_AREA_M2=328.20
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=22.50
ROAD_LENGTH=250
AVG_PLOT_DEPTH= 29.00
AVG_PLOT_WIDTH= 12.10
LAND_USE_ZONE =COMMERCIAL
DISTRICT=THOOTHUKUDI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
AS_AT_SITE=328.20
FMB_OR_PLR=328.20
AS_PER_DOCUMENT=331.22
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
JURISDICTION_TYPE= PANCHAYAT
BLOCK_1_B-PCO_MEMBER_COUNT=5
SURVEY_NO=345/47A
PATTA_NO= 2937
TALUK=ETTAYAPURAM
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
ACCESS_WIDTH_M=15.40
PLOT_NO= _
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

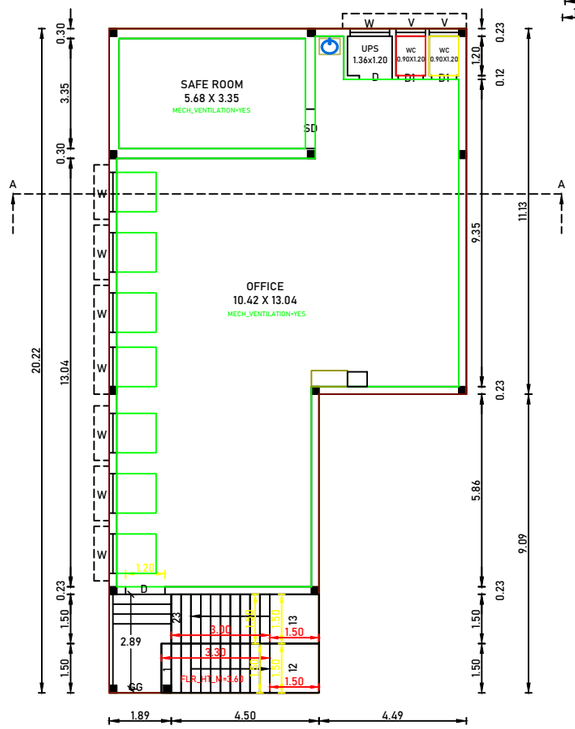


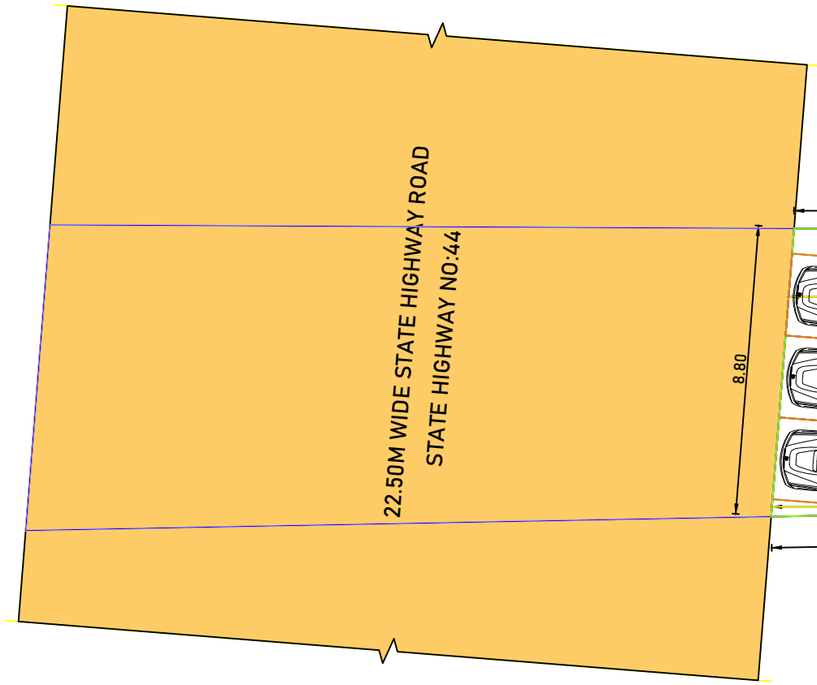


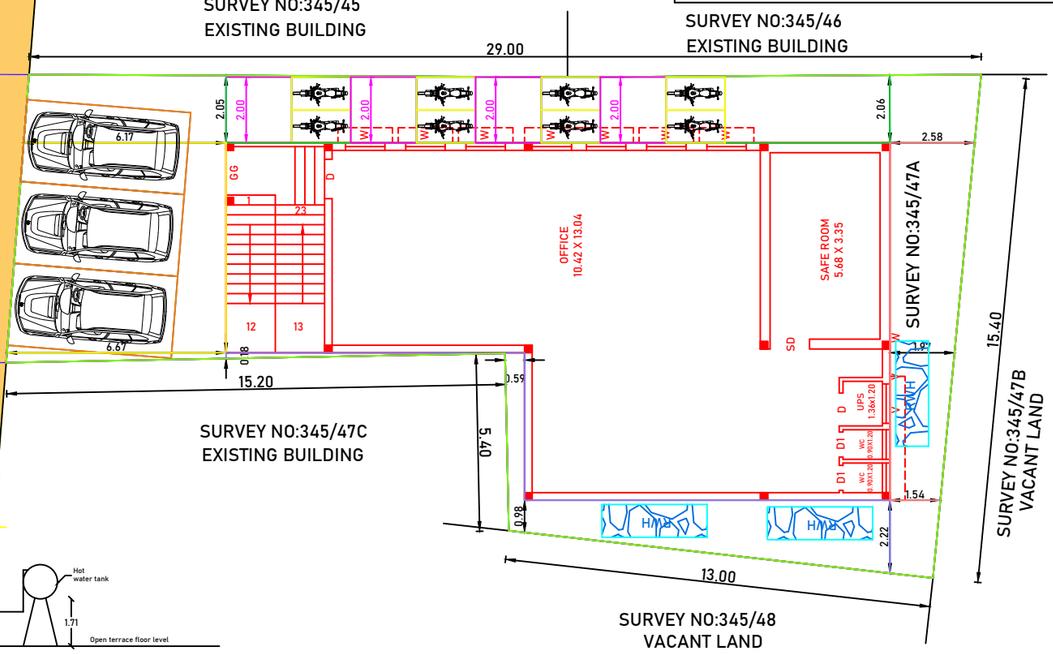
SECTION ON AA

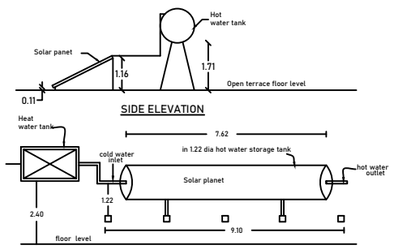


SEPTIC TANK AND TRENCH & U TRAP ADOPTED

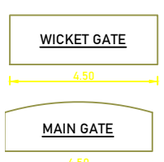


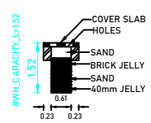




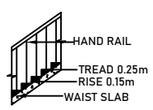


SOLAR WATER HEATER PLANT

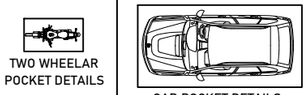




SECTION OF RAIN WATER COLLECTION TANK



STAIR CASE DETAIL



TWO WHEELAR POCKET DETAILS

CAR POCKET DETAILS

ALL D

SYMBOLS		
SD	STEEL DOOR	1.20 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.20 x 1.20
V	VENTILATOR	0.91 x 0.60

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F = 179.18 sq.mt.
TOTAL F.A = 179.18 sq.mt.

PARKING PROVIDED :-
NO. OF CAR POCKETS : 2 Nos
NO. OF BIKE POCKETS : Nil

PARKING REQUIRED :-
NO. OF CAR POCKETS : 2 Nos
NO. OF BIKE POCKETS : 2 Nos

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	179.18	0.55	2.00
PLOT AREA	328.20		

NOTE:
TO PROVIDE RAIN WATER HARVESTING ARRANGMENTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN

AREA DETAILS		
AREA	SQ.MT.	SQ.FT.
AREA OF SITE	328.20	3532.74
PROPOSED GROUND FLOOR (COMMERCIAL)		
AREA OF PLINTH IN G.F	179.18	1928.69
AREA OF OPEN TO SKY	149.02	1604.05

COLOR INDEX
PARTY'S SITE
PROPOSED BUILDING
EXG. BUILDINGS
ROAD AND STREET

APPLICANT

Er. A. ARUNKUMAR, DCE.,
REGISTERED ENGINEER
REG. NO. 2/2025-26
A.K. BUILDERS
1, NAYAKKAR 1ST STREET,
ETTAYAPURAM-628 902.
CELL : 96004 31327.

Note : Plan only

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

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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
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Services we run for you
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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

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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.