PP APPROVAL RECORD

# Planning Permission

Mappillaiurani

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.

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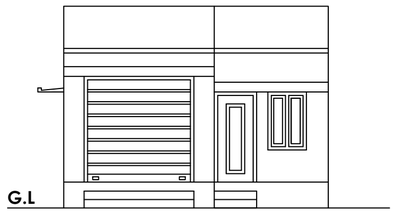
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE & SHOP IN R.S NO. 98/2A3.PART, PATTA NO. 1376 AT KUMARAN NAGAR, MAPPILLAIURANI VILLAGE AND PANCHAYAT, TUTICORIN PANCHAYAT UNION AND TALUK.

**OWNERS :** 1. Mr.N.THANGAM, S/o. Mr. N.NAGAMANI ACHARY &

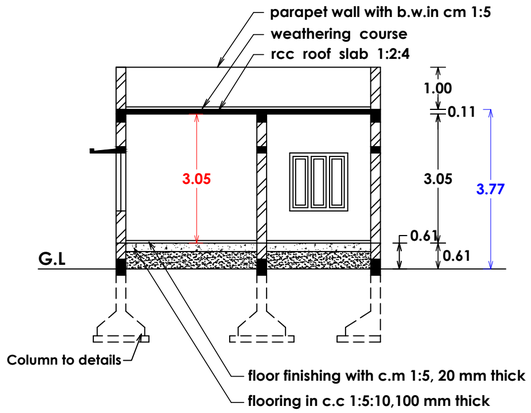
2.Mrs.T.ARUMUGAM, W/o.Mr.N.THANGAM.

**SCALE :1:100**

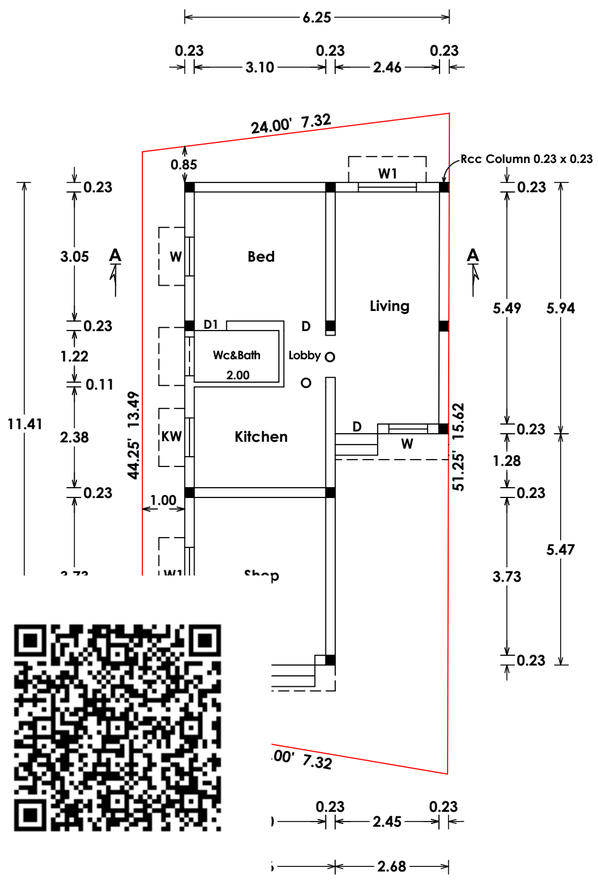
**ALL DIMENSIONS ARE IN METRE**



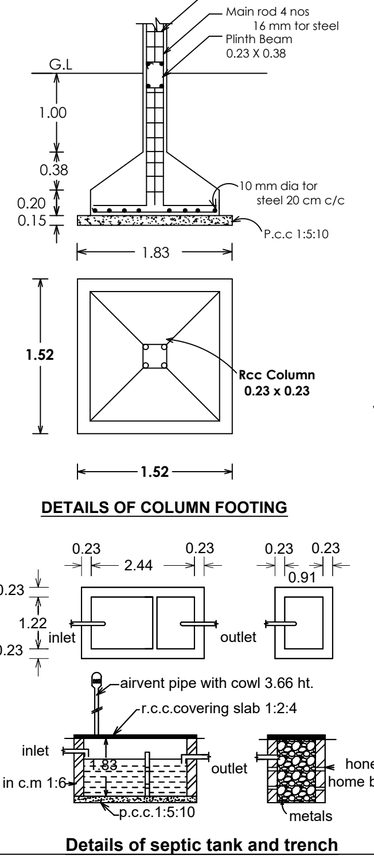

FRONT ELEVATION




SECTION ON 'A A'



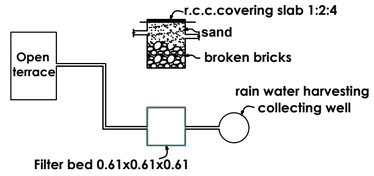

GROUND FLOOR PLAN



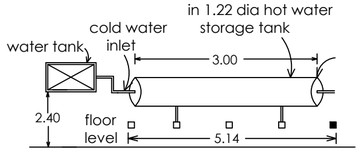

DETAILS OF COLUMN FOOTING



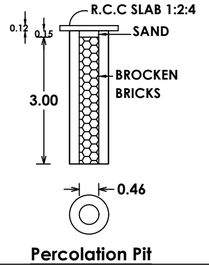

Details of septic tank and trench




Details of rain water harvesting system




Details Of Solar Water Heating System




Percolation Pit

## FSI CALCULATION

| DESCRIPTION | TOTAL | NON FSI AREA | FSI AREA |
|---|---|---|---|
| | SQ.MT | SQ.MT | SQ.MT |
| GROUND FLOOR AREA | 56.58 | - | 56.58 |
| TOTAL FSI AREA | | | 56.58 |

| COLOR | PARTICULARS | | Sq.ft. | Sq.m. |
|---|---|---|---|---|
| | AREA OF APPLICANT SITE | | 1146 | 106.46 |
| | AREA OF PROPOSAL | RESIDENTIAL | 448 | 41.66 |
| | | COMMERCIAL | 161 | 14.92 |
| | AREA OF OPEN SPACE | | 537 | 49.88 |
| | EXISTING ROAD | | | |

**Floor Space Index**

$$\frac{\text{Total FSI Area}}{\text{Site Area}} = \frac{56.58}{106.46} = 0.531 < 2.00$$

HEIGHT OF THE BUILDING ... ... ... 3.77 M

TOTAL BUILT UP AREA ... ... 609 Sq.Ft 56.58 Sq.M

**Notes:**

1. Waste water from wash basin and bathroom are connected to percolation pit for ground water recharge.
2. Solar water heating system arrangements are to be provided as per IS:12933 in this proposed building.

## SET BACKS DETAILS

| DESCRIPTIONS | REQUIRED | AVAILABLE |
|---|---|---|
| FRONT | 1.50 | 1.53 |
| SIDE -1 | 1.00 | 1.00 |
| SIDE-2 | - | - |
| REAR | - | 0.85 |

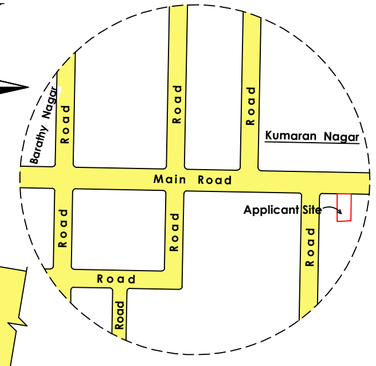
PARKING SPACE REQUIRED FOR RESIDENCIAL BUILDING AS PER TNCDBR 2019 ANNEXTURE- IV, RULE 38(4) & 39(8)

**Parking area calculation**

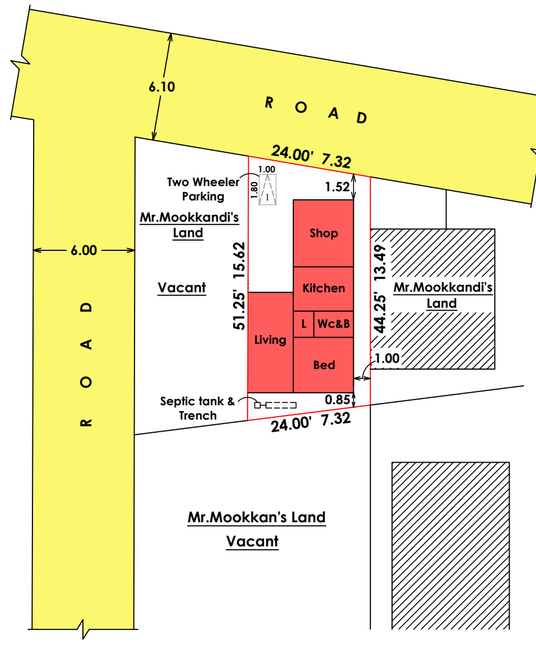
Area of proposal (FSI) ... ... 56.58 Sq.m

Two Wheeler parking Provided ... ... 1 No.

| | | | | | |
|---|---|---|---|---|---|
| RS | - | ROLLING SHUTTER | ... | 2.44 X | 2.50 |
| D | - | DOOR | ... ... ... | 1.00 X | 2.13 |
| D1 | - | DOOR | ... ... ... | 0.76 X | 2.13 |
| O | - | OPENING | ... ... | 1.00 X | 2.13 |
| W | - | WINDOW | ... ... ... | 0.91 X | 1.37 |
| W1 | - | WINDOW | ... ... ... | 1.37 X | 1.37 |
| KW | - | KITCHEN WINDOW | ... | 0.91 X | 1.00 |
| V | - | VENTILATOR | ... ... | 0.91 X | 0.61 |




TOPO PLAN ( Not to Scale )




SITE PLAN SCALE - 1:250

Land & Building Owners

M.ANTONY RAJASEKAR.,DCE.,
REGISTERED ENGINEER GRADE-III
TUTICORIN CORPORATION :138/LS/2019/00005
15/242/2, PERIYASELVAM NAGAR,
TUTICORIN-628 002. Cell:9894413779,
Email ID:mars4981@gmail.com

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

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# 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.