

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.

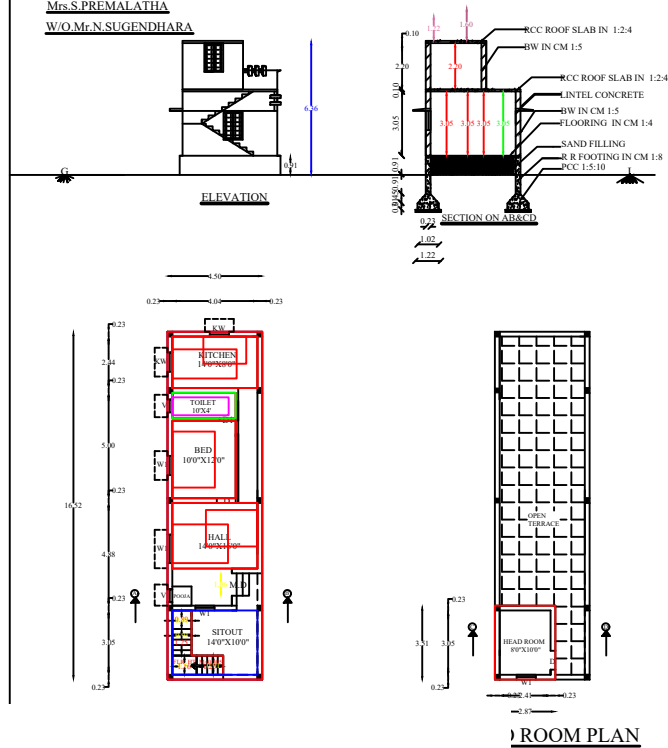


PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN G.F, IN AFTER DISMANTLING THE EXG.HOUSE D.NO : 45A, SURVEY NO : 4/1, WARD NO : 08, AT BHARATHAR STREET, TOWN PANCHAYAT, ALWARTHIRUNAGARI, ERAL TALUK @ THOOTHUKUDI DISTRICT.

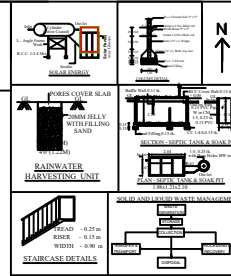
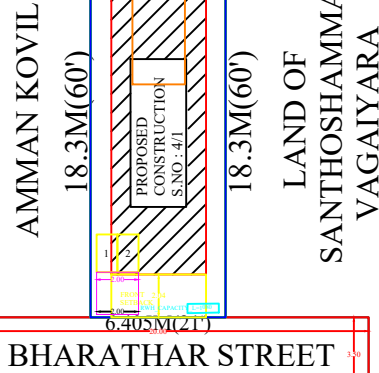
#### OWNER NAME

Mrs.S.PREMALATHA  
W/O.Mr.N.SUGENDHARA

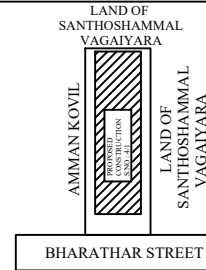
All Dimensions Are in m Scale:1:100



LAND OF  
SANTHOSHAMMAL  
VAGAIYARA  
6.405M(21')



#### KEY PLAN



#### AREA DETAILS

| DESCRIPTION                      | SQ M   | SQ FT   |
|----------------------------------|--------|---------|
| TOTAL AREA OF SITE BY DOCUMENT   | 117.10 | 1260.00 |
| TOTAL AREA OF SITE BY PATTA TSLR | 117.10 | 1260.00 |
| AREA AS ON SITE                  | 117.21 | 1261.18 |
| EXISTING HOUSE D.NO : 45A        | 63.28  | 680.89  |
| PRO.CONST ON GROUND FLOOR        | 74.32  | 799.68  |
| PRO. HEAD ROOM                   | 10.07  | 108.35  |
| TOTAL PROPOSED CONSTRUCTION      | 84.39  | 908.03  |
| OPEN AREA OF SITE                | 42.78  | 460.32  |

#### PLOT COVERAGE

$$\text{PLOT COVERAGE} = \frac{74.32}{117.10} \times 100 = 63.47$$

$$\text{F.S.I} = \frac{74.32+10.07}{117.10} = 0.72$$

#### JOINERY DETAILS

| DESCRIPTION OF THE WORK | FEET            | METER       |
|-------------------------|-----------------|-------------|
| ROLLING SHUTTER         | 10'-0" X 10'-0" | 3.05 X 3.05 |
| TOILET DOOR             | 2'-6" X 7'-0"   | 0.76 X 2.10 |
| WINDOW                  | 4'-0" X 4'-0"   | 1.22 X 1.22 |
| VENTILATOR              | 3'-0" X 1'-9"   | 0.91 X 0.55 |

PREMALATHA

OWNER NAME : Mrs.S.PREMALATHA

ENGINEER

ER. M. SENTHIL KUMAR, B.Tech,  
Lucky Constructions,  
Reg.No-139/LS/2022/00017  
No:18, Bus Stand Building,  
Nazareth - 628 617  
Mobile: 94433 30419



PLAN INFO  
PLOT AREA M2=117.10  
AS PER DOCUMENT=117.10  
AS AT SITE=117.21  
SURVEY NO-41  
PATTA NO - WARD - 08  
TALUK-ERAL  
FMB OR PLR=117.10  
SINGLE FAMILY BLDG=NO  
CRZ=YES  
SECURITY ZONE=YES  
ACCESS WIDTH M=25.80  
WHETHER GOVT OR AIDED SCHOOL=NO  
ROAD WIDTH=5.0  
ROAD LENGTH=20.00  
AVG PLOT DEPTH=18.3  
AVG PLOT WIDTH=6.405  
LAND USE ZONE=RESIDENTIAL  
DISTRICT=THOOTHUKUDI  
RWH DECLARED=YES  
IS EXISTING BUILDING EXCEPTION=NO  
BUILDING NEAR TO RIVER=NO  
AREA TYPE=EWS  
BUILDING NEAR MONUMENT=NO  
BUILDING NEAR GOVT BLDG=YES  
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=YES  
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=YES  
NOC FOR CONSTRUCTION NEAR MONUMENT=NO  
NOC FIRE DIPT=YES  
IS APPROVED LAYOUT=NO  
OSR APPLICABLE=NO  
IS APPROVED LAYOUT=NO  
IS SWIMMING POOL EXISTS=NO  
JURISDICTION TYPE=PANCHAYAT  
PREMIUM FSI REQUIRED=YES  
IF HERITAGE TOWN LESS THAN 1KM RADIUS=YES

# 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

## 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

## 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

## 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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+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.

