PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

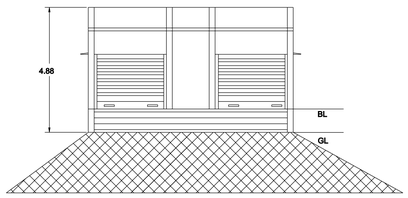
ISSUING AUTHORITY
Rural Panchayat

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

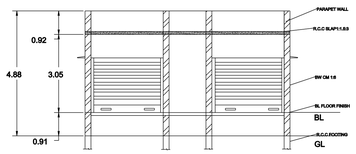
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE DISMANTLING OF OLD BUILDING DOOR NO:205,205-1,205-2,205-3,205-4,AND
PROPOSED CONSTURCTION FOR COMMERCIAL BUILDING FOUR SHOP,AND S.NO:444/1A2,PATTA NO:2037
3RD WARD,PALAYAKAYAL VILLAGE,THOOTHUKUDI DIST-628152

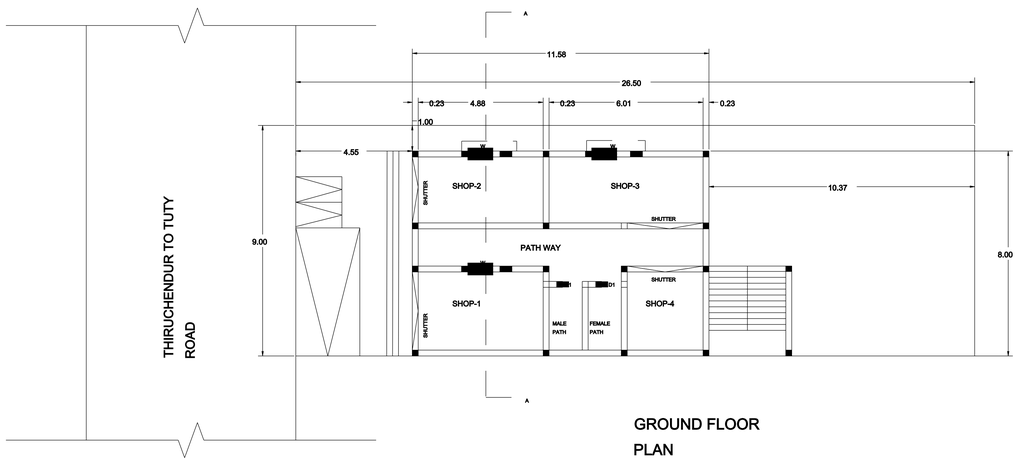
OWNER:MR.JEYA RUBAN.M B,S/O:MARIA BENEDICT.



ELEVATION



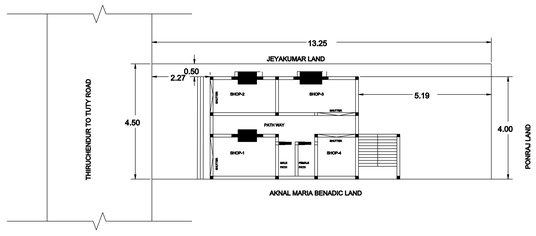
SECTION-AA



GROUND FLOOR PLAN

PLAN INFO

AS_PER_DOCUMENT=238.76
IS_SWIMMING_POOL_EXISTS=NO
PLOT_AREA_M2=238.50(least area to be calculated in the fsi)
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9
ROAD_WIDTH=9M
ROAD_LENGTH=9M
AREA_TYPE=CBA(CBA/EWS/OTHERS)
AVG_PLOT_DEPTH=26.50
AVG_PLOT_WIDTH=9
LAND_USE_ZONE=COMMERCIAL - As per Land-use code sheet
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
DISTRICT=THOOTHUKUDI
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=NO
AS_AT_SITE=238.50
FMB_OR_PLR=238.50
MTEXT in Plan Info : BUILDING_NEAR_TO_RIVER=NO
SURVEY_NO=444/1A2
PREMIUM_FSI_REQUIRED=NO
PATTA_NO=2037
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
RWH_DECLARED=YES
BLOCK_1_B-SHOP_MEMBER_COUNT=4



SITE PLAN (1:200)

SET BACK DETAIL	METER
FRONT	4.55
REAR	10.37
SIDE-1	1
SIDE-2	-

N

NOTE:ALL DIMENSION IN METER

AREA STATEMENT DETAILES

SITE AREA:238.76SQ M/2569.12SQ FT

PROPOSED RESIDENTIAL BUILDING
AREA DETAILS

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)
	GROUND FLOOR	92.64	-
	FIRST FLOOR	-	
	TOTAL AREA	92.64	-

TOTAL FSI AREA =92.64SQM/997.17SQFT

FLOOR SPACE INDEX =92.64/238.76=0.38%

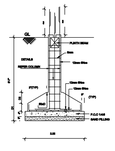
CAR PARKING DETAILES 75SQM NIL AND APOVE 75 SQM
CAR PARKING ONE TWO WHEELAR PARKING PROVIDE

CAR PARKING-1
TWO WHEELAR PARKING-2

OWNER SIGN:

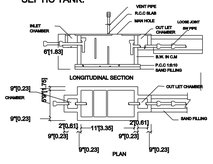
JOINERY SCHEDULE:

RS-DOOR 2.58X2.13
D1-DOOR 0.76X2.13
V-VENTIL 0.91X0.61
W-WIND 0.91X1.22

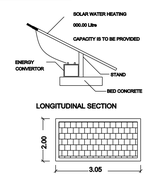


FOUNDATION DETAILS
SCALE : 1:50.

SEPTIC TANK:



SOLAR SYSTEM



REG 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.