

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.

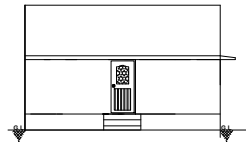
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOFED COMMERCIAL BUILDING IN SURVEY NO:378/ 3B1A1 (OLD),

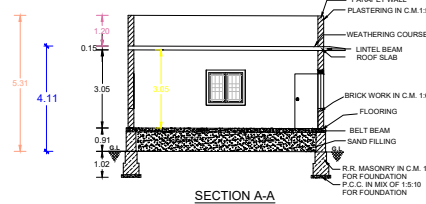
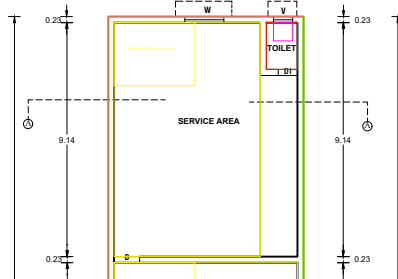
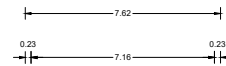
378/4(NEW AS PER PATT) , WARD NO : 9 , MAIN ROAD , KAYATHAR TOWN PANCHAYAT ,TUTICORIN DISTRICT.

OWNER NAME : Mr.J. JEBASINGH.

S/o. JOSEPH.

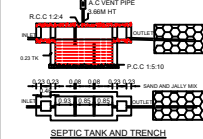


ELEVATION

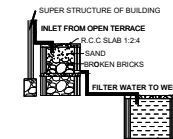


SECTION A-A

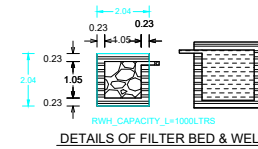
PLAN INFO
PLOT_AREA_M2=974.58
AS_AT_SITE=972.00
FMB_OR_PLR=974.58
AS_PER_DOCUMENT=974.58
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=14.17m
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=4.00
ROAD_LENGTH=250
AVG_PLOT_DEPTH=14.17
AVG_PLOT_WIDTH=68.58
MIN_PLOT_DEPTH=14.17
MIN_PLOT_WIDTH=68.58
LAND_USE_ZONE=COMMERCIAL
SURVEY_NO=378/3B1A1 (OLD) 378/4 (NEW AS PER PATT)
PLOT_NO=--
PATT=--
TRCT=THOOTHUKUDI
JUK=KAYATHAR
H_DECLARED=YES
LDING_NEAR_TO_RIVER=NO
EA_TYPE=OTHERS
LDING_NEAR_MONUMENT=NO
LDING_NEAR_GOV'T_BLDG=NO
DIVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
E_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
C_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
C_FIRE_DEPTH=NO
R_APPLICABLE=YES
R_SURR_BUYBACK_RETAIN=RETAIN
RSDICTION_TYPE= PANCHAYAT
APPROVED_LAYOUT=NO
EMUM_FSI_REQUIRED=NO
JCK_1_B-SHOP_MEMBER_COUNT=1
JCK_1_B-SHOP_STAFF_MEMBER_COUNT=1
JCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=1
SWIMMING_POOL_EXISTS=NO
HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO



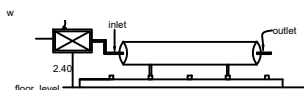
SEPTIC TANK AND TRENCH



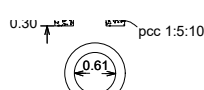
RAINWATER HARVESTING



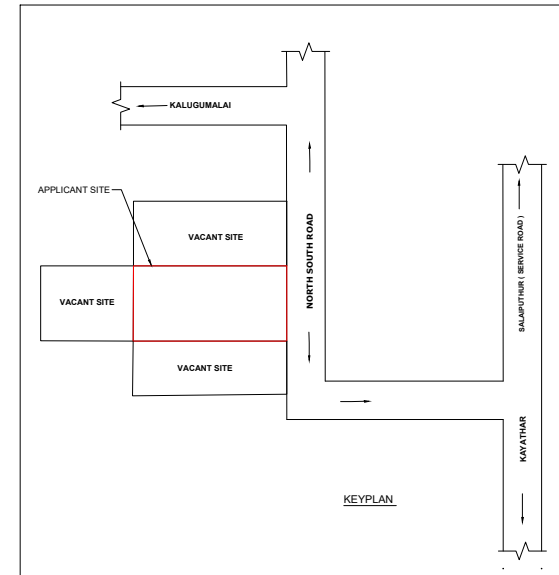
DETAILS OF FILTER BED & WELL



Details of solar water heating system



percolation pit



KEYPLAN

PARKING DETAILS	
TOTAL PROPOSED AREA	= 171.87 SQ.MT
PROVIDED CAR	= 0
PROVIDED TWO WHEELER	= 0

FLOOR SPACE INDEX	
SUM OF ALL FLOOR AREA	= 171.87 Sq.m
SITE AREA	= 974.58 Sq.m

$$FSI = \frac{\text{SUM OF ALL FLOOR AREA}}{\text{SITE AREA}}$$
$$= \frac{171.87}{974.58}$$
$$= 0.17 < 2.0$$

ALL DIMENSION IN METER

COLOR INDEX & AREA DETAILS			
AREA STATEMENT	SQ.MT	SQ.FT	
APPLICANT SITE DOC	974.58	10490.37	
PRO.G.FLOOR AREA	171.87	1850.00	
TOTAL PROPOSAL AREA	171.87	1850.00	
OPEN SPACE	882.71	8640.37	
EXISTING BUILDING			
ROAD OR STREET			
TO BE REMOVED			

SETBACK DETAILS			
SETBACK	REQUIRED	PROVIDED	
FRONT SETBACK	1.50m	1.50m	
REAR SETBACK	1.00m	44.52m	
SIDE SETBACK-1	1.00m	1.00m	
SIDE SETBACK-2	NA	5.55m	

JOINERY DETAILS			
M.D	-	MAIN DOOR	- 1.00 X 2.13
D	-	DOOR	- 1.00 X 2.13
D1	-	DOOR	- 0.76 X 2.13
O	-	OPENING	- 1.00 X 2.13
W	-	WINDOW	- 1.52 X 1.37
V	-	VENTILATOR	- 0.75 X 0.61

Signature of U. Uthandara J.D.C.E

LAND AND BUILDING OWNER

Signature of U. Uthandara J.D.C.E

U.UTHANDARAJ D.C.E
Registered Engineer Grade -III
Kayathar Reg.No : KYR/2022/18,
58/4,Shenbaga Complex, Kayathar
Cell: 9842893928,6382149262

REGISTERED ENGINEER.

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

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



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.

