

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.

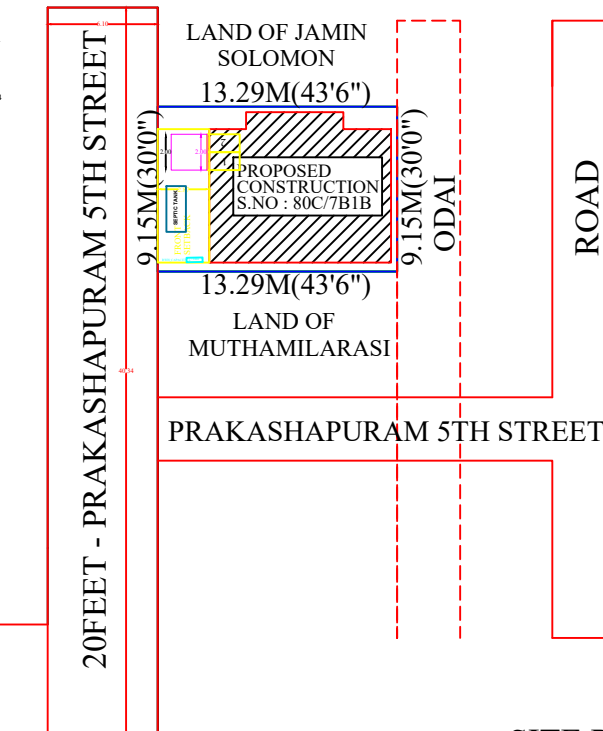
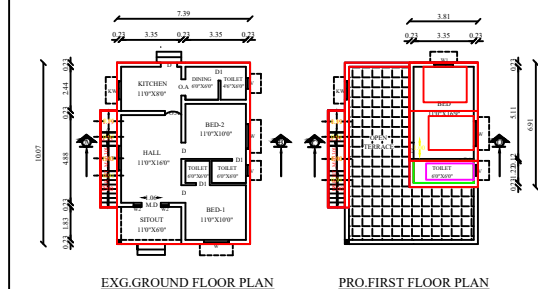
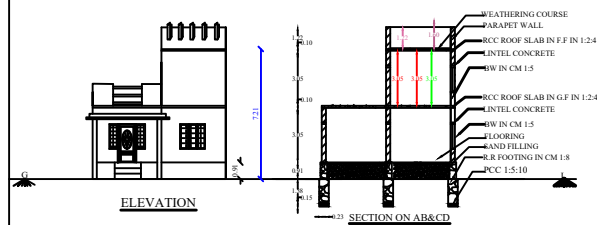
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RESIDENTIAL BUILDING IN F.F, IN EXG. HOUSE G.F DOOR NO :89, SURVEY NO : 80C / 7B, AS PER PATTASURVEY NO : 80C / 7B1B, WARD NO : 03, PATTASURVEY NO : 4814, AT PRAKASHAPURAM 5TH STREET, SELECTION GRADE TOWN PANCHAYAT, NAZARETH, ERAL TALUK @ THOOTHUKUDI DISTRICT.

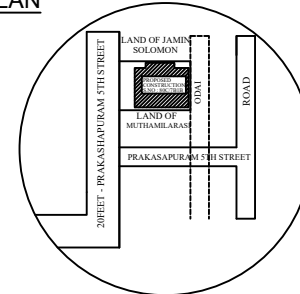
OWNER NAME : Mr.S.FRANKLIN, S/o.Mr.SAMUVEL

All Dimensions Are in Metre Scale 1:100



SITE PLAN

KEY PLAN



AREA DETAILS

DESCRIPTION	SQMT	SQFT
TOTAL AREA OF SITE BY DOCUMENT	121.46	1307.40
TOTAL AREA OF SITE BY PATTASURVEY	121.46	1307.40
AREA AS ON SITE	121.60	1308.42
EXG.BUILDING IN GROUND FLOOR (DOOR NO : 89)	74.42	801.00
PRO.CONST ON FIRST FLOOR	26.31	283.10
TOTAL PROPOSED CONSTRUCTION	26.31	283.10
OPEN SPACE AREA	47.04	506.40

PLOT COVERAGE

$$\text{PLOT COVERAGE} = \frac{74.42}{121.46} \times 100 = 61.27$$

$$\text{F.S.I} = \frac{74.42+26.31}{121.46} = 0.83$$

JOINERY DETAILS

DESCRIPTION	FEET	METER
D DOOR	4'-0" X 7'-0"	1.22 X 2.10
D1 TOILET DOOR	2'-6" X 7'-0"	0.76 X 2.10
W WINDOW	4'-6" X 4'-0"	1.37 X 1.22
V VENTILATOR	2'-6" X 2'-0"	0.76 X 0.61

APPLICANT

Franklin

OWNER : Mr.S.FRANKLIN

ENGINEER

ER. M. Senthil Kumar
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

OFF



PLAN INFO
 PLOT AREA M2=121.46
 TALUK=ERAL
 FMB OR PLR=121.46
 SINGLE FAMILY BLDG=NO
 AS PER DOCUMENT=121.46
 AS AT SITE=121.60
 CRZ=YES
 PLOT NO=0
 PATTASURVEY NO=4814
 URITY ZONE=YES
 ACCESS WIDTH M=2.87
 WHETHER GOVT OR AIDED SCHOOL=NO
 ROAD WIDTH=6.1
 ROAD LENGTH=40.34
 AREA TYPE=EWVS
 AVG PLOT DEPTH=09.15
 AVG PLOT WIDTH=13.29
 LAND USE ZONE = RESIDENTIAL
 DISTRICT=THOOTHUKUDI
 RWI DECLARED=YES
 BUILDING NEAR TO RIVER=NO
 BUILDING NEAR MONUMENT=NO
 BUILDING NEAR GOVT BLDG=NO
 PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=NO
 FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=NO
 NOC FOR CONSTRUCTION NEAR MONUMENT=NO
 SURVEY NO=80C / 7B1B
 NOC FIRE DEPT=NO
 IS APPROVED LAYOUT=YES
 OSR APPLICABLE=NO
 IS APPROVED LAYOUT=YES
 IS SWIMMING POOL EXISTS=NO
 JURISDICTION TYPE=PANCHAYAT
 PREMIUM FSI REQUIRED=NO
 IF HERITAGE TOWN LESS THAN 1KM RADIUS=YES
 OSR SURR BUYBACK RETAIN=RETAIN

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.

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.

