

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

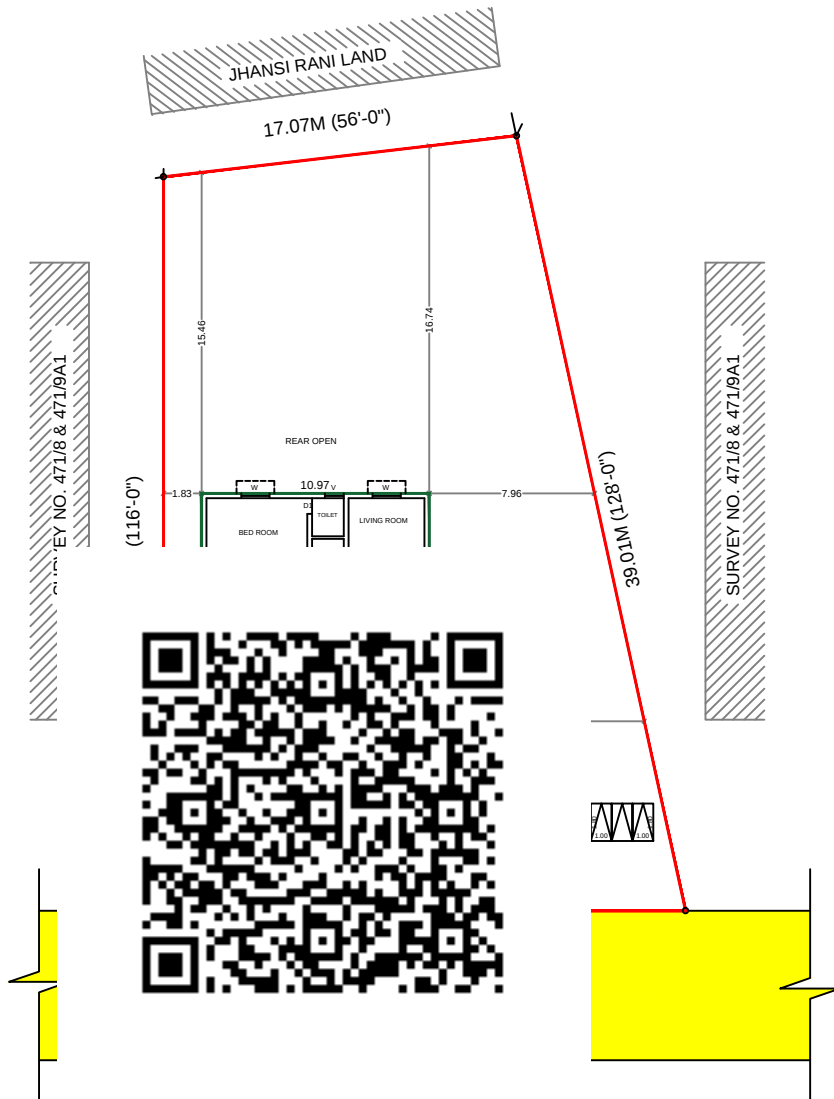
ISSUING AUTHORITY

Rural Panchayat

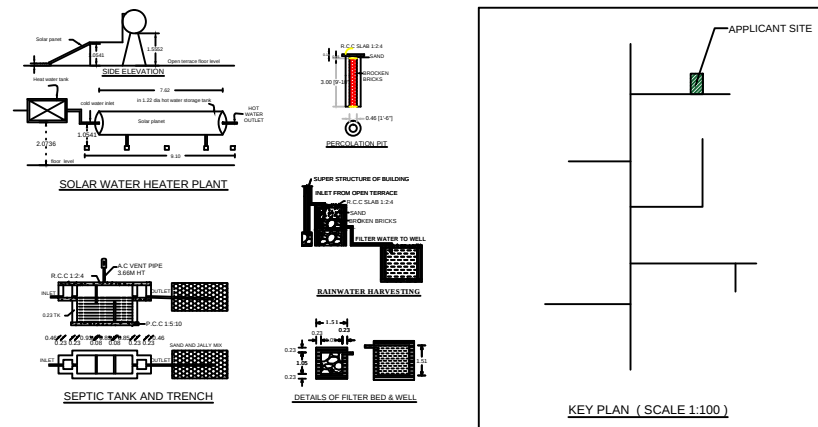
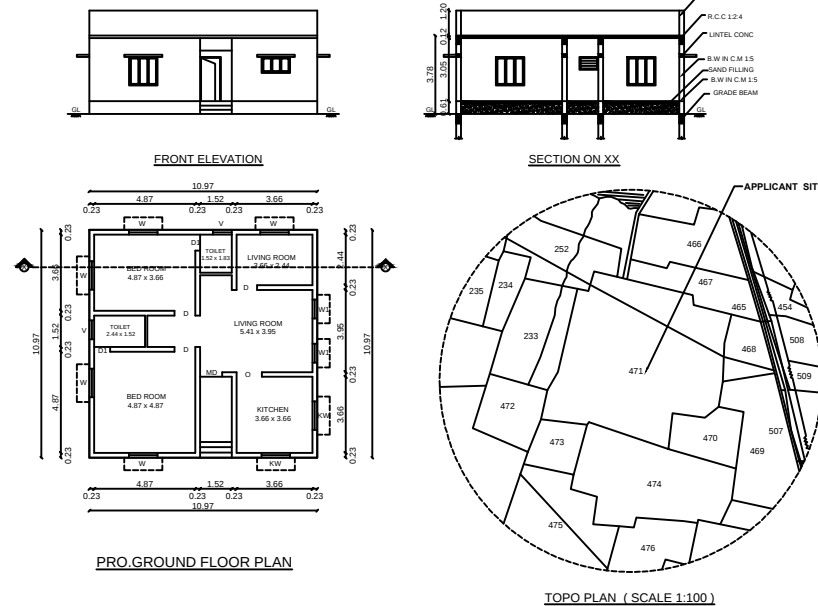
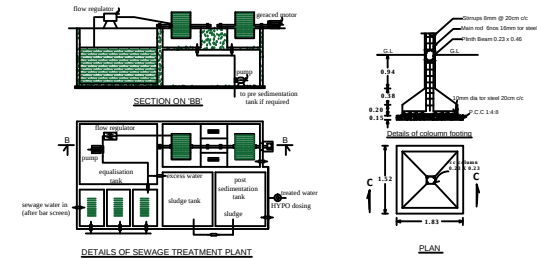
The approval as the planning authority issued it, reproduced in full behind this page.

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

APPLICANT NAME : MR. J. ISRAEI RAJA DURAISINGH



SITE PLAN (SCALE 1:100)



PLAN INFO
 AVT_AREA_M2=776
 PLT_NO=""
 SURVEY_NO=4471742
 AS_PER_DOCUMENT=776
 AS_AT_SITE=776
 FMS_CAD=776
 SINGLE FAMILY_BLDG_NO
 SINGLE_FAMILY_ZONE=76
 PATTA_NO=""
 TALUK=THOOTHUKUDI
 DISTRICT=THOOTHUKUDI
 CR2=NO
 ACCESS_WIDTH=M 15.00
 WHETHER_GOVTH_AVENUE_SCHOOL_NO=""
 WHETHER_AREAS_ARE_DEMOLISHED_M2=NO
 AVD_PLT_DEPTH=35.36
 AVD_PLT_WIDTH=25.15
 AREA_TYPE=OTHERS
 ROAD_LENGTH=8.54
 LAND_LENGTH=50
 LAND_USE_ZONE=RESIDENTIAL
 RNM_CODE=YES
 OSR_APPLICABLE=YES
 IS_PAVING_LAYOUT=NO
 PREMIUM_FSI_REQUIRED=NO
 IS_BUYBACK_ALLOWED_TO_RIVER=NO
 BUILDING_NEAR_MONUMENT=NO
 BUILDING_NEAR_GOV_BLDG=NO
 NO_FCI_REQUIRED_NEAR_MONUMENT=NO
 PROVISION_FOR_GREEN,BUILDINGS_AND_SUSTAINABILITY
 FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=7
 NO_FCI_REQUIRED_NEAR_MONUMENT=NO
 OSR_SUR_BUYBACK_RETAIN=BUYBACK
 S_SWINGING_PLT_EXISTS_KCM_RADIUS=NO
 PREMIUM_FSI_REQUIRED=NO
 NO_FCI_REQUIRED_NEAR_MONUMENT=NO
 JURISDICTION_TYPE=PANCHAYAT

<u>PARKING DETAILS</u>	
SUM OF FLOOR F.S.I AREA = 128.34 Sq.M	
REQUIRED CAR PARKING	= 2 Nos
PROVIDED CAR PARKING	= 2 Nos
REQUIRED TWO WHEELER PARKING	= 3 Nos

FLOOR SPACE INDEX	
SUM OF FLOOR AREA	= 120.34 Sq.m
SITE AREA	= 770.00 Sq.m
FLOOR SPACE INDEX	= $\frac{\text{SUM OF ALL FLOOR AREA}}{\text{SITE AREA}}$
	= $(120.34 / 770.00) = 0.156 < 2.00$

SETBACK DETAILS		
	REQUIRED	PROVIDED
FRONT SET BACK	1.50 m	9.14 m
SIDE SET BACK-1	1.00 m	1.83 m
SIDE SET BACK-2	1.00 m	7.96 m
REAR SET BACK	1.00 m	15.46 m

ALL DIMENSIONS ARE IN METRE SCALE 1:100			
AREA STATEMENT		SQMT	SQFT
	AS PER DOCUMENT AREA	770.00	8288.28
	AS PER PATTA AREA	770.00	8288.28
	AS PER SITE AREA	770.00	8288.28
	PRO. GROUND FLOOR	120.34	1295.34
	OPEN SPACE	649.66	6992.94
	ROAD		

JOINERY DETAILS	
MD - MAIN DOOR	1.06 X 2.13
D - DOOR	1.00 X 2.13
D1 - DOOR	0.76 X 2.13
W - WINDOW	1.37 X 1.37
K - KITCHEN WINDOW	1.37 X 0.76
V - VENTILATOR	0.61 X 0.61

LAND & BUILDING OWNER

Organisation

E.SANTHANAM., D.C.E
REGISTERED ENGINEER GRADE - III
THOOTHUKUDI CORPORATION : 138/LS2020/00011
THOOTHUKUDI LPA:RE/Gr.'III' TUT/june2020/004
48, SARANGAPANI STREET,THOOTHUKUDI-628002
CELL : 9600864733,8072034341
Email: srikumaranas@gmail.com

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.

