

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.

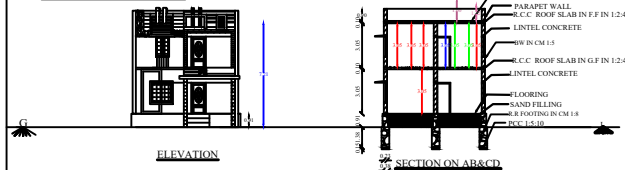
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RESIDENTIAL BUILDING IN G.F & F.F, IN EXISTING G.F HOUSE DOOR NO : 41A , SURVEY NO : 102 / 1C2, AS PER PATTA S.NO : 102 / 1C2B, WARD NO : 10, PATTA NO : 1627 , AT SAMUGNANAVILAS STREET, SELECTION GRADE TOWN PANCHAYAT, NAZARETH, ERAL TALUK @ THOOTHUKUDI DISTRICT.

OWNER NAME

Mr.G.SELWYN PONDASS
S/O.Mr.P.GUNASEKARAN

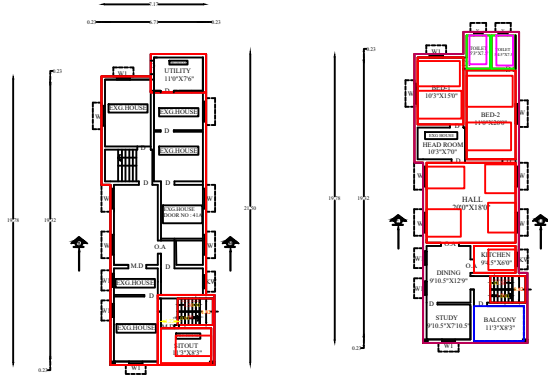
All Dimensions Are in Metre

Scale 1:100



ELEVATION

SECTION ON AB&CD



EXG & PRO.GROUND FLOOR PLAN

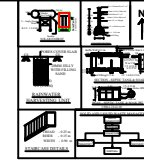
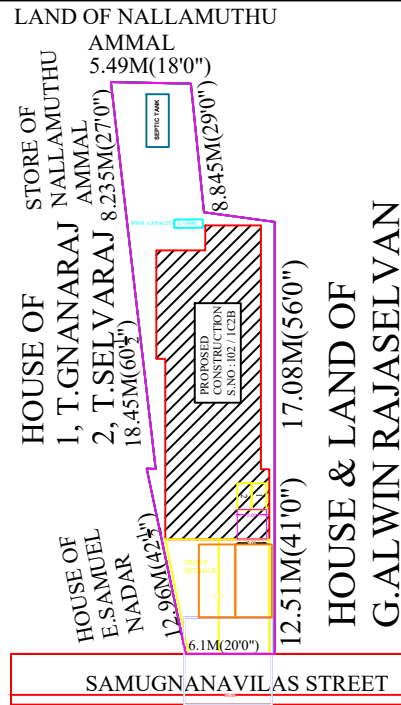
PRO.FIRST FLOOR PLAN

OFFICE USE

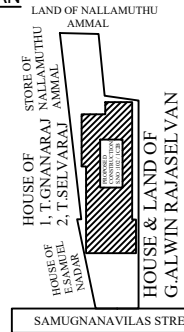


PLAN INFO
PLOT AREA_M2=305.86
TALUK=ERAL
FMB OR_PLR=305.86
SINGLE_FAMILY_BLDG=NO
AS_PER_DOCUMENT=305.86
AS_AT_SITE=301.82
CRZ=NO
PLOT_NO=0
PATTA_NO=1627
URITY_ZONE=YES
ACCESS_WIDTH_M=7.85
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.50
ROAD_LENGTH=30.00
AREA_TYPE=EWS
AVG_PLOT_DEPTH=39.04
AVG_PLOT_WIDTH=5.79
LAND_USE_ZONE = RESIDENTIAL
DISTRICT=THOOTHUKUDI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
SURVEY_NO= 102 /1C2B
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_SURRENDBACK_RETAIN=RETAIN

SITE PLAN



KEY PLAN



AREA DETAILS

DESCRIPTION	SQMT	SQFT
TOTAL AREA OF SITE BY DOCUMENT	305.86	3291.00
TOTAL AREA OF SITE BY PATTA TSLR	305.86	3291.00
AREA AS ON SITE	305.86	3291.00
EXG.BUILDING G.F (DOOR NO : 41A)	114.13	1228.04
PRO.CONST ON GROUND FLOOR	28.69	308.70
PRO.CONST ON FIRST FLOOR	133.49	1436.42
TOTAL PROPOSED CONSTRUCTION	162.18	1745.12
OPEN SPACE AREA	163.04	1754.26

PLOT COVERAGE

$$\text{PLOT COVERAGE} = \frac{114.13+28.69}{305.86} \times 100 = 46.69\%$$

$$\text{F.S.I} = \frac{114.13+28.69+133.49}{305.86} = 0.90$$

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

Abelga Pondass

OWNER NAME : Mr.G.SELWYN PONDASS

ENGINEER

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

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.

