

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

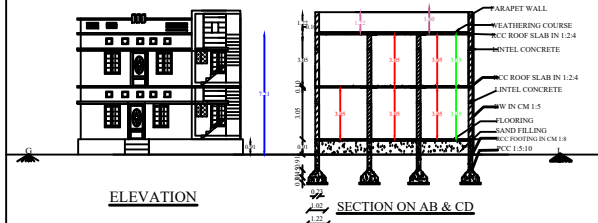
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN G.F & F.F, IN AFTER DISMANTLING THE EXG. HOUSE DOOR NO : 8A, SURVEY NO : 60 / 1B2 & 60 / 2A, AS PER PATTAS NO : 60 / 1B2A & 60 / 2A1, PATTAS NO : 5921 & 5922, WARD NO : 11, AT BROTHERDEN STREET, SELECTION GRADE TOWN PANCHAYAT, NAZARETH, ERAL TALUK @ THOOTHUKUDI DISTRICT.

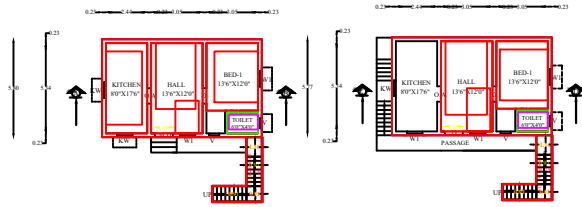
OWNER NAME

Mr. Y. W. MOHAN ROY
S/O. Mr. Y. WILFRED



ELEVATION

SECTION ON AB & CD



PRO. GROUND FLOOR PLAN

PRO. FIRST FLOOR PLAN

All Dimensions Are in Metre Scale 1:100

LAND OF THOMAS
TEACHER
28.98M(95'0")

LAND OF THOMAS
TEACHER
11.74M(38'6")

EXG. HOUSE
DOOR NO : 8,
8/1

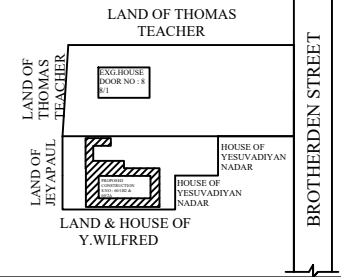
3703.7 SQFT

29.71M(97'4")
1087.5 SQFT
HOUSE OF YESUVADIYAN NADAR
14.44M(47'4")
HOUSE OF YESUVADIYAN NADAR

LAND & HOUSE OF
Y. WILFRED

SITE PLAN

KEY PLAN



AREA DETAILS

DESCRIPTION	SQMT	SQFT
TOTAL AREA OF SITE BY DOCUMENT	163.49	1758.72
TOTAL AREA OF SITE BY PATTAS TSLR	163.49	1758.72
AREA AS ON SITE	163.49	1758.72
DISMANTLING AREA (DOOR NO : 8A)	46.47	500.00
PRO. CONST ON GROUND FLOOR	54.84	590.08
PRO. CONST ON FIRST FLOOR	54.84	590.08
TOTAL PROPOSED CONSTRUCTION	109.68	1180.16
OPEN SPACE AREA	108.65	1168.64

PLOT COVERAGE

$$\text{PLOT COVERAGE} = \frac{54.84}{163.49} \times 100 = 33.54\%$$

$$\text{F.S.I} = \frac{54.84 + 54.84}{163.49} = 0.67$$

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

Y. W. Mohan Roy

OWNER NAME : Mr. Y. W. MOHAN ROY

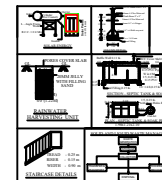
ENGINEER

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

OFF



PLAN INFO
PLOT AREA M2=163.49
TALUK-ERAL
FMB OR PLR=163.49
SINGLE FAMILY BLDG=NO
AS PER DOCUMENT=163.49
AS AT SITE=321.57
CRZ=NO
PLOT NO=0
PATTAS NO=5921 & 5922
URITY_ZONE=YES
ACCESS WIDTH M=25.74
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD WIDTH=4.88
ROAD LENGTH=30.00
AREA TYPE=EWS
AVG PLOT DEPTH=09.44
AVG PLOT WIDTH=17.21
LAND USE ZONE=RESIDENTIAL
DISTRICT=THOOTHUKUDI
RWH 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=60/1B2A & 60/2A1
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.

