PP APPROVAL RECORD

Planning Permission

Survey 306B

Melathattaparai

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.

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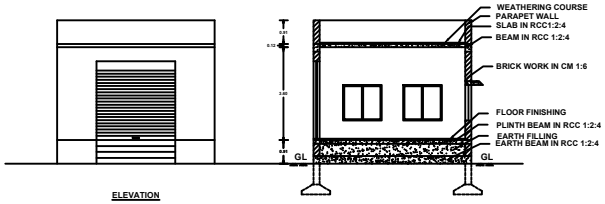
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF SHOP BUILDING IN SURVEY NO. 306B/3, AT MELATHATTAPARAI VILLAGE OF THOOTHUKUDI CITY MUNICIPAL CORPORATION..

OWNER'S NAME: Mr. P. CHANDAR

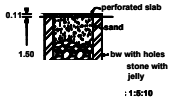
SCALE 1:100

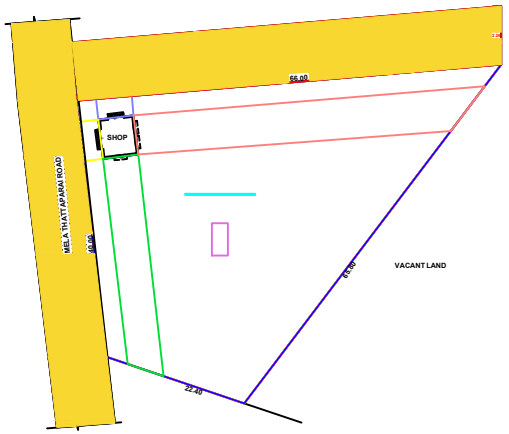


ELEVATION

SECTION on 'AA'

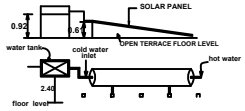




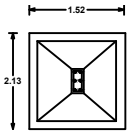


SITE PLAN 1:400

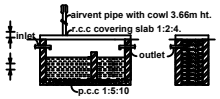
.c.covering slab 1:2:4
sand
broken bricks
ain water harvesting
collecting well
)1x0.61
arvesting system



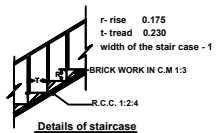
Details of solar water heating system



Details of column footing



Details of septic tank & trench



Details of staircase

ALL DIMENSIONS ARE IN METRE

Note: Waste water from wash basin and bathroom are connected to percolation pit for ground water recharge. chimney is provided in kitchen.

Solar water heating system arrangements are to be provided as per IS 12933 in this proposed building.

Certificate: Certify that rain water harvest system is provided as per plan.

JOINERIES

D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
W	WINDOW	1.50 x 1.37
V	VENTILATOR	0.91x0.76

REFERENCE		sq.ft	sq.m.
	AREA OF APPLICANT SITE	11029.65	1024.68
	AREA OF PRO. BUILDING IN G.F	359.70	33.43
	TOTAL AREA OF PRO. BUILDING	359.70	33.43
	AREA OF OPEN SPACE	10669.80	991.25
	EXISTING ROAD		

F.S.I FLOOR SPACE INDEX CALCULATION

F.S.I = TOTAL BUILDING AREA OF ALL FLOORS / TOTAL AREA OF SITE

F.S.I = 33.43 / 1024.68

F.S.I = 0.03<2.0

PARKING CALCULATION: (2.50m x 5.00m) - 1 CAR PARKING STALL
: (1m x 1.80m) - 1 TWO WHEELER PARKING STALL

PARKING STALLS

	REQUIRED	PROVIDED
CAR	1nos	1nos
TWO WHEELER	1nos	1nos

SETBACK DETAILS

	REQUIRED	PROVIDED
FRONT SETBACK	6.00M	6.00M
REAR SETBACK	_	46.28
SIDE 1 SETBACK	1.00	3.05
SIDE 2 SETBACK	1.00	31.66

P. Chandar

LAND & BUILDING OWNER

V. Lettishia

Er.V.LETTISHIA D.C.E.
REG No.RE/Gr.III/TKDTCP/March 04/2025
REG No.138/LS/2019/00032
REGISTERED ENGINEER
103G/35/5, Dhanasekaran nagar,
opp Karisal Ilakkiya park
Tuticorin-628 002, Cell: 9790444705

REGISTERED ENGINEER

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.