Verified RealEstate™

REFERENCE
24/2024

ISSUED
01 February 2024

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

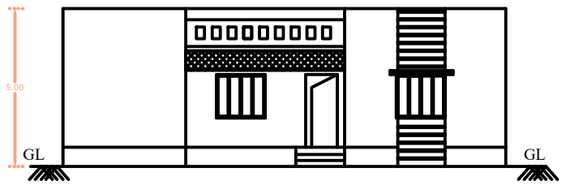
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

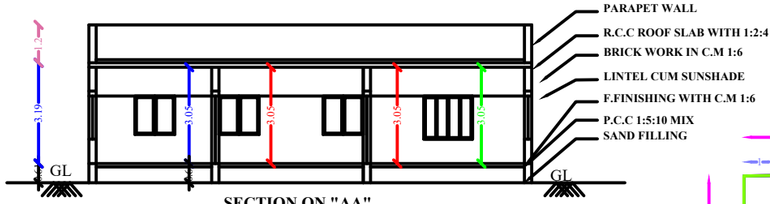
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R C C RESIDENTIAL GROUND FLOOR,BUILDING IN,SURVEY NO:227,

RE-SURVEYNO:227/1A1A1A1A1A,PATTA NO:4308,WARD NO: 08, AT KAMARAJAPURAM IN ARUMUGANERI SPECIAL GRADE TOWN PANCHAYAT,THOOTHUKUDI DIST.

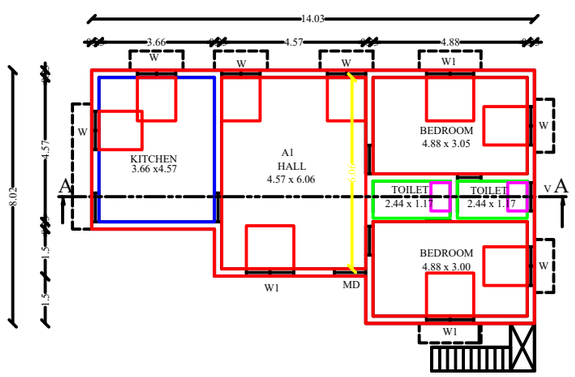
APPLICANT'S NAME : AMUTHAN



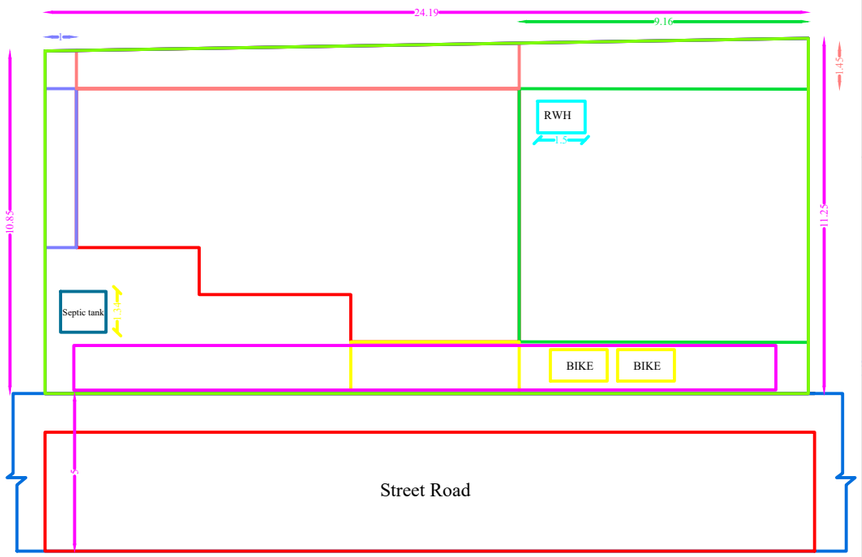
ELEVATION



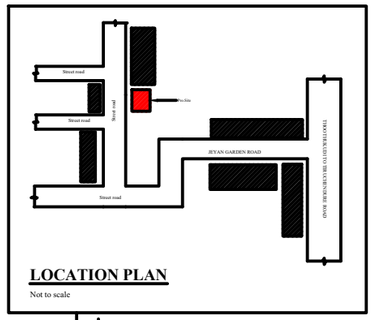
SECTION ON "AA"



GROUND FLOOR PLAN



N



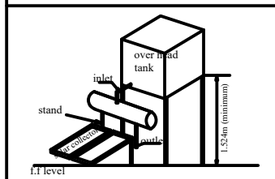
LOCATION PLAN

Not to scale



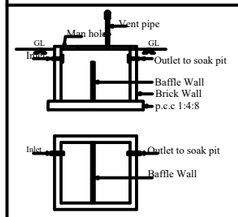
T - TREAD - 0.23m
R - RISE - 0.18m
WIDTH OF THE STAIR - 0.92m
HEIGHT OF THE HANDRAILS - 0.92m

STAIRCASE DETAILS

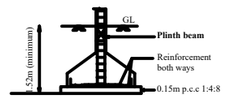


SOLAR WATER HEATING SYSTEM

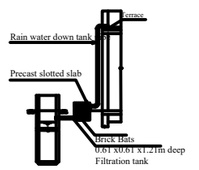
SCALE: 1cm = 1.0m
ALL DIMENSIONS ARE IN METRE



PLAN
SEPTIC TANK



TYP.DET.COLUMN FOOTING



RAIN WATER
HARVESTING SYSTEM

PLAN INFO
PLOT_AREA_M2=268.95
AS_AT_SITE=267.30
FMB_OR_PLR=268.95
AS_PER_DOCUMENT=268.95
DISTRICT=THOOTHUKUDI
TALUK=TIRUCHENDUR
SURVEY_NO=227/1A1A1A1A1A
PATTA_NO=4308
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=5
ROAD_WIDTH= 5
ROAD_LENGTH=24.19
AVG_PLOT_DEPTH= 11.25
AVG_PLOT_WIDTH= 24.19
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NO
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
JURISDICTION_TYPE=MUNICIPALITY
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

AREA STATEMENT

	SQ.FT	SQ.M
AREA OF SITE	2895.00	268.95
PLR /FMB AREA	2895.00	268.95
SUPER IMPOSED AREA	2895.00	268.95
GROUND FLOOR AREA	1009.00	93.69
AREA OF OPEN	1886.00	175.26

SCHEDULE OF JOINERY

MD	MAIN DOOR	1.00 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.75 X 2.13
W	WINDOW	1.22 X 1.22
W1	WINDOW	1.50 X 1.22
V	VENTILATOR	0.90 X 0.61

COLORS INTEX

PRO.CONSTRUCTION

OWNER BOUNDARY STREET

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	105.92	0.61	2.00
PLOT AREA	172.04		

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F = 105.92 sq.mt.

TOTAL B.A = 105.92 sq.mt.

TOTAL F.A above 75 sq.mt. = 1 car space Every 75 sq.mt

TOTAL B.A = 105.92 / 75 = 1.41

APPLICANT

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

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.