Verified RealEstate™

REFERENCE
3/2023-24

ISSUED
11 January 2024

PP APPROVAL RECORD

Planning Permission

Villiseri

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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.

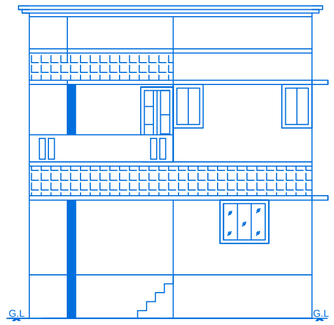
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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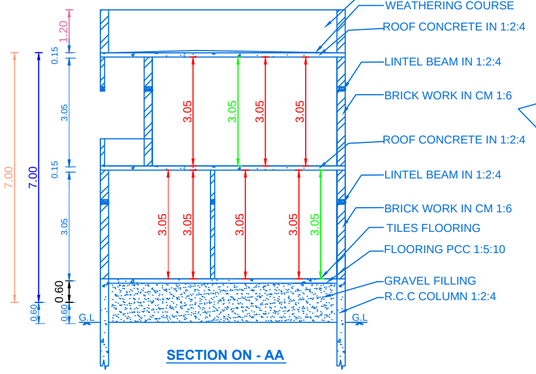
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE BUILDING IN SURVEY NO: 8/8C1, PATTA NO-2622, "KRISHNA NAGAR", PLOT NO:1, AT VILLISERY PART-2 VILLAGE & PANCHAYAT, KOVILPATTI UNION & TALUK, THOOTHUKUDI DISTRICT.APPROVEL LAYOUT NO-84/2021.

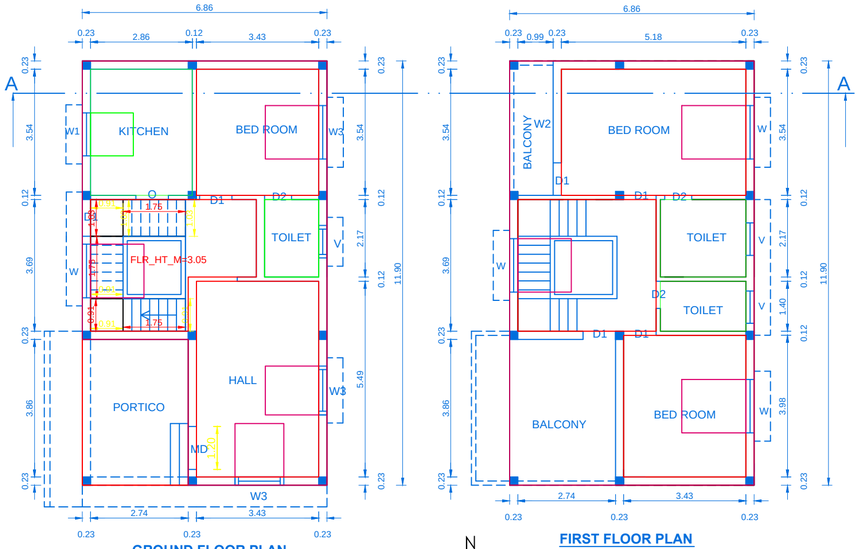
APPLICANT NAME : Mrs.P.NIVETHA, D/o.Thiru.PERUMAL SAMY,



FRONT ELEVATION

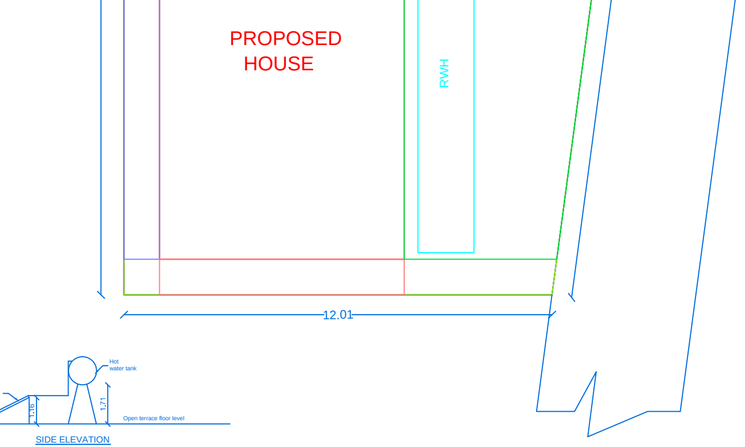


SECTION ON - AA



GROUND FLOOR PLAN

FIRST FLOOR PLAN





TWO WHEELER POCKET DETAILS

CAR POCKET DETAILS

ALL DIMENSIONS ARE IN METRE
SCALE 1:100

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA / PLOT AREA	151.12 / 242.04	0.62	2.00

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F = 69.49 sq.mt. FLOOR AREA IN F.F = 81.63 sq.mt.

TOTAL F.A BELOW 150 sq.mt. = 1 CAR PARKING

PARKING REQUIRED :-		PARKING PROVIDED :-	
NO. OF CAR POCKETS	: 1 No	NO. OF CAR POCKETS	: 1 No
NO. OF BIKE POCKETS	: 2 No	NO. OF BIKE POCKETS	: 2 No

COLOR INDEX

PARTY'S SITE	
PROPOSED BUILDING	
EXG. BUILDINGS	
ROAD AND STREET	

AREA DETAILS

AREA	SQ.MT.	SQ.FT.
AREA OF SITE (Super Imposed)	242.04	2604.35
GROUND FLOOR AREA	81.63	878.67
FIRST FLOOR AREA	81.63	878.67
AREA OF OPEN TO SKY	160.41	1725.68

JOINERY DETAILS

SYMBOLS	DESCRIPTION	SIZES
M.D	MAIN DOOR	1.20 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.83 x 1.83
W1	WINDOW	1.37 x 1.00
W3	WINDOW	1.37 x 1.50
V	VENTILATOR	0.91 x 0.91

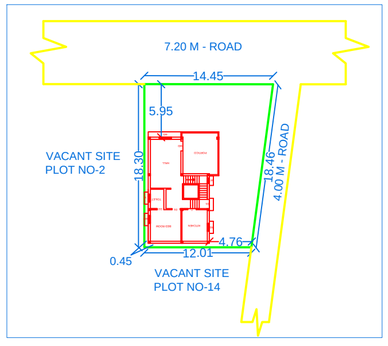
NOTE:
TO PROVIDE RAIN WATER HARVESTING ARRANGMENTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN

P. Nivetha

APPLICANT

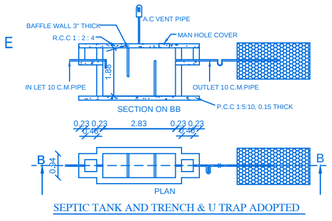
Er. D. KALIRAJ, B.E.,
Consulting Engineer & Licensed Surveyor
Regn. No. 137/LS/2018/00008
KSJ Engineering Constructions
156/C3, Vijayapuri V.E.P. Complex,
First Floor, KOVILPATTI - 628 501.
Cell No: 99425 39825

REGISTERED ENGINEER



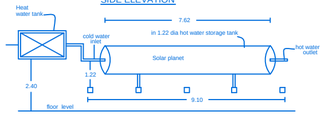
SITE PLAN
Scale 1:400



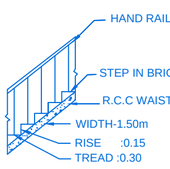


SEPTIC TANK AND TRENCH & U TRAP ADOPTED

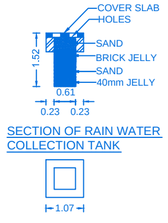
SIDE ELEVATION



SOLAR WATER HEATER PLANT

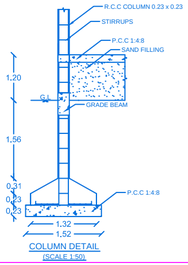


STAIR DETAIL

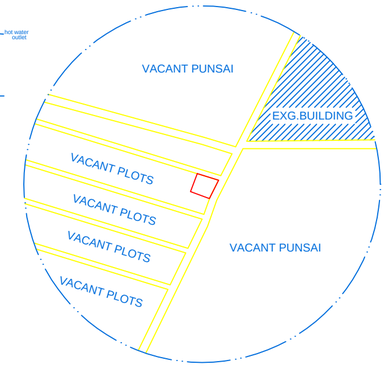


SECTION OF RAIN WATER COLLECTION TANK

PLAN



COLUMN DETAIL
(SCALE 1:50)



PLAN INFO
PLOT_AREA_M2=242.04
AS_AT_SITE=242.10
FMB_OR_PLR=2554.00
AS_PER_DOCUMENT=242.04
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
SURVEY_NO=8/8C1
PATTA_NO=2622
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.20
ROAD_WIDTH=7.20
ROAD_LENGTH=14.45
AVG_PLOT_DEPTH= 13.23
AVG_PLOT_WIDTH= 18.38
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=1
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=PANCHAYAT UNION
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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.