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

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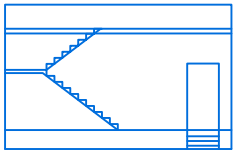
PLAN SHOWING THE PROPOSED CONSTRUCTION OF DWELLING HOUSE IN GROUND FLOOR BEARING R.S.No - 606/28,

IN WARD No.12 IN VENKATESH NAGAR AT SOUTH CAR STREET RAJA NAGAR ETTAYAPURAM TOWN PANCHAYAT

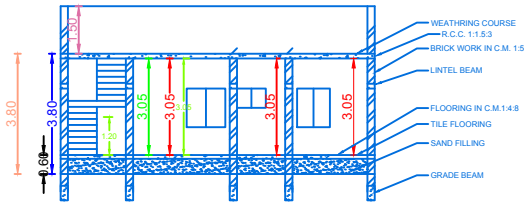
(IN THE REGULARISED PLOT NO-25 AS PER REGULARISATION ORDER NO-010/2023-24, Dated- 24.11.2023

SOLDOUT PLOT FRAME WORK LAYOUT NO.498/2018)

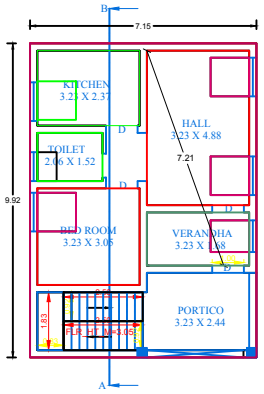
BUILDING OWNER : THIRUMATHI. A. KARPAGAM W/o. ALAGARPANDIYAN SCALE 1:100



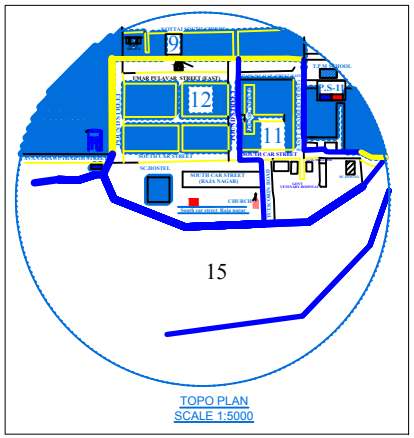
ELEVATION



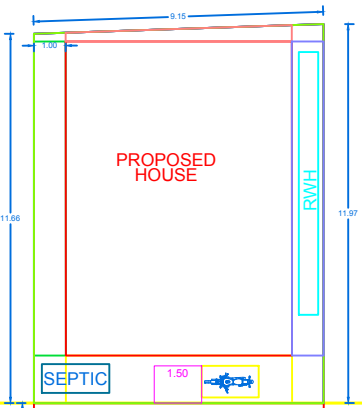
SECTION ON AA

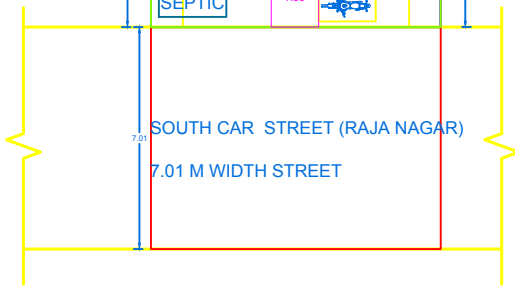


GROUND FLOOR PLAN



TOPO PLAN
SCALE 1:5000









ALL DIMENSIONS ARE IN METRE
SCALE 1:100

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	54.07	0.50	2.00
PLOT AREA	108.04		

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F = 54.07 sq.mt.

TOTAL F.A BELOW 75 sq.mt. = No CAR PARKING

NO. OF CAR POCKETS	: NIL
NO. OF BIKE POCKETS	: 1 No

PARKING PROVIDED :-

NO. OF CAR POCKETS	: NIL
NO. OF BIKE POCKETS	: 1 No

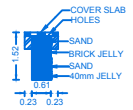
AREA DETAILS

AREA	SQ.MT.	SQ.FT.
AREA OF SITE (Super Imposed)	108.04	1162.94
AREA OF BUILDING IN G.F	57.04	613.98
AREA OF PORTICO AND STAIR IN G.F	16.84	181.27
AREA OF OPEN TO SKY	34.16	367.70
COLOR INDEX		
PARTY'S SITE		
PROPOSED BUILDING		
EXG. BUILDINGS		
ROAD AND STREET		

JOINERY DETAILS

MAIN DOOR	1.20 x 2.10
DOOR	1.00 x 2.10
DOOR	0.76 x 2.10
WINDOW	1.50 x 1.50
WINDOW	1.20 x 1.20
VENTILATOR	0.91 x 0.61

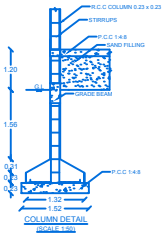
TO PROVIDE RAIN WATER HARVESTING ARRANGMENTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN



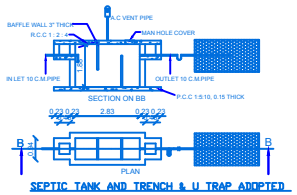
SECTION OF RAIN WATER COLLECTION TANK



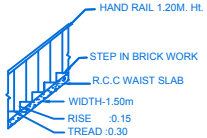
PLAN



COLUMN DETAIL
SCALE 1:50



SEPTIC TANK AND TRENCH & U TRAP ADOPTED



STAIR DETAIL

APPLICANT

Er.N.RAMESHKUMAR
B.TECH
Registered
Engineer-Grade-II
Regn.
No-137/LS/2019/00004
GRAAYMAX
CONSTRUCTION
49,C SOUTH BAZZAR
Kovilpatti-628501
Mob-9443416160

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.