Verified RealEstate™

REFERENCE
3/2024

ISSUED
18 March 2024

PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

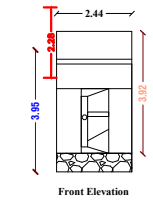
The approval as the planning authority issued it, reproduced in full behind this page.

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

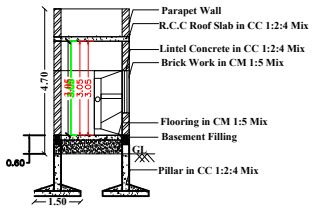
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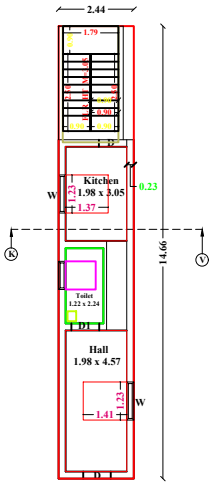
DIGITALLY VERIFIED RECORD



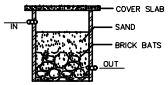
Front Elevation



Section KV

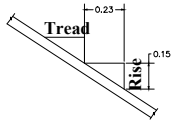


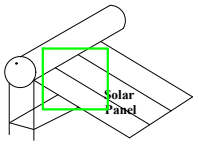
Ground Floor Plan



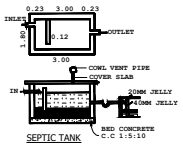
SECTION

RAINWATER HARVEST





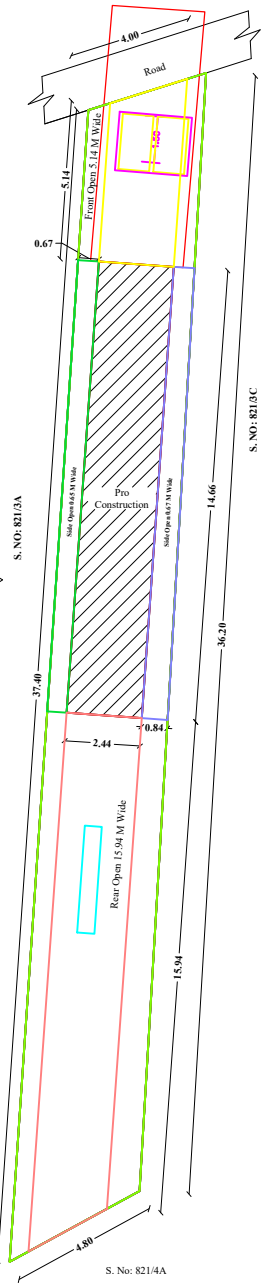
NOT TO SCALE

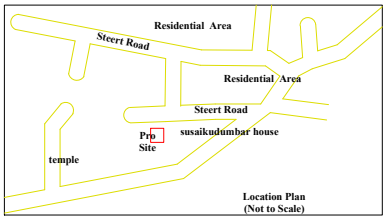


SEPTIC TANK

NOT TO SCALE

PLAN INFO
AS_AT_SITE=143.53
FMB_OR_PLR=143.53
AS_PER_DOCUMENT=143.53
BLK_1_NON_FSI_AREA=0.00
BLK_1_FLR_0_BLT_UP_AREA=35.77
PLOT_AREA_M2=143.53
LAND_USE_ZONE=RESIDENTIAL
BUILDING_NEAR_TO_RIVER=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.05
ROAD_WIDTH=3.05
ROAD_LENGTH=150
AVG_PLOT_DEPTH=11.00
AVG_PLOT_WIDTH=11.00
AREA_TYPE=EWS
MIN_PLOT_DEPTH=11.00
MIN_PLOT_WIDTH=11.00
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
DISTRICT=THOOTHUKUDI
JURISDICTION_TYPE=PANCHAYAT
PLOT_NO=NIL
PATTA_NO=1493
SURVEY_NO=821/3B
TALUK=ETTAYAPURAM
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
BUILDING_NEAR_TO_RIVER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
RWH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO





PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE GROUND FLOOR R.C.C ROOF RESIDENTIAL BUILDING S.NO: 821/3B, AT MAVILPATTI VILLAGE, ETTAYAPURAM TALUK , THOOTHUKUDI DISTRICT.

CASE TYPE	New Proposal
PLOT USE	Residenital
PLOT SUB USE	Residential Dwelling Units
AREA OF THE PLOT	1901.35 Sq.ft (176.64 Sq.mt)
SCHEME /AREA	-

(Scale 1:100)

AREA DETAILS

	In Sq.ft	In Sq.mt
Total Area	1901.33	176.64
Plinth Area		
Ground Floor	385.02	35.77
Open Space	1516.31	140.87

MARIGINAL OPEN SPACE

	In Feet	In Meter
Front Open	16'10"	5.14
Rear Open	52'3"	15.94
Side open 1	2'9"	0.84
Side Open 2	2'3"	0.67
Height of the Building	15'6"	4.60

COLOR INDEX

Site Boundary	
Pro Construction	
Existing Road	
Rain Water Harvesting	
Septic Tank	

JOINERIES

Main Door	MD	1.00 x 2.10	3'3" x 7'0"
Main Gate	MG	1.00 x 2.10	3'3" x 7'0"
Door	D1	0.75 x 2.10	2'6" x 7'0"
Window	W	1.20 x 1.37	4'0" x 4'6"
Ventilator	V	0.90 x 0.90	3'0" x 3'0"

APPLICANT	REGISTER ENGINEER
Mr. P.MUTHUPANDI S/o PITCHAIPERUMAL	ER. H.JENISTON DAVIDRAJ B.E (Civil), M.Tech (Structural) R. No: 137/LS/2022/00009 Nagalapuram- 628904 Cel: 9952338801

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.