Verified RealEstate™

REFERENCE
50/2024

ISSUED
13 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

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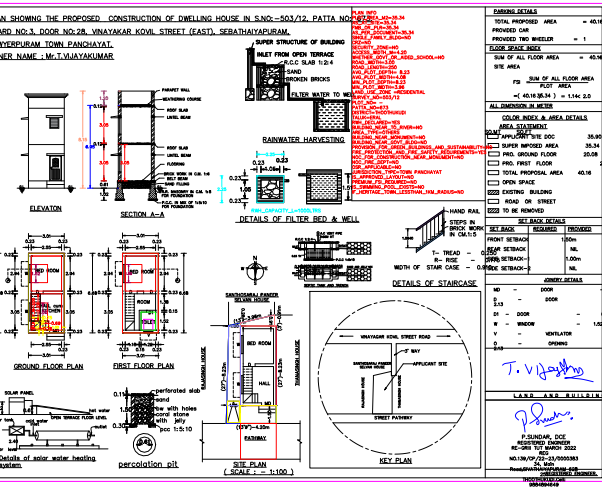
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF DWELLING HOUSE IN S.NO:-503/12, PATTA NO:-[illegible]
, WARD NO:-3, DOOR NO:-28, VINAYAKAR KOVIL STREET (EAST), SERATHAIYAPURAM,
SAMYKERPURAM TOWN PANCHAYAT,
OWNER NAME : Mr.T.VIJAYAKUMAR



PLAN INFO
PLOT_AREA=40.16=35.34
BUILDING=35.34
BUA_AREA_FSI=35.34
BUILT_UP_AREA=216.14=6.34
DWELLING_UNITS=1
PARKING
ROADWIDTH_ZONE=4.45
ROADWIDTH_FSI=4.45
ROADWIDTH_FOR_AREA_SCHOOL=NO
ROAD_WIDTH=3.00
PLOT_AREA=40.16
MIN_PLOT_DEPTH= 5.23
MIN_PLOT_WIDTH=4.58
MAX_PLOT_DEPTH=8.77
MAX_PLOT_WIDTH=7.53
LAND_USE_ZONE =RESIDENTIAL
PLOT_NO=503/12
PLOT_NO=
PATTA_NO=503
DISTRICT=THOOTHUKUDI
TALUK=
VILLAGE=
PLOT_WITHIN=NO
NATIONAL_WATER_WAYS=NO
MRTS_TRACK=NO
BUILDING_WORK_ABOVE_7M=NO
BUILDING_WORK_ABOVE_20=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
PROVISION_FOR_SOLAR_ENERGY_SYSTEM_IN_BUILDINGS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FOR_DEFENCE=
NOC_FOR_AIRPORT=
CONSTRUCTION_LOCATION_PANCHAYAT
IS_APPROVED_LAYOUT=NO
PROPOSED_IS_REGULARISING=
IS_HERITAGE_BUILDING_PROPOSED=NO
IS_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

RAIN_CAPACITY_L=1000LTRS

PARKING DETAILS		
TOTAL PROPOSED AREA	= 40.16	50.MT
PROVIED CAR		= 0
PROVIDED TWO WHEELER	= 1	

FLOOR SPACE INDEX		
SUM OF ALL FLOOR AREA	= 40.16 Sq.m	
SITE AREA		= 35.34 Sq.m
FSI = SUM OF ALL FLOOR AREA / PLOT AREA		
=(40.16/35.34)	= 1.14< 2.0	

ALL DIMENSION IN METER

COLOR INDEX & AREA DETAILS

AREA STATEMENT

COLOR INDEX			
	APPLICANT SITE DOC	35.90	386.43
	SUPER IMPOSED AREA	35.34	380.40
	PRO. GROUND FLOOR	20.08	216.14
	PRO. FIRST FLOOR	20.08	216.14
	TOTAL PROPOSAL AREA	40.16	432.28
	OPEN SPACE		15.26 164.26
	EXISTING BUILDING		
	ROAD OR STREET		
	TO BE REMOVED		

SET BACK DETAILS		
SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	1.50m	1.50m
REAR SETBACK	NIL	0.36m,0.99m
SIDE SETBACK-1	1.00m	1.00m,1.15m
SIDE SETBACK-2	NIL	NIL

ADMIRY DETAILS			
MD	-	DOOR	1.00 X 2.13
D	-	DOOR	- 1.00 X 2.13
DF	-	DOOR	- 0.76 X 2.13
W	-	WINDOW	- 1.00 X 1.37
V	-	VENTILATOR	- 0.75 X 0.61
O	-	OPENING	- 1.00 X

T. V Jayakumar

LAND AND BUILDING OWNER

P.SUNDAR, DCE
REGISTERED ENGINEER
RE-2/95 1st MARCH 2022
CHENNAI
NO:139/CP/22-23/5000383
24, 40th
Road,Bhavani Nagar,Porur,Chennai-116.
PROFESSIONAL ENGINEER
9884004049

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

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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.