Verified RealEstate™

REFERENCE
6/2023-24

ISSUED
16 May 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.

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

hello@verified.realestate
+91 9996 12 9996
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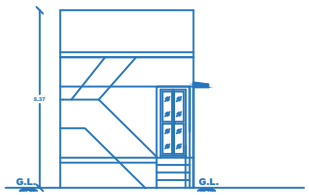
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR DWELLING HOUSE BUILDING IN PATTA NO : 1632, SURVEY NO:99 /40

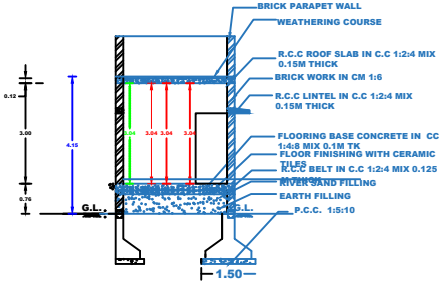
"SRI RAGAVENDRA NAGAR " VILLAGE & NAGAMPATTI PANCHAYAT AT OTTAPIDARAM TALUK & THOOTHUKUDI DISTRICT.

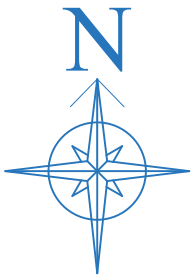
APPLICANT'S NAME

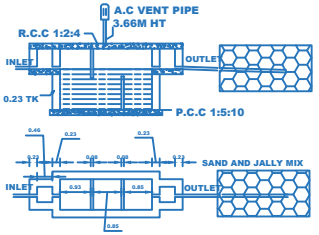
Mr. R.ARULRAJ, S/O.Mr. RAJASEKAR.



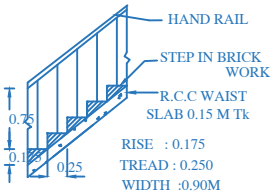
ELEVATION





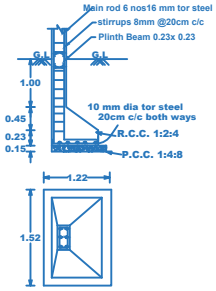


SEPTIC TANK AND TRENCH

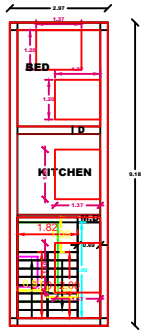


RISE : 0.175
TREAD : 0.250
WIDTH :0.90M

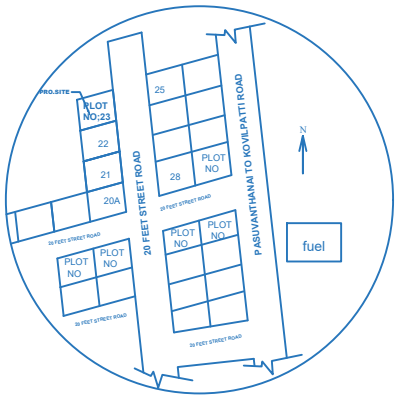
STAIR DETAILS



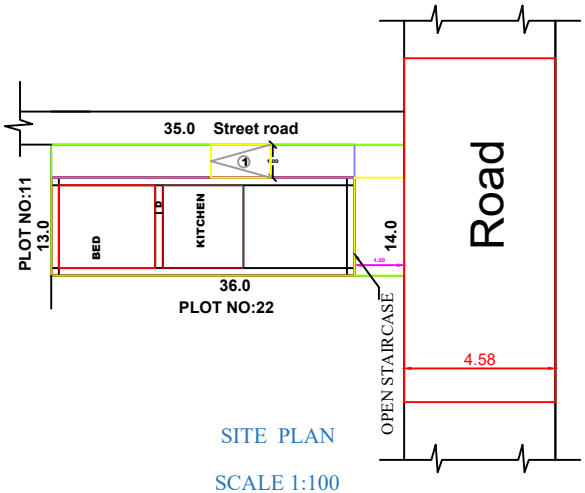
details of column in single footing



GROUND FLOOR PLAN

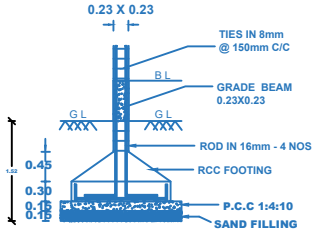


TOPO PLAN

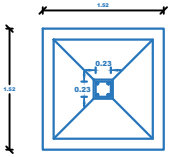


SITE PLAN

SCALE 1:100



RCC COLUMN DETAILS



AREA DETAILS :-

PARTICULARS	SQ.MT	SQ.FT
SITE AREA AS PER DOCUMENT	44.52	479.25
SITE AREA AS PER FMB	42.33	455.64
PROPOSED BUILDING AREA IN G.F	27.26	293.43
OPEN SPACE AREA IN G-F	17.26	185.78

DESCRIPTIONS	TOTAL BUILT UP AREA	NON FSI AREA		FSI AREA
		COVERED PARKING	OPENING	
PRO GROUND FLOOR AREA	27.26	-	-	27.26
		-	-	
TOTAL AREA	27.26	-	-	27.26

PLOT COVERAGE (PC) = 71.85 %

FLOOR SPACE INDEX (FSI) = 0.71< 2

PARKING CALCULATION:-

DESCRIPTIONS	CARS	TWO WHEELER
REQUIRED PARKING	NO	2
AVAILABLE PARKING	NO	2

JOINERY DETAILS

MD	-	MAIN DOOR	- 1.00 X 2.13
D	-	DOOR	- 0.90 X 2.13
D1	-	DOOR	- 0.76 X 2.13
O	-	OPENING	- 0.90 X 2.13
W	-	WINDOW	- 1.37 X 1.50
FW	-	WINDOW	- 1.83 X 1.83
V	-	VENTILATOR	- 0.91 X 0.92

SET BACK DETAILS :-		REQUIRED	AVAILABLE
FRONT	=	3.00 M	1.50 M
SIDE 1	=	1.00 M	1.00 M
SIDE 2	=	NIL	NIL
REAR	=	NIL	NIL

HEIGHT OF BUILDING 6.85 M

ALL DIMENSIONS ARE IN METRE
(SCALE - 1:100)

COLOUR INDEX :-

APPLICANT SITE
PROPOSAL
EXISTING BUILDING
EXISTING ROAD
DEMOLISHED AERA

Er. P. SANTHA KUMAR,
Registered Engineer (Grade II)
RE.NO: 138/LS/2022/00002
Email Id . pskbuildersopm@gmail.com
Mobile - 9715573112,9080771273
OFFICE;OTTAPIDARAM,PUTHIAMPUTHUR

REGISTERED ENGINEER

R. Arulraj

LAND & BUILDING OWNER

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.