Verified RealEstate™

REFERENCE
101/2024-2025

ISSUED
01 April 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.

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

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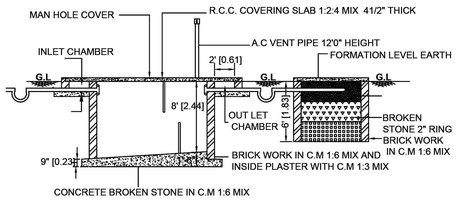
DIGITALLY VERIFIED RECORD

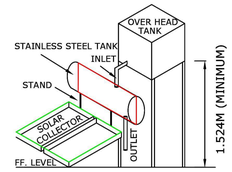
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A GROUND FLOOR COMMERCIAL AND FIRST FLOOR RESIDENTIAL BUILDING AT OLD DOOR. NO.109-1 G.R. NO. 417/25, PATTA NO. 2475, NADU ROAD, WARD- 7(old Ward no. - 11), NADUVIRPATTI, ETTAIYAPURAM TALUK, THOOTHUKUDI DISTRICT.

APPLICANT : Mr. KANNAN LAKSHMANAN

Scale: 1:100

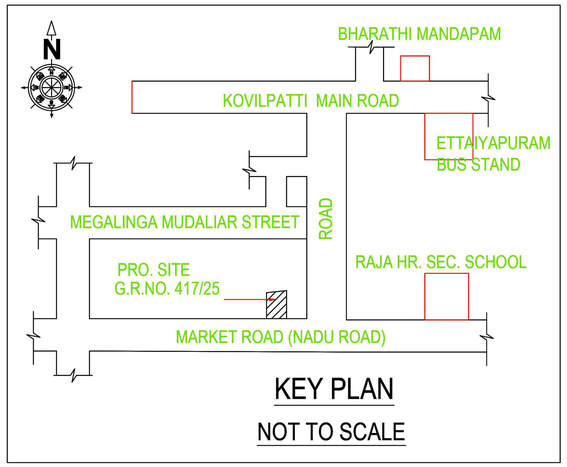


SECTION OF SEPTIC TANK AND DISPERSION TRENCH



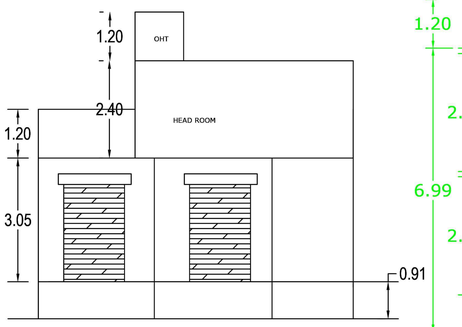
SOLAR WATER HEATING SYSTEM

SPECIFICATION	
FOUNDATION CONCRETE	R.C.C COLUMN IN C.M 1:2:4 MIX AND C.C 1:5:10 MIX USING 1 1/2" JELLY
BASEMENT	BRICK WORK IN C.M 1:6 MIX.
SUPERSTRUCTURE	BRICK WORK IN C:M 1:6 MIX.
ROOFING	R.C.C 1:2:4 MIX USING 3/4" JELLY
FLOORING CONCRETE	IN C.C 1:5:10 MIX, USING 1 1/2" JELLY
CEILING PLASTERING	WITH C.M 1:3 MIX 1/2" THICK
WALL PLASTERING	WITH C.M 1:5 MIX, 3/4" THICK
FLOOR FINISHING	WITH MARBONITE FLOORING
USE	COMMERCIAL BUILDING

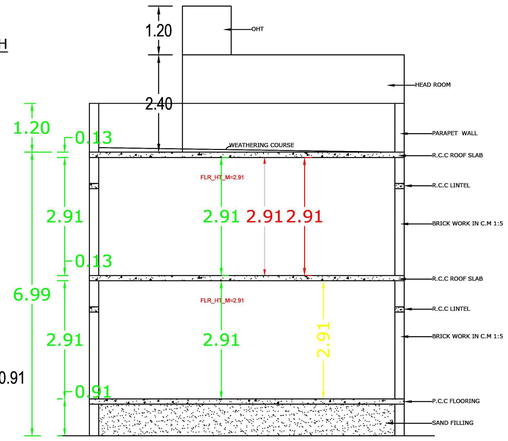


KEY PLAN

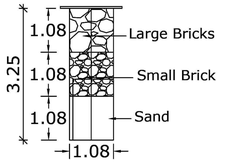
NOT TO SCALE



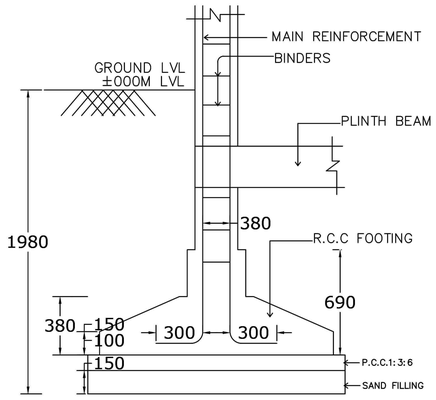
ELEVATION



SECTION ON A-A



SECTION OF RAIN WATER COLLECTION PITS (NTS)



TYPICAL SECTION OF

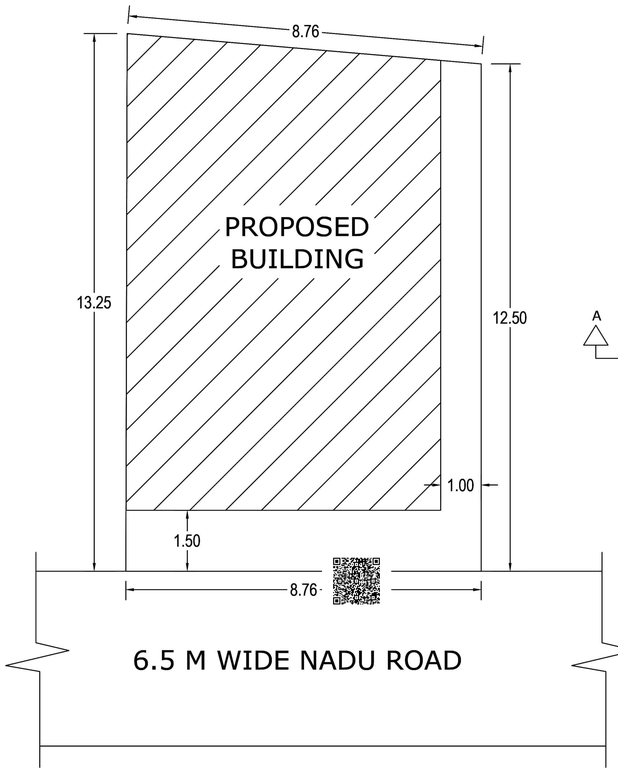
PRO. AREA DETAILS	Sq.Ft.	Sq.M.
SITE AREA (DOCUMENT)	1215.14	112.89
PRO. GROUND FLOOR (COM)	869.29	80.76
PRO. FIRST FLOOR (RESI)	951.53	88.40
TOTAL BUILTUP AREA	1820.82	169.16

FSI = 168.16 / 112.89 = 1.50

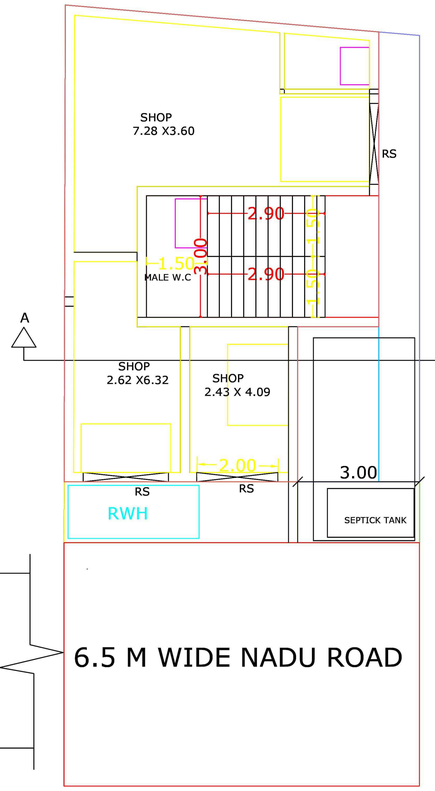
PLOT COVERAGE = 78%

SCHEDULE OF JOINERIES

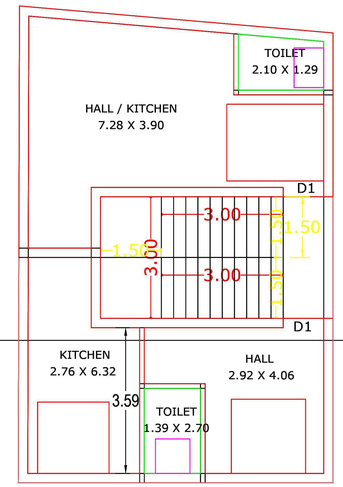
S.NO.	DESCRIPTION	FEET	METRE
D1	DOOR	3'0" X 7'0"	1.00 X 2.13
D2	DOOR	2'6" X 7'0"	0.76 X 2.13
W	WINDOW	5'0" X 5'0"	1.52 X 1.52
V	VENTILATOR	3'0" X 3'0"	1.00 X 1.00



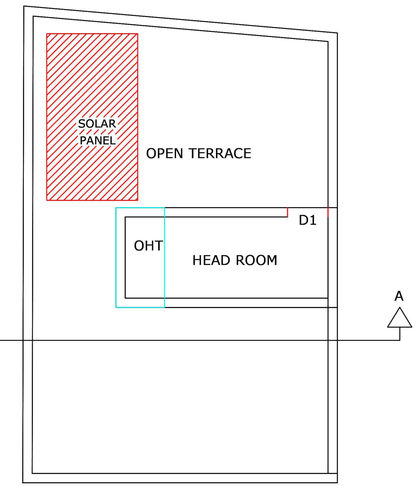
SITE PLAN



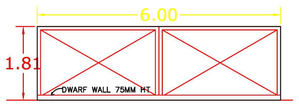
GROUND FLOOR PLAN



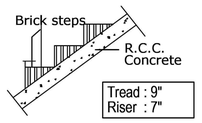
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



MAIN GATE



STAIRCASE DETAILS

APPLICANT :

LICENSED BUILDER:

V.SIVASUBRAMANIAN M.E. (Str)
Licensed Surveyor
VISHAHA CONSULTANCY PVT.LTD.
21A, Amman Koil Street, Ayanbommadiyapuram (Po)
Vilathikulam Taluk, Thoothukudi (Dist)
Cont: 9840742134 / 9445512969

APPROVED BY

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.