Verified RealEstate™

REFERENCE
1/2024-2025

ISSUED
12 April 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
verified.realestate

DIGITALLY VERIFIED RECORD

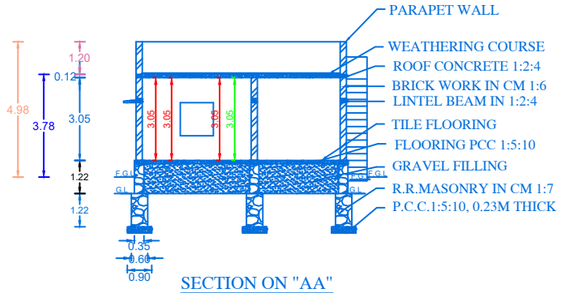
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE IN GROUND FLOOR BUILDING I AT SURVEY NO-43/2B2PT, IN THOPPAMPATTI VILLAGE & ATTRANKARAI PANCHAYAT, VILATHIKULAM TOWN PANCHAYAT THOOTHUKUDI DISTRICT.

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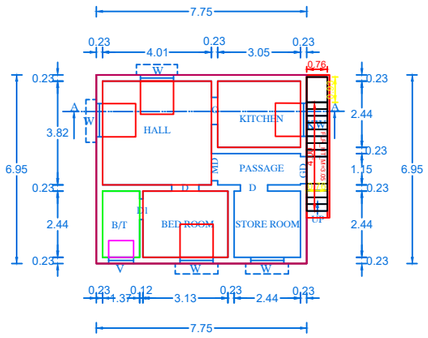
APPLICANT'S NAME : Mr.S.MUTHU S/o. Thiru.SERMANADAR.



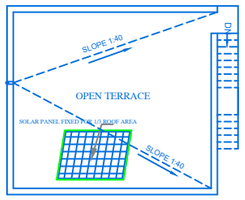
ELEVATION



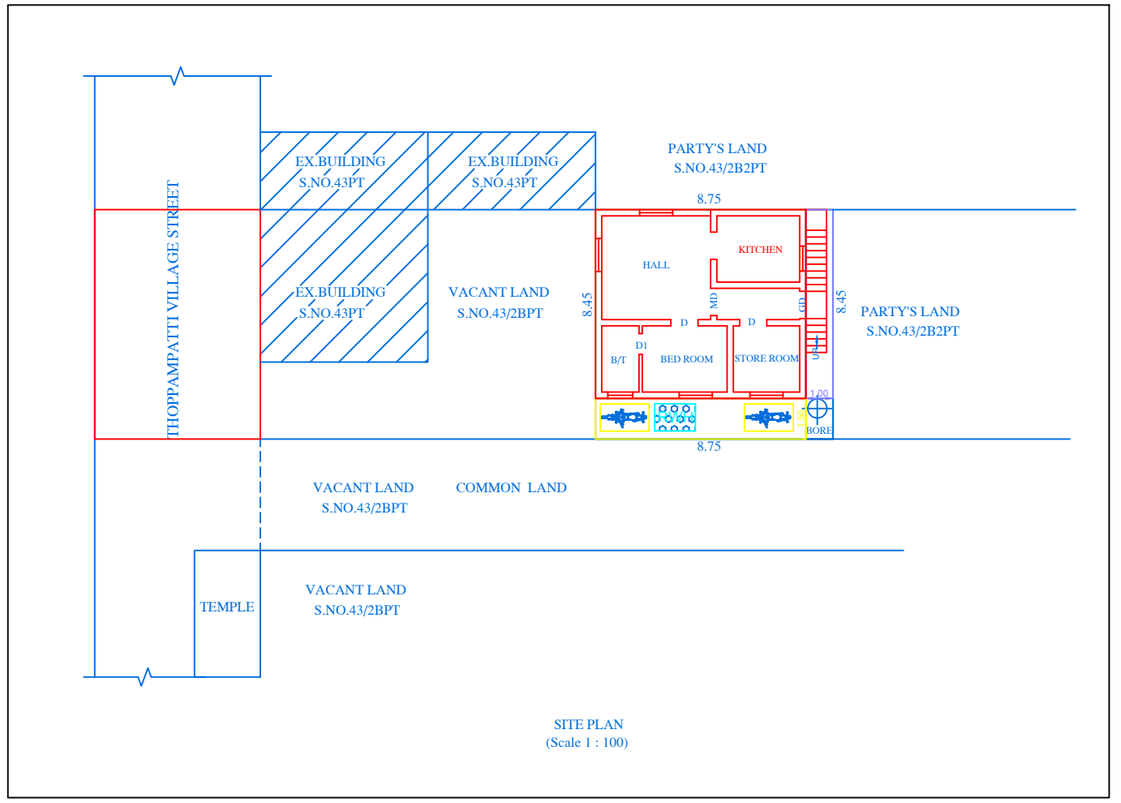
SECTION ON "AA"



GROUND FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN
(Scale 1 : 100)

PLAN INFO
AS_PER_DOCUMENT=1822.00
PLOT_AREA_M2=73.94
PLOT_NO=0
SURVEY_NO=43/2B2PT
PATTA_NO=2530
FMB_OR_PLR=1822.00
AS_AT_SITE=73.94
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=0.00
ROAD_WIDTH=6.10
ROAD_LENGTH=32.20
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 8.45
AVG_PLOT_WIDTH= 8.75
LAND_USE_ZONE =RESIDENTIAL
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
RWH_DECLARED=YES
DISTRICT=THOOTHUKUDI
TALUK=VILATHIKULAM
JURISDICTION_TYPE=VILLAGE PANCHAYAT
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
RWH_DECLARED=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO

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

ALL DIMENSIONS ARE IN METRE
SCALE 1:100



TWO WHEELER POCKET DETAILS

PARKING REQUIRED :-		PARKING PROVIDED :-	
NO. OF CAR POCKETS	: NIL	NO. OF CAR POCKETS	: NIL
NO. OF BIKE POCKETS	: 1 Nos	NO. OF BIKE POCKETS	: 2 Nos

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED

FLOOR AREA IN G.F = 58.28 sq.mt.

Total F.A = 58.28 sq.mt.

F.A- Above 75 sq.mt. = 1 Car Space For Every 75 Sq.mtr.

FSI DETAILS	PROPOSED	PERMISSIBLE
TOTAL COVERED AREA ON ALL FLOORS / PLOT AREA = 58.28 / 73.94	0.79	2.00

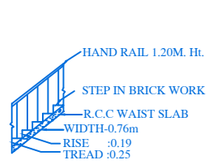
AREA DETAILS		
AREA	SQ.MT	SQ.FT
AREA OF SITE (Super Imposed)	73.94	795.89
PLINTH AREA IN G.F	53.86	579.75
AREA OF OPEN STAIR G.F	4.42	47.58
AREA OF OPEN TO SKY	15.66	168.56

JOINERY DETAILS

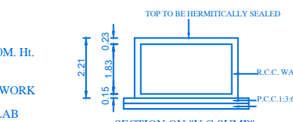
M.D	MAIN DOOR	1.10 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.50 x 1.22
W1	WINDOW	0.92 x 1.22
KW	KITCHEN WINDOW	0.92 x 0.62
V	VENTILATOR	0.92 x 0.62

APPLICANT

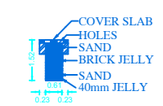
Er.H.JENISTON DAVIDRAJ, M.Tech.,(Struct)
Registered Engineer - Grade II
Reg.No.137/LS/2022/00009
Nagalapuram - 628 904
Mob :9952338801
REGISTERED ENGINEER



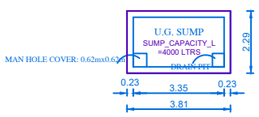
STAIR DETAIL



SECTION ON "U.G.SUMP"



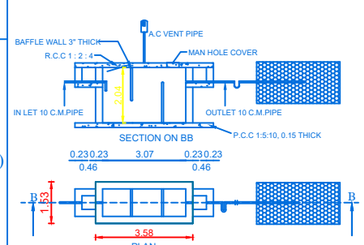
SECTION OF RAIN WATER COLLECTION TANK



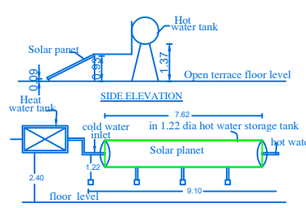
PLAN



PLAN



SEPTIC TANK AND TRENCH & U TRAP ADOPTED



SOLAR WATER HEATER PLANT

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.