Verified RealEstate™

REFERENCE
31/2023-2024

ISSUED
21 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.

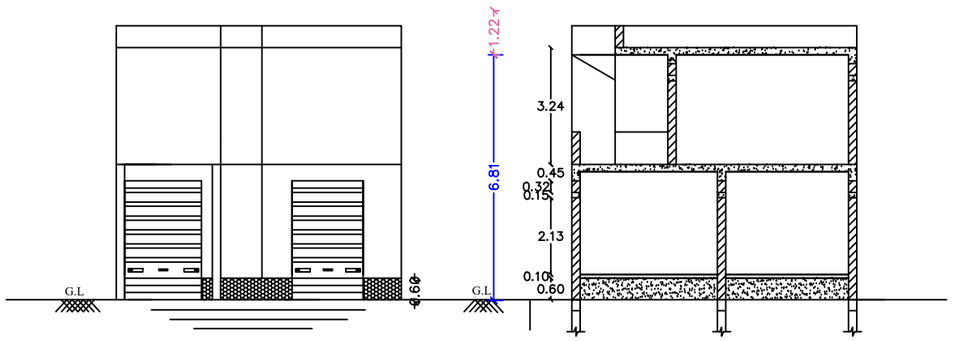
Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

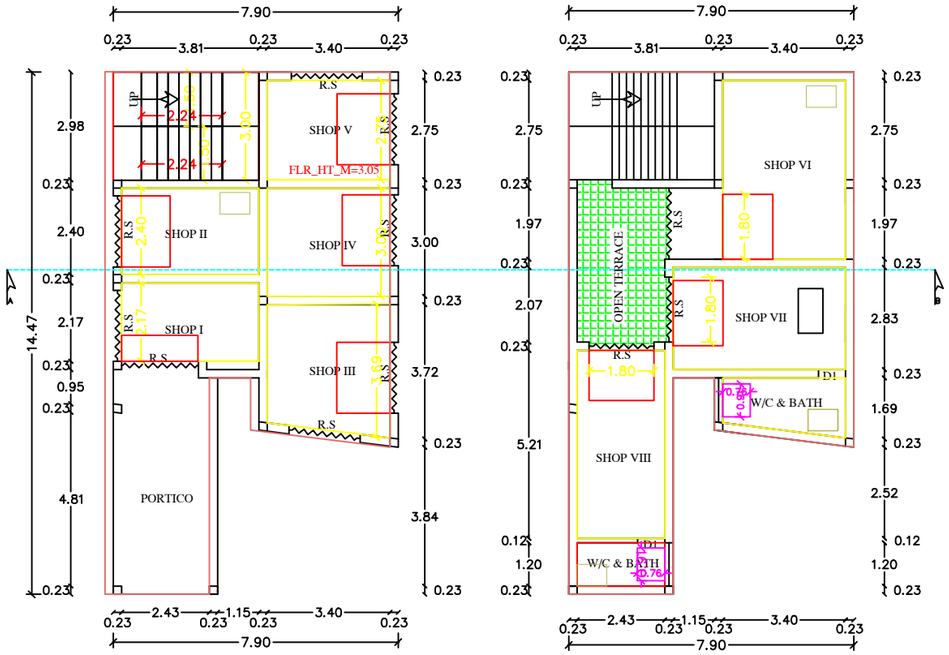
PLAN SHOWING THE PROPOSED CONSTRUCTION OF SHOP BUILDING AFTER REMOVING THE EXISTING DOOR NO: 2/314-3, 2/314-4, 2/314-5, 2/314-6, 2/314-7 2/314-8 & 2/314-9, OLD SURVEYNO: 26/3B1A NEW SUB DIVISION NATHAM SURVEY NO: 26/3B13 OF KORAMPALLAM VILLAGE-1 AND PANCHAYAT, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT .

SETBACK DETAILS	REQUIRED	PROVIDE
FRONT SETBACK	1.50m	7.22m
REAR SETBACK	1.00m	1.00m
NORTH SIDE SETBACK	1.50m	1.50m
SOUTH SIDE SETBACK	1.00m	1.00m
PARKING DETAILS	REQUIRED	PROVIDE
CAR PARKING	3 NO'S	3 NO'S
TWO WHEELER PARKING	3 NO'S	3 NO'S



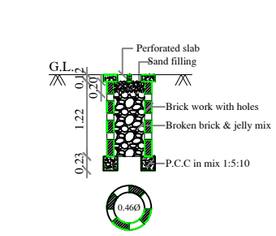
FRONT ELEVATION

CROSS SECTION A-B



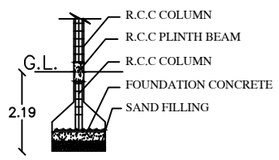
GROUND FLOOR

FIRST FLOOR

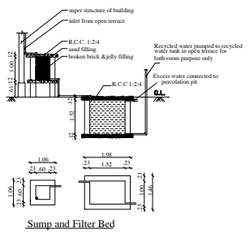


PERCOLATION PIT FOR 30 Sq. m.

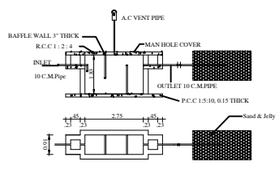
(Scale:- 1:50)



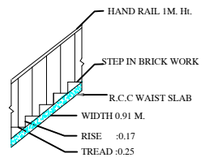
COLUMN DETAILS



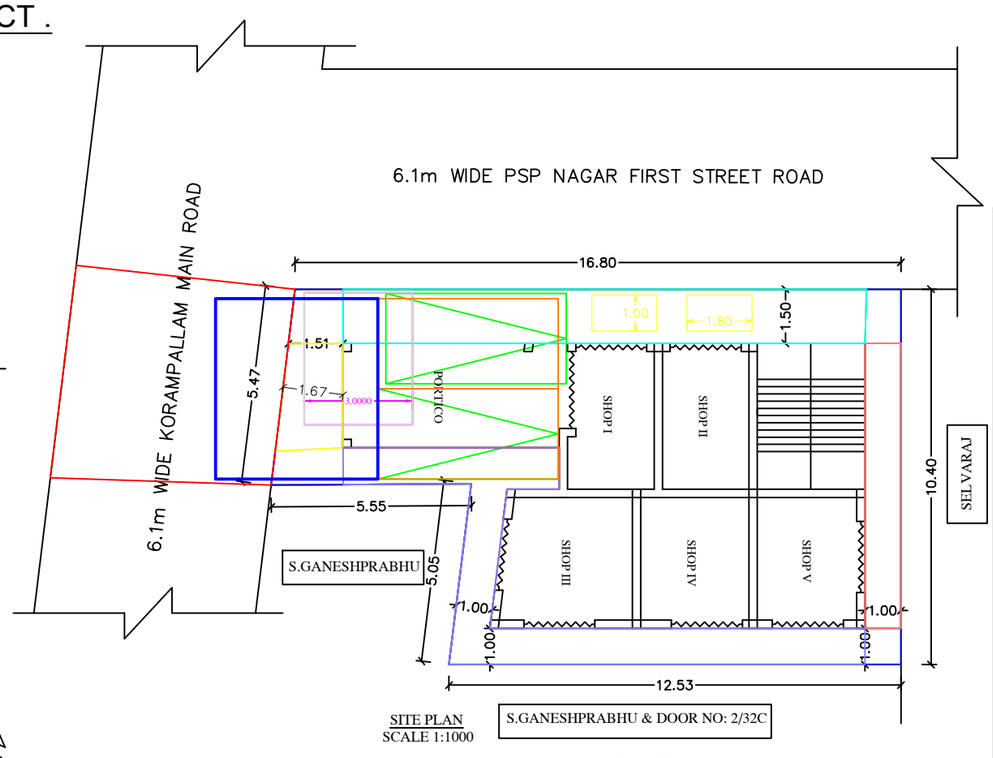
Sump and Filter Bed



SEPTIC TANK AND TRENCH

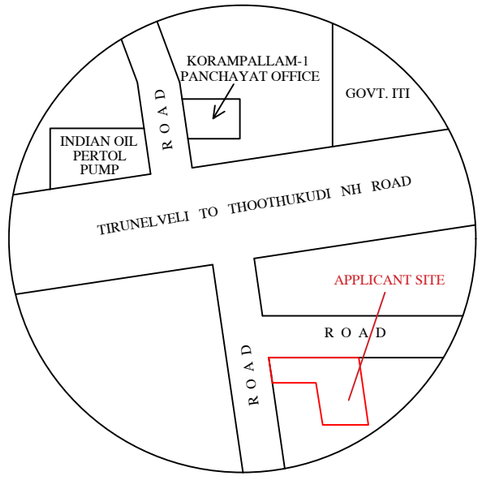


STAIR DETAIL



SITE PLAN
SCALE 1:1000

S.GANESHPRABHU & DOOR NO: 2/32C



KEY PLAN

NOT TO SCALE

TOTAL PLINTH AREA: 170.20 SQ.M
AREA OF SITE : 154.24 SQ.M

FSI
= TOTAL PLINTH AREA/AREA OF SITE
= 170.20/154.24 = 1.103 < 2

APPLICANT NAME
Mrs. S.RADHA
W/O Mr. SERMARAJ

NORTH
SCALE :- 1 : 100

REFFERENCE	COLOUR INDEX	SQ M	SQ FT
AREA OF SITE		154.26	1660.45
PROPOSED BUILDING G.F (R.C.C)		90.79	977.26
PROPOSED BUILDING F.F (R.C.C)		79.41	854.76
NET OPEN AREA		63.47	663.19
ROAD		-	-

JOINERY DETAILS

D - DOOR	0.90 X 2.10
D1 - DOOR 1	0.75 X 2.10
W - WINDOW	1.22 X 1.37
V - VENTILATER	0.60 X 0.90

ALL DIMENSIONS ARE IN METRE

APPLICANT SIGNATURE

MANIKANDA ASSOCIATES
Er.S.PONMANIKANDAN, M.E.,LLB,AIV,AIE
REG ENGINEER/ REG VALUER/CHARTED ENGINEER
RE-1/TKDTCP/OCTOBER/2/2023,138/LS/2019/00009
TUT/2022/08,OPM/2022/05,SVM/2022/04
149/8, POLEPETTAI 1ST STREET,TUTICORIN, PH-8056700160.

LICENSED SURVEYOR / REGISTERED ENGINEER

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.