Verified RealEstate™

REFERENCE
08/2024-2025

ISSUED
16 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.

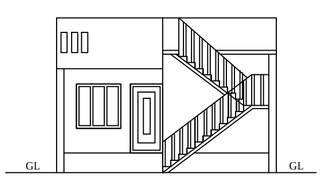
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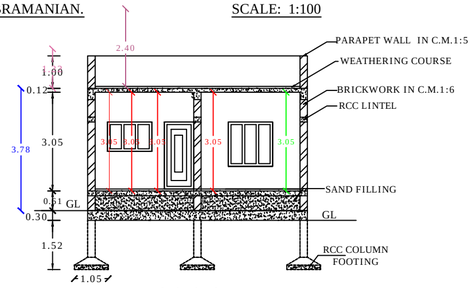
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF DWELLING HOUSE IN SURVEY NO. 488/8D VIDE PATTA NO.8054 AT KUMARAGIRI (PUTHUKOTTAI) VILLAGE AND PANCHAYAT, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

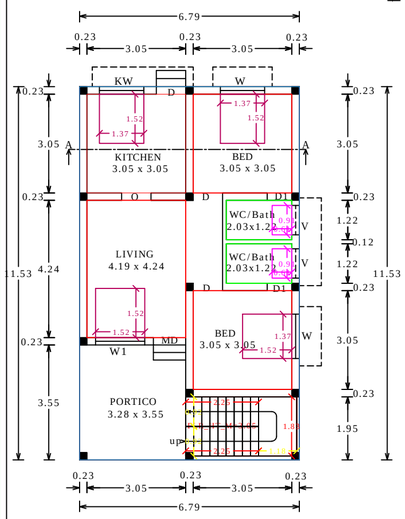
OWNER'S NAME: **Mr.S.PONRAJ.** S/o,Mr.SIVASUBRAMANIAN. SCALE: 1:100



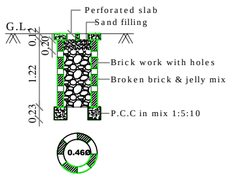
FRONT ELEVATION



SECTION ON 'AA'



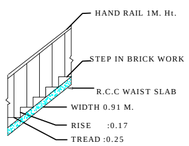
GROUND FLOOR PLAN



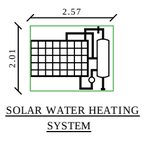
PERCOLATION PIT FOR 30 Sq. m.

(Scale:- 1:50)

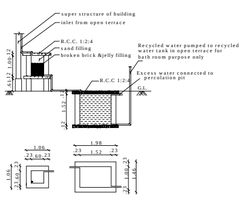
COLUMN DETAILS



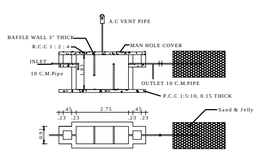
STAIR DETAIL



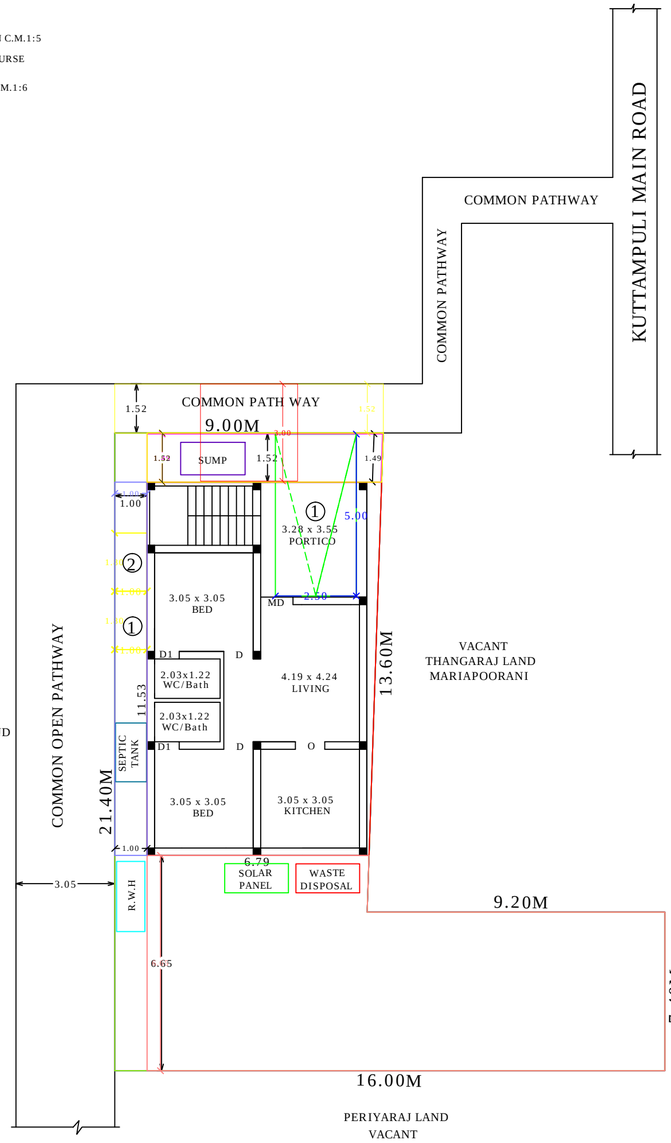
SOLAR WATER HEATING SYSTEM



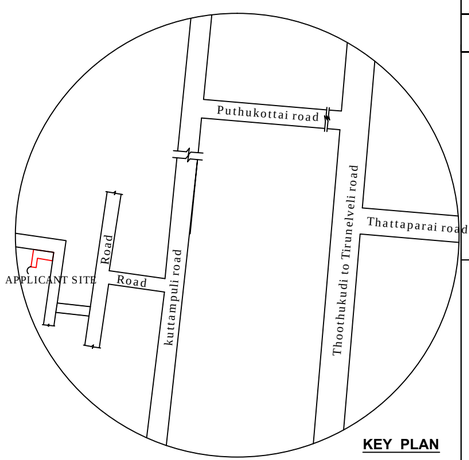
Sump and Filter Bed



SEPTIC TANK AND TRENCH



SITE PLAN SCALE - 1:100



KEY PLAN

PLAN INFO
PLOT_AREA_M2=202.45
PLOT_NO=
SURVEY_NO=488/8 PART (KUMARAGIRI @ PUDUKOTTAI VILLAGE)
AS_PER_DOCUMENT=202.45
AS_AT_SITE=202.45
FMB_OR_PLR=202.45
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=8054
TALUK=THOOTHUKUDI
DISTRICT=THOOTHUKUDI
CRZ=NO
ACCESS_WIDTH_M= 8.30
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=-
AVG_PLOT_DEPTH= 19.70
AVG_PLOT_WIDTH= 8.30
AREA_TYPE=OTHERS
ROAD_WIDTH=1.52
ROAD_LENGTH=350
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS =NO
PREMIUM_FSI_REQUIRED=NO
IF HERITAGE_TOWN_LESSTHAN_1KM_RADIUS JURISDICTION_TYPE=PANCHAYAT

Note: Waste water from wash basin and bathroom are connected to percolationpit for ground water recharge. chimney is provided in kitchen.
Solar water heating system arrangements are to be provided as per IS 12933 in this proposed building.
Certificate: Certify that rain water harvest system is provided as per plan.

SIDE-1 SETBACK	1.00m	1.00m
SIDE-2 SETBACK	NA	NIL
REAR SETBACK	NA	6.65m

PARKING DETAILS

CAR PARKING AREA --- --- 2.50m x 5.00m

TWO WHEELER AREA --- --- 1.80m x 1.00m

DETAILS	REQUIRED	PROVIDED
CAR	1 NO	1 NO
TWO WHEELER	2 NOS	2 NOS

ALL DIMENSIONS ARE IN METER

DOCUMENT AREA ... ... 202.45 Sq.m 2179.17 Sq.ft

FSI (FLOOR SPACE INDEX) = TOTAL BUILTUP AREA/ SITE AREA =78.29/202.45= 0.38 > 2

JOINERY DETAILS

MD - MAIN DOOR	1.00 X 2.13
D - DOOR	0.91 X 2.13
D1- DOOR	0.76 X 2.13
O- OPENING	0.91 X 2.13
W - WINDOW	1.37 X 1.37
KW - WINDOW	1.37 X 0.91
V - VENTILATER	0.91 X 0.61

AREA DETAILS

REFFERENCE	COLOUR	SQ M	SQ FT
AREA OF SITE (5.00Cents)		202.45	2179.17
AREA OF PRO. BUILDING G.F		78.29	842.71
TOTAL BUILT-UP AREA		78.29	842.71
OPEN SPACE AREA		124.16	1336.46
EXISTING BUILDING		-	-
EXISTING ROAD		-	-

OWNER NAME : Mr.S.PONRAJ

LAND & BUILDING OWNER

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.

REGISTERED ENGINEER/LICENSED SURVEYOR

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.