Verified RealEstate™

REFERENCE
25/2024-2025

ISSUED
04 July 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

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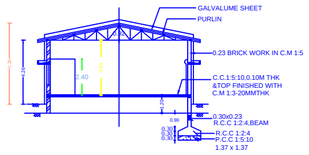
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF GODOWN IN SURVEY No : 271/1 pt ,PLOT No:CMP-3, AT SIDCO INDUSTRIAL ESTATE , ETTAYAPURAM ROAD,THITTANKULAM VILLAGE AND PANCHAYATH,KOVILPATTI UNION,THOOTHUKUDI DISTRICT.

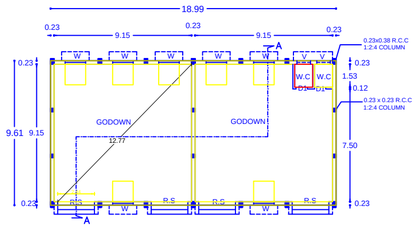
APPLICANT : Thiru.R.S.RAMESH S/O Thiru.M.S.M.R.SRINIVASAGAM



FRONT ELEVATION



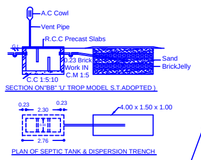
SECTION ON "AA"



GROUND FLOOR PLAN



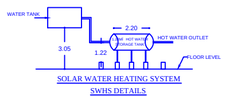
PLAN & SECTIONAL ELEVATION OF RAIN WATER HARVESTING



SECTION ON"BB" U TROP MODEL S.T ADOPTED).

PLAN OF SEPTIC TANK & DISPERSION TRENCH

TOTAL NO OF PERSONS = 10
ASSUME 10 PERSONS STAYING IN HOUSE PER DAY
WATER CONSUMPTION AT 60LIT/PERSON/DAY
TOTAL CONSUMPTION = 10x60=600Lits
NO OF SWHS (1500Lit CAPACITY) 1NO



SOLAR WATER HEATING SYSTEM
SWHS DETAILS

LOCATION PLAN

SITE PLAN
SCALE 1:100

PLAN INFO
AS_PER_DOCUMEN
PLOT_AREA_M2= 8
PLOT_NO= CMP-3
SURVEY_NO=271/1
PATTA_NO=No
FMB_OR_PLR= 885.
AS_AT_SITE = 885.
SINGLE_FAMILY_BL
IS_SWIMMING_POC
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=64.75
ROAD_WIDTH=12.20
ROAD_LENGTH=55.53
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=64.75
AVG_PLOT_WIDTH=10.70
LAND_USE_ZONE =G-GWFC
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
RWH_DECLARED=YES
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
JURISDICTION_TYPE=RURAL PANCHAYAT
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
RWH_DECLARED=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
BLOCK_1_G-GWFC_MEMBER_COUNT=2

PARKING CALCULATION:

NO.OF CAR & TWO WHEELER POCKETS PROVIDED } = TOTAL FLOOR AREA / 75M²

PARKING PROVIDED

FLOOR AREA ABOVE 75 SQM (ONE CAR SPACE FOR EVERY75 SQM)

$= \frac{182.49}{50M^2} = 3.64$

NO.OF CAR POCKETS : NIL.
NO.OF TWO WHEELER POCKETS : NIL
NO.OF LORRY POCKETS : 1 No

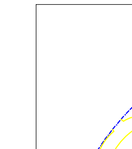
		SQM	SFT
SITE AREA	:	885.44	9530.88
PROPOSED CONSTRUCTION	:	182.49	1964.32
AREA OPEN TO SKY	:	702.95	7566.56

BOUNDARY OF THE SITE
PROPOSED CONSTRUCTION
EXISTING BUILDINGS
ROAD'S & STREET'S

ENGINEER

N.VALANTINA D.A.A.,
Architects - RAA
Regn. No. 137/LS/2021/00002
23P North Car Street, A.V.K.C Complex,
KOVILPATTI - 628 501.

APPLICANT



CAR POCKET DETAILS

TWO WHEELER POCKET DETAILS

FSI DETAILS	PROPOSED	PERMISSIBLE
FSI = TOTAL PLINTH AREA / SITE AREA = 182.49/885.44 = 0.206	0.21	2.00

JOINERIES

W - WINDOW --- 1.37 x 1.37

R.S.-ROLLING SHUTTER--- 2.44 x 2.10

CERTIFICATE

CERTIFY THAT ALL THE PARTICULARS SHALL BE MADE TO PROVIDE RAINWATER HARVESTING ARRANGMENTS IN THE PROPOSED CONSTRUCTION AS PER PLAN

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.