Verified RealEstate™

REFERENCE
10/2024-2025

ISSUED
06 May 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.

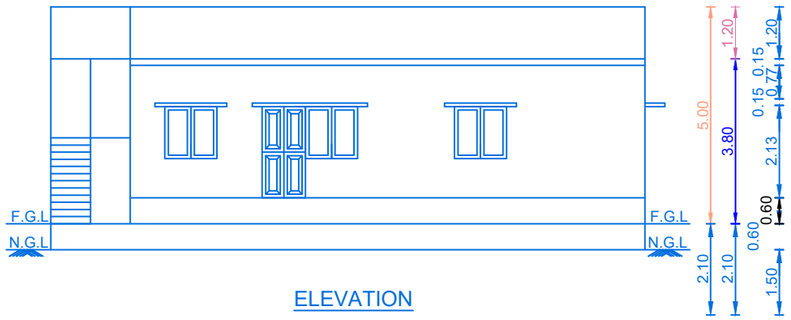
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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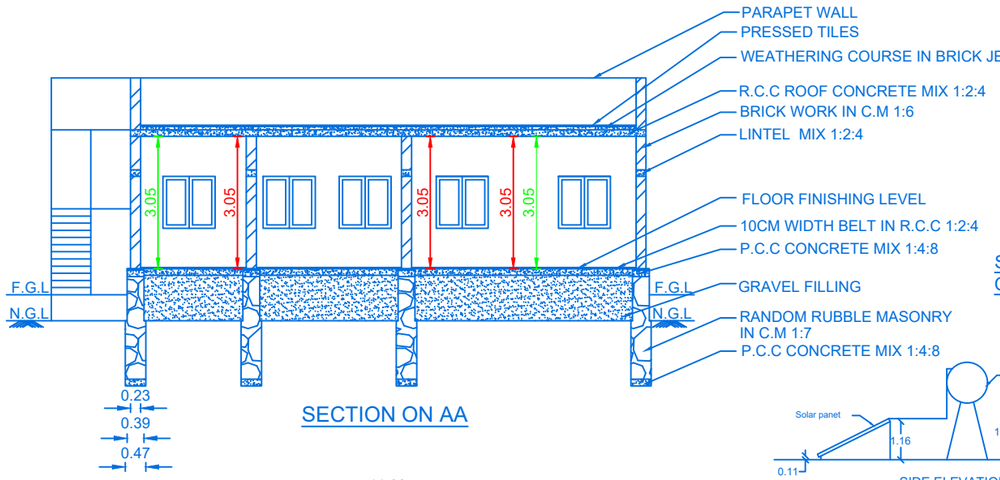
DIGITALLY VERIFIED RECORD

THE PLAN SHOWING PROPOSED CONSTRUCTION OF A DWELLING HOUSE IN GROUND FLOOR , SURVEY NO: 492/112, PLOT NO: 112, PANDAVARMANGALAM VILLAGE AND PANCHAYAT, KOVILPATTI PANCHAYAT UNION AND TALUK, THOOTHUKUDI DISTRICT.

NAME OF THE APPLICANT: Mr. K.IRULAPPAN, S/O Thiru - KALYANI.

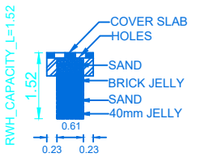


ELEVATION



SECTION ON AA



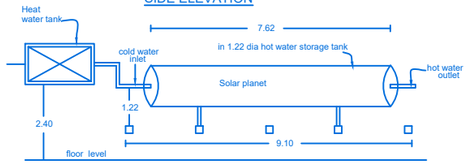


SECTION OF RAIN WATER COLLECTION TANK

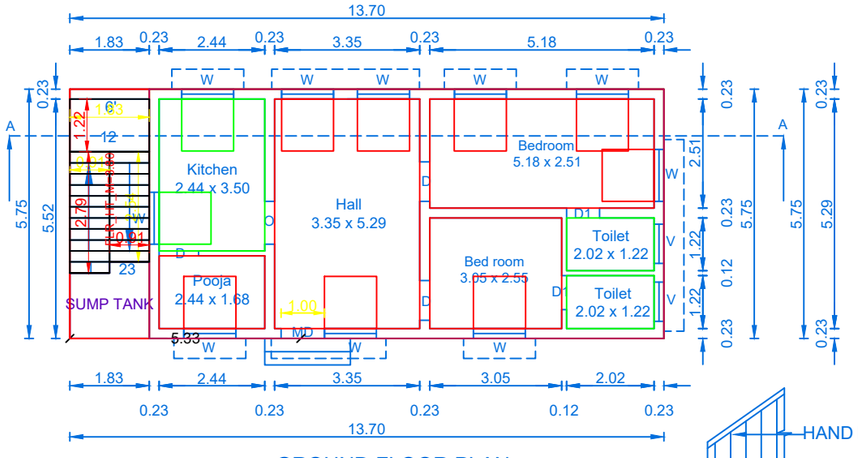


PLAN

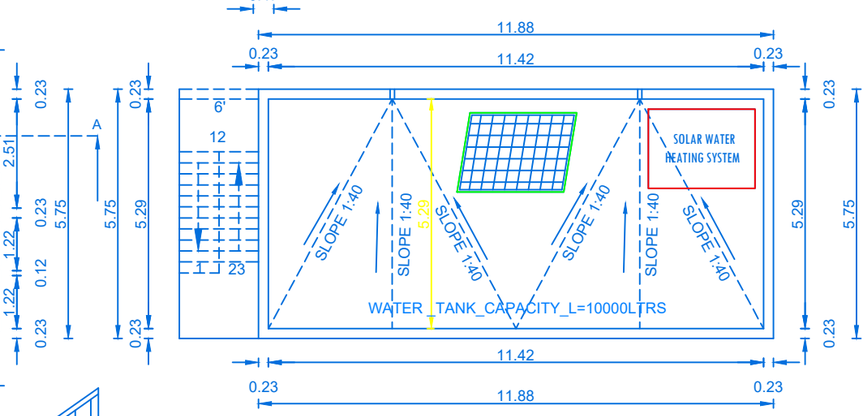
SIDE ELEVATION



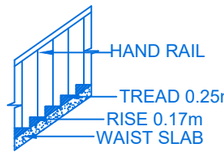
SOLAR WATER HEATER PLANT



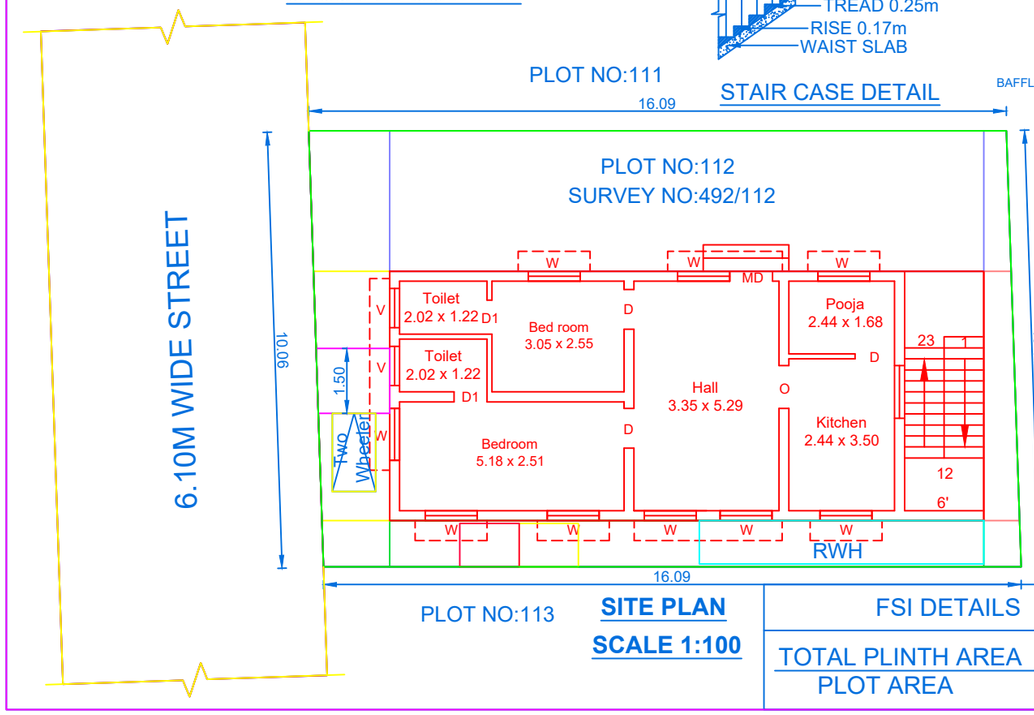
GROUND FLOOR PLAN



TERRACE FLOOR PLAN

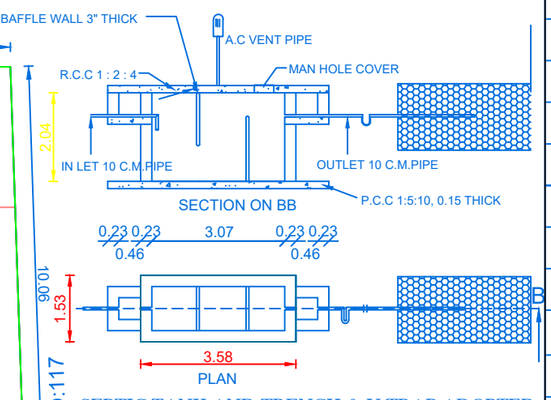


STAIR CASE DETAIL



SITE PLAN

SCALE 1:100

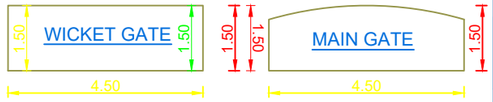


SEPTIC TANK AND TRENCH & U TRAP ADOPTED

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA / PLOT AREA	= 78.77 / 161.87	0.49	2.00

PARTY'S SITE
PROPOSED BUILDING
EXG. BUILDINGS
ROAD AND STREET



JOINERIES

MD	MAIN DOOR	1.00 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.20 X 1.20
V	VENTILATOR	0.90 X 0.60
O	OPENING	1.00 X 0.60

AREA DETAILS

AREA DETAIL	SQ.FT	SQ.MT
AREA OF SUPER IMPOSED	1742.37	161.87

GROUND FLOOR

AREA OF BUILDING	734.86	68.27
AREA OF STAIRCASE	113.02	10.50
AREA OF OPEN TO SKY	894.49	83.10

FOR OFFICE USE

PLAN INFO
PLOT_AREA_M2=161.87
MECHANICAL_PARKING=0
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH=10.06
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.10
ROAD_LENGTH=250.00
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 16.09
AVG_PLOT_WIDTH= 10.06
LAND_USE_ZONE = RESIDENTIAL
DISTRICT=THOOTHUKUDI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAI
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREME
AS_AT_SITE=161.87
FMB_OR_PLR=161.87
AS_PER_DOCUMENT=161.87
TALUK= KOVILPATTI
SURVEY_NO=492/112
PATTA_NO=5603
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=10.06
PLOT_NO=112
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } FLOOR AREA IN G.F = 68.27 sq.mt.
TOTAL F.A = 68.27 sq.mt.

Floor area above 50 sq.m and upto 75 sq.m = 1 Two Wheeler space

PARKING REQUIRED :-		PARKING PROVIDED :-	
NO. OF CAR POCKETS	: Nil	NO. OF CAR POCKETS	: Nil
NO. OF BIKE POCKETS	: 1 nos	NO. OF BIKE POCKETS	: 1 Nos

K. Doulappan

APPLICANT

P. Mathivanan

Er. P. Mathivanan D.C.E.,
Registered Engineer - Grade III,
Reg.No. KPY - 2022/04
Mathi Consultancy & Construction.
D.No. 6/647C, Manthiththoppu Road,
Kamarajar Nagar, Kovilpatti-628 501.
Cell: 99655 25014,98655 25014.

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.