Verified RealEstate™

REFERENCE
03/2024-25

ISSUED
18 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.

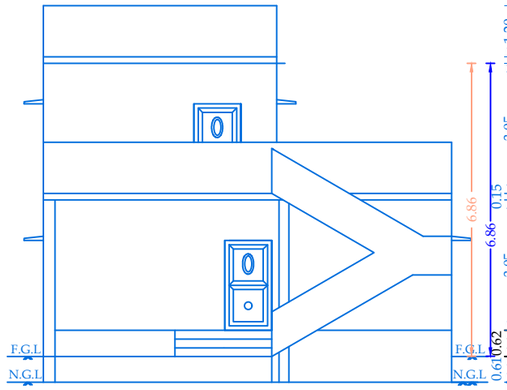
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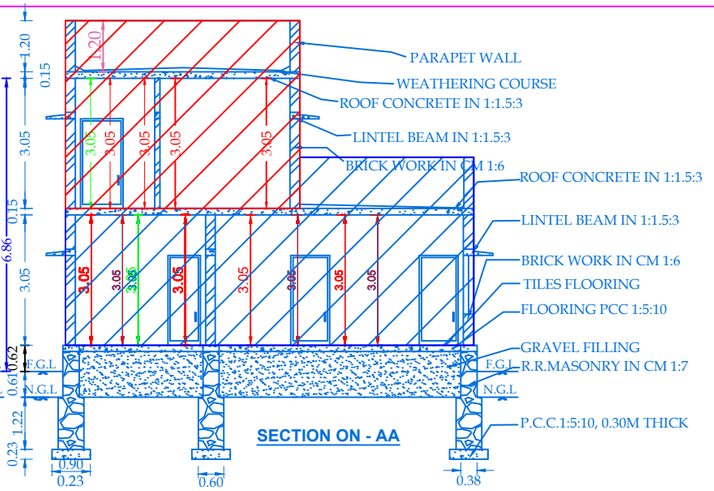
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF A FIRST FLOOR DWELLING HOUSE BUILDING BEARING DOOR NO-4/1298, IN SURVEY NO:49 & 55, PLOT NO.75,AT "NAMMALVAR NAGAR", EXTENSION", AT NALATTINPUTHUR VILLAGE & PANCHAYAT, KOVILPATTI UNION, THOOTHUKUDI DISTRICT.

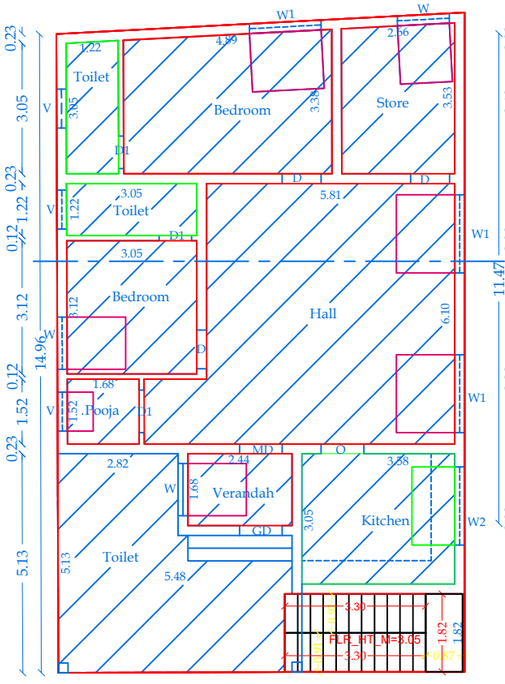
Applicant Name : Mr.R.Manojprabhakar, S/o.Thiru.Rajendran,



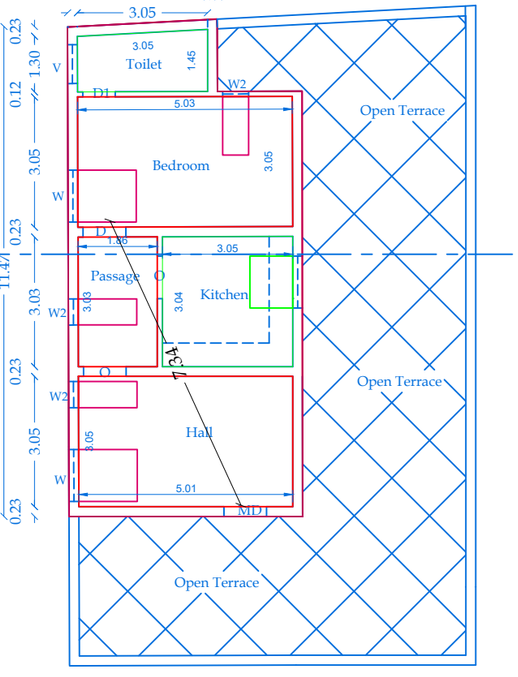
FRONT ELEVATION



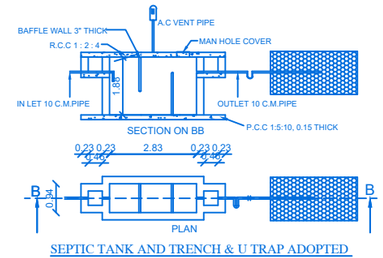
SECTION ON - AA



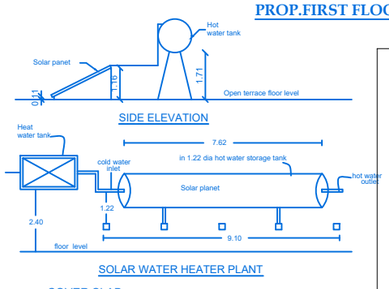
EXG.GROUND FLOOR PLAN



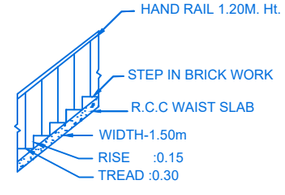
PROP.FIRST FLOOR PLAN



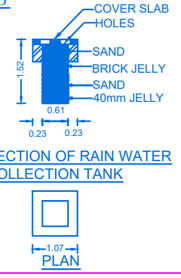
SEPTIC TANK AND TRENCH & U TRAP ADOPTED



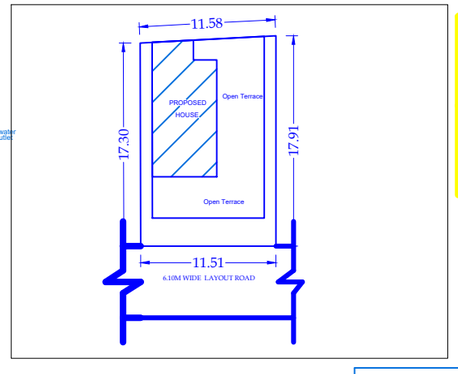
SOLAR WATER HEATER PLANT

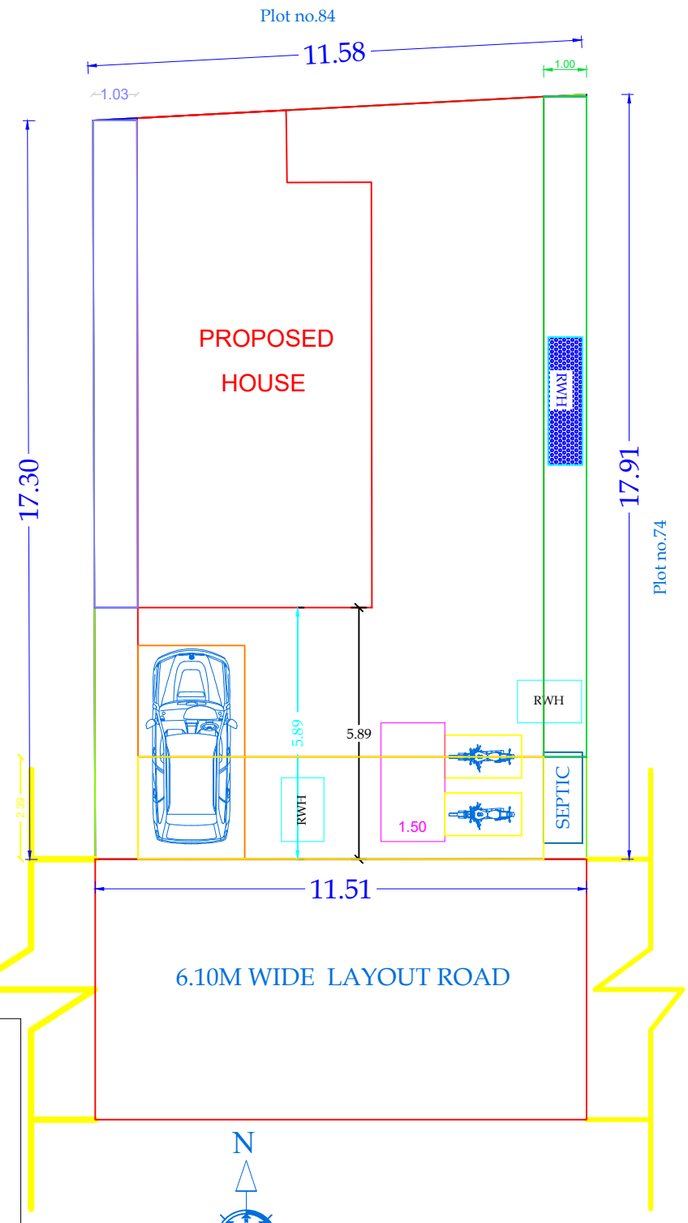


STAIR DETAIL



SECTION OF RAIN WATER COLLECTION TANK





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

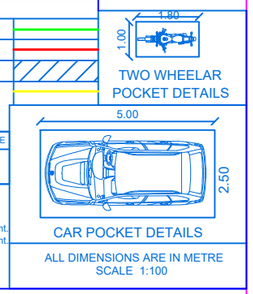
COLOR INDEX
PARTY'S SITE
PROPOSED BUILDING
EXG. BUILDINGS
ROAD AND STREET

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	205.19	1.01	2.00
PLOT AREA	203.20		

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } = EXG. GROUND FLOOR = 123.88 sq.mt. PROP.FIRST FLOOR = 123.88 sq.mt.

TOTAL F.A BELOW 150 sq.mt. = 1 CAR PARKING



ALL DIMENSIONS ARE IN METRE
SCALE 1:100

PLAN INFO
PLOT_AREA_M2=203.20
AS_AT_SITE=203.12
FMB_OR_PLR=203.20
AS_PER_DOCUMENT=203.20
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
SURVEY_NO=49, 55
PATTA_NO=6302
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.10
ROAD_WIDTH=6.10
ROAD_LENGTH=12.00
AVG_PLOT_DEPTH= 17.605
AVG_PLOT_WIDTH= 11.545
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=75
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
JURISDICTION_TYPE=PANCHAYAT UNION
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

AREA DETAILS		
AREA	SQ.MT.	SQ.FT.
AREA OF SITE (Super Imposed)	203.20	2187.28
EXG.GROUND FLOOR	145.01	1560.89
PROP.FIRST FLOOR	60.18	647.78
AREA OF OPEN TO SKY	58.19	626.39

JOINERY DETAILS		
SYMBOLS	DESCRIPTION	SIZES
M.D	MAIN DOOR	1.20 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.22x 1.37
W1	WINDOW	1.83 x 1.37
W2	WINDOW	0.61 x 1.37
V	VENTILATOR	0.91 x 0.61

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

APPLICANT

P. Marikannan
Er P Marikannan B.E.,A.M.I.E
Consulting engineer & Licensed Surveyor
SRI SAKTHI BUILDERS
52,Mathankovil Road - First Floor
KOVILPATTI - 628501
Cell : 9952202991

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.