Verified RealEstate™

REFERENCE
16/2024-2025

ISSUED
04 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.

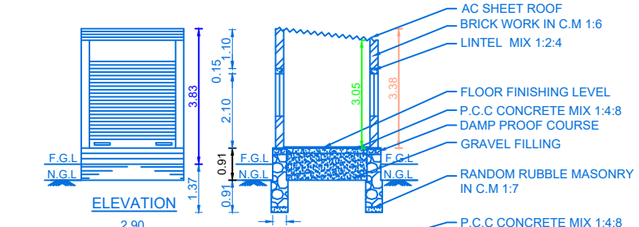
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Chennai 600 097, India

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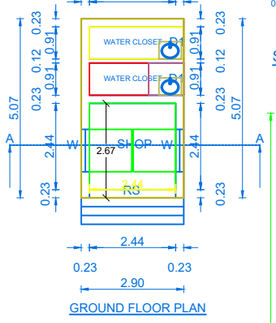
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A SHOP IN GROUND FLOOR IN SURVEY NO:24/1C, PLOT NO:607 AT KOVILPATTI NEW TOWN, INAMMANIYACHI VILLAGE AND PANCHAYAT, KOVILPATTI PANCHAYAT UNION AND TALUK, THOOTHUKUDI DISTRICT.

APPLICANT'S NAME : Mr. S.SUGUMAR, S/o. Mr. SRINIVASAN.



ELEVATION



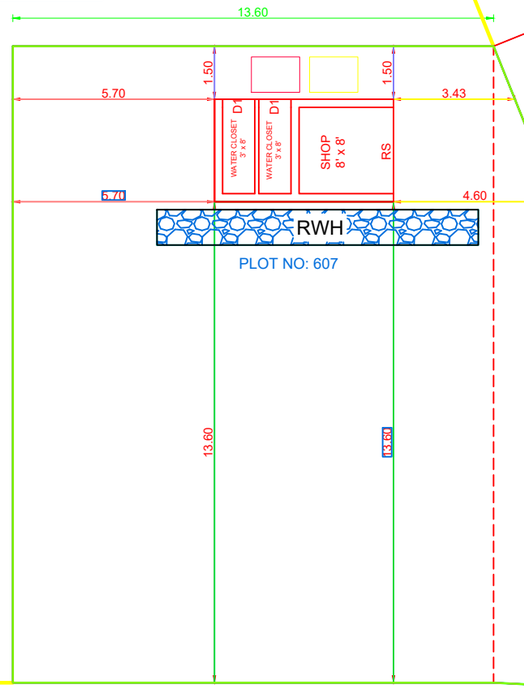
GROUND FLOOR PLAN

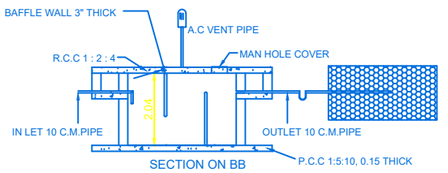


STAIR CASE DETAIL

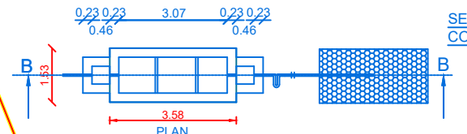
SECTION ON AA

VACANT LAND



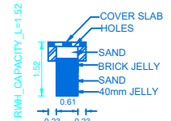


SECTION ON BB



PLAN

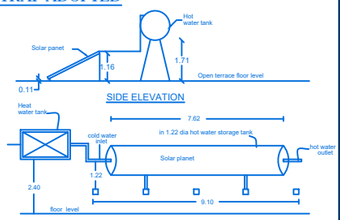
SEPTIC TANK AND TRENCH & U TRAP ADOPTED



SECTION OF RAIN WATER COLLECTION TANK

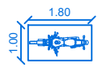


PLAN

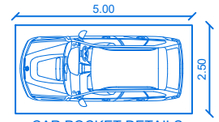


SOLAR WATER HEATER PLANT

JOINERY DETAILS		
SYMBOLS	DESCRIPTION	SIZES
RS	ROLLING SHUTTER	2.44 x 3.05
D1	DOOR	0.76 x 2.10
W	WINDOW	1.20 x 1.20
V	VENTILATOR	0.90 x 0.60



TWO WHEELAR POCKET DETAILS



CAR POCKET DETAILS

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

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

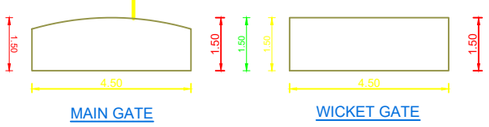
APPLICANT

Er.M.MUTHURAJ. B.E.,
Registered Engineer-Grade-I
Regn.No-RE-I/TKDTCP/June/1/2023
S.M.BUILDERS
D.No-27A, Ettayapuram Road,
Near Veterinary Hospital,
Kovilpatti - 628501, Mob-9500309904.

REGISTERED ENGINEER

FOR OFFICE USE

PLAN INFO
PLOT_AREA_M2=308.03
MECHANICAL_PARKING=0
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH=0
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=18.00
ROAD_LENGTH=250.00
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 17.30
AVG_PLOT_WIDTH= 18.90
LAND_USE_ZONE = COMMERICIAL
DISTRICT=THOOTHUKUDI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
AS_AT_SITE=311.32
FMB_OR_PLR=311.32
AS_PER_DOCUMENT=311.32
TALUK=KOVILPATTI
VILLAGE=INAMMANIYACHI
SURVEY_NO=24/1C PART
PATTA_NO=2098
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=18.90
PLOT_NO=607
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=03



MAIN GATE WICKET GATE

SITE PLAN

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

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	14.69	0.05	2.00
PLOT AREA	308.025		

AREA DETAILS		
AREA	SQ.MT.	SQ.FT.
AREA OF SITE (Super Imposed)	308.03	3315.58
AREA OF PLINTH IN G.F	14.69	158.12
AREA OF OPEN TO SKY	293.34	3157.46

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.