Verified RealEstate™

REFERENCE
2/2024-2025

ISSUED
31 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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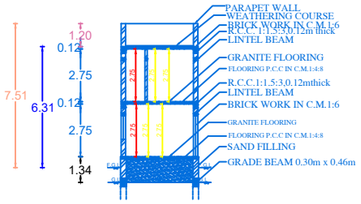
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A"PETROL BUNK IN SALES BUILDING OF GROUND FLOOR AND FIRST FLOOR BUILDING AT SURVEY NO:86/4B1APT, AT EPPODHUMVENDRAN VILLAGE & PANCHAYAT, OTTAPIDARAM PANCHAYAT UNION,THOOTHUKUDI - DISTRICT.

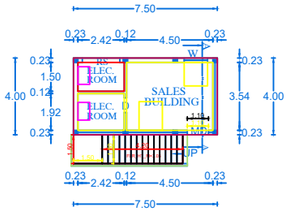
APPLICANT'S NAME : Mrs.S.VIJAYALAKSHMI W/o. Thiru.SIVARAMAN.



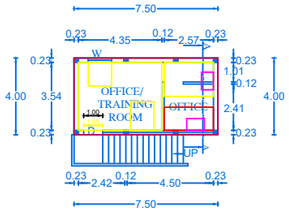
ELEVATION



SECTION ON "A-A"



GROUND FLOOR PLAN



FIRST FLOOR PLAN

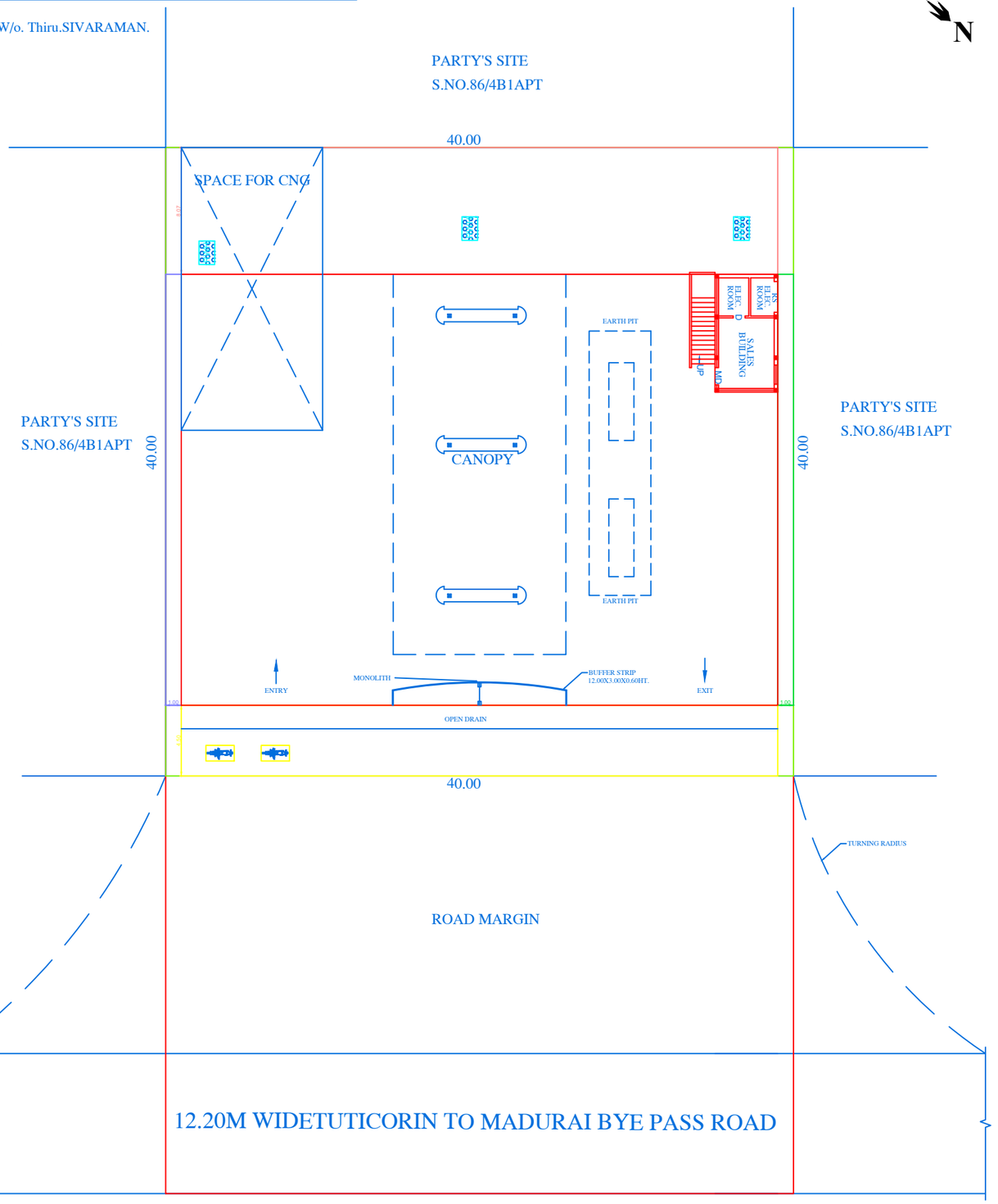


SECTION OF RAIN WATER





SEPTIC TANK AND TRENCH & U TRAP ADOPTED



SITE PLAN(Scale 1 : 100)

PLAN INFO
AS_PER_DOCUMENT=6667.00
PLOT_AREA_M2=1600.00
PLOT_NO=0
SURVEY_NO=86/4B1PT
PATTA_NO=805
FMB_OR_PLR=6667.00
AS_AT_SITE=1600.00
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=0.00
ROAD_WIDTH=12.20
ROAD_LENGTH=146.60
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 40.00
AVG_PLOT_WIDTH= 40.00
LAND_USE_ZONE =COMMERCIAL
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
RWH_DECLARED=YES
DISTRICT=THOOTHUKUDI
TALUK=OTTAPIDARAM
JURISDICTION_TYPE=VILLAGE_PNACHAYAT
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=YES
IS_APPROVED_LAYOUT=NO

AREA DETAILS

AREA	SQ.MT	SQ.FT
AREA OF SITE(SUPER IMPOSED)	1600.00	17222.40
PLINTH AREA IN G.F	30.00	322.92
AREA OF OPEN STAIR IN G.F	9.82	105.70
PLINTH AREA IN F.F	30.00	322.92
AREA OF OPEN TO SKY	1530.18	16470.86

JOINERY DETAILS

M.D	MAIN DOOR	1.10 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.50 x 1.22
V	VENTILATOR	0.92 x 0.62

NOTE:

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

CERTIFIED THAT:

A. SITE IS FREE FROM ANY LITIGATION AND NO CASE IS PENDING IN ANY COURT OF LAW IN RESPECT OF THE SITE.

B. NO ELECTRICAL/TELEPHONE LINES IS PASSING FROM ABOVE THE PROPOSED RO PREMISES.

C. ERECTION OF CANOPY IS AS PER STANDARD DRAWINGS APPROVED BY CCOE/NAGPUR.VODE REF.NO:P.6(5)83 DATED.09/05/2003

ALL DIMENSIONS ARE IN METRE
SCALE 1:100

APPLICANT

Er.A.JEYAKUMAR, D.C.E.,
REGISTERED ENGINEER
RE/GR.III-OPM/2022/17
2/16, SOUTH STREET
KATTUNAICKENPATTI
EPPOTHUMVENTRAN-628712
Mob : 8825905771, 8973473412

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.