Verified RealEstate™

REFERENCE
03/2024-2025

ISSUED
27 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.

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

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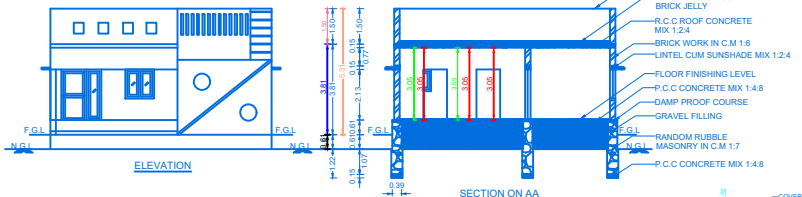
DIGITALLY VERIFIED RECORD

THE PLAN SHOWING PROPOSED CONSTRUCTION OF A DWELLING HOUSE IN GROUND FLOOR SURVEY NO : 99/49A1A1A1 Pt,

PLOT NO - 76, Dr.SENNAKESAVAN NAGAR, MANTHITHOPPU VILLAGE AND PANCHAYAT, KOVILPATTI PANCHAYAT UNION

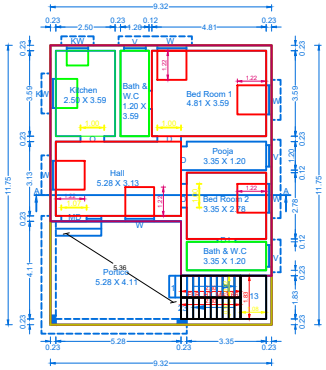
AND TALUK, THOOTHUKUDI DISTRICT.

NAME OF THE APPLICANT : Thiru - R.BALAMURUGAN, S/O Thiru - RAMAN.

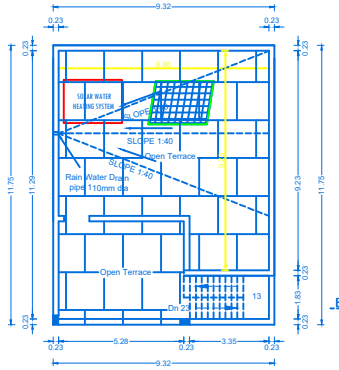


ELEVATION

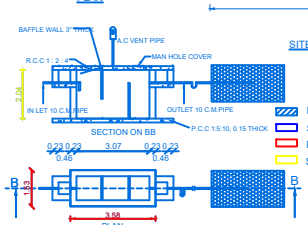
SECTION ON AA



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

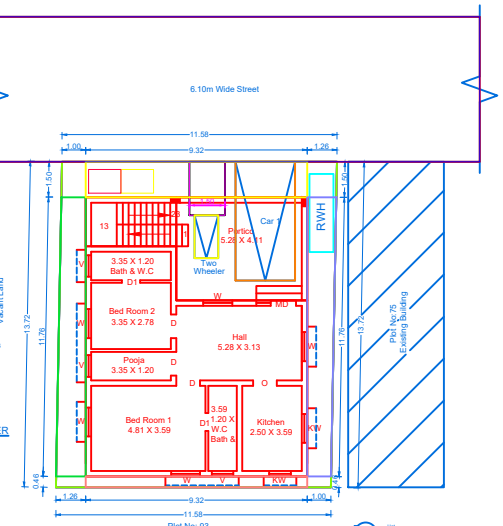


SECTION OF RAIN WATER COLLECTION TANK

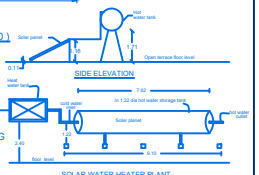


PLAN

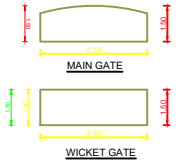
SEPTIC TANK AND TRENCH & U TRAP ADOPTED



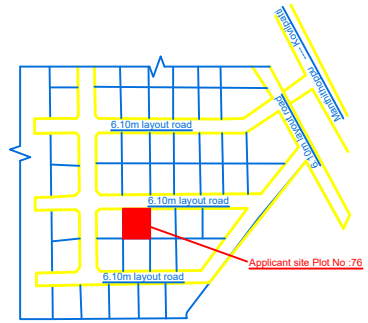
SITE PLAN (SCALE 1:100)



FOR OFFICE USE



Dr.SENNAKESAVAN NAGAR, MANTHITHOPPU VILLAGE



KEY PLAN

PLAN INFO
PLOT_AREA_M2=158.92
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=6.10
ROAD_LENGTH=250.00
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 13.72
AVG_PLOT_WIDTH= 11.58
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_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
AS_AT_SITE=158.76
FMB_OR_PLR=158.76
AS_PER_DOCUMENT=158.76
TALUK=KOVILPATTI
SURVEY_NO=99/49A1A1A1 PART
PATTA_NO=796
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=9.14
PLOT_NO=76
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



STAIR CASE DETAIL

JOINERIES

MD	-	MAIN DOOR	- 1.07 X 2.13
D	-	DOOR	- 1.00 X 2.13
D1	-	DOOR	- 0.76 X 2.13
O	-	OPEN	- 1.00 X 2.13
W	-	WINDOW	- 1.22 X 1.22
K.W	-	KITCHEN WINDOW	- 1.22 X 0.91
K.W1	-	KITCHEN WINDOW	- 0.91 X 0.61
V	-	VENTILATOR	- 0.91 X 0.61

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } FLOOR AREA IN G.F = 77.76 sq.mt.

TOTAL F.A = 77.76 sq.mt.

Floor area above 75 sq.m and upto 100 sq.m = 1 car space for every 2 dwelling units and 1 Two wheeler space for every dwelling unit

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

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA / PLOT AREA	= 109.51 / 158.92	0.69	2.00

AREA DETAILS

AREA DETAIL	SQ.FT	SQ.MT
AREA OF SITE	1710.00	158.92
GROUND FLOOR		
AREA OF BUILDING	836.70	77.76
AREA OF STAIRCASE	84.47	7.85
AREA OF PORTICO	257.16	23.90
AREA OF OPEN TO SKY	531.67	49.41

APPLICANT

Er T MUTHUKUMAR DCE
Registered Engineer GradeIII
Reg No KPY 2022/35
VANI CONSTRUCTIONS
12-10/C3 Pasuvanthanal Road
Kovilpatti 628 501
Cell 95666 96765

Note : Plan only

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.