Verified RealEstate™

REFERENCE
19/2024-2025

ISSUED
10 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.

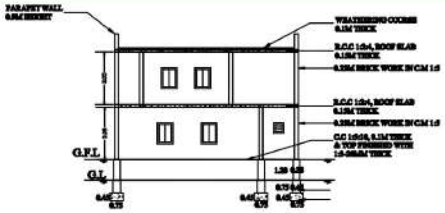
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

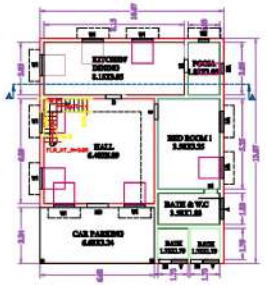


FRONT ELEVATION

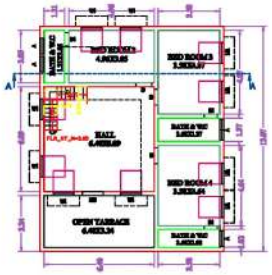


SECTION ON "AA"

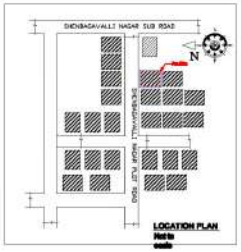


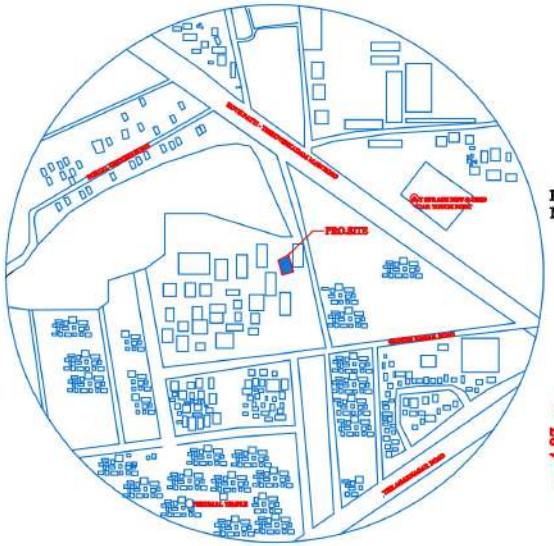


GROUND FLOOR PLAN

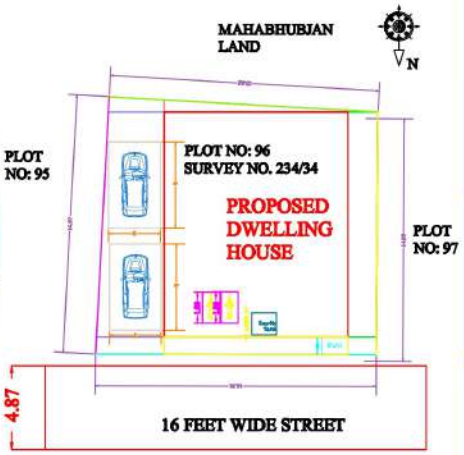


FIRST FLOOR PLAN

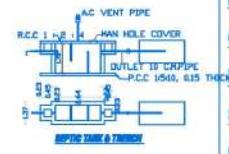


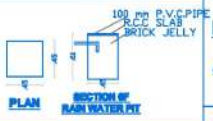


TOPO PLAN - 500 m Radius
(9.178775, 77.860961)



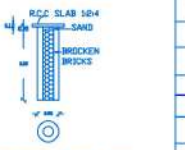
SITE PLAN

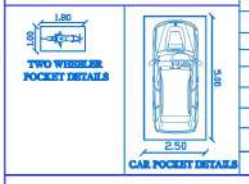












PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RESIDENCIAL GROUND FLOOR & FIRST FLOOR BUILDING IN SY.NO- 234/34, PLOT NO:96, AT SENBAGAVALLI NAGAR,ALAMPATTI VILLAGE AND INAMMANIYACHI PANCHAYAT, KOVILPATTI UNION, THOOTHUKUDI.

Applicant: Mrs. A.LAKSHMI W/O: Mr. ALAGUPANDIAN

SCALE: 1cm = 1.0m
ALL DIMENSIONS ARE IN METER

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	278.92	1.20	2.00
PLOT AREA	231.81		

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED = FLOOR AREA IN G.F = 139.46 sq.mt. + FLOOR AREA IN F.F = 139.46 sq.mt. TOTAL B.A = 278.92 sq.mt.

1 car & 1 two wheeler space Every 100 sq.mt Here F.A above 100 sq.mt.

TOTAL No.of Car and Bike Pockets to be Provided = 278.92 /100 =2.79

REFERENCE

DESCRIPTION	SQ.M	SQ.FT
AREA OF SITE	231.81	2494.36
PRO. CONS. AREA IN G.F	139.46	1501.14
PRO. CONS. AREA IN F.F	139.46	1501.14
TOTAL AREA	278.92	3002.28
OPEN AREA	92.35	994.04

COLOR INDEX

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

SCHEDULE OF JOINERIES

S	SHUTTER	2.44 x 2.44
S1	SHUTTER	1.72 x 2.44
D	DOOR	0.76 x 2.44
E.D	EXIT DOOR	1.22 x 2.44
W	WINDOW	1.52 x 1.52
V	VENTILATOR	0.91 x 0.60

PLAN INFO
PLOT_AREA_M2=231.81
AS_AT_SITE=231.81
PMB_OR_PLR=231.81
AS_PER_DOCUMENT=231.81
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
SURVEY_NO=234/34
PATTA_NO=217
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.67
ROAD_WIDTH=4.87
ROAD_LENGTH=10.67
AVG_PLOT_DEPTH= 14.53
AVG_PLOT_WIDTH= 15.96
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=96
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=EWS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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

APPLICANT SIGNATURE

Er. M. Nishanth, M.E(Struct)., Licensed Surveyor, Reg. No. 137/LS/2021/00006 Kulanthai Jesu Construction, 1/194, Pasuvanthanai Road, Near Kamanayakkanpatti, Thoothukudi - 628720.

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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.