Verified RealEstate™

REFERENCE
2/2024-25

ISSUED
22 June 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.

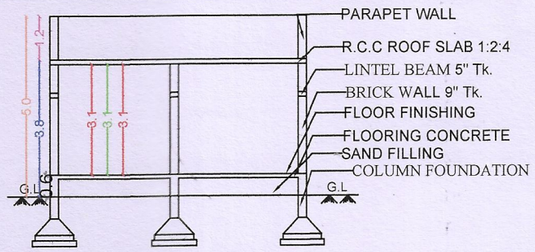
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

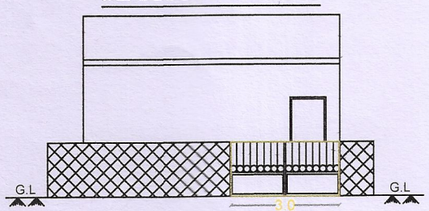
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING IN PLOT NO:E-88, SURVEY NO:480/1A1A1A, 480/1A1A4, WARD NO:01, AT SRI KRISHNA NAGAR "E" TYPE, MELA TIRUCHENDUR VILLAGE PANCHAYAT, TIRUCHENDUR PANCHAYAT UNION, TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT.

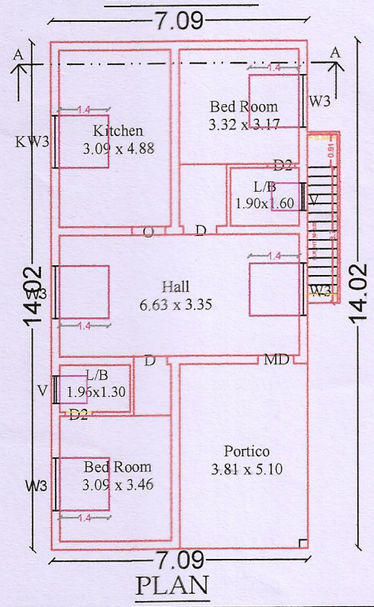
Applicant Name: Mr.S.Arulkumar, S/o Mr.N.Suyambulingam



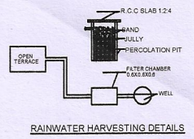
SECTION ON A-A



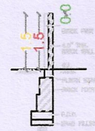
ELEVATION



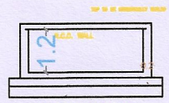
PLAN



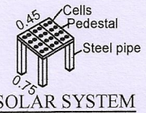
RAINWATER HARVESTING DETAILS



COMPOUND WALL DETAIL

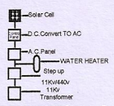


RWH_CAPACITY_L=5000LTRS

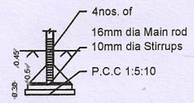


SOLAR SYSTEM

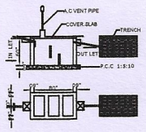
NOT TO SCALE



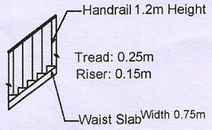
SOLAR PHOTO VOLTAIC PANELS SYSTEM FLOW DIAGRAM



COLUMN FOOTING DETAILS



SEPTIC TANK DETAILS



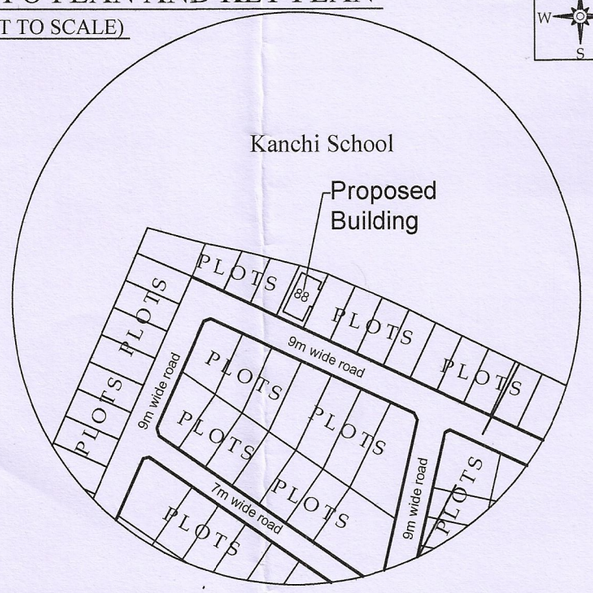
Staircase Details

PLAN INFO
PLOT_AREA_M2=157.84
CRZ=NO
SECURITY ZONE=NO
ROAD_WIDTH=9.00M
AREA_TYPE=OTHERS
MIN_PLOT_DEPTH=16.90M
MIN_PLOT_WIDTH=9.00M
LAND_USE_ZONE=RESIDENTIAL
DISTRICT=THOOTHUKUDI
JURISDICTION_TYPE=MUNICIPAL
SINGLE_FAMILY_BLDG=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
OCCUPANCY=RESIDENTIAL(INDIVIDUAL RESIDENCE)

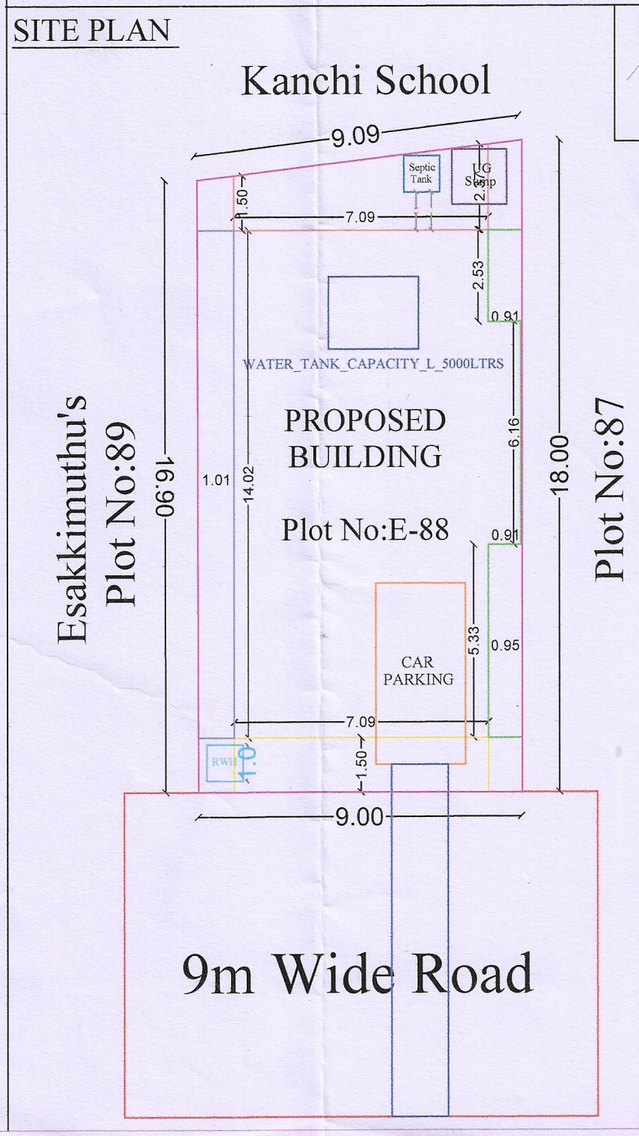
OSR_APPLICABLE=NO
TALUK=TIRUCHENDUR
AS_AT_SITE=157.84
FMB_OR_PLR=157.84
AS_PER_DOCUMENT=157.84
ROAD_LENGTH=100.00M
AVG_PLOT_DEPTH=16.90M
AVG_PLOT_WIDTH=9.00M
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
PATTA_NO=2501, 2456
PLOT_NO=E-88
SURVEY_NO=480/1A1A1A, 480/1A1A4

TOPO PLAN AND KEY PLAN

(NOT TO SCALE)



SITE PLAN



All Dimensions are in Metre

AREA STATEMENT	SQ.FT	SQ.M
AREA AS PER DOCUMENT	1698.99	157.84
PATTA/FMB AREA	1698.99	157.84
SITE AREA	1698.99	157.84
PROPOSED GROUND FLOOR AREA	1115.92	103.71
VACANT LAND AREA	583.07	54.19

FSI ---------- 0.656

Plot Coverage ---------- 65.68%

REFERENCE		COLOUR CODE	
MainDoor - M.D - 1.00m x 2.10m		SITE BOUNDRY	
Door - D - 0.91m x 2.10m		PROPOSED CONSTRUCTION	
Door - D2 - 0.76m x 2.10m		ROAD	
Window - W2 - 1.00m x 1.37m		COMMON PATH	
Window - W3 - 1.45m x 1.37m		RAINWATER SOAKPIT	
K.Window - KW3- 1.45m x 1.37m			
Ventilator - V - 0.91m x 1.00m			

APPLICANT SIGNATURE

S.Arul Kumar

LICENSED SURVEYOR

Er.K.Narayanan, B.E., M.I.S.T.
VIVEGA CONSTRUCTIONS
Licensed Surveyor & Dist. Panel Engineer
Reg.No.D.Dis:C1/29019/01
34, Kamaraj Road,
Tiruchendur 628 215
Ph: 245064, Cell: 98421 45064

OFFICE USE

VIVEGA CONSTRUCTIONS
DRAWN BY: V.RENUKA

6443/01.03.2024

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
3/350/2 Mettukuppam,
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.