Verified RealEstate™

REFERENCE
03/2024-25

ISSUED
05 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.

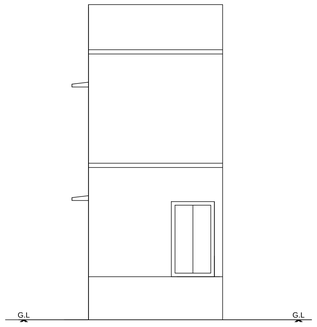
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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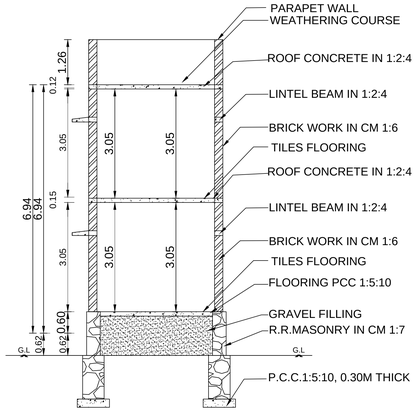
DIGITALLY VERIFIED RECORD

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE IN AYANSENGALPADAI VILLAGE SURVEY NO- 655/24, AT AYANSENGALPADAI VILLAGE & PANCHAYAT, VILATHIKULAM UNION & TALUK, THOOTHUKUDI DISTRICT.

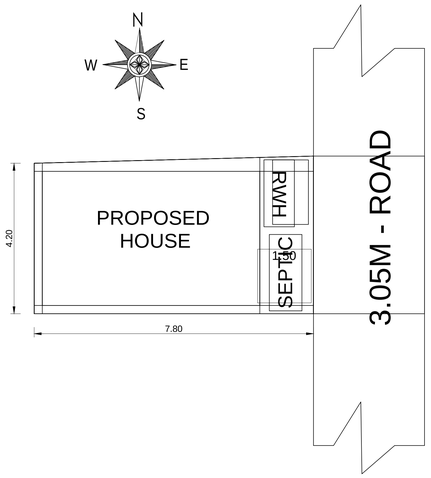
## APPLICANT'S NAME : Mr.V.MUTHURAJ S/o. Mr.VELSAMY

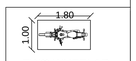



**ELEVATION**

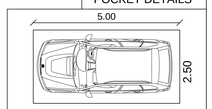



**SECTION ON - AA**




TWO WHEELAR POCKET DETAILS




CAR POCKET DETAILS

ALL DIMENSIONS ARE IN METRE
SCALE 1:100

| FSI DETAILS | | PROPOSED | PERMISSIBLE |
|---|---|---|---|
| TOTAL PLINTH AREA | 45.525 | 1.36 | 2.00 |
| PLOT AREA | 33.54 | | |

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F = 143.21 sq.mt.
FLOOR AREA IN F.F = 143.21 sq.mt.

TOTAL F.A BELOW 150 sq.mt. = 1 CAR PARKING

| PARKING REQUIRED :- | | PARKING PROVIDED :- | |
|---|---|---|---|
| NO. OF CAR POCKETS | : 0 No | NO. OF CAR POCKETS | : 0 No |
| NO. OF BIKE POCKETS | : 1 No | NO. OF BIKE POCKETS | : 1 No |

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

## AREA DETAILS

| AREA | SQ.MT. | SQ.FT. |
|---|---|---|
| AREA OF SITE (Super Imposed) | 33.54 | 361.02 |
| GROUND FLOOR | 22.76 | 245.02 |
| PORTICO AND STAIR AREA | | |
| FIRST FLOOR | 22.76 | 244.99 |
| BALCONY /STAIR AREA | 0.00 | 0.00 |
| AREA OF OPEN TO SKY | 10.78 | 116.00 |

## JOINERY DETAILS

| SYMBOLS | DESCRIPTION | SIZES |
|---|---|---|
| M.D | MAIN DOOR | 1.20 x 2.10 |
| D | DOOR | 1.00 x 2.10 |
| D1 | DOOR | 0.76 x 2.10 |
| W | WINDOW | 1.50 x 1.50 |
| W1 | WINDOW | 1.20 x 1.20 |
| W2 | WINDOW | 0.91 x 1.20 |
| V | VENTILATOR | 0.91 x 0.61 |

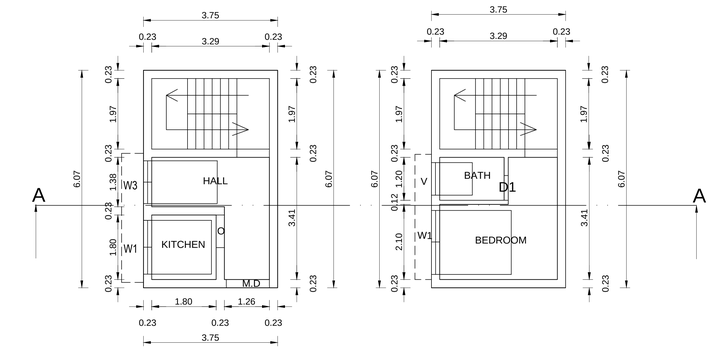
NOTE:
TO PROVIDE RAIN WATER HARVESTING ARRANGMENTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN

APPLICANT

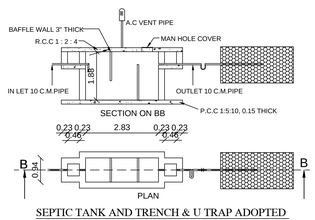
Er.R.SRINIVASAN @ MARIKANNAN, B.E.,
Registered Engineer - Grade-II
Regn. No-137/LS/2022/00028
**Rayar Construction and Consultants**
No.2/92, Sivan Kovil Street,
Nagalapuram - 628904
Contact: 94880-68387, 90870-53581
email: rayarconstruction2k18@gmail.com

REGISTERED ENGINEER

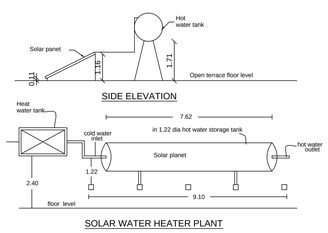
PLAN INFO
PLOT_AREA_M2=33.54
AS_AT_SITE=33.54
FMB_OR_PLR=33.54
AS_PER_DOCUMENT=33.54
DISTRICT=THOOTHUKUDI
TALUK=VILATHIKULAM
SURVEY_NO=655/24
PATTA_NO=161
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=4.40
ROAD_WIDTH=3.05
ROAD_LENGTH=4.40
AVG_PLOT_DEPTH= 7.80
AVG_PLOT_WIDTH= 7.80
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NO
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FS1_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
JURISDICTION_TYPE=MUNICIPALITY
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



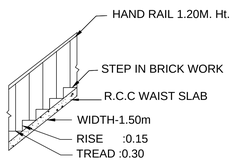

**GROUND FLOOR PLAN** **FIRST FLOOR PLAN**



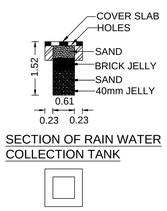

SEPTIC TANK AND TRENCH & U TRAP ADOPTED




SOLAR WATER HEATER PLANT

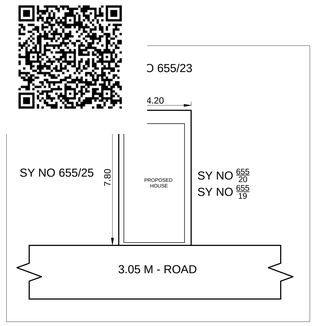



***STAIR DETAIL***




SECTION OF RAIN WATER COLLECTION TANK

PLAN




**LOCATION PLAN**
Scale 1:400

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.