Verified RealEstate™

REFERENCE
43/2024-2025

ISSUED
31 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.

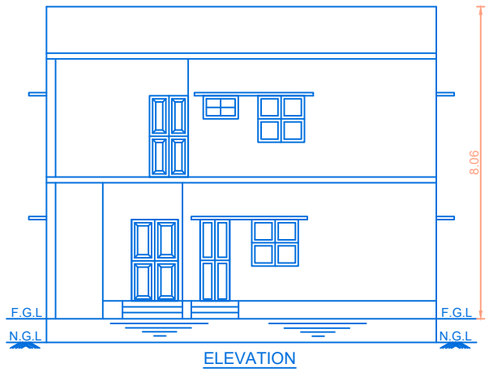
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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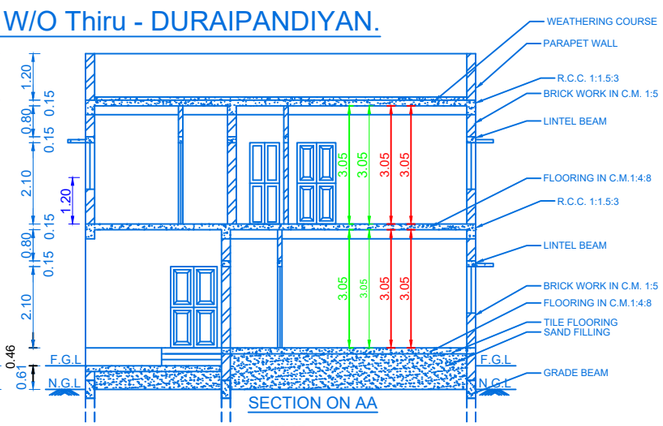
DIGITALLY VERIFIED RECORD

# THE PLAN SHOWING PROPOSED CONSTRUCTION OF A DWELLING HOUSE IN GROUND FLOOR AND FIRST FLOOR, SURVEY NO: 81/72,73,75, PLOT NO: 18,19,20, G.K.S LAKSHMI NAGAR PHASE - 1, INAMMANIYACHI VILLAGE AND PANCHAYAT, KOVILPATTI PANCHAYAT UNION AND TALUK, THOOTHUKUDI DISTRICT.

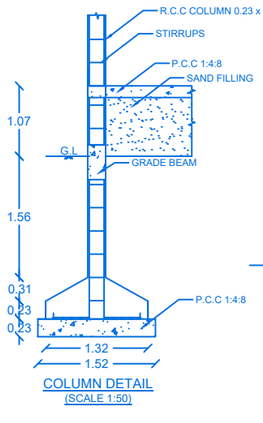
## NAME OF THE APPLICANT: Tmt - D.GOWRI, W/O Thiru - DURAIPANDIYAN.



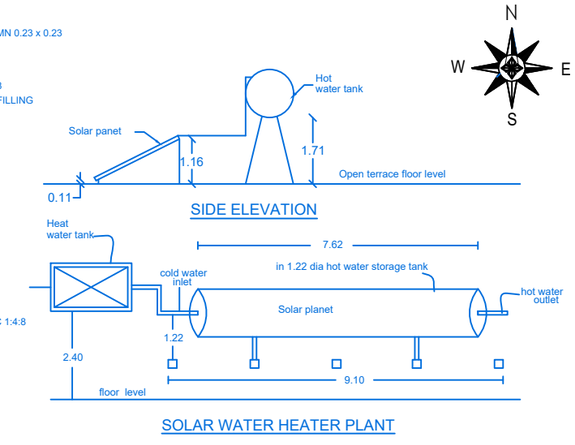

ELEVATION




SECTION ON AA

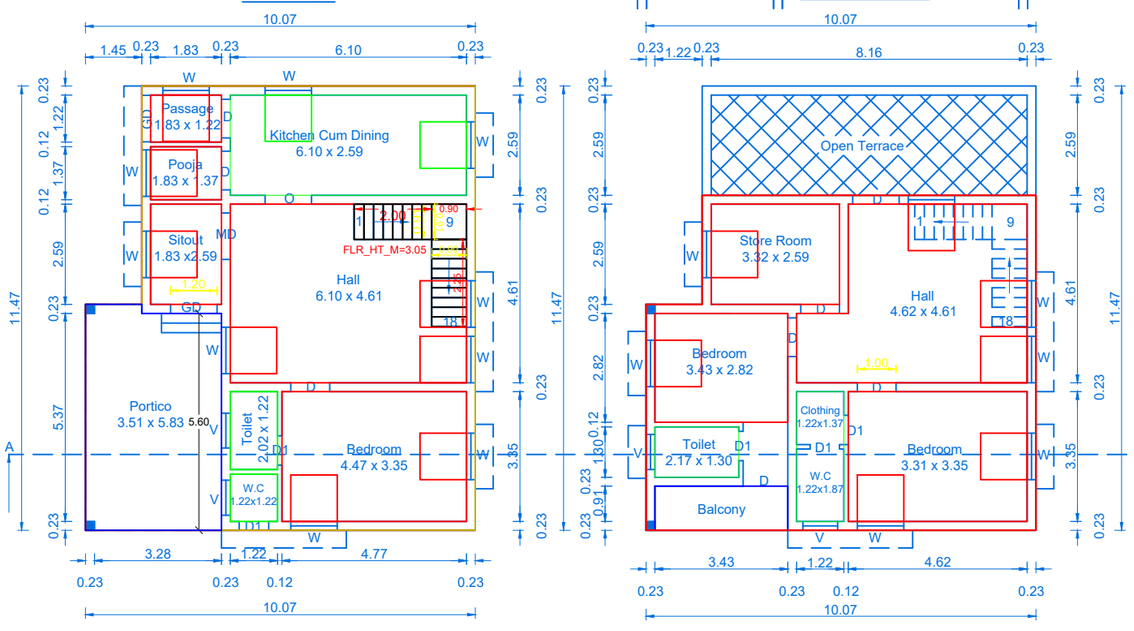



COLUMN DETAIL
(SCALE 1:50)




SIDE ELEVATION

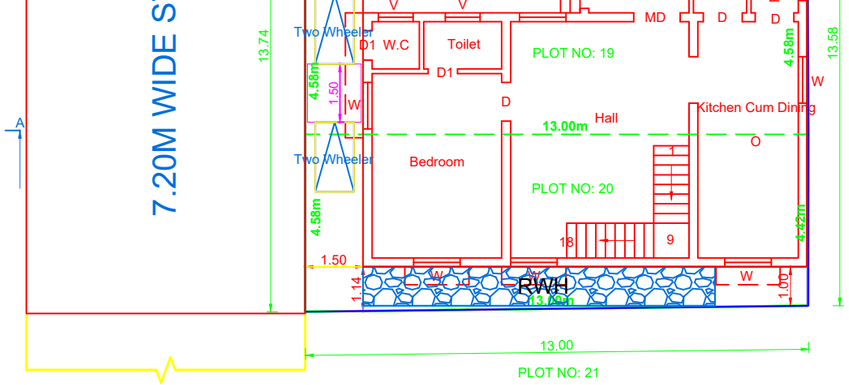
SOLAR WATER HEATER PLANT



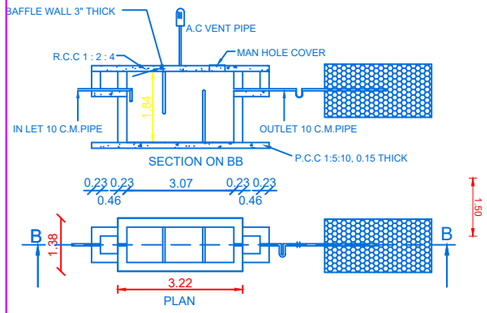

GROUND FLOOR PLAN



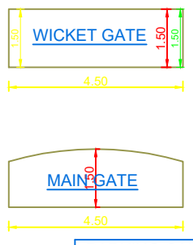

FIRST FLOOR PLAN

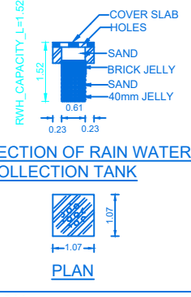



SITE PLAN
SCALE 1:100

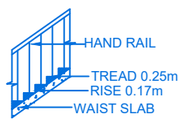



SEPTIC TANK AND TRENCH & U TRAP ADOPTED

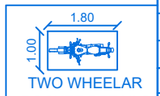


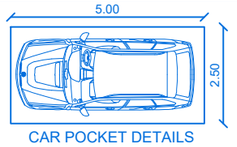

SECTION OF RAIN WATER COLLECTION TANK




STAIR CASE DETAIL




TWO WHEELAR POCKET DETAILS




CAR POCKET DETAILS

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

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

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

### JOINERY DETAILS

| SYMBOLS | DESCRIPTION | SIZES |
|---|---|---|
| G.D | GRILL DOOR | 1.20 x 2.10 |
| 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 | 1.20 x 1.20 |
| V | VENTILATOR | 0.90 x 0.60 |

### AREA DETAILS

| AREA | SQ.MT. | SQ.FT. |
|---|---|---|
| AREA OF SITE (Super Imposed) | 177.42 | 1909.75 |
| AREA OF PLINTH IN G.F | 87.34 | 940.13 |
| AREA OF PORTICO IN GF | 19.99 | 215.17 |
| AREA OF PLINTH IN F.F | 83.02 | 893.63 |
| AREA OF OPEN TO SKY | 70.09 | 754.45 |

### PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F = 87.34 sq.mt.
FLOOR AREA IN F.F = 83.02 sq.mt.
TOTAL F.A =170.36 sq.mt.

TOTAL F.A above 170.36 sq.mt. = 1 car space Every 100 sq.mt

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

| FSI DETAILS | | PROPOSED | PERMISSIBLE |
|---|---|---|---|
| TOTAL PLINTH AREA | 190.35 | 1.07 | 2.00 |
| PLOT AREA | 177.42 | | |

## FOR OFFICE USE

PLAN INFO
PLOT_AREA_M2=177.42
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=7.20
ROAD_LENGTH=250.00
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 12.99
AVG_PLOT_WIDTH= 13.66
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=
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
AS_AT_SITE=177.42
FMB_OR_PLR=176.00
AS_PER_DOCUMENT=177.42
TALUK=KOVILPATTI
VILLAGE=INAMMANIYACHI
SURVEY_NO=81/72,73,75
PATTA_NO=3624,3635,3645
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=13.74
PLOT_NO=18,19,20
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

APPLICANT

Er. R. Anish Raj B.E.,
Register Engineer - Grade II,
Lic. : RE - II / TDDTCP / January 01 / 2024
Ganga Builders,
D.No : 650 E, Velan Complex,
Thoothithoppu Road, KOVILPATTI - 628 502.
Cell : 94422 54415, 75049 84289

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.