Verified RealEstate™

REFERENCE
1/ 2024 - 2025

ISSUED
25 November 2024

PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

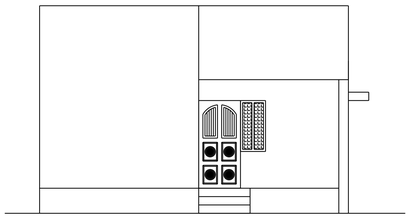
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

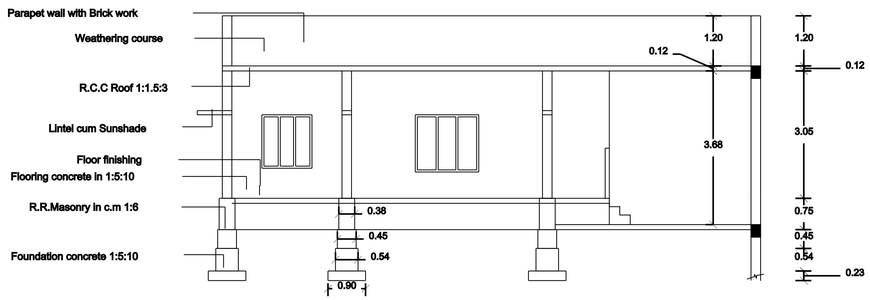
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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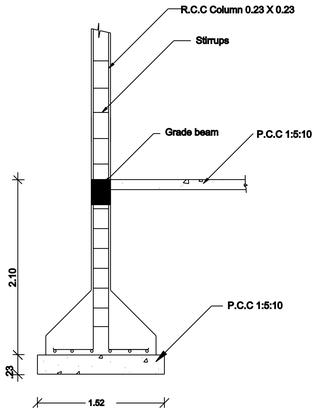
DIGITALLY VERIFIED RECORD



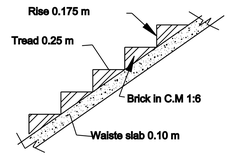
ELEVATION



SECTION ON AB



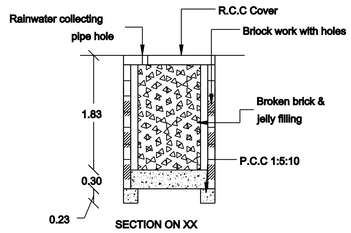
COLUMN DETAIL



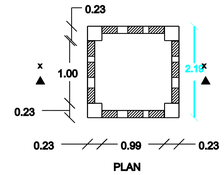
STAIR DETAILS

NOTE :-

All dimension are metre
Waste water to be used in garden.
Rain water Harvest well provided in site.
Exhaust fan provided in kitchen
Chimney to be provided over the kitchen
Cantilever open staircase provided
Solar system water tank to be provided.
'U' Traps provided in septictank
prevent curb breeding of mosquitoes.
EF - Exhaust fan proved



SECTION ON XX



PLAN

RAINWATER HARVEST WELL

RWH_CAPACITY_L = 2000LTRS

Tamilnadu Combined Development & Building Rules - 2019			
Rule 35, Non-high rise building Parking Annixure -IV, Rule 38(4) & 39(6)	Height of the building less then 7m, above 9 m width		
Setback	Required	Available	OK
Front	1.5 m	2.52 m	OK
Side(east)	1.0 m	1.0 m	OK
Side(west)	1.0 m	1.0 m	OK
Rear	Nil	1.0 m	OK
FSI	2.0	0.535	OK
Car Park/ Two wheller	0/1	0/1	OK

PARKING CALCULATION FOR HOUSE BUILDING

Floor area between 50 Sq.m and 100 Sq.m - 1 Two Wheeler Space

(1 Two Wheeler Space 1.80 x 1.0 m)

Building area GF (excluding portico) = 76.06 Sq.m

Required - 1 Two Wheeler Space

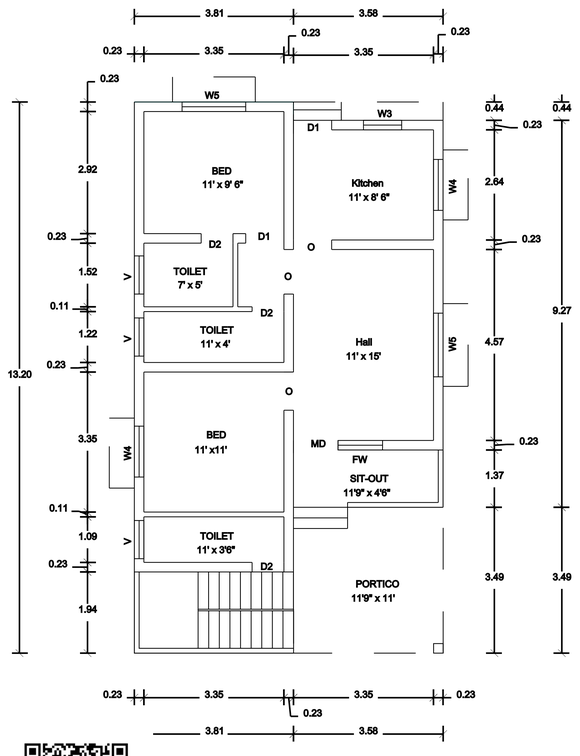
Available - 1 Two Wheeler Space

FLOOR SPACE INDEX

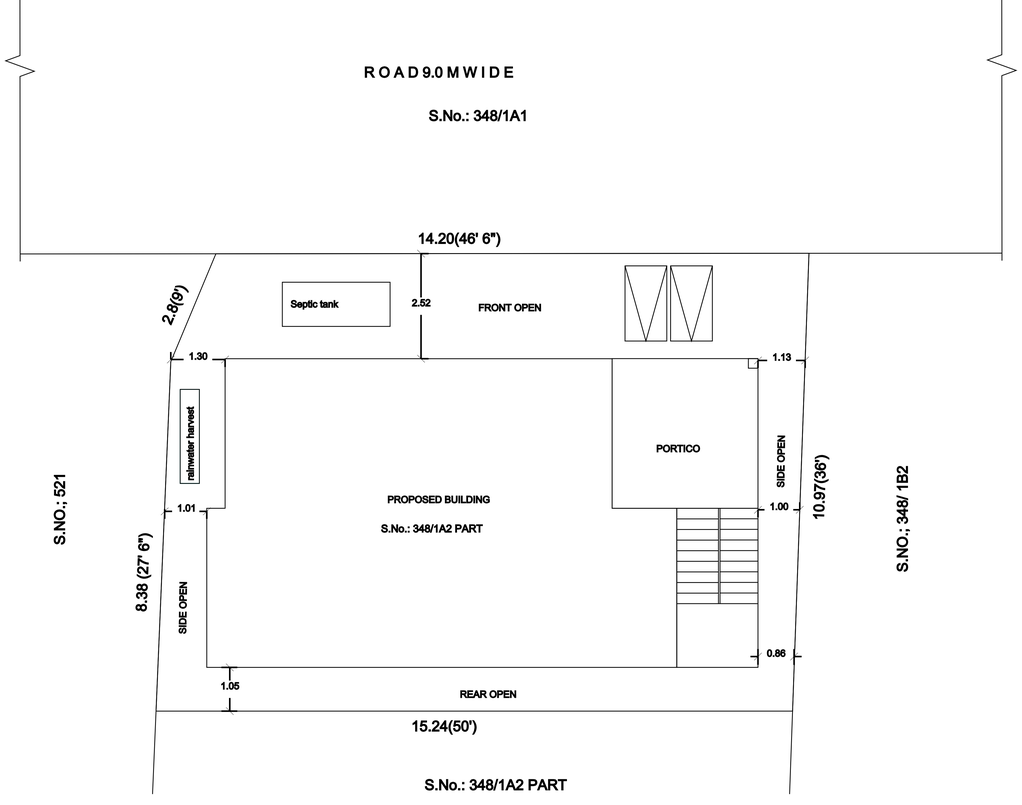
TOTAL FLOOR AREA / SITE AREA
88.58 / 165.34 < 2.00

0.535 < 2.00

HENCE OK



PLAN



SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTAIL BUILDING BEARING S.NO.: 348/ 1A2 PART, MARUTHANVALVOO VILLAGE AND PANCHAYAT, OTTAPIDARAM PANCHAYAT UNION,THOOTHUKUDI DISTRICT.

AREA DETAILS	SQ.M	SQ.FT
APPLICANT SITE AREA	162.00	1742.40
PROPOSED GROUND FLOOR BUILDING AREA	88.58	953.48
PROPOSED GROUND FLOOR PLINTH AREA	76.06	818.71
PROPOSED PORTICO AREA	12.52	134.77
OPEN SPACE	73.42	788.92

JOINERIES		
D	DOOR	1.00 X 2.10
D1	DOOR	0.91 X 2.10
D2	DOOR	0.75 X 2.10
W5	WINDOW	1.52 X 1.37
W4	WINDOW	1.22 X 1.37
W3	WINDOW	0.91 X 1.37
V	VENTILATOR	0.91 X 0.61

COLOUR REFERENCE	
SITE	
EXISTING	
PROPOSED	
ROAD,STREET	

A.KUMAR RAJAKUMAR,DCE,,BE
IRO Building Designs
Registered Engineer Grade - III
Reg.NO:138/LS/2022/00043
1st floor Velautham yadav complex
Teacher's colony Main ,Thoothukudi-8
Mobil: 9003581035 , 9944656838

Applicant

Registered Engineer

BEMMAN PLAN & 3D
A Computer Solution of Home Building
• Single window DCR PLAN • Valuation& Estimate
• LPA Single Window System & Drawing • Front Elevation
#A-4, M.R(STR) Complex, Kottur Road,
Palayamkottai,Tirunelveli - 627002
e-mail: bemmenofficerlce@gmail.com
94431 72043

approval ottapidaram 11-3-24(1)

Jun. 10, 24

SCR NO.:

DATED :

Do Rainwater harvest at house

Save The planet : Plant A tree ! Get Rain water !!

BEMMAN PLAN & 3D

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.