Verified RealEstate™

REFERENCE
46/2024-2025

ISSUED
26 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

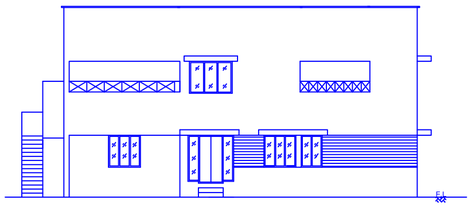
hello@verified.realestate
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DIGITALLY VERIFIED RECORD

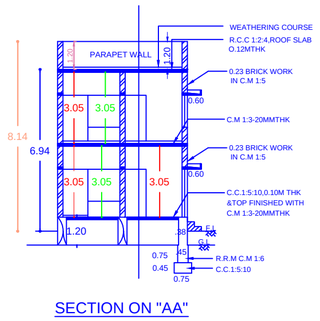
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A DWELLING HOUSES IN GROUND FLOOR AND FIRST FLOOR IN PLOT No:8, OF APPROVED LAYOUT IN

ந / அ / இ எண் :1408/91, SURVEY Nos:574/19 & 574/20, AT "MEENAKSHI NAGAR" , PANDAVARMANGALAM VILLAGE AND PANCHAYAT, KOVILPATTI UNION, THOOTHUKUDI DISTRICT.

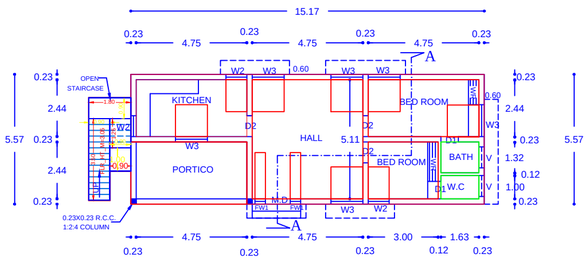
BUILDING OWNER : Smt.K.ABIRAMI W/o.Thiru.KARTHIKRAJ



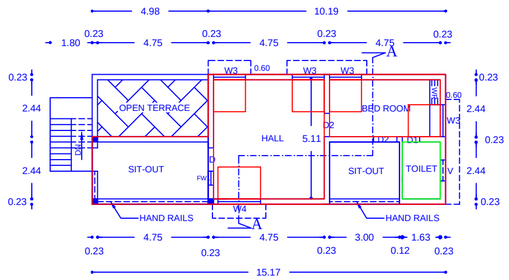
FRONT ELEVATION



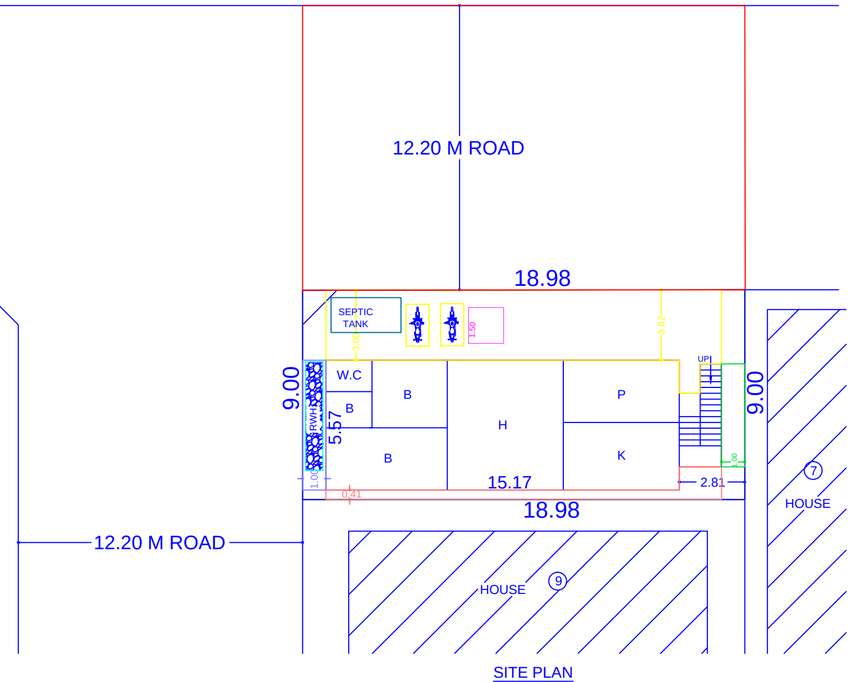
SECTION ON "AA"



GROUND FLOOR PLAN

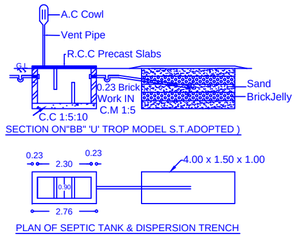


FIRST FLOOR PLAN



SITE PLAN

SCALE : 1:100

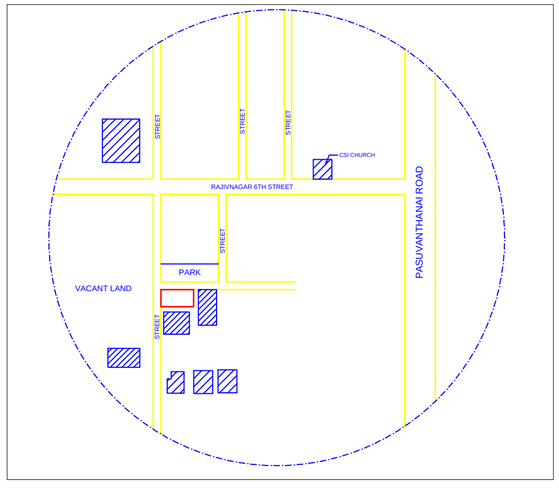


SECTION ON"BB" 'U' TROP MODEL S.T.ADOPTED)

PLAN OF SEPTIC TANK & DISPERSION TRENCH

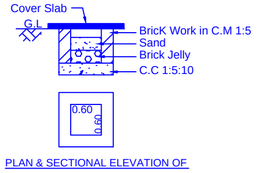


STAIRCASE SECTION



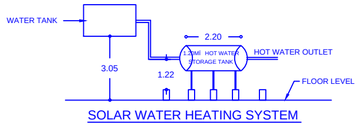
KEY PLAN

NOT TO SCALE



PLAN & SECTIONAL ELEVATION OF RAIN WATER HARVESTING

SCALE : 1:50



SOLAR WATER HEATING SYSTEM

SWHS DETAILS

TOTAL NO OF PERSONS = 10
ASSUME 10 PERSONS STAYING IN HOUSE PER DAY
WATER CONSUMPTION AT 60/LIT/PERSON/DAY
TOTAL CONSUMPTION = 10x60=600Lits

LEGENDS

SITE BOUNDARY	
PROPOSED CONSTRUCTION	
EXISTING BUILDINGS	
EXISTING ROADS	

JOINERY SCHEDULE

GATE	1.00 x 2.06
M.D- MAIN DOOR	1.06 x 2.06
D-DOOR	1.00 x 2.06
D1-DOOR	0.75 x 2.06
D2-DOOR	1.00 x 2.06
W2-WINDOW	0.90 x 1.37
W3-WINDOW	1.37 x 1.37
W4-WINDOW	1.83 x 1.37
FWI- FRANCH WINDOW	0.60 x 1.98
V-VENTILATOR	0.90 x 0.60

PLAN INFO
AS_PER_DOCUMENT=170.603
PLOT_AREA_M2= 170.60
PLOT_NO=8
SURVEY_NO=574/19,574/20
PATTA_NO=6710
FMB_OR_PLR= 170.60
AS_AT_SITE = 170.60
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=18.98
ROAD_WIDTH=12.20
ROAD_LENGTH=18.98
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 18.98
AVG_PLOT_WIDTH= 9.00
LAND_USE_ZONE =RESIDENTIAL
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
RWH_DECLARED=YES
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
JURISDICTION_TYPE=RURAL PANCHAYAT
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO

PARKING CALCULATION:

NO.OF CAR & TWO WHEELER POCKETS PROVIDED } = TOTAL FLOOR AREA / 75M²

PARKING PROVIDED = 142.40 / 75M² = 1.90

FLOOR AREA ABOVE 75 SQM
(ONE CAR SPACE FOR EVERY75 SQM)

NO.OF CAR POCKETS : Nil.

NO.OF TWO WHEELER POCKETS : 2 Nos.

FSI DETAILS	PROPOSED	PERMISSIBLE
FSI = TOTAL PLINTH AREA / SITE AREA = 142.40 / 170.603 = 0.834	0.83	2.00

AREA STATEMENT

	SQ.M	SQ.FT
SITE AREA	170.603	1836.375
PROPOSED CONST.IN.G.F	71.20	766
PORTICO & STAIR	20.18	217
PROPOSED CONST.IN.F.F	48.75	524
SIT-OUT IN.F.F	22.45	241
OPEN TO SKY	79.223	853.375



CAR POCKET DETAILS

TWO WHEELER POCKET DETAILS

CERTIFICATE
CERTIFY THAT ALL THE PARTICULARS SHALL BE MADE TO PROVIDE RAINWATER HARVESTING ARRANGMENTS IN THE PROPOSED CONSTRUCTION AS PER PLAN

MODERN ENGINEERING CONSTRUCTIONS
ARCHITECTS ENGINEERS SURVEYORS VALUERS
449-A, MAIN ROAD, KOVILPATTI-628501,TAMILNADU,INDIA
T:+91 46322 20868 F:+91 46322 21868 M:+91 94431 21868
EMAIL: MODERNEC@YAHOO.COM WEBSITE: MODERNGROUPS.NET

Er. R. SOUNDARAPANDI, D.C.E., B.Tech.,
Engineers - Grade III - RE,
Regn No. 137 / LS / 2019 / 00002.
MODERN ENGINEERING CONSTRUCTIONS
449-A, Main Road KOVILPATTI - 628 502.
Ph 04632-221868 Cell : 94431 21868

ENGINEER | APPLICANT

TITLE: APPROVAL DRAWING

FILE	DATE
MEC_24.027	09.02.2024

PCH	REV	DRY	DRN
A	01	RS	P.S

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.