PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

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

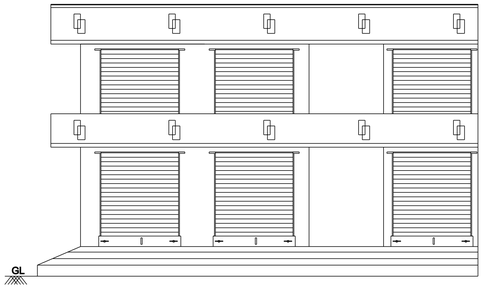
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

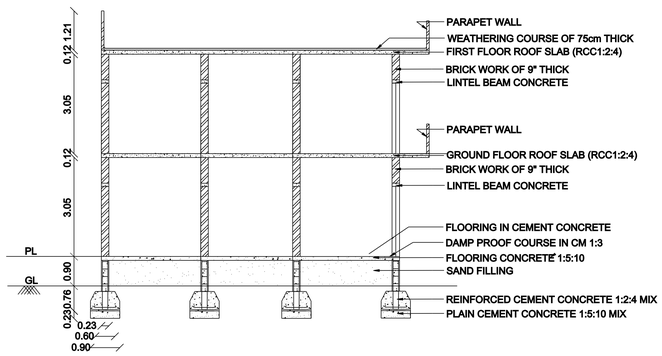
hello@verified.realestate
+91 9996 12 9996
verified.realestate

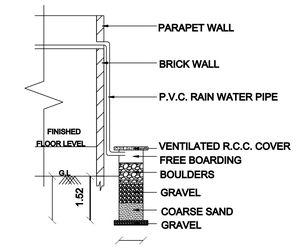
PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF FIRST FLOOR COMMERCIAL BUILDING ABOVE DOOR NOs: 68,68/1,68/2, 68/3 & 68/4 IN SURVEY NO: 61(274/6), NADUKADAI ROAD,WARD NO: 7, KALANKUDIERUPPU VILLAGE, SELECTION GRADE TOWN PANCHAYAT,UDANGUDI,TIRUCHENDUR TALUK, THOOTHUKUDI DISTRICT

NAME OF APPLICANT : Mrs. J. SHOBIA DEVAKANI, W/o. JAMES AUGUSTINE



ELEVATION

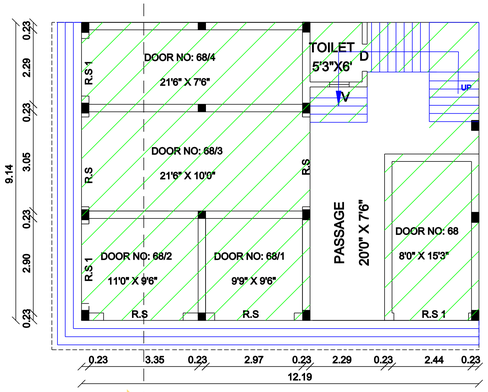




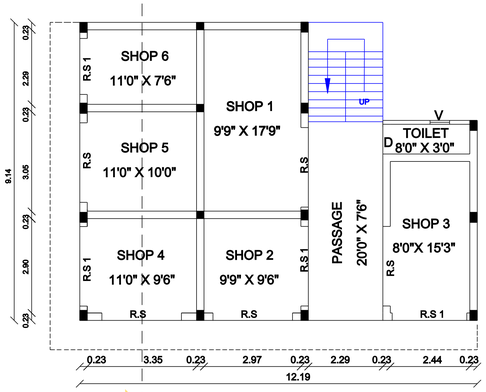
RAIN WATER HARVESTING (RWH) SYSTEM



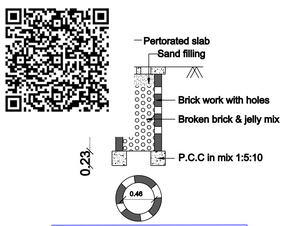
KEY PLAN
SCALE 1: 5000



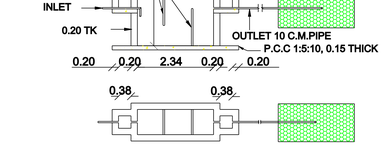
EXISTING GROUND FLOOR PLAN



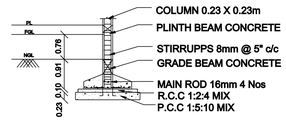
PROPOSED FIRST FLOOR PLAN



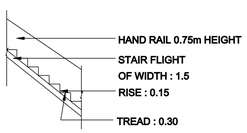
PERCOLATION PIT FOR 30 Sq. m.
SCALE 1: 50



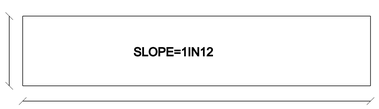
SEPTIC TANK & TRENCH



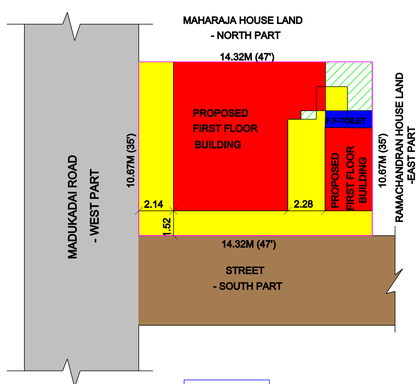
TYPICAL SECTION OF R.C.C COLUMN FOUNDATION



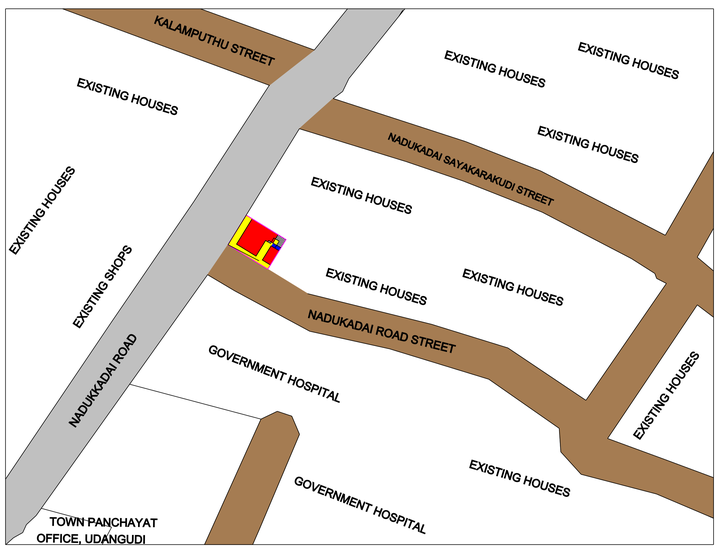
STAIRCASE DETAIL



RAMP SLOPE



SITE PLAN
SCALE 1: 200



LOCATION PLAN (SCALE 1: 1000)

REFERENCE

AREA DETAILS :

INDEX	AREA STATEMENT	SQ.M	SQ.FT
	SITE AREA	152.82	1645.00
	EXISTING GROUND FLOOR DOOR NO: 68,68/1,68/2,68/3 & 68/4 (INCLUDE STAIRCASE)	94.12	1013.10
	PROPOSED FIRST FLOOR (6 SHOPS INCLUDE STAIRCASE)	88.01	947.33
	PROPOSED FIRST FLOOR TOILET	3.04	32.72
	OPEN SPACE	58.70	631.90
	STREET		
	ROAD		

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
R.S	ROLLING SHUTTER	2.44 X 3.05
R.S 1	ROLLING SHUTTER	2.15 X 3.05
D	DOOR	0.75 X 2.15
V	VENTILATOR	0.60 X 0.60

NOTE :
ALL DIMENSIONS ARE IN METRE
SCALE 1:100

APPLICANT

J. Shobia Devakani
SIGNATURE

LICENSED SURVEYOR

L.GAYATHRI, B.E.,M.B.A.,
Licensed Surveyor
GAYATHRI CONSTRUCTION
No.9/139A,Thandavankadu Road,
Udangudi - 628203
Cell : 9942313579, 7708553708
ENGINEER

PLAN INFORMATION

PLAN_INFO
SURVEY_NO=274/6
PLOT_NO=0
PATTA_NO=1001
DISTRICT=THOOTHUKKUDI
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.67
PLOT_AREA_M2=152.82
AS_PER_DOCUMENT=152.82
AS_AT_SITE=152.82
FMB_OR_PLR=152.82
ROAD_WIDTH=7.01
ROAD_LENGTH=100
AVG_PLOT_DEPTH=14.32
AVG_PLOT_WIDTH=10.67
AREA_TYPE=CBA
LAND_USE_ZONE=COMMERCIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=0
PREMIUM_FSI_REQUIRED=NO
JURISDICTION_TYPE=PANCHAYAT
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
BLOCK_1_B-SHOP_MEMBER_COUNT=12
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

OFFICE USE

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.