Verified RealEstate™

REFERENCE
2024-2025

ISSUED
26 July 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.

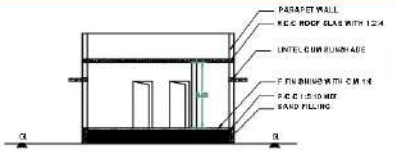
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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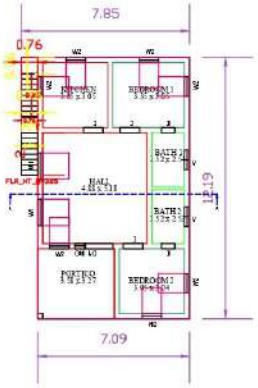
DIGITALLY VERIFIED RECORD



FRONT ELEVATION

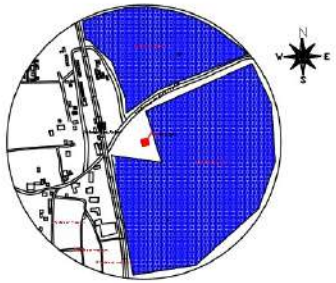


SECTION ON AA

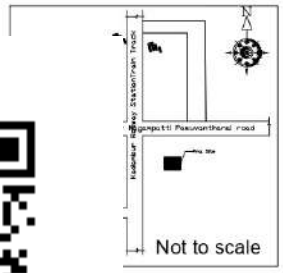


GROUND FLOOR PLAN

Jeyakrishnan Land



TOPO PLAN - 500 m Radius
(9.001321, 77.864777)



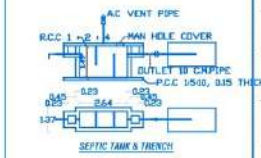
ON PLAN

18.29

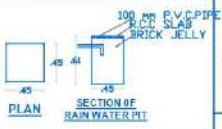
Sankara Narayanan House

20 Feet Sri Ragavendhra Nagar Plot Road

6



SEPTIC TANK & TRENCH

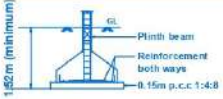


PLAN SECTION OF RAIN WATER PIT

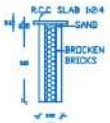


T-TREAD -0.23m
R-RISE -0.18m
WITH OF THE STAIR
HEIGHT OF THE HANDRAILS -0.92m

STAIRCASE DETAILS



TYP.DET.COLUMN FOOTING



PERCOLATION PIT



TWO WHEELAR POCKET DETAILS



CAR POCKET DETAILS

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL GROUND FLOOR BUILDING IN SY.NO- 99/1A1A2 & PLOT NO: 137, At SRI RAGAVENDHRA NAGAR, NAGAMPATTI VILLAGE AND PANCHAYAT , KAYATHAR UNION & TALUK, THOOTHUKUDI.

Applicant: Mr.A.POOVAIYA, S/O. ARUNACHALAM

SCALE: 1cm = 1.0m
ALL DIMENSIONS ARE IN METER

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	90.60	0.51	2.00
PLOT AREA	178.74		

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA = 90.60 sq.mt.
TOTAL B.A = 90.60

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

TOTAL B.A = 90.60 / 100 = 0.90

REFERENCE

DESCRIPTION	SQ.M	SQ.FT
AREA OF SITE	178.74	1923.94
PRO. CONS. AREA	90.60	975.21
OPEN AREA	88.14	948.73

COLOR INDEX

PARTY'S SITE	
PROPOSED BUILDING	
EXG. BUILDINGS	
ROAD AND STREET	

SCHEDULE OF JOINERIES

MD	MAIN DOOR	1.29 x 2.17
D	DOOR	0.91 x 2.17
D1	DOOR	0.61 x 2.17
W1	WINDOW	1.22 x 1.22
W2	WINDOW	0.91 x 1.22
V	VENTILATOR	0.91 x 0.60
GW	GLASS WINGOW	0.46 x 0.60

PLAN INFO
PLOT_AREA_M2=178.74
AS_AT_SITE=178.74
FMB_OR_PLR=178.74
AS_PER_DOCUMENT=178.74
DISTRICT=THOOTHUKUDI
TALUK=KAYATHAR
SURVEY_NO=99/1A1A2
PATTA_NO=1785
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.09
ROAD_WIDTH=6.10
ROAD_LENGTH=10.21
AVG_PLOT_DEPTH=18.335
AVG_PLOT_WIDTH= 9.755
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=137
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=EWS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

PARKING REQUIRED :-	PARKING PROVIDED :-
NO. OF CAR POCKETS : Nil	NO. OF CAR POCKETS : Nil
NO. OF BIKE POCKETS : 1	NO. OF BIKE POCKETS : 1

APPLICANT SIGNATURE

Sr. M. Nishanth, M.E(Struct)., Licensed Surveyor, Reg. No. 137/LS/2021/00006 Kulanthai Jesu Construction, 1/194, Pasuvanthanai Road, Near Kamanayakkanpatti, Thoothukudi - 628720.

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.