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.

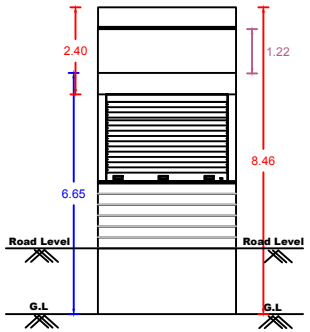
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

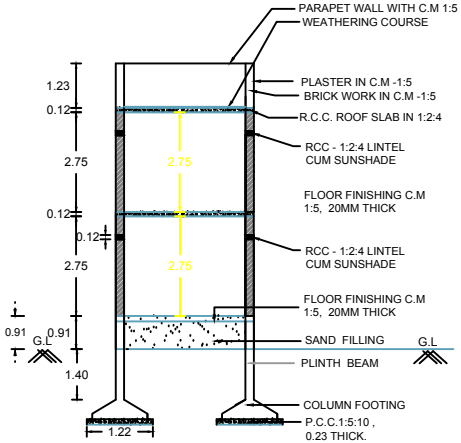
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND AND FIRST FLOOR COMMERCIAL BUILDING AT SURVEY NO : 17/5, PATTA NO: 2371, PODAMMALPURAM VILLAGE, KULAYANKARISAL PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI DISTRICT.

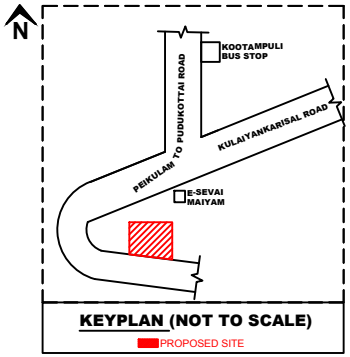
APPLICANT : Mr. P GNANAVEL



ELEVATION

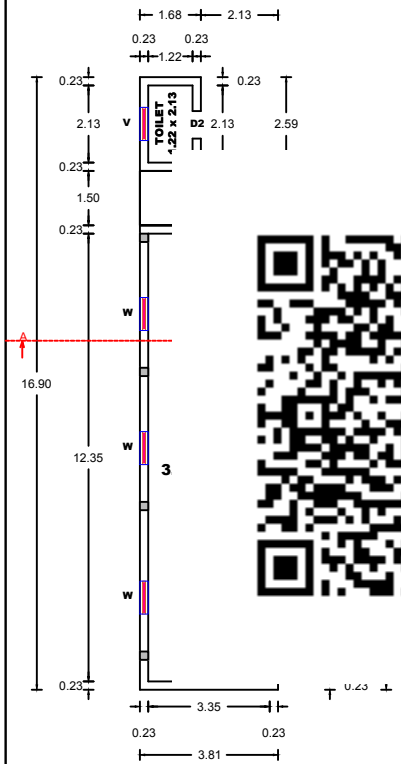


CROSS SECTION A-A'

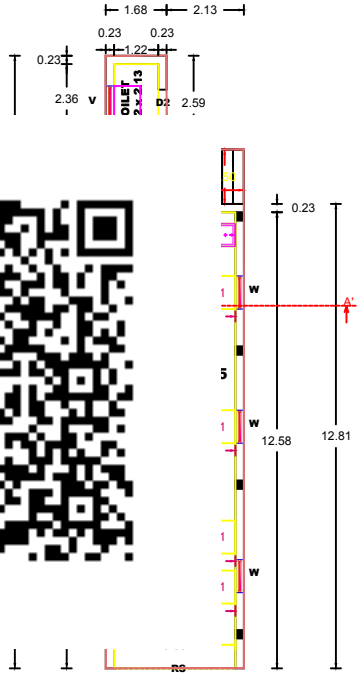


KEYPLAN (NOT TO SCALE)

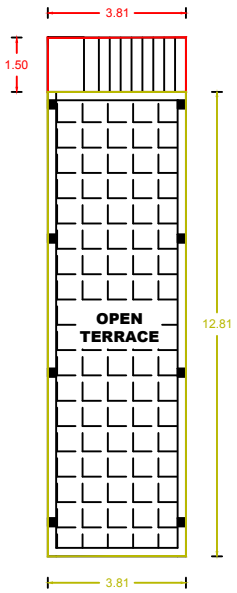
PROPOSED SITE



PROPOSED GROUND FLOOR PLAN



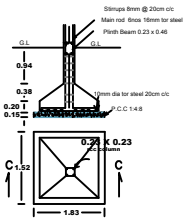
PROPOSED FIRST FLOOR PLAN



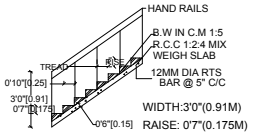
PROPOSED TERRACE FLOOR PLAN

VENUS BUILDERS, PUDUKOTTAI, THOOTHUKUDI. 9486920845, 9715056856

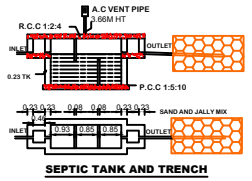
AMENITIES



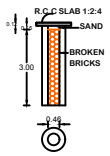
DETAILS OF COLUMN FOOTING



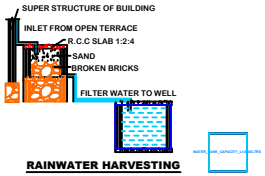
STAIRCASE DETAILS



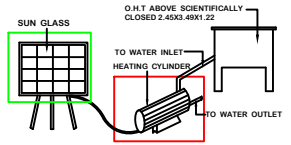
SEPTIC TANK AND TRENCH



PERCOLATION PIT



RAINWATER HARVESTING



SOLAR WATER HEATING SYSTEM

SHEET 1 OF 2

PLAN_INFO

SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

PLOT_AREA_M2=252.90
AS_AT_SITE=252.90
AS_PER_DOCUMENT=303.50
FMB_OR_PLR=252.90
ROAD_WIDTH=15.00
ROAD_LENGTH=25.00
ACCESS_WIDTH_M=3.00
AVG_PLOT_DEPTH= 43.1
AVG_PLOT_WIDTH= 6.0
IS_APPROVED_LAYOUT=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=4
SURVEY_NO= 17/5
PATTA_NO=2371
TALUK=THOOTHUKUDI
VILLAGE=KULAYANKARISAL
PANCHAYAT=PODAMMALPURAM
DISTRICT=THOOTHUKUDI
LAND_USE_ZONE = COMMERCIAL
JURISDICTION_TYPE=PANCHAYAT

NOTE: ALL DIMENSIONS ARE IN METRES

AREA STATEMENT	AREA (sqm)	AREA (sqft)
Applicant Site Area	252.90	2,722.19
Super Imposed Area	252.90	2,722.19
Proposed GF Area	58.87	633.67
Proposed 1st Floor Area	58.87	633.67
Non FSI Area	5.72	61.56
Total Area of Building	123.46	1,328.91
Open Space Area	194.03	2,088.52

PLOT COVERAGE (PC) = 23.02%

FSI (Floor Space Index) = 0.466 < 2

--------- JOINERY DETAILS ---------

TYPE	DESCRIPTION	SIZE
RS	Rolling Shutter	3.40 x 2.40
D1	Regular Door	0.91x 2.13
D2	Bathroom Door	0.76 x 2.13
W	Window	1.00 x 2.13
V	Ventilation	0.91 x 0.61

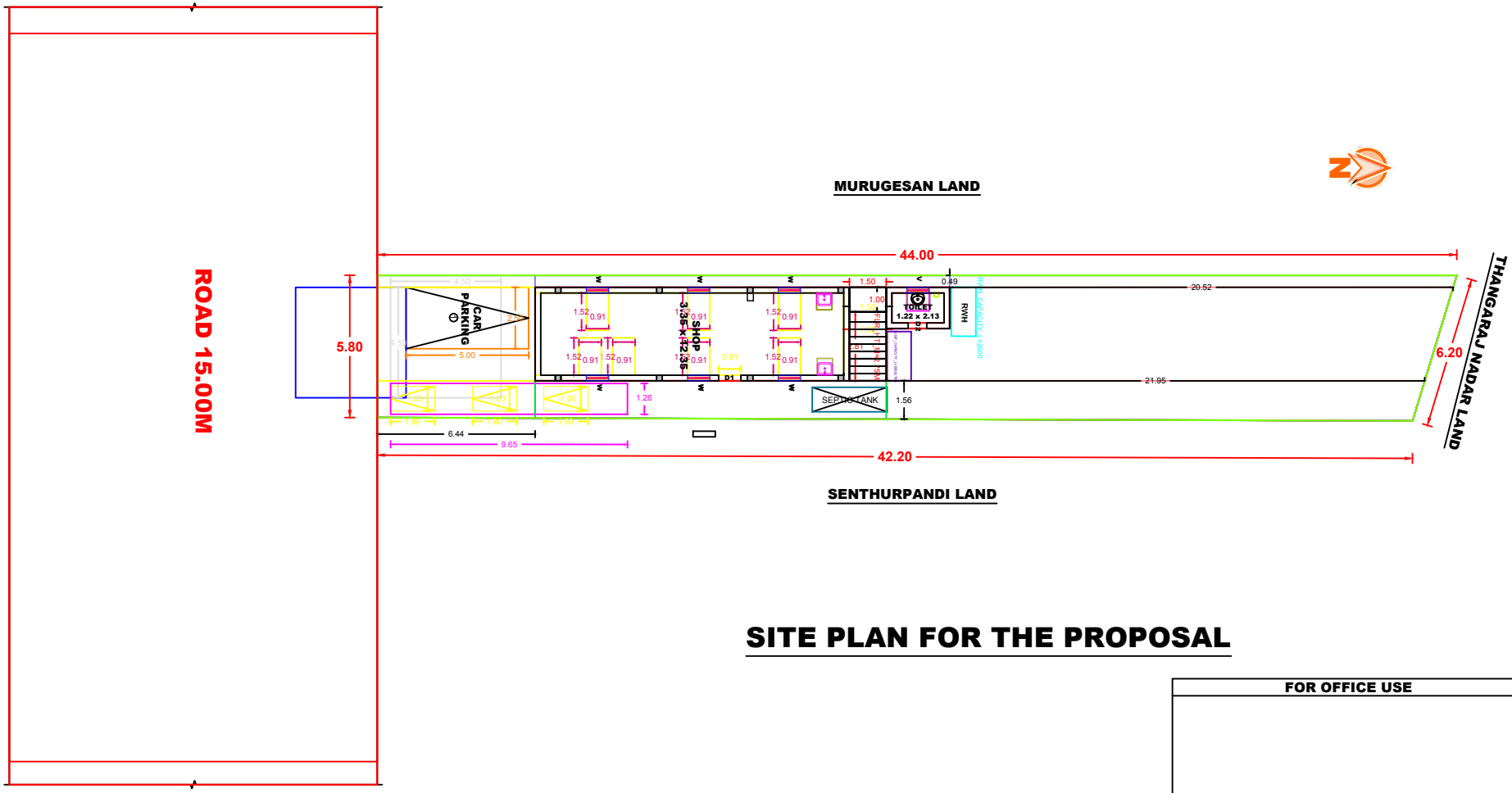
LAND & BUILDING OWNER

ER. A. RAAJAGURU
Registered Engineer,
138/LS/2020/00016,
46, Matha Nagar, Pudukottai,
Thoothukudi-628103.
Cell : 9486920845

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND AND FIRST FLOOR COMMERCIAL BUILDING AT SURVEY NO : 17/5, PATTA NO: 2371, PODAMMALPURAM VILLAGE, KULAYANKARISAL PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI DISTRICT.

APPLICANT : Mr. P GNANAVEL



SITE PLAN FOR THE PROPOSAL

FOR OFFICE USE

VENUS BUILDERS, PUDUKOTTAI, THOOTHUKUDI. 9486920845, 9715056856

SHEET 2 OF 2

PLAN_INFO

SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
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ROAD_LENGTH=25.00
ACCESS_WIDTH_M=3.00
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Cell : 9486920845

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

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.