Verified RealEstate™

REFERENCE
01/2024

ISSUED
20 August 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.

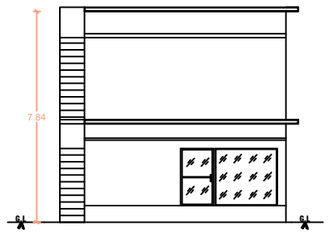
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

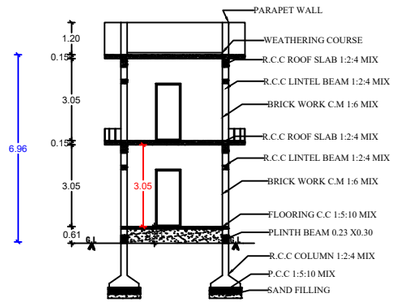
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF OFFICE ROOM IN PETROL BUNK IN SURVEY NO.416/1,NEW SUB DIVISION S.NO:416/1 IN MANIYATCHI VILLAGE&PANCHAYAT,OTTAPIDARAM PANCHAYAT UNION&TALUK,THOOTHUKUDI DISTRICT

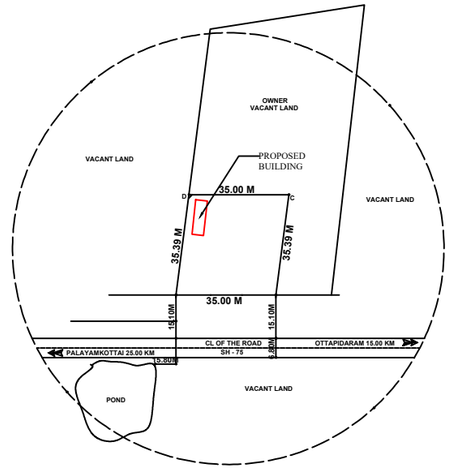
OWNER NAME:Mrs.UMADEVI.S
D/O.SIVA SUBRAMANIAN



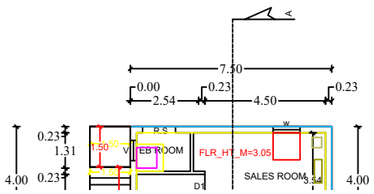
FRONT ELEVATION

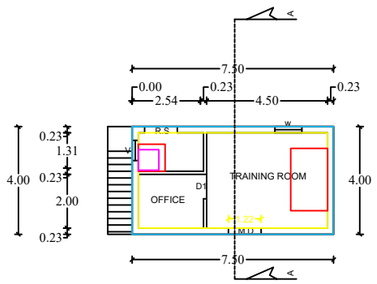


SECTION ON A-A



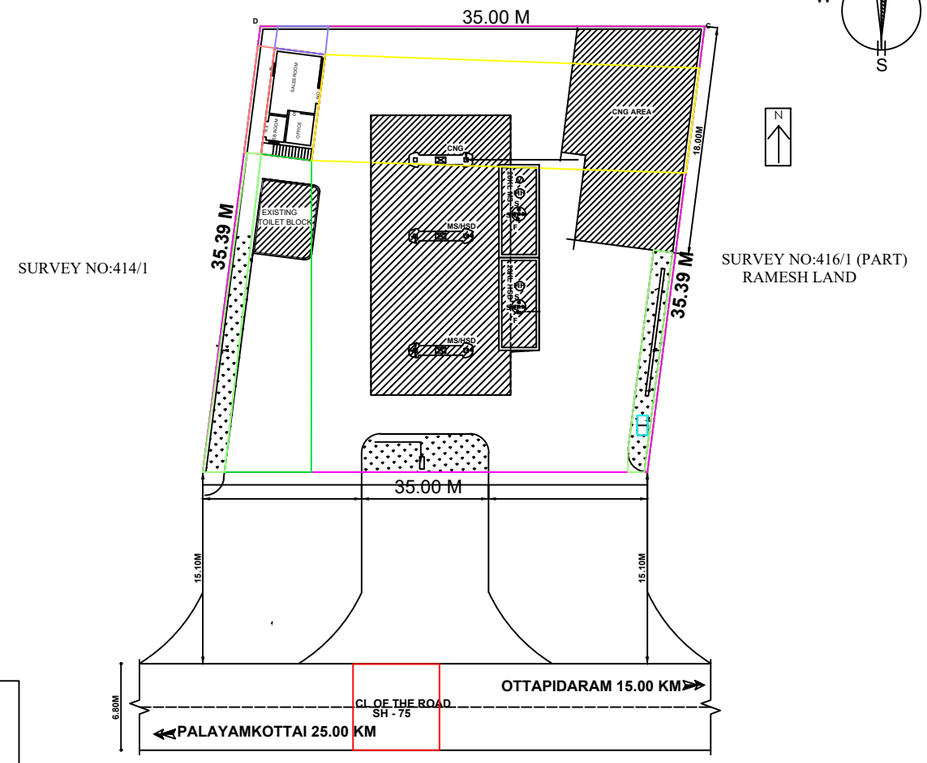
SITE PLAN & KEY PLAN
NOT TO SCALE





FIRST FLOOR PLAN

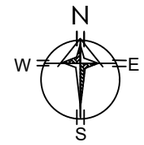
SURVEY NO:416/1 (PART)
RAMESH LAND

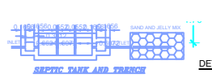


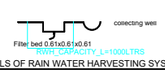
SURVEY NO:414/1

SURVEY NO:416/1 (PART)
RAMESH LAND

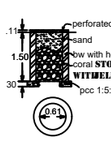
SITE PLAN
SCALE(1:100)



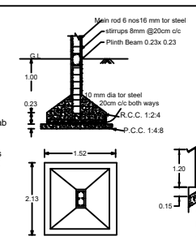




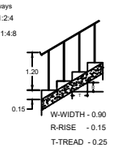
DETAILS OF RAIN WATER HARVESTING SYSTEM



percolation pit



details of column footing



Staircase Details

Note: Waste water from wash basin and bathroom are connected to percolationpit for ground water recharge.
chimney is provided in kitchen.

Solar water heating system arrangements are to providedas per IS 12933 in this proposed building.

Certificate: Certify that rain water harvest system is provided as per plan.

OFFICE

SETBACK DETAILS	REQUIRED	PROVIDE
FRONT SET BACK	1.50	13.94
REAR SET BACK	N.A	0.64
SIDE SET BACK 1	1.00	1.00
SIDE SET BACK 2	1.00	3.00
PARKING DETAILS		
CAR PARKING	2 NOS	2 NOS
TWO WHEELER PARKING	3 NOS	3 NOS

TOTAL BUILD UP AREA : 66.00 SQ.M
AREA OF SITE : 1238.65 SQ.M

FSI
= SUM OF ALL FLOOR AREA/AREA OF SITE
=66.00 /1238.65 = 0.053≤2

REFFERENCE	COLOUR INDEX	SQ.MT	SQ.FT
AREA OF SITE AS PER DOCUMENT		1238.65	13332.82
PRO BUILDING G.F		36.00	387.50
PRO BUILDING F.F		30.00	322.92
TOTAL BUILD UP AREA		66.00	710.42
NET OPEN AREA		-	-
ROAD		-	-

JOINERY DETAILS

MD	-	DOOR	-	1.00 x 2.10 M
D	-	DOOR	-	0.91 x 2.10 M
D1	-	DOOR	-	0.75 x 2.10 M
W	-	WINDOW	-	1.52 x 1.37 M
V	-	VENTILATION	-	0.75 x 0.91 M

ALL DIMENSIONS ARE IN METRE

APPLICANT SIGNATURE

Er.S.PONMANICHANDAN, M.E.,LLB,AIV,AIE
Licensed Surveyor / Registered Engineer
Approved Valuer/Charted Engineer
149/8, Polepettai West 1st Street,
Tuticorin - 628 008
Mob: 8056700160.

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

hello@verified.realestate · +91 9996 12 9996

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.