Verified RealEstate™

REFERENCE
101/2024-2025

ISSUED
19 September 2024

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.

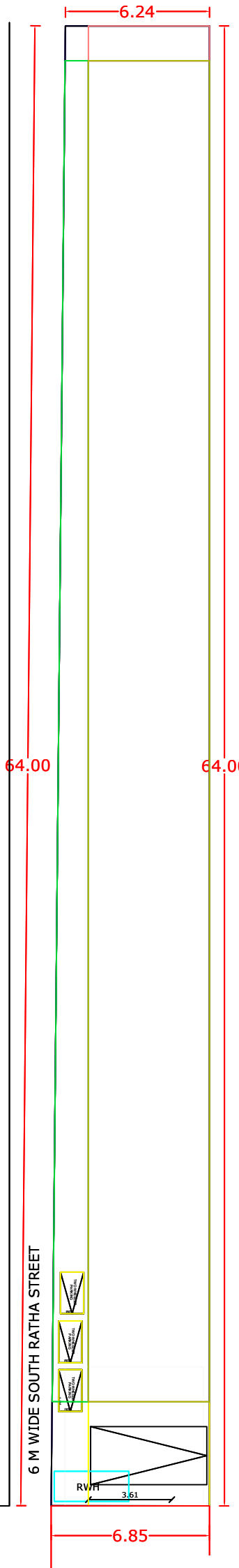
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

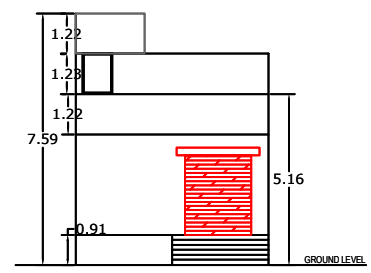
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL BUILDING IN GROUND FLOOR AT SURVEY NO 606/25 A1,PATTA NO :780 SOUTH RATHA STREET, OLD WARD NO. -1 NEW WARD NO -12 ETTAYAPURAM-THOOTHUKUDI MAIN ROAD ETTAYAPURAM, ETTAYAPURAM TALUK, THOOTHUKUDI DISTRICT.

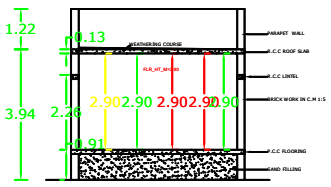
OWNER: MR. M. VIJHAI ALLWIN RAJ



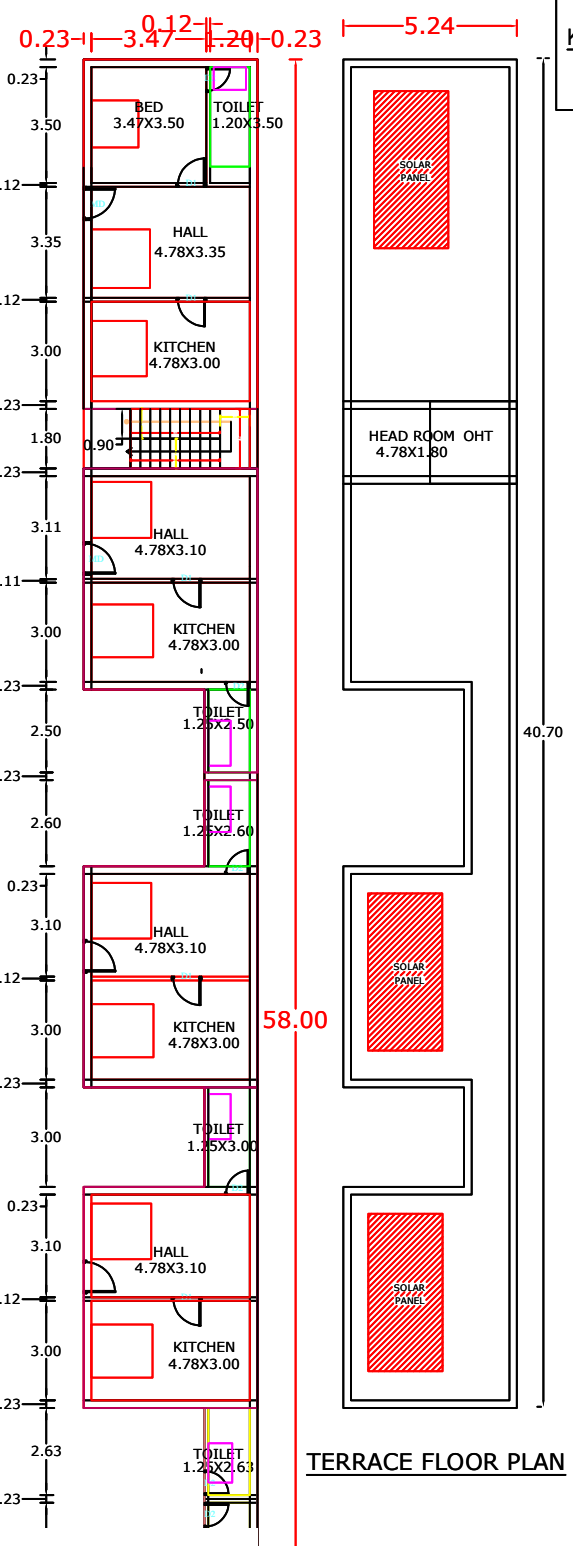
SITE PLAN



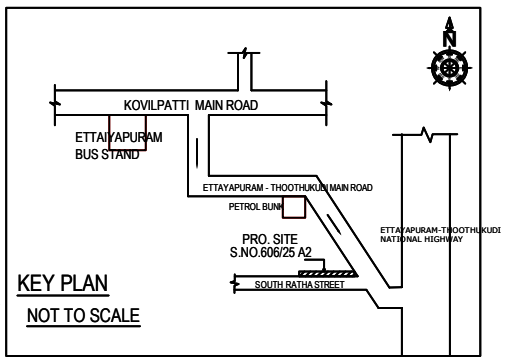
EAST ELEVATION



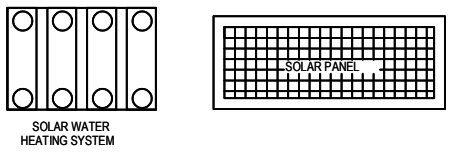
SECTION ON A-A

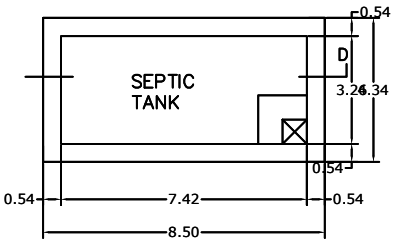


GROUND FLOOR PLAN

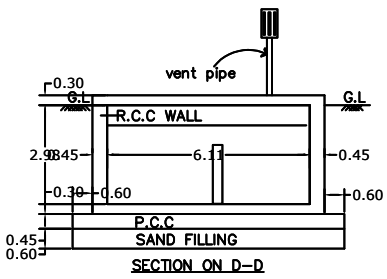


KEY PLAN
NOT TO SCALE

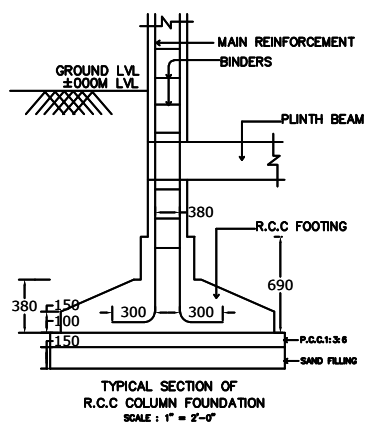




PLAN OF SEPTIC TANK
SCALE 1"–2'0"



SECTION ON D–D



TYPICAL SECTION OF R.C.C COLUMN FOUNDATION
SCALE : 1" = 2'–0"

TERRACE FLOOR PLAN

AREA DETAILS:

GROUND FLOOR ONLY

UNIT	SQM	SQFT
COMMERCIAL	70.64	760.36
RESIDENTIAL	182.88	1968.50
UNIT - 1	55.23	594.49
UNIT - 2	38.96	419.36
UNIT - 3	39.12	421.06
UNIT - 4	39.76	427.97
STAIRCASE	9.43	101.50

BUILTUP AREA	253.52	2728.86

FSI ---- 0.60

PLOT AREA(DOC) ---- 419.11 SQM

PLOT AREA (DWG) ---- 418.88 SQM

PLOT COVERAGE ---- 60%

JOINERY:

MD ---------- >	3'6" X 7'0"
D ---------- >	3'0" X 7'0"
D1 ---------- >	3'0" X 7'0"
D2 ---------- >	2'6" X 7'0"
W ---------- >	4'6" X 4'0"
W1 ---------- >	4'6" X 2'6"
V ---------- >	2'6" X 2'6"

REGISTER ENGINEER:

V. SIVASUBRAMANIAN M.E
GRADE 1 LICENSED ENGINEER
VISHAHA CONSULTANCY PVT LTD
MADURAI ROAD, AYANBOMMAIYAPURAM
VILATHIKULAM TALUK
CONTACT: 9840742134

CLIENT

OWNER: MR. M. VIJHAI ALLWIN RAJ

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.