Verified RealEstate™

REFERENCE
45/2024

ISSUED
20 September 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.

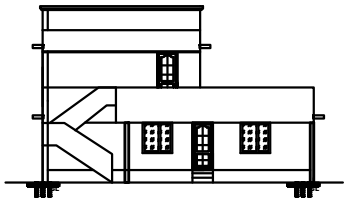
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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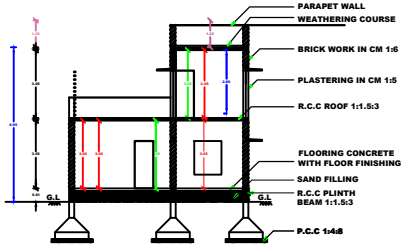
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF NEW DWELLING AT GROUND FLOOR & FIRST FLOOR HOUSE BUILDING IN DISMANDLING THE EXISTING BUILDING BEARIG DOOR NO : 1/130E-1, PLOT NO : 23, PATTA NO : 2172, SUB SURVEY NO : 240/3A1A1A1A1, AYYANADAIPPU VILLAGE & PANCHAYAT AT THOOTHUKUDI TALUK & DISTRICT.

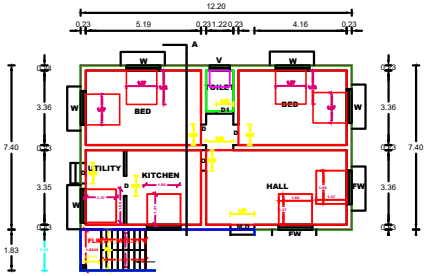
OWNER NAME : Mr.T. ANDRUS, S/O.Mr. THARMADOSS. (SCALE 1 : 100)



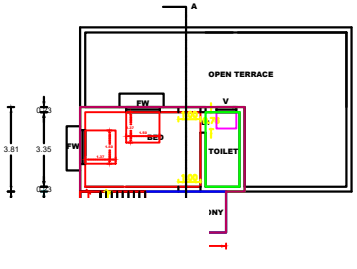
ELEVATION



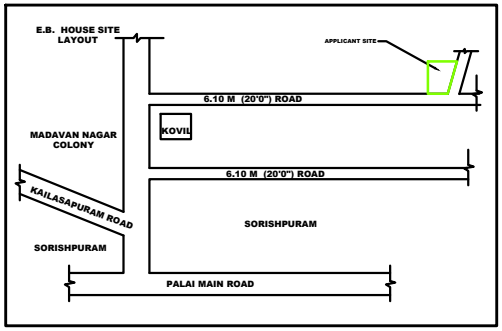
SECTION ON AA



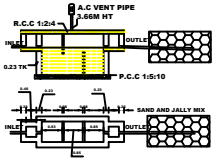
GROUND F



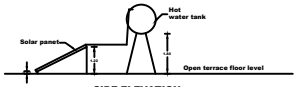
OOR PLAN



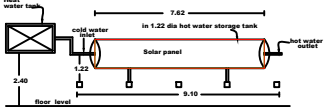
TOPO SKETCH



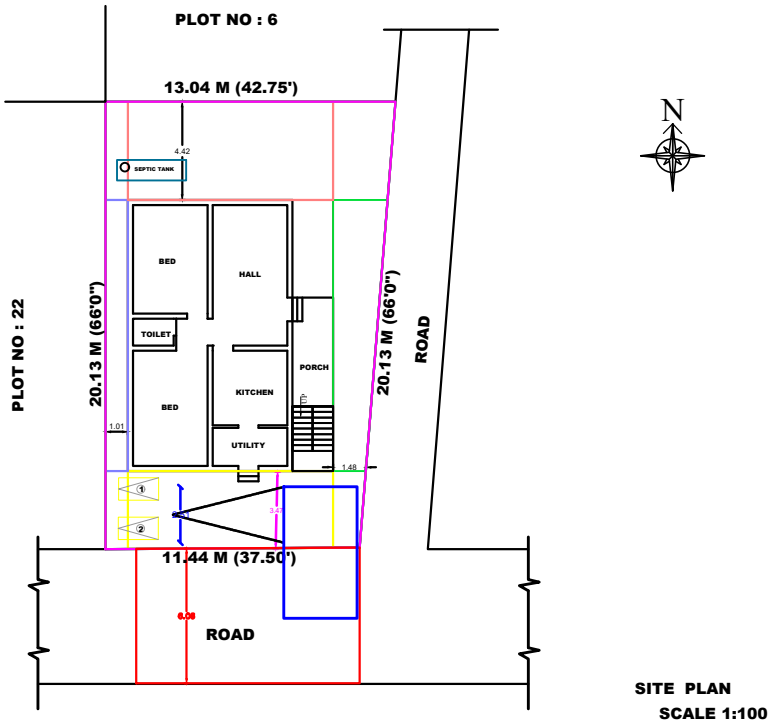
SEPTIC TANK AND TRENCH



SIDE ELEVATION



SOLAR WATER HEATER PLANT



SITE PLAN
SCALE 1:100

AREA DETAILS :-

PARTICULARS	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	246.028	2648.25
SITE AREA AS PER FMB	246.028	2648.25
SITE AREA AS PER SITE	246.028	2648.25
SITE AREA AS SUPER IMPOSED	246.028	2648.25
PROPOSED BUILDING AREA IN G.F	104.53	1125.16
PROPOSED BUILDING AREA IN F.F	40.11	432.06
OPEN SPACE AREA IN G-F	141.498	1523.09

DESCRIPTIONS	TOTAL BUILT UP AREA	NON FSI AREA		FSI AREA
		COVERED PARKING	OPENING	
PRO GROUND FLOOR AREA	104.53	-	-	104.53
FIRST FLOOR AREA	40.14	-	-	40.14
TOTAL AREA	144.67	-	-	144.67

PLOT COVERAGE (PC) = 42.48 %

FLOOR SPACE INDEX (FSI) = 0.58 < 2

PARKING CALCULATION:-

DESCRIPTIONS	CARS	TWO WHEELER
REQUIRED PARKING	1	1
AVAILABLE PARKING	1	2

JOINERY DETAILS

MD	-	MAIN DOOR	-	0.90 X 2.13
D	-	DOOR	-	0.90 X 2.13
D1	-	DOOR	-	0.76 X 2.13
O	-	OPENING	-	0.90 X 2.13
W	-	WINDOW	-	1.20 X 1.37
W1	-	WINDOW	-	1.52 X 1.37
FW	-	WINDOW	-	1.52 X 1.83
V	-	VENTILATOR	-	0.91 X 0.61

SET BACK DETAILS :-		REQUIRED	AVAILABLE
FRONT	=	1.50 M	2.39 M
SIDE 1	=	1.00 M	1.00 M
SIDE 2	=	1.00 M	1.00 M
REAR	=	NIL	1.00 M
HEIGHT OF BUILDING		6.95 M	

ALL DIMENSIONS ARE IN METRE
(SCALE - 1:100)

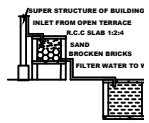
COLOUR INDEX :-

APPLICANT SITE
PROPOSAL
EXISTING BUILDING
EXISTING ROAD
DEMOLISHED AERA

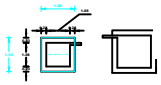
Er.E.VISUSANKAR, D.C.E
Licensed Surveyor / Registered Engineer
20/6D,Palai Main Road,
Near Medical college arch,
Tuticorin - 628 008
Mob: 8220067233

REGISTERED ENGINEER

LAND & BUILDING OWNER



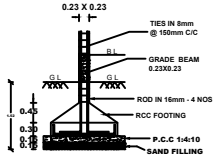
DETAILS OF FILTER BED & WE



RAIN WATER HARVESTING

PERCOLATION PIT

STAIR DETAILS



RCC COLUMN DETAILS

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.