Verified RealEstate™

REFERENCE
102/2024-2025

ISSUED
07 October 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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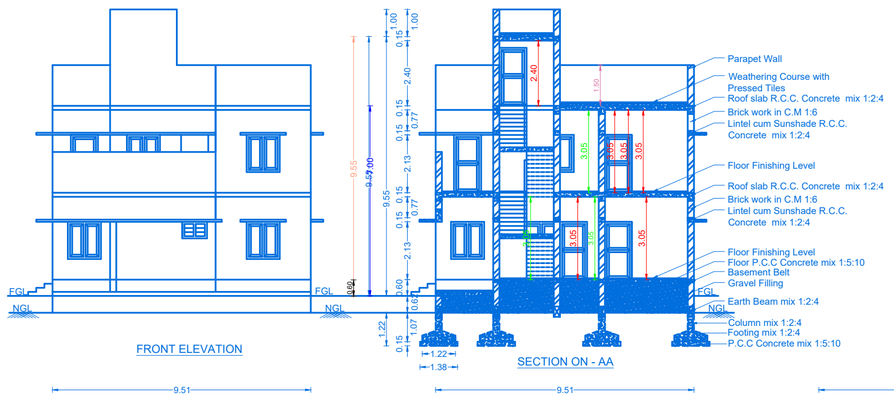
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A DWELLING HOUSE BUILDING IN GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR.

PLOT NO : 34 SOUTH SIDE, SURVEY NO : 29 PART, AT INAM MANIYACHI VILLAGE AND PANCHAYAT, KOVILPATTI PANCHAYAT UNION

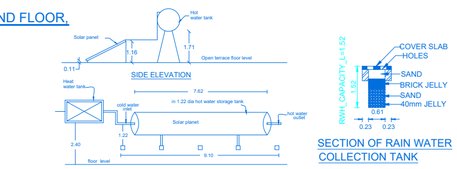
AND TALUK, THOOTHUKUDI DISTRICT.

NAME OF THE APPLICANT : Thiru -D.MUNIA SANKAR S/O Thiru-DURAIRAJ.



FRONT ELEVATION

SECTION ON - AA



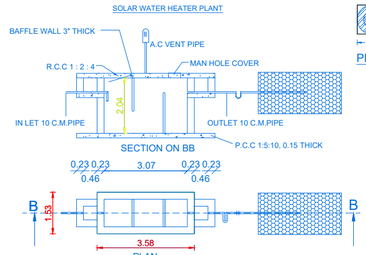
SIDE ELEVATION

SOLAR WATER HEATER PLANT

SECTION OF RAIN WATER COLLECTION TANK

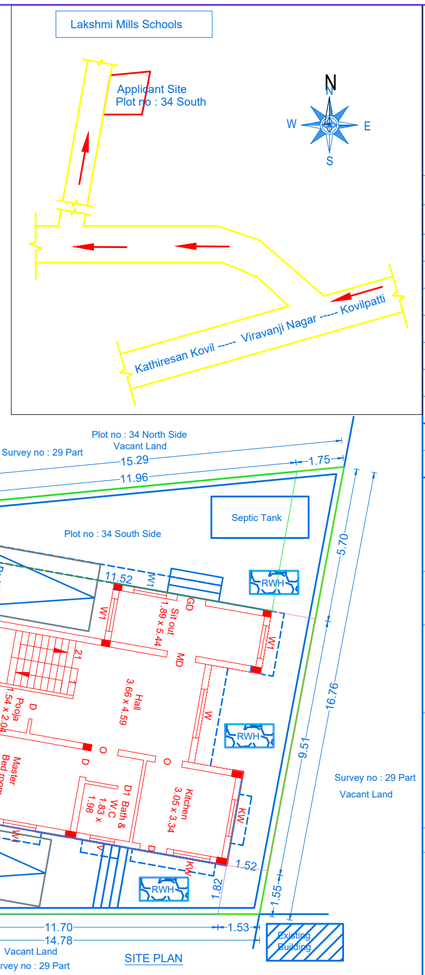


PLAN

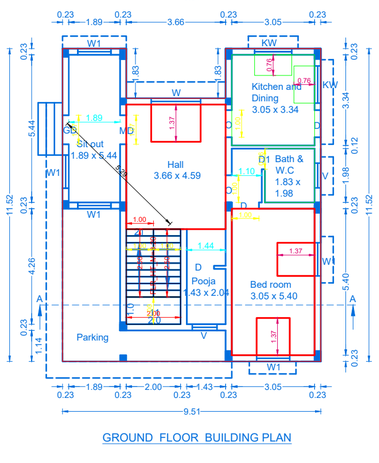


PLAN

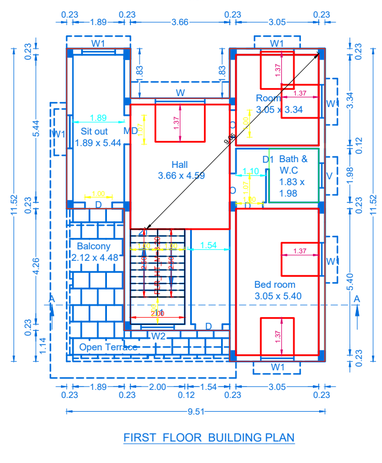
SEPTIC TANK AND TRENCH & U TRAP ADOPTED



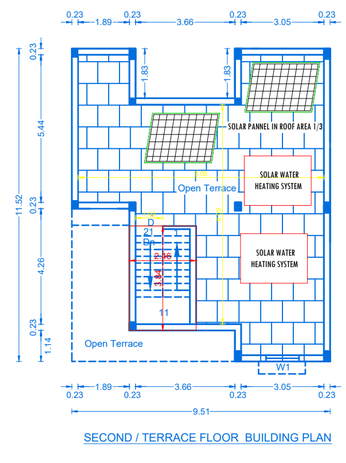
SITE PLAN



GROUND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN



SECOND / TERRACE FLOOR BUILDING PLAN

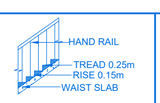
JOINERIES

MD - MAIN DOOR	- 1.07 X 2.13	W - WINDOW	- 1.83 X 1.37
D - DOOR	- 1.00 X 2.13	W1 - WINDOW	- 1.22 X 1.37
O - OPEN			
D1 - DOOR			
GG - GRILL GAT			

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA / PLOT AREA	= 198.79 / 240.62	0.83	2.00



STAIR CASE DETAIL



WICKET GATE



MAIN GATE

EXISTING BUILDING
SITE BOUNDARY
PROPOSED BUILDING
STREET & ROAD

FOR OFFICE USE

AREA DETAILS

AREA DETAIL	SQ.FT	SQ.MT
AREA OF SITE (As per Document)	2589.98	240.62
GROUND FLOOR		
AREA OF BUILDING	931.09	86.50
AREA OF PORTICO	175.88	16.34
AREA OF OPEN TO SKY	1483.01	137.78
FIRST FLOOR		
AREA OF BUILDING	931.09	86.50
SECOND FLOOR		
AREA OF HEAD ROOM	101.72	9.45

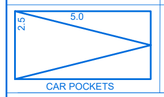
PARKING CALCULATION:

NO. OF CAR & TWO WHEELER POCKETS PROVIDED = FLOOR AREA IN G.F = 102.84 sq.mt. / FLOOR AREA IN F.F = 86.50 sq.mt.

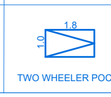
TOTAL F.A = 189.34 sq.mt.

Floor area above 100 sq.m - 1 car space for every 100 sq.m

PARKING REQUIRED :-	PARKING PROVIDED :-
NO. OF CAR POCKETS : 2 nos	NO. OF CAR POCKETS : 2 nos
NO. OF TWO WHEELER - 2 nos	NO. OF TWO WHEELER - 2 nos



CAR POCKETS



TWO WHEELER POCKETS

APPLICANT

P. mathivanan
Er. P. Mathivanan D.C.E.,
Registered Engineer - Grade III,
Reg.No. KPY - 2022/04
Mathi Consultancy & Construction.
D.No. 6/647C, Manthithoppu Road,
Kamarajar Nagar, Kovilpatti-628 501.
Cell: 99655 25014,98655 25014.

Note : Plan only

REGISTERED ENGINEER

PLAN INFO
PLOT_AREA_M2=240.62
MECHANICAL_PARKING=0
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH=0
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.05
ROAD_LENGTH=150.00
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 15.00
AVG_PLOT_WIDTH= 16.00
LAND_USE_ZONE = RESIDENTIAL
DISTRICT=THOOTHUKUDI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
AS_AT_SITE=233.90
FMB_OR_PLR=240.62
AS_PER_DOCUMENT=240.62
TALUK=KOVILPATTI
SURVEY_NO=29 part
PATTA_NO=-
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=1.50
PLOT_NO=34 South side
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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.