Verified RealEstate™

REFERENCE
5/2024-25

ISSUED
07 November 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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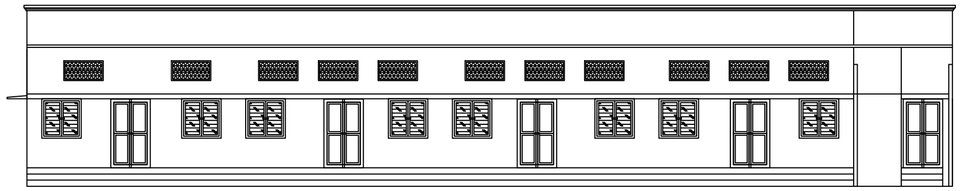
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF COMMERCIAL HALL BUILDING IN ,

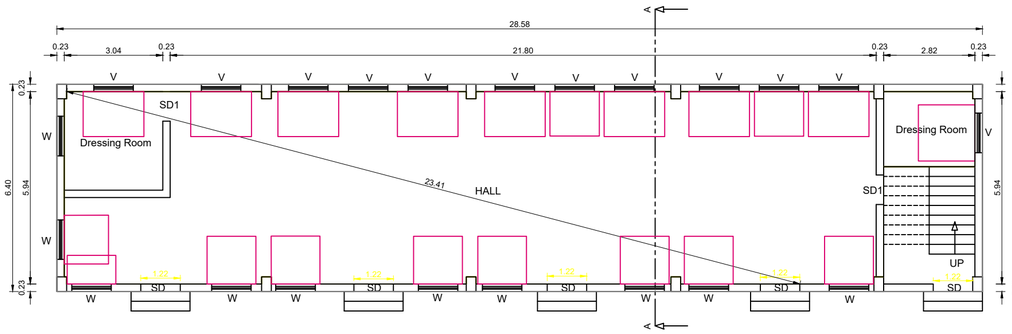
SURVEY NO-117/1, PATTA NO:578, MELMANTHAI VILLAGE & PANCHAYAT,

VILATHIKULAM UNION & TALUK, THOOTHUKUDI DISTRICT.

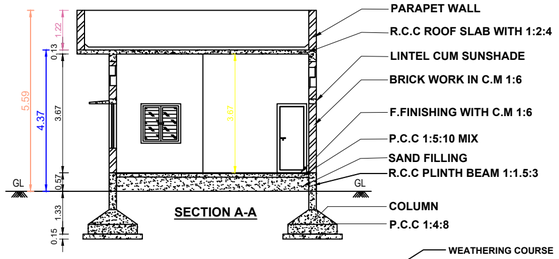
Applicant: M. PAUL RAJ, S/o MARIAPPAN
(SRI GANGA PARAMESHWARI ALAYAM, MELMANTHAI)



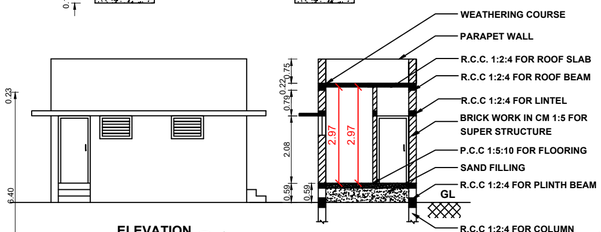
FRONT ELEVATION



GROUND FLOOR PLAN

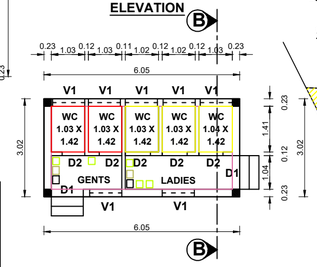


SECTION A-A

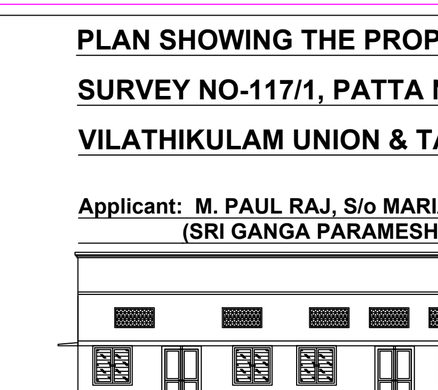


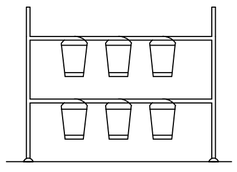
ELEVATION

SECTION: B-B

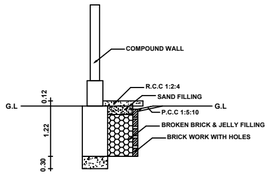


PLAN TOILET

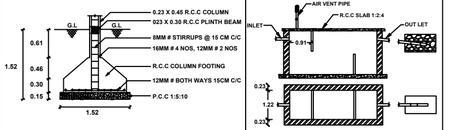




SAND BUCKETS

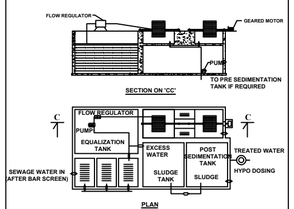


PLINTH BOUNDARY PERCOLATION PIT

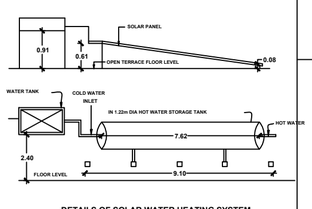


COLUMN FOOTING DETAILS

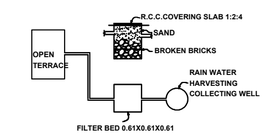
SEPTIC TANK & TRENCH



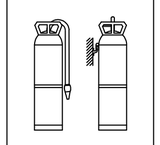
DETAILS OF SEWAGE TREATMENT PLANT



DETAILS OF SOLAR WATER HEATING SYSTEM

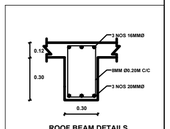


DETAILS OF RAIN WATER HARVESTING SYSTEM



FIRE EXTINGUISHER

SITE PLAN



ROOF BEAM DETAILS

SITE AREA DETAILS

AS PER SALE DEED	----------	750.00 Sqm
AS PER TSLR	----------	750.00 Sqm
AS AT SITE	----------	750.00 Sqm

BUILDUP AREA DETAILS

DESCRIPTION	FSI AREA	NON FSI AREA	BUILDING AREA	
			Sqm	Sq. Ft
AREA OF THE SITE	- - - -	- - - -	750.00	8073.00
PROPOSED AREA				
HALL 'C'	182.91	- - - -	182.91	1968.84
EXISTING AREA				
HALL A & B	377.34	- - - -	377.34	4061.68
TOTAL	560.25	- - - -	560.25	6030.53

FSI = TOTAL AREA OF ALL FLOORS / PLOT AREA = 6030.53 / 8073.00 =0.74 < 1.50

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
SD1	STEEL DOOR	1.22 X 2.10
SD2	STEEL DOOR	0.91 X 2.10
W	WINDOW	2.00 X 2.00
W1	WINDOW	1.00 X 1.50
V	VENTILATOR	1.22 X 1.00
V1	VENTILATOR	1.00 X 0.60

PARKING CALCULATION DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
COMMERCIAL BUILDING	182.91 / 50	4 TWO WHEELERS AND 4 CARS	4 CARS 4 TWO WHEELERS

REFERENCE

DESCRIPTION	COLOUR
SITE BOUNDARY	
PROPOSED BUILDING	
OPEN SPACE	
EXG. BUILDING	
DRIVE WAY	
EXG. ROAD	

APPLICANT

Er.U.ASWIN PONRAJ, D.C.E.,B.E.,
Consulting Enginner & Licensed surveyor
Reg. No. 139/CP/21-22/0002186
APR Construction, 1/25 North Street,
Sillanatham - 628 402
Mob No: 7639177098

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

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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.