Verified RealEstate™

REFERENCE
03/2024

ISSUED
14 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

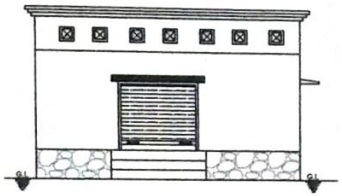
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DIGITALLY VERIFIED RECORD

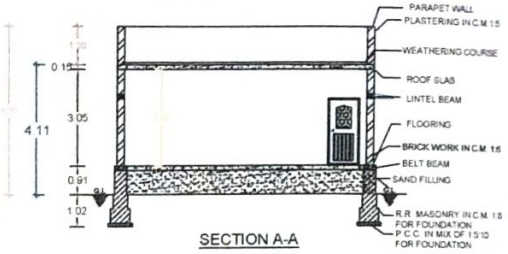
PLAN SHOWING THE PROPOSED CONSTRUCTION OF TWO SHOPS IN SURVEY NO: 60/4, RAJAPUDUKKUDI VILLAGE AND PANCHAYAT, KAYATHAR UNION, THOOTHUKUDI DISTRICT.

OWNER NAME : Mr.Y.JAMES.

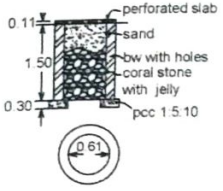
S/o.Mr.YOVAN.



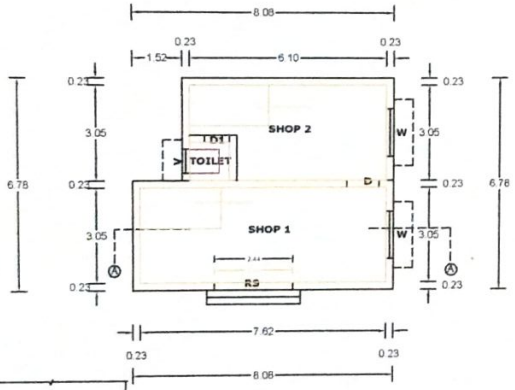
ELEVATON



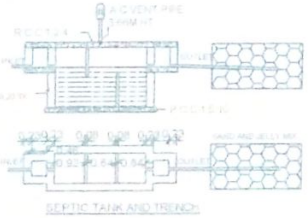
SECTION A-A



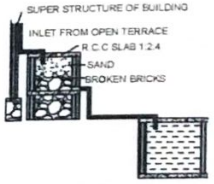
percolation pit



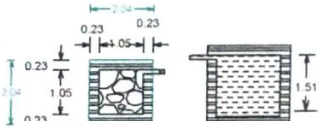
PLAN

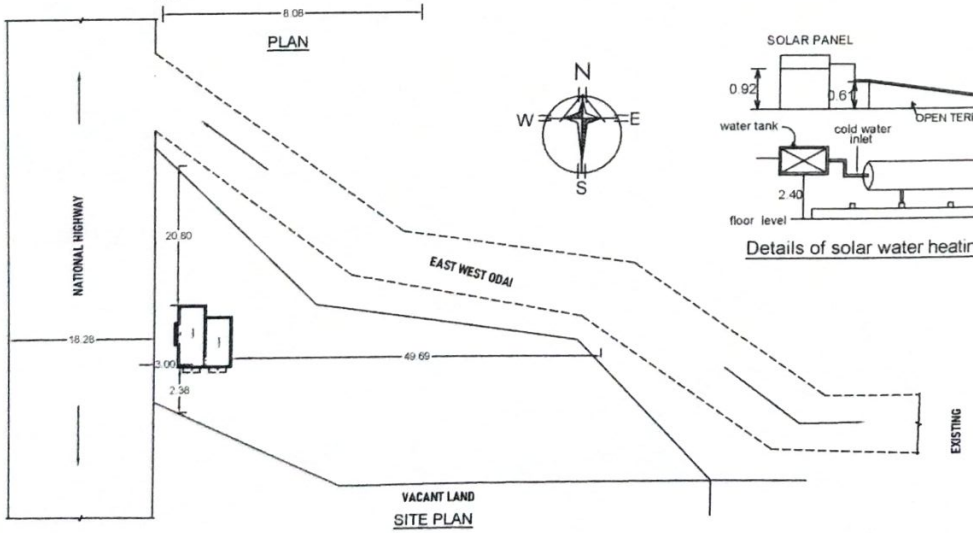


SEPTIC TANK AND TRENCH



RAINWATER HARVESTING

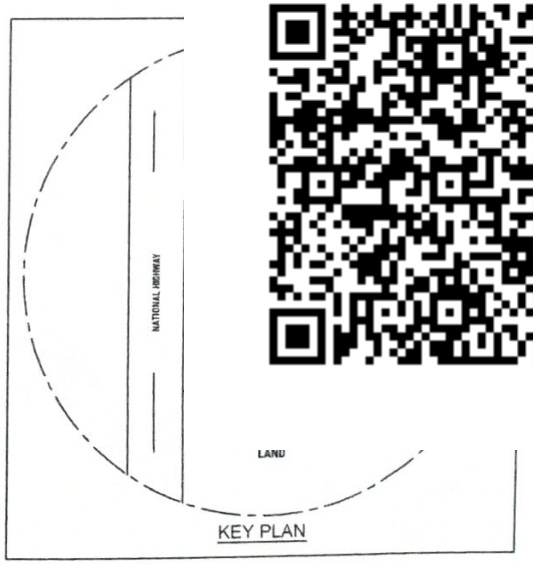




SITE PLAN

SCALE (1:400)

Details of solar water heating system



KEY PLAN

PLAN INFO
PLOT_AREA_M2=1400.00
AS_AT_SITE=1399.43
FMB_OR_PLR=1400.00
AS_PER_DOCUMENT=1400.00
SINGLE_FAMELY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=22.90
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=16.28
ROAD_LENGTH=280
AVG_PLOT_DEPTH=16.83
AVG_PLOT_WIDTH=2.40
MIN_PLOT_DEPTH=16.82
MIN_PLOT_WIDTH=22.90
LAND_USE_ZONE =COMMERCIAL
SURVEY_NO=60/4
PLOT_NO=—
PATTA_NO=—
DISTRICT=THOOTHUKUDI
TALUK=KAYATHAR
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
JURISDICTION_TYPE= PANCHAYAT
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
BLOCK_1_B-SHOP_STAFF_MEMBER_COUNT=1
BLOCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=1
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

PARKING DETAILS

TOTAL PROPOSED AREA	= 49.78	SQ.MT
PROVIDED CAR	= 1	
PROVIDED TWO WHEELER	= 1	

FLOOR SPACE INDEX

SUM OF ALL FLOOR AREA	= 49.78	Sq.m
SITE AREA	= 1400.00	Sq.m

FSI = SUM OF ALL FLOOR AREA / PLOT AREA

=(49.78 / 1400.00) = 0.03

= 0.03 < 2.0

ALL DIMENSION IN METER

COLOR INDEX & AREA DETAILS

AREA STATEMENT	SQ.MT	SQ.FT
APPLICANT SITE DOC	1400.00	15069.60
SUPER IMPOSED AREA	1399.43	15063.46
PRO. SHOP - 1 AREA	28.31	304.73
PRO. SHOP - 2 AREA	21.47	231.10
TOTAL PROPOSAL AREA	49.78	535.83
OPEN SPACE	1350.22	14533.77
EXISTING BUILDING		
ROAD OR STREET		
TO BE REMOVED		

SETBACK DETAILS

SETBACK	REQUIRED	PROVIDED
FRONT SETBACK	4.50m	4.50m
REAR SETBACK	1.00m	48.46m
	.00m	3.08m
	.00m	19.29m

DETAILS

ITER	-	1.00 X 2.13
	-	1.00 X 2.13
	-	0.76 X 2.13
	-	1.22 X 1.37
	-	0.75 X 0.61

BUILDING OWNER

ARAJ D.C.E
gineer Grade -II
KYR/2022/16.
58/4,Shenbaga Complex, Kayathar
Cell: 9842893928,6382149262

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

Verified RealEstate
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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.