Verified RealEstate™

REFERENCE
54/2024-2025

ISSUED
16 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

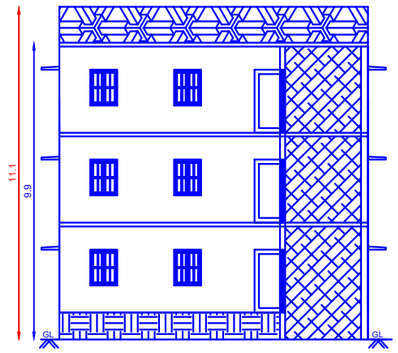
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

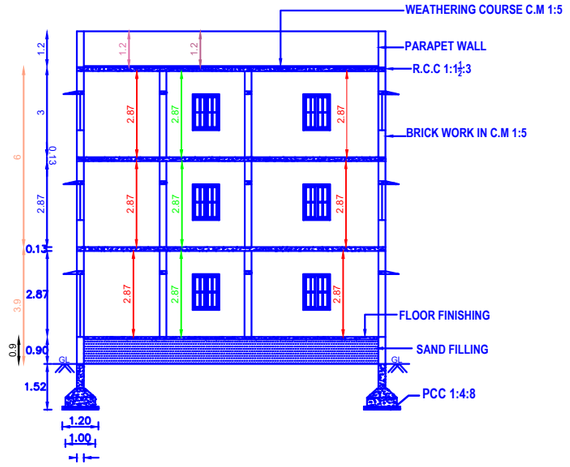
PLAN SHOWING PROPOSED ADDITIONAL CONSTRUCTION O F R.C.C FIRST & SECOND FLOOR ROOF RESEDENTIAL BUILDING AT S.F.NO:-476/1,474
PLOT NO:- 24 SINTHAMANI NAGAR (EAST SIDE), AT ILLUPPAIYURANI VILLAGE & PANCHAYAT, KOVILPATTI UNION & TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME : - Mr.MAHESHWARAN S/o MADASAMY.

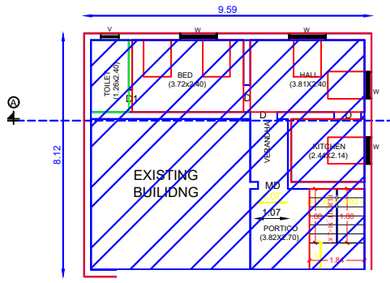
EXISTING GROUND FLOOR DOOR NO:- 1/168B27, 1/168B45



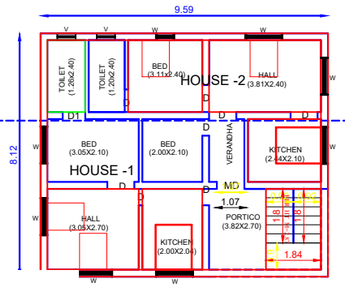
ELEVATION



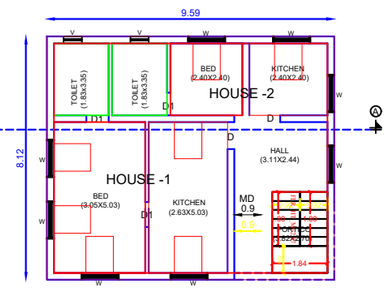
SECTION ON "AA"



E



PROPOSED FIRST FLOOR PLAN



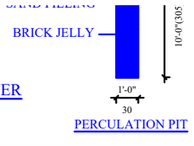
PROPOSED SECOND FLOOR PLAN

ALL DIMEI

SAVIN
RAINY

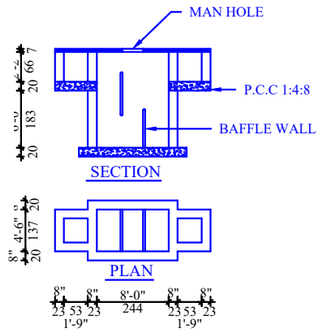
Terrace collects rain wa

How the benefi
** Makes the best use of minimal rainfall.
** Improves water quality and reduces salinity.
** Minimises crack formation on walls, buildings.
** Reduces flooring of low lying areas.

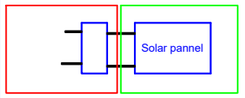


WELL AND RAIN WATER STORAGE DETAILS

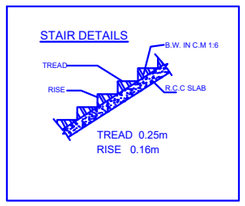
PERCULATION PIT

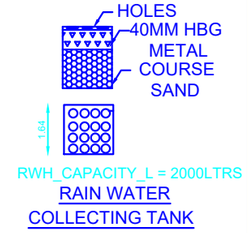


SEPTIC-TANK DETAIL

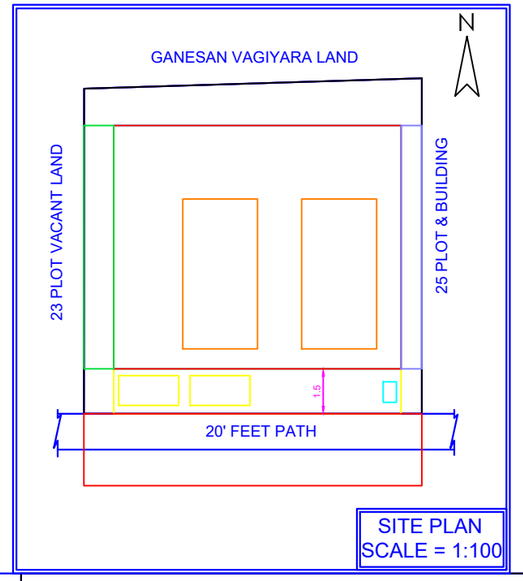


SOLAR WATER HEATER

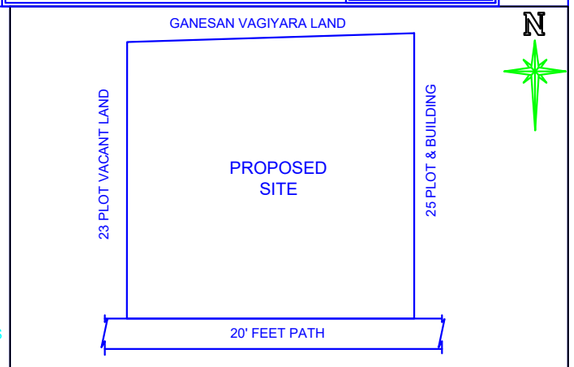




RWH_CAPACITY_L = 2000LTRS
RAIN WATER COLLECTING TANK



SITE PLAN
SCALE = 1:100



LOCATION PLAN

PLAN INFO
PLOT_NO=24
PLOT_AREA_M2=122.92
AS_PER_DOCUMENT=122.92
AS_AT_SITE=124.33
FMB_OR_PLR=122.92
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.05
DEPTH_CUTTING_MORE_THAN_1.5_M=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.05
ROAD_LENGTH=115
AREA_TYPE=CBA
AVG_PLOT_DEPTH=11.20
AVG_PLOT_WIDTH=11.10
LAND_USE_ZONE=PRZ
LEASEHOLD_LAND=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
BUILDING_NEAR_TO_RIVER=NO
BARRIER_FREE_ACCESS_FOR_PHYSICALLY_CHALLENGED_PEOPLE=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
OC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FOR_CONSTRUCTION_NEAR_AIRPORT=NO
NOC_FOR_CONSTRUCTION_NEAR_DEFENCE_AERODOMES=NO
NOC_STATE_ENV_IMPACT=NO
NOC_RAILWAY=NO
NOC_COLLECTOR_GVT_LAND=NO
NOC_IRRIGATION_DEPT=NO
NOC_FIRE_DEPT=NO
DISTRICT=THOOTHUKUDI
JURISDICTION_TYPE= RURAL TOWN PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
OCCUPANCY= CBA
RWH_DECLARED=YES
SURVEY_NO=476/1,474
PATTA_NO=NIL
TALUK=KOVILPATTI
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

JOINERY DETAILED

MAIN DOOR	MD	1.20 X 2.10
DOOR	D	0.90 X 2.10
DOOR	D1	0.75 X 2.10
WINDOW	W	0.90 X 1.20
VENTILATOR	V	0.90 X 0.90
OPEN	O	0.90 X 2.10
ARCH OPEN	AO	1.20 X 2.10

AREA STATEMENT	Sq.m	Sq.ft
SITE AREA	122.92	1323.125
(G.F) EXISTING RESEDENTIAL BUILDING	77.87	838.00
(F.F) PROPOSED RESEDENTIAL BUILDING	77.87	838.00
(S.F) PROPOSED RESEDENTIAL BUILDING	77.87	838.00
OPEN SPACE AREA	45.05	485.125

COLOUR INDEX

PROPOSED
ROAD
BOUNDARY
EXISTING

APPLICANT SIGNATURE

M. Maheshwaran

LICENSED ENGINEER

Cell : 73452 55909
Er. S. KARUPPASAMY PANDIAN B.E.M.E.,Ph.D.,
RSE / Gr - I / TUT / MAY / 2019 / 003
33-D, 1st Floor, Santhose Complex,
Krishnan Kovil North St - KOVILPATTI.

FOR OFFICE USE ONLY

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.