Verified RealEstate™

REFERENCE
17/2024-25

ISSUED
23 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.

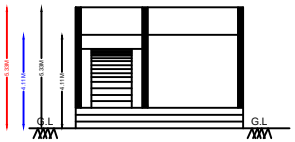
Verified RealEstate™
3/350/2 Mettukuppam,
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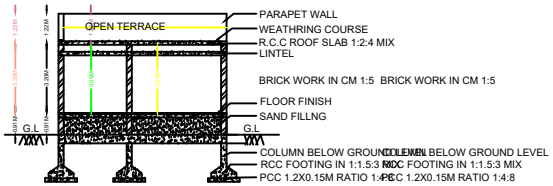
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN S.NO: 13A/3A1A1 WELCOME CITY PLOT NO: 153 VITTILAPURAM VILLAGE & PANCHAYAT, KARUNKULAM PANCHAYAT UNION ,SRIVAIKUNDAM TALUK,THOOTHUKUDI DISTRICT.

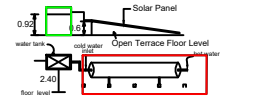
OWNER: Mr.SHAHULHAMEED. S/o Mr.MOHAMED HANIFA NOTE: ALL DIMENSIONS ARE IN METRES SCALE 1: 100



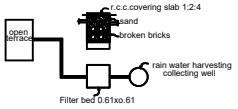
ELEVATION



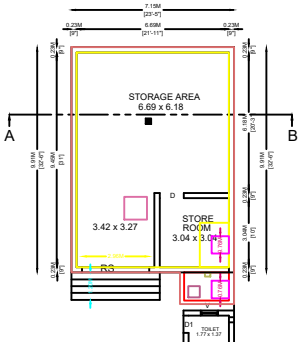
SECTION ON 'AB'

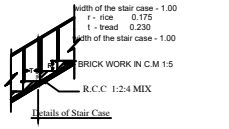


Details of solar water harvesting system

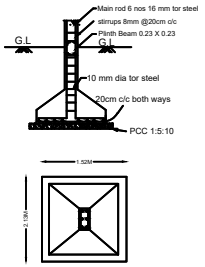


Details of rain water harvesting system

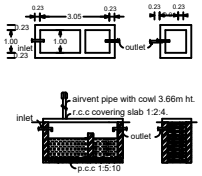




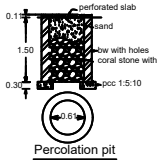
Details of Stair Case



Details of column footing

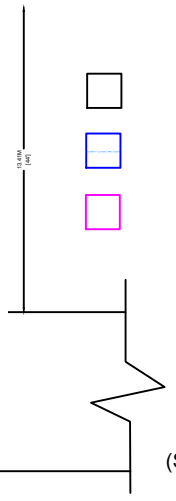


Details of septic tank & trench

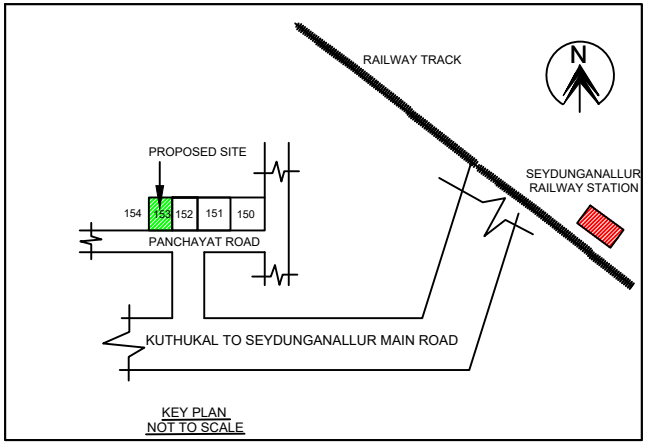


Percolation pit





SITE PLAN
(SCALE 1:100)



KEY PLAN
NOT TO SCALE

LEGEND

BLOCK NAME	FLOOR NAME	TOTAL COVERED AREA IN SQ.M	TOTAL BUILDUP AREA IN SQ.M
OTHERS	G.FLOOR	74.17	74.17
GRAND TOTAL		74.17	74.17
FLOOR SPACE INDEX	0.60		
PLOT COVERAGE	60.0%		
APPLICANT NAME	Mr.SHAHULHAMEED		
PROPOSED ADDRESS	C/o Mohamed Hanifa , D.no:2/61 Old Pallivasal Street,Seydunganallur,Srivaikundam Taluk Thoothukudi-628809.		

JOINERIES:

RS	...	ROLLING SHUTTER	2.12 x 2.59
D1	...	DOOR	0.76 x 2.13
V	...	VENTILATOR	0.76 x 0.76

REFERENCE:	Sq.ft	Sq.M
AREA OF APPLICANT SITE	1320.0	122.63
AREA OF PRO.BUILDING IN G.F	797.95	74.17
TOTAL BUILD-UP AREA IN ALL FLOORS	797.95	74.17
AREA OF OPEN SPACE	522.05	48.46
EXISTING ROAD		

F.S.I FLOOR SPACE INDEX CALCULATION

F.S.I = TOTAL BUILDING AREA OF ALL FLOORS / TOTAL AREA OF SITE

F.S.I = 74.17 / 122.63

F.S.I = 0.60 < 2.0

OFFICE USE ONLY

LAND & BUILDING OWNER

P.ANISH KUMAR B.E.,
REGISTERED ENGINEER
RE/GR II/TUT/MARCH 2022
CORP.REG No:138/LS/2022/00024
30D/1E,TOOVIPURAM WEST VII
THOOTHUKUDI-8.Cell:7010957791

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.