Verified RealEstate™

REFERENCE
67/2024-2025

ISSUED
22 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

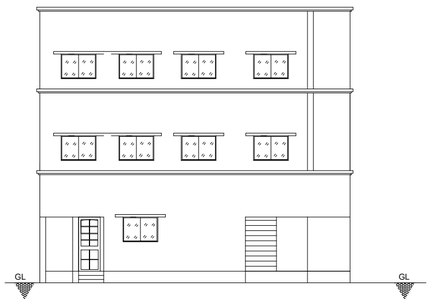
hello@verified.realestate
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DIGITALLY VERIFIED RECORD

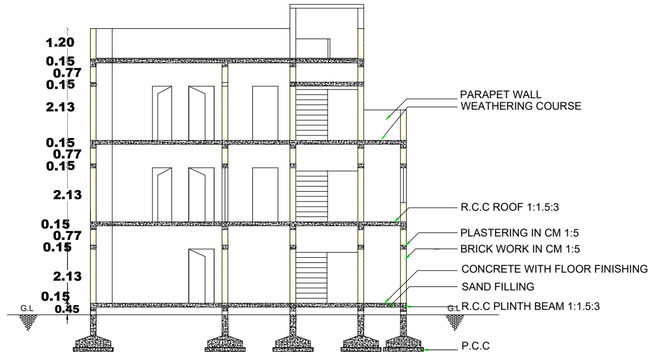
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF A DWELLING HOUSE BUILDING IN SECOND FLOOR

OLD SURVEY NO: 502/4A, NEW SURVEY NO:502/4A3, AT KOOTTAMPULI MAIN ROAD, KOOTTAMPULI VILLAGE, KUMARAGIRI PUDUKOTTAI VILLAGE AND PANCHAYAT, TUTICORIN DIST.

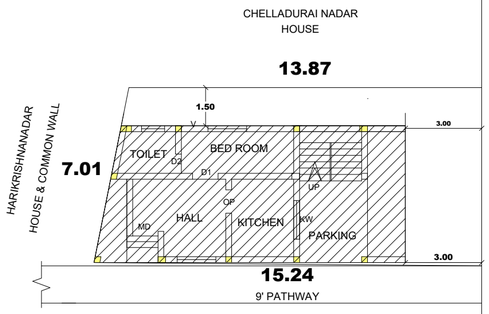
OWNER NAME :- MR.J.P.KUMARESAN
S/O MR. V.JAYAM

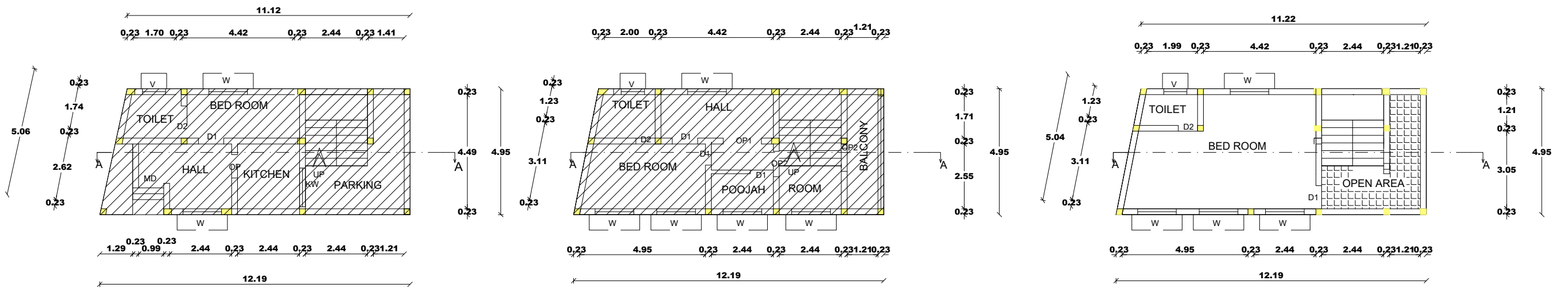


ELEVATION



SECTION ON AA





EXG.GROUND FLOOR PLAN

EXG.FIRST FLOOR PLAN

PRO.SECOND FLOOR

PARKING DETAILS			
TOTAL PROPOSED AREA	=	50.80	Sqm
TOTAL REQUIRED CAR	=	0 NO	
PROVIDED CAR	=	20NO	
TOTAL REQUIRED TWO WHEELER	=	1	
PROVIDED TWO WHEELER	=	1	

FLOOR SPACE INDEX			
SUM OF ALL FLOOR AREA	=	166.58	Sqm
SITE AREA	=	101.08	Sqm
FLOOR SPACE INDEX =	SUM OF ALL FLOOR AREA / PLOT AREA		
	= (166.58 / 101.08)		
	= 1.64	=	1.64 < 2.00

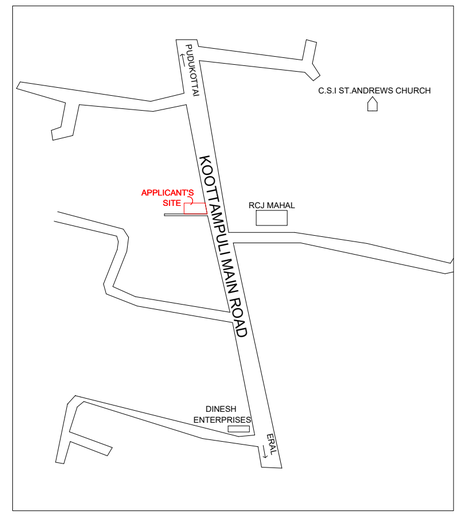
ALL DIMENSION IN METER

COLOR INDEX & AREA DETAILS

AREA STATEMENT	SQ.M	SQ.FT
APPLICANT SITE (DOC)	102.02	1,098.25
SUPER IMPOSED AREA	101.08	1,088.02
EXG. GROUND FLOOR	57.89	623.12
EXG. FIRST FLOOR	57.89	623.12
PRO. SECOND FLOOR	50.80	546.81
TOTAL PROPOSAL AREA	50.80	546.81
OPEN SPACE	43.19	464.89
ROAD OR STREET		

JOINERY DETAILS

D-DOOR	1.00 x	2.13
D1-DOOR	0.91 x	2.13
D2-DOOR	0.76 x	2.13
W - WINDOW	1.52 x	1.37
W1 -WINDOW	1.22 x	1.37
KW - WINDOW	1.52 x	0.61
V-VENTILATOR	0.91 x	0.61
OP1-OPEN PASSAGE	1.00 x	2.13
OP2-OPEN PASSAGE	1.70 x	2.13



LOCATION PLAN

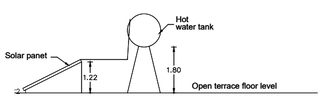
LAND AND BUILDING OWNER

J.JOHN SARGENT RAJ
REGISTERED ENGINEER
REG. NO: 138/LS/2022/00027
3/103, PALAI MAIN ROAD
PUDUKOTTAI
THOOTHUKUDI - 628003, CELL : 77087 32816

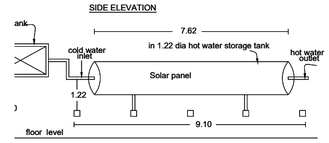
REGISTER ENGINEER

OFFICE USE

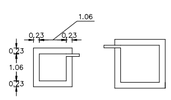




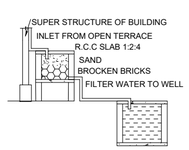
SIDE ELEVATION



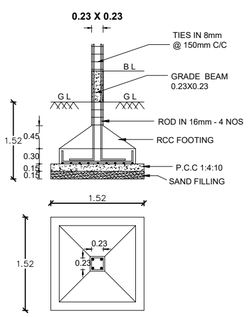
SOLAR WATER HEATER PLANT



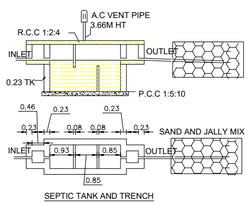
RAIN WATER HARVESTING



DETAILS OF FILTER BED & WELL



RCC COLUMN DETAILS



SEPTIC TANK AND TRENCH

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.