Verified RealEstate™

REFERENCE
76/2024-2025

ISSUED
04 December 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

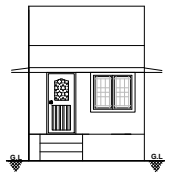
hello@verified.realestate
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DIGITALLY VERIFIED RECORD

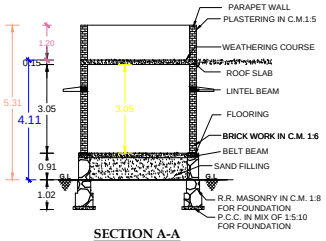
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL ROOM IN SURVEY NO :535/7A2,22A2 KOOTTAMPULI, KUMARAGIRI VILLAGE & PANCHAYAT,THOOTHUKUDI PANCHAYAT UNION.

OWNER NAME : **Mr.P.VIVEK THANGAPANDIAN.**

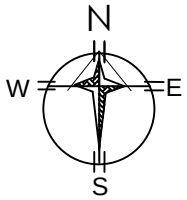
PLAN INFO
PLOT_AREA_M2=1295.04
AS_AT_SITE=1286.93
FMB_OR_PLR=1295.04
AS_PER_DOCUMENT=1295.04
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=20.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=4.00
ROAD_LENGTH=250
AVG_PLOT_DEPTH=47.70
AVG_PLOT_WIDTH=32.10
MIN_PLOT_DEPTH=35.00
MIN_PLOT_WIDTH=20.00
LAND_USE_ZONE =COMMERCIAL
SURVEY_NO=535/7A2,22A2
PLOT_NO=---
PATTA_NO=0
DISTRICT=THOOTHUKUDI
TALUK=THOOTHUKUDI
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
OSR_SURR_BUYBACK_RETAIN=RETAIN
JURISDICTION_TYPE=PANCHAYAT
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2
BLOCK_1_B-SHOP_STAFF_MEMBER_COUNT=2
BLOCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=1
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

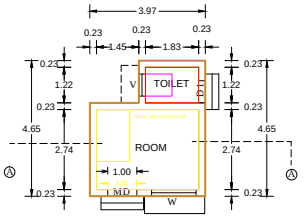


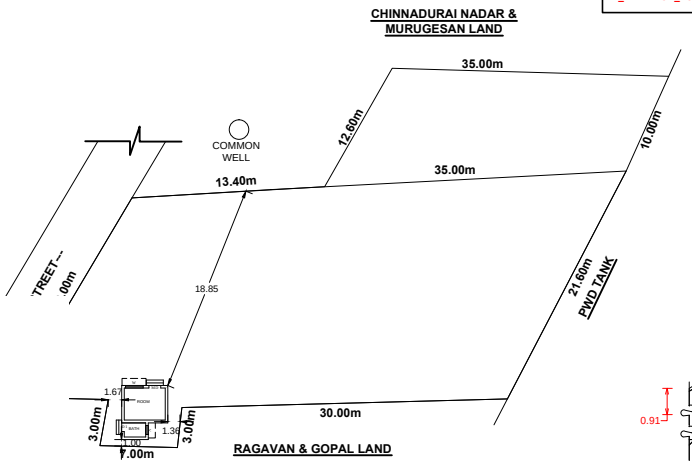
ELEVATION



SECTION A-A

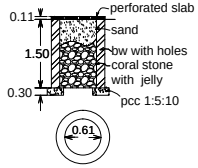




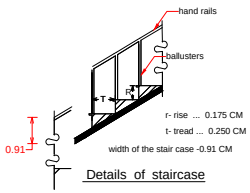


SITE PLAN

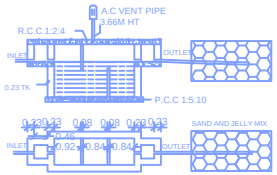
(SCALE : - 1:200)



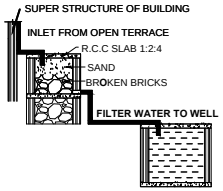
percolation pit



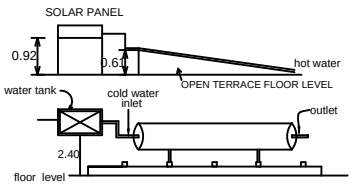
Details of staircase



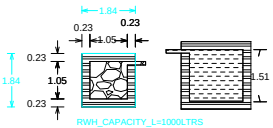
SEPTIC TANK AND TRENCH



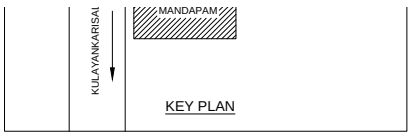
RAINWATER HARVESTING



Details of solar water heating system



DETAILS OF FILTER BED & WELL



KEY PLAN

PARKING DETAILS

TOTAL PROPOSED AREA	= 16.20 SQ.MT
PROVIDED CAR	= 0
PROVIDED TWO WHEELER	= 0

FLOOR SPACE INDEX

SUM OF ALL FLOOR AREA	= 16.20 Sq.m
SITE AREA	= 1295.04 Sq.m

$$FSI = \frac{\text{SUM OF ALL FLOOR AREA}}{\text{PLOT AREA}}$$

=(16.20 /1295.04) = 0.012

= 0.012 < 2.0

ALL DIMENSION IN METER

COLOR INDEX & AREA DETAILS

AREA STATEMENT	SQ.MT	SQ.FT
APPLICANT SITE DOC	1295.04	13939.81
PRO. GROUND AREA	16.20	174.37
TOTAL PROPOSAL AREA	16.20	174.37
OPEN SPACE	1278.84	13765.44
EXISTING BUILDING		
ROAD OR STREET		
TO BE REMOVED		

SET BACK DETAILS

SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	1.50m	1.67m
REAR SETBACK	1.00m	1.36m
SIDE SETBACK-1	1.00m	1.00m
SIDE SETBACK-2	1.00m	18.85m

JOINERY DETAILS

M.D	-	MAIN DOOR	-	1.00 X 2.13
D	-	DOOR	-	1.00 X 2.13
D1	-	DOOR	-	0.76 X 2.13
O	-	OPENING	-	1.00 X 2.13
W	-	WINDOW	-	1.52 X 1.37
V	-	VENTILATOR	-	0.75 X 0.61

LAND AND BUILDING OWNER

Er.N.BASKER
Registered Engineer
RE/GRIII/TUT/2022/25, THOOTHUKUDI P.UNION
GRACE CONSTRUCTION
PUDUKOTTAI, Cell: 9443138850

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.