Verified RealEstate™

REFERENCE
109/2024-2025

ISSUED
25 November 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.

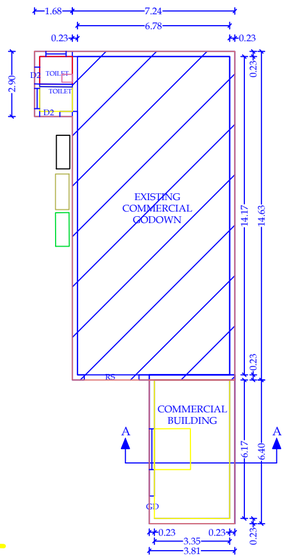
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

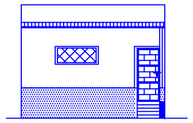
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF A GROUND FLOOR COMMERCIAL BUILDING AT EXISTING BUILDING DOOR No:- 3/701 , 3/701-A, 3/701-G IN SURVEY NO: 86/2B3, AT INAM MANIYACHI VILLAGE, INAM MANIYACHI PANCHAYAT, KOVILPATTI PANCHAYAT UNION, KOVILPATTI TALUK, TUTICORIN DISTRICT

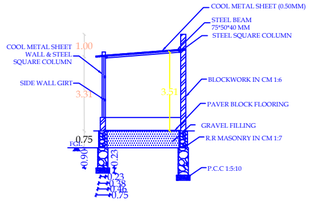
APPLICANT :- Mr.R.KALIRAJ SON OF Mr. RAMASUBBU



PRO GROUND FLOOR PLAN



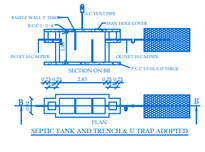
FRONT ELEVATION



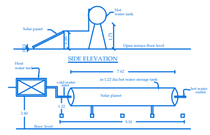
SECTION A - A



SECTION OF RAIN WATER COLLECTION TANK



SEPTIC TANK AND TRENCH & U TRAP ADOPTED



SOLAR WATER HEATER PLANT



FSI DETAILS	PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA (EXG + PRO)	135.15 / 1558.06	0.09 / 2.00

PARKING CALCULATION

NO OF CAR & BIKE POCKETS PROVIDED = EXG AREA IN G.F = 110.79 SQ.MT, PRO AREA IN G.F = 24.36 SQ.MT

TOTAL = 135.15 SQ.MT

PARKING REQUIRED	PARKING PROVIDED
MAJOR CAR POCKETS - 1 No's	NO. OF CAR POCKETS - 2 Nos
MAJOR BIKE POCKETS - 2 NO	NO. OF BIKE POCKETS - 2 Nos

COLOR INDEX

PARTY'S SITE	
PROPOSED BUILDING	
EX. BUILDINGS	
ROAD AND STREET	

AREA DETAILS

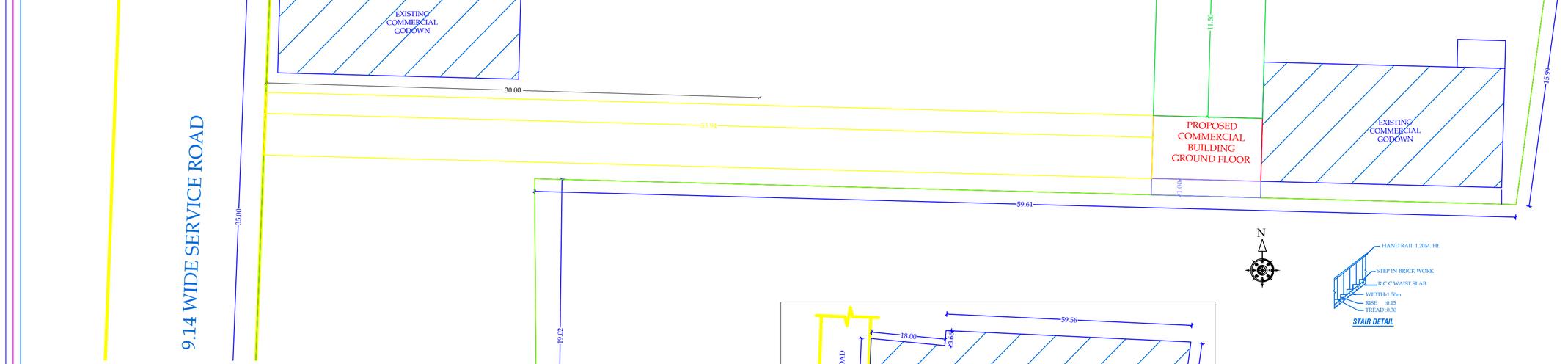
AREA	SQ.MT.	SQ.FT.
AREA OF SITE (Super Imposed)	1558.06	16770.96
EXG AREA OF G.F	110.79	1192.53
PRO AREA OF G.F	24.36	262.42
AREA OF OPEN TO SKY	1422.89	15315.85

JOINERY DETAILS

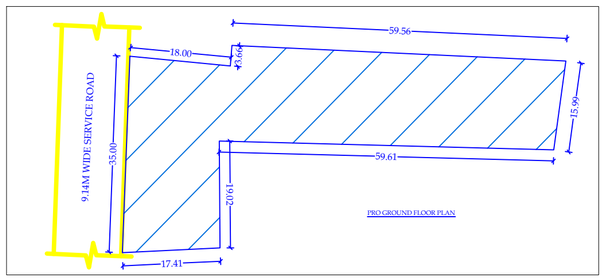
SYMBOLS	DESCRIPTION	SIZES
RS	ROLLING SHUTTER	2.44 x 2.20
GD	DOOR	1.00 x 2.20
D2	DOOR	0.90 x 2.20
W	WINDOW	0.90 x 0.80
V	VENTILATOR	0.60 x 0.60

NOTE:
PROVIDE RAIN WATER HARVISTING ARRANGMINTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN

Plan Prepared by "Dharini Builders", Kovilpatti , Cell.No- 9500596292



PRO GROUND FLOOR PLAN



PRO GROUND FLOOR PLAN

STAIR DETAIL

PLAN INFO
PLOT_AREA_M2=1558.10
AS_AT_SITE=1558.10
FMB_OR_PLR=1558.10
AS_PER_DOCUMENT=1558.06
DISTRICT=THOOTHUKUDI
TALUK =KOVILPATTI
SURVEY_NO=86 / 2B3
PATTA_NO=320
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.14
ROAD_WIDTH=9.14
ROAD_LENGTH=35.0
AVG_PLOT_DEPTH=33.75
AVG_PLOT_WIDTH=17.69
AVG_PLOT_DEPTH=59.00
AVG_PLOT_WIDTH=16.29
LAND_USE_ZONE=RESIDENTIAL
PLOT_NO=0
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDING_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS =NO
BLOCK_1_B-SHOP_MEMBER_COUNT=5

APPLICANT

Er.S.ASHOK KUMAR D.C.E.,
Consulting Engineer & Licensed Surveyor
Regn.No : 137 / LS / 2022 / 00017
DHARINI BUIDERS
No.16A, Veeravanchi Nagar 1st Street
KOVILPATTI - 628502
Mobile : 9500596292

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
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.