Verified RealEstate™

REFERENCE
387/2023

ISSUED
27 December 2024

PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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.

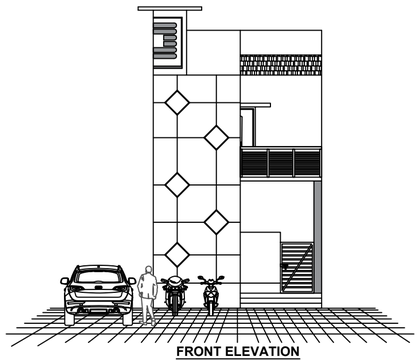
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

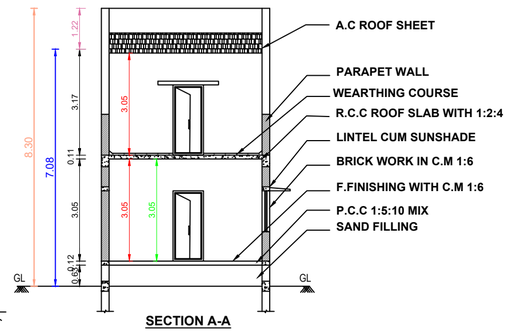
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMBINED R.C.C ROOF GROUND FLOOR & A.C SHEET ROOF FIRST FLOOR BUILDING IN SURVEY NO:24/51,PATTA NO :6361, WARD NO :11,HIGH SCHOOL ROAD IN VILATHIKULAM TOWN PANCHAYAT,VILATHIKULAM UNION & TALUK,THOOTHUKUDI DISTRICT.

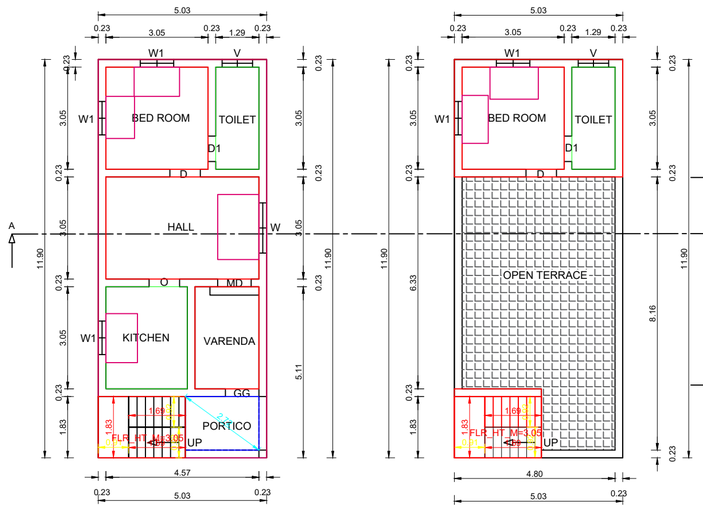
OWNER NAME : Mrs.M.BACKIYALAKSHMI, W/o Mr.MURUGESAN



FRONT ELEVATION

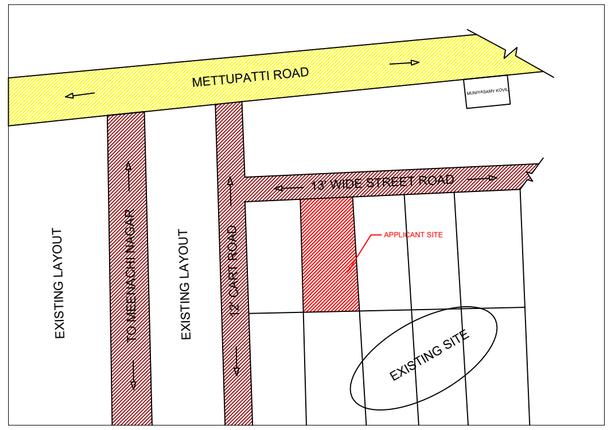


SECTION A-A

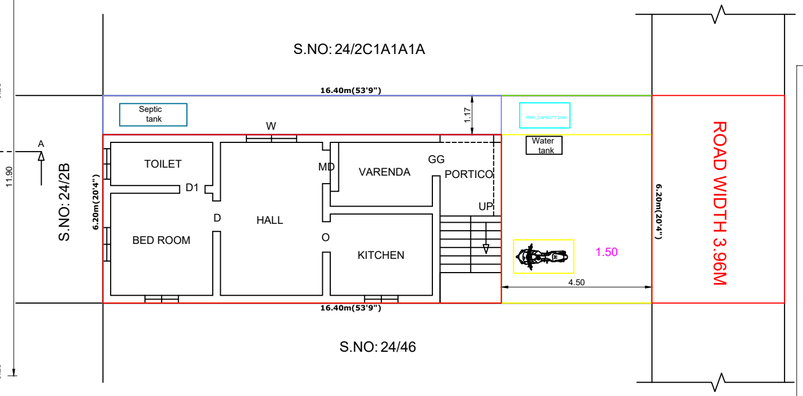


GROUND FLOOR PLAN

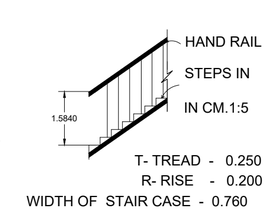
FIRST FLOOR PLAN



KEY PLAN



SITE PLAN



T- TREAD - 0.250
R- RISE - 0.200
WIDTH OF STAIR CASE - 0.760

DETAILS OF STAIRCASE

PARKING DETAILS

TOTAL PROPOSED AREA	= 82.88 SQ.MT
PROVIDED CAR	= 0
PROVIDED TWO WHEELER	= 01

FLOOR SPACE INDEX

SUM OF ALL FLOOR AREA	= 82.88 Sq.m
SITE AREA	= 102.29 Sq.m

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

=(82.88 / 102.29) = 0.81

= 0.81< 2.0

PLAN INFO

PLOT_AREA_M2=101.68
AS_AT_SITE=101.68
FMB_OR_PLR=102.29
AS_PER_DOCUMENT=102.29
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.14
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.96
ROAD_LENGTH=500
AVG_PLOT_DEPTH=16.40
AVG_PLOT_WIDTH=6.20
MIN_PLOT_DEPTH=16.40
MIN_PLOT_WIDTH=6.20
LAND_USE_ZONE =RESIDENTIAL,
SURVEY_NO=24/51
PLOT_NO=-
PATTA_NO=6351
DISTRICT=THOOTHUKUDI
TALUK=VILATHIKULAM
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
JURISDICTION_TYPE=PANCHAYAT
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

ALL DIMENSION IN METER

COLOR INDEX & AREA DETAILS

AREA STATEMENT	SQ.MT	SQ.FT
APPLICANT SITE DOC	102.29	1101.04
SUPER IMPOSED AREA	101.68	1094.48
PRO.GROUND FLOOR	59.86	644.33
PRO.FIRST FLOOR	23.02	247.78
PRO.STAIR AREA	0	0
TOTAL PROPOSAL AREA	82.88	892.12
OPEN SPACE	42.43	456.71

EXISTING BUILDING
ROAD OR STREET
TO BE REMOVED

SET BACK DETAILS

SET BACK	REQUIRED	PROVIDED
FRONT SETBACK	1.50m	4.50m
REAR SETBACK	NIL	NIL
SIDE SETBACK-1	NIL	1.17m
SIDE SETBACK-2	NIL	NIL

JOINERY DETAILS

MD	-	MAIN DOOR	-	1.00 X 2.10
D	-	DOOR	-	0.91 X 2.10
D1	-	DOOR	-	0.76 X 2.10
W	-	WINDOW	-	1.50 X 1.22
W1	-	WINDOW	-	1.00 X 1.22
V	-	VENTILATOR	-	0.90 X 0.90

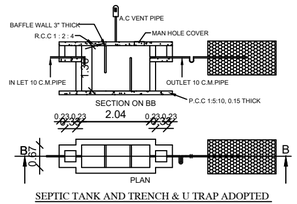
முத்தீஸ்வரி

LAND AND BUILDING OWNER

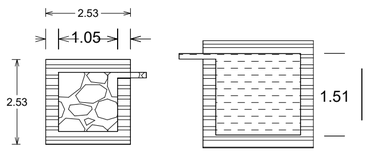
Er.S.MOHAMED IQBAL,B.E.,PG.DCA.,
Govt.Reg Engineer Gr-I
Reg No: RE-I/TKDTCP/JANUARY/1/2024
Vilathikulam-07.(94437-72655)

REGISTERED ENGINEER.

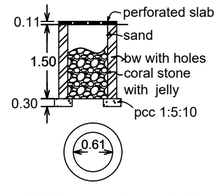
hot water
OOR LEVEL
outlet
TING SYSTEM



SEPTIC TANK AND TRENCH & U TRAP ADOPTED



DETAILS OF FILTER BED & WELL



PERCOLATION PIT

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.