Verified RealEstate™

REFERENCE
53/2024-25

ISSUED
31 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.

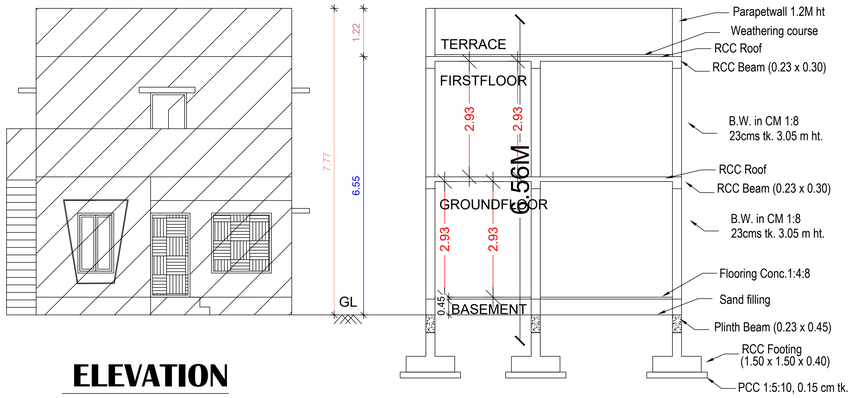
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

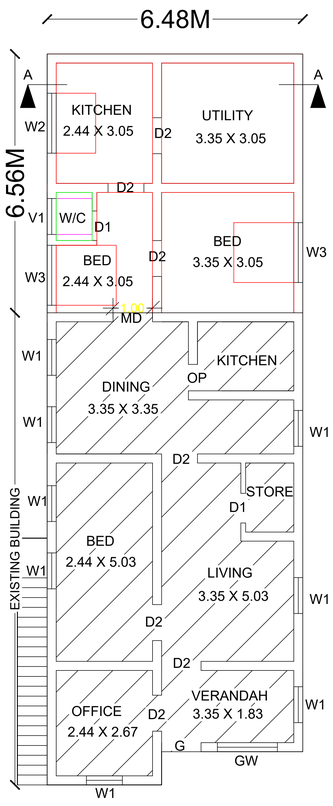
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RCC ROOFED RESIDENTIAL BUILDINGS IN EXISTING GROUND FLOOR D.NO:3/38 AND FIRST FLOOR D.NO:3/38-1, IN NATHAM SURVEY NO:196/15, PATTA NO:304 AT LUKKAS STREET, WARD NO:3 IN VEERAPANDIANPATNAM VILLAGE PANCHAYAT, TIRUCHENDUR PANCHAYAT UNION, THOOTHUKUDI DISTRICT.

APPLICANT NAME: SUTHARSON FERNANDO.1, EBISTA PEERIS.2.

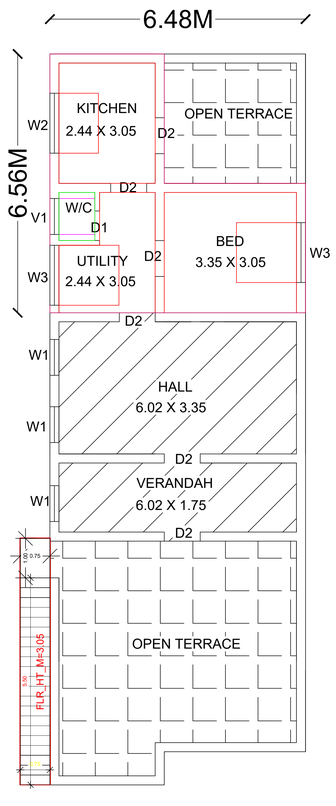


ELEVATION

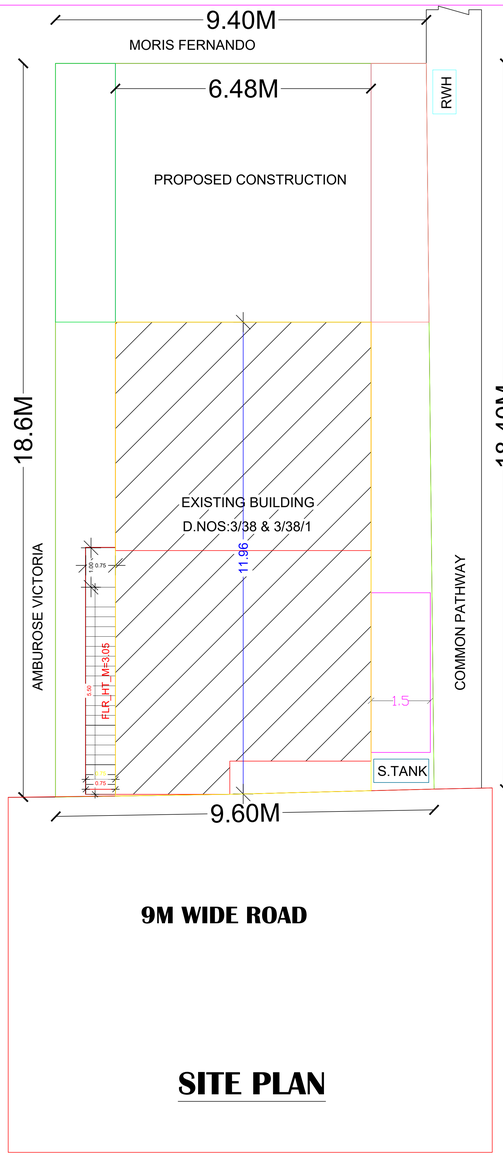
SECTION - "AA"



GROUNDFLOOR PLAN

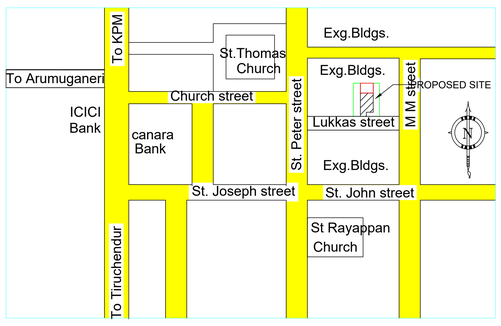


FIRST FLOOR PLAN

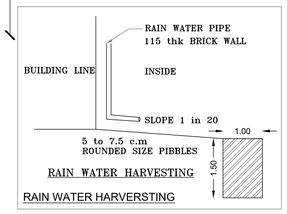


9M WIDE ROAD

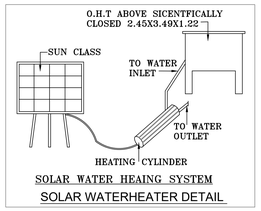
SITE PLAN



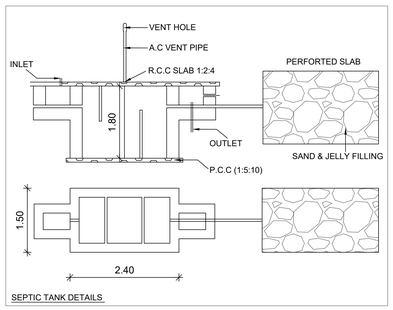
TOPO PLAN



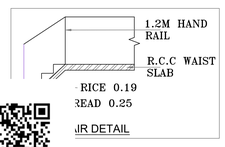
RAIN WATER HARVERSTING



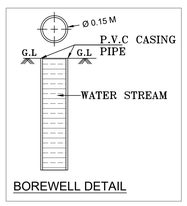
SOLAR WATERHEATER DETAIL



SEPTIC TANK DETAILS



IR DETAIL



BOREWELL DETAIL

PLAN INFO
PLOT_NO= NATHAM
PATTA_NO=304
DISTRICT=THOOTHUKUDI
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=1.50
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=175.75
AS_AT_SITE=175.84
FMB_OR_PLR=175.75
AS_PER_DOCUMENT=175.75
ROAD_WIDTH=9.0
ROAD_LENGTH=150
AVG_PLOT_DEPTH= 18.5
AVG_PLOT_WIDTH= 9.5
LAND_USE_ZONE = RESIDENTIAL
TALUK=THIRUCHENDUR
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
SURVEY_NO=196/15
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

ALL DIMENSIONS ARE IN METRE ONLY.

JOINERIES	
MD-MAIN DOOR	1.00M X 2.13M
D1-DOOR	0.75M X 2.13M
D2-DOOR	0.91M X 2.13M
V1- VENTILATOR	0.91M X 0.91M
W1-WINDOW	0.91M X 1.52M
W2-WINDOW	1.52M X 1.00M
W3-WINDOW	1.52M X 1.52M

COLOUR INDEX:
PROPOSED
BOUNDARY
ROAD

SCALE :
1:100 , N.T.S

AREA STATEMENT:

PLOT EXTENT

AS PER DOCUMENT	: 175.75 Sq.M	(1891.77 Sq.ft)
AS PER PATTA/FMB	: 175.75 Sq.M	(1891.77 Sq.ft)
AS PER SUPERIMPOSED	: 175.75 Sq.M	(1891.77 Sq.ft)

	SQ.M.	SQ.FT.
Proposed GROUND FLOOR AREA	42.51	457.58
Proposed FIRST FLOOR AREA	30.77	331.21
Total Proposed Buildup Area	73.28	788.79
Existing Building Area (GF 74.56sq.m +FF 37.52sq.m)	112.08	1206.43
VACANT AREA	58.68	631.63

PLOT COVERAGE : 66.61 % F.S.I : 1.05

M. Sutharson
Ebista Peeris

SIGNATURE OF OWNER:

Er.K.Murugaperumal
Registered Engineer in
Tiruchendur Panchayat Union-05/31.05.2022
VISHAKHA CONSTRUCTIONS
211/7, Palai Road, Tiruchendur-628215
PH:8056451538

REGISTERED ENGINEER /
LICENSED SURVEYOR SIGNATURE:

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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Chennai 600 097, India
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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.