Verified RealEstate™

REFERENCE
175/2024-2025

ISSUED
28 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

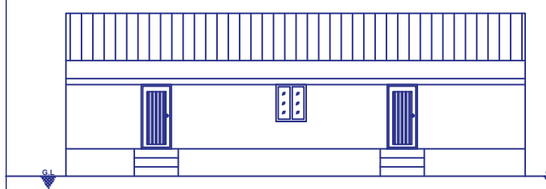
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

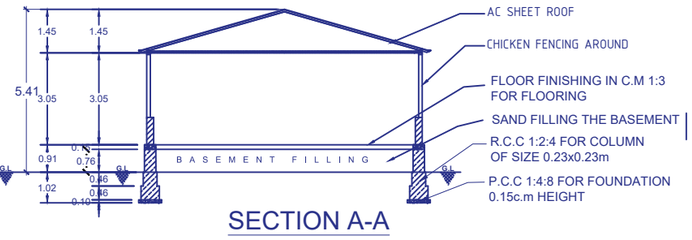
PLAN SHOWING THE PROPOSED AC SHEET CONSTRUCTION OF DWEELING HOUSE IN SURVEY NO: 569/ /10A2 , PATTA NO : 2437

AT SOUTH MAYILODAI VILLAGE & PANCHAYAT,KAYATHAR PANCHAYAT UNION AND TALUK ,THOOTHUKUDI DIST.

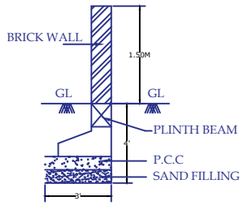
OWNER NAME : ARULMIGU GUNAMUDAIYAR SASTHA THIRUKOVIL



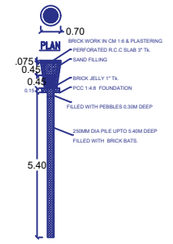
ELEVATION



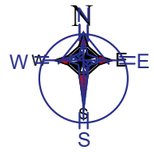
SECTION A-A

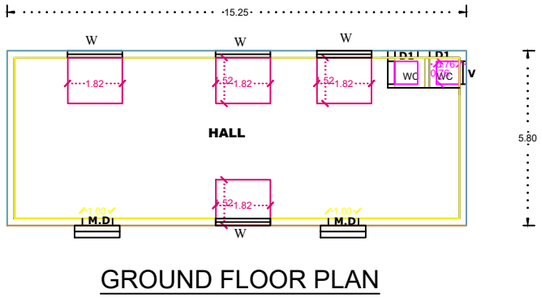


COMPOUND WALL DETAIL

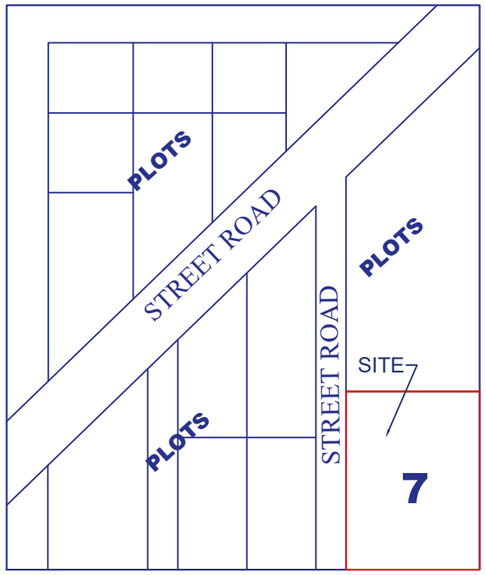


PERCOLATION PIT

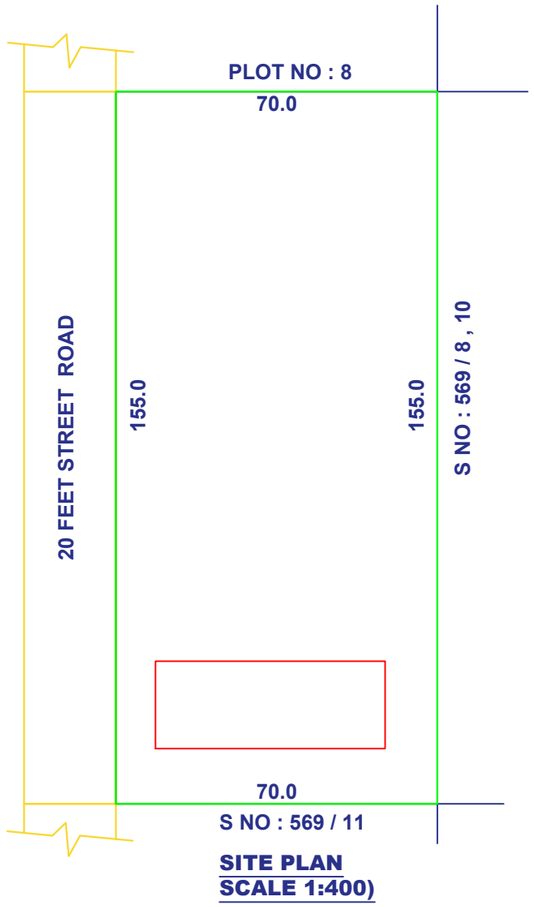




GROUND FLOOR PLAN



LOCATION PLAN



SITE PLAN
SCALE 1:400)

PLAN INFO
PLOT_AREA_M2=1009.43
AS_AT_SITE=1009.43
FMB_OR_PLR=1009.43
AS_PER_DOCUMENT=1007.989
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=76.04
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.10
ROAD_LENGTH=250
AVG_PLOT_DEPTH=21.35
AVG_PLOT_WIDTH=47.28
MIN_PLOT_DEPTH=21.35
MIN_PLOT_WIDTH=47.28
LAND_USE_ZONE =DWELLING
SURVEY_NO=569/8A2
PLOT_NO=-
PATTA_NO=2441
DISTRICT=THOOTHUKUDI
TALUK=KAYATHAR
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=YES
OSR_SURR_BUYBACK_RETAIN=NO
JURISDICTION_TYPE= PANCHAYAT
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
BLOCK_1_B-SHOP_STAFF_MEMBER_COUNT=1
BLOCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=1
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

PARKING DETAILS

TOTAL PROPOSED AREA	= 88.45 SQ.MT
PROVIDED CAR	= 0
PROVIDED TWO WHEELER	= 1

FLOOR SPACE INDEX

SUM OF ALL FLOOR AREA	= 88.45 Sq.m
SITE AREA	= 1007.989 Sq.m

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

=(88.45 / 1007.989) = 0.08

= 0.08 < 2.0

OFFICE :

AREA DETAILS

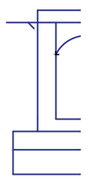
AREA	SQ.MT.	SQ.FT.
AREA OF SITE (Super Imposed)	1007.99	10849.99
AREA OF PLINTH IN G.F	88.45	952.08
AREA OF OPEN TO SKY	919.54	9897.92
FSI = Total Builtup Area / Total Site Area	= 0.09	

COLOR INDEX & AREA DETAILS

COLOR INDEX	
	SITE BOUNDRY
	PRO. R.C.C ROOF RESIDENTIAL BUILDING
	ROAD DETAILS

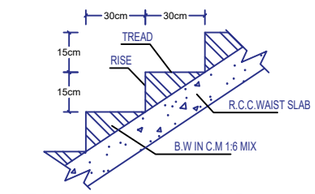
SCHEDULE OF JOINERIES:

REFERENCE	METRE
RS - ROLLING SHUTTER	2.50 X 2.13
CG - COLLAPSE GATE	1.20 X 2.13
MD - MAIN DOOR	1.50 X 2.13
D - FLUSH DOOR	1.20 X 2.13
D1 - FLUSH DOOR	1.00 X 2.13
D2 - FLUSH DOOR	0.91 X 2.13
W - GLAZED WINDOW	2.00 X 1.50
W1 - GLAZED WINDOW	1.20 X 1.50
KW - KITCHEN WINDOW	1.50 X 1.30
O - OPEN	1.00 X 2.13
V - VENTILATOR	1.00 X 1.00

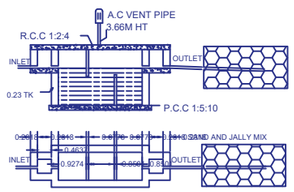


RWH_(

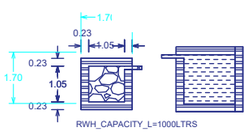




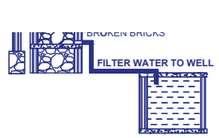
STAIRCASE DETAILS



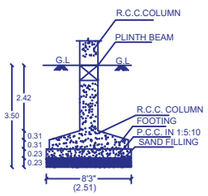
SEPTIC TANK AND TRENCH



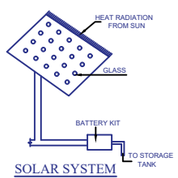
DETAILS OF FILTER BED & WELL



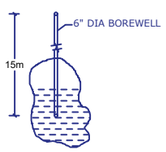
RAINWATER HARVESTING



FOUNDATION DETAIL
(DETAIL - B)



SOLAR SYSTEM



BORE WELL DETAIL

NOTE

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO EXISTING CORPORATION SEPTIC TANK SYSTEM.
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.



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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.