Verified RealEstate™

REFERENCE
15/2024-25

ISSUED
14 March 2025

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.

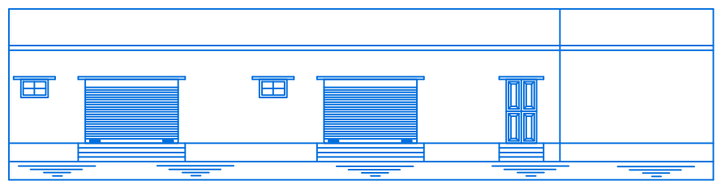
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3/350/2 Mettukuppam,
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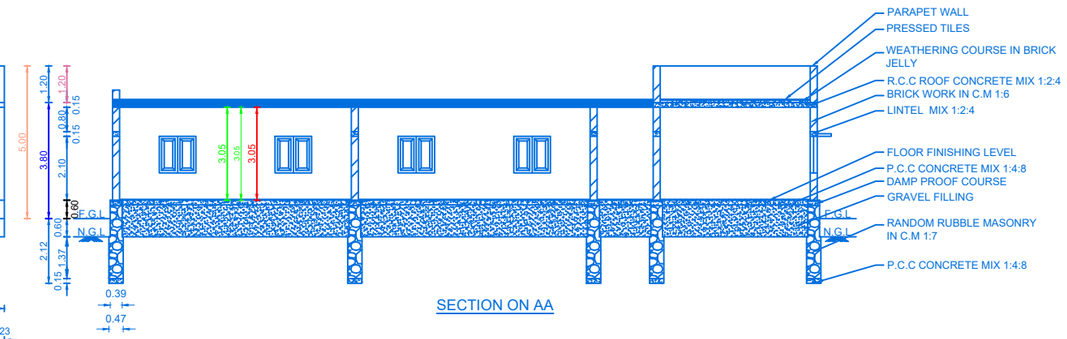
DIGITALLY VERIFIED RECORD

THE PLAN SHOWING PROPOSED CONSTRUCTION OF A DWELLING HOUSE AND SHOP IN GROUND FLOOR , SURVEY NO:321/14B, SIVANTHIPATTI VILLAGE AND PANCHAYAT, KOVILPATTI PANCHAYAT UNION , KOVILPATTI TALUK, THOOTHUKUDI DISTRICT.

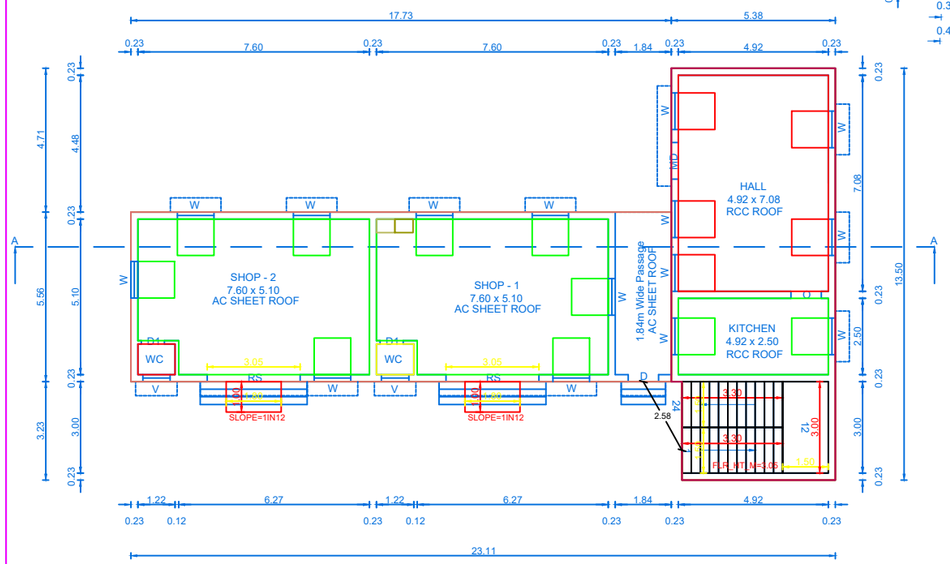
NAME OF THE APPLICANT: Thiru - K.VENKATESH, S/o Thiru - KRISHNAN.



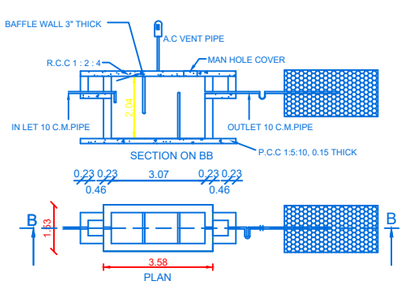
ELEVATION



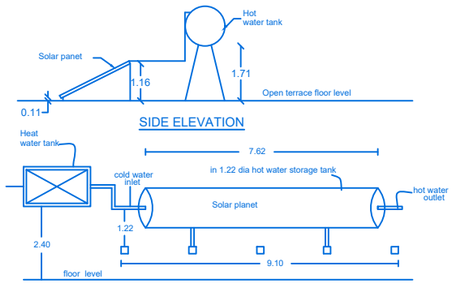
SECTION ON AA



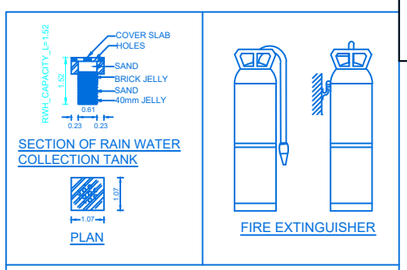
GROUND FLOOR PLAN



SEPTIC TANK AND TRENCH & U TRAP ADOPTED



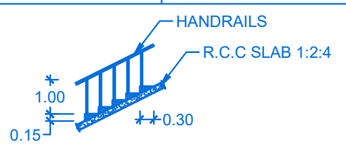
SOLAR WATER HEATER PLANT



SECTION OF RAIN WATER COLLECTION TANK

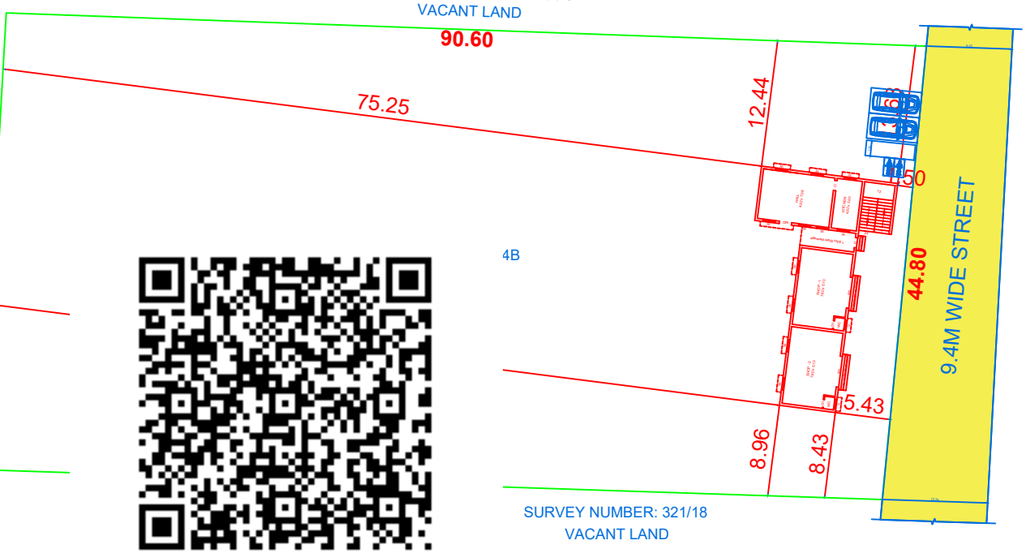
PLAN

FIRE EXTINGUISHER



STAIR WIDTH - 1.50M

STAIRCASE DETAILS



NOTE:

TO PROVIDE RAIN WATER HARVESTING ARRANGMENTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN

TWO WHEELAR POCKET DETAILS

CAR POCKET DETAILS

COLOR INDEX	
PARTY'S SITE	
PROPOSED BUILDING	
EXG. BUILDINGS	
ROAD AND STREET	

AREA DETAILS

AREA	SQ.MT.	SQ.FT.
AREA OF SITE	4100.00	44132.40
GROUND FLOOR (RESIDENTIAL)		
AREA OF PLINTH IN G.F	71.50	769.63
GROUND FLOOR (COMMERCIAL)		
AREA OF PLINTH IN G.F	98.58	1061.12
AREA OF OPEN TO SKY	4028.50	43362.77

PARKING CALC

NO. OF CAR & BIKE POCKETS PROVIDED } = FLOOR AREA IN G.F = 170.08 sq.mt.

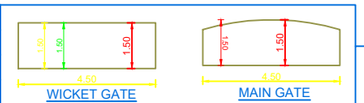
TOTAL F.A = 170.08 sq.mt.

TOTAL F.A above 170.08 sq.mt. = 1 car space Every 100 sq.mt

PARKING REQUIRED :-		PARKING PROVIDED :-	
NO. OF CAR POCKETS	: 2 Nos	NO. OF CAR POCKETS	: 2 Nos
NO. OF BIKE POCKETS	: Nil	NO. OF BIKE POCKETS	: Nil

JOINERY DETAILS

	DESCRIPTION	SIZES
RS	ROLLING SHUTTER	3.05 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
O	OPENING	1.00 x 2.10
W	WINDOW	1.20 x 1.20
V	VENTILATOR	0.90 x 0.60



ALL DIMENSIONS ARE IN METER
SCALE - 1:100

FSI DETAILS		PROPOSED	PERMISSIBLE
TOTAL PLINTH AREA	170.08	0.04	2.00
PLOT AREA	4100		

FOR OFFICE USE

PLAN INFO
PLOT_AREA_M2= 4100.00
AS_AT_SITE= 4023.07
FMB_OR_PLR= 4100.00
AS_PER_DOCUMENT= 4100.00
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
SURVEY_NO= 321/14B
PATTA_NO= 2325
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT= NO
SINGLE_FAMILY_BLDG= YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=44.80
ROAD_WIDTH=9.40
ROAD_LENGTH=250.0
AVG_PLOT_DEPTH= 89.70
AVG_PLOT_WIDTH= 44.90
LAND_USE_ZONE = COMMERCIAL AND RESIDENTIAL
PLOT_NO= -
RWH_DECLARED= YES
OSR_APPLICABLE= YES
OSR_SURR_BUYBACK_RETAIN= BUYBACK
PREMIUM_FSI_REQUIRED= NO
BUILDING_NEAR_TO_RIVER= NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_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=4

APPLICANT

Er. R. Anish Raj B.E.,
Register Engineer - Grade II,
Reg. No. : RE - II / TKOTCP / January|01|2024
Ganga Builders,
D.No : 650 E, Velan Complex,
Manthithoppu Road, KOVILPATTI - 628 502.
Cell : 94422 54415, 79049 84259

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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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.