PP APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

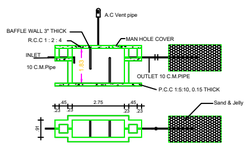
ISSUING AUTHORITY
Town Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

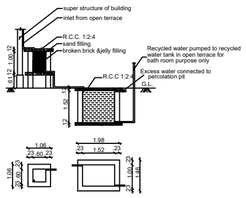
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

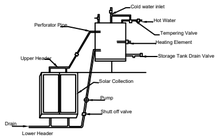
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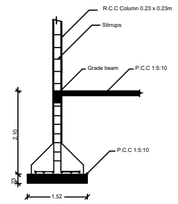
SEPTIC TANK AND TRENCH



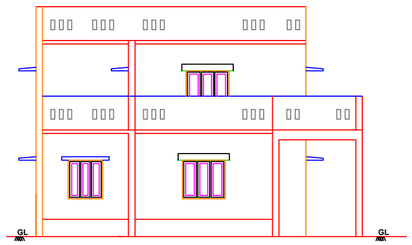
Sump and Filter Bed



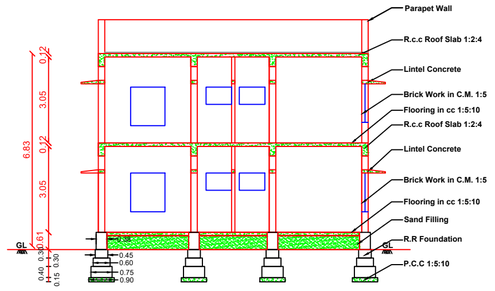
Details Of Solar Water Heater (NTS)



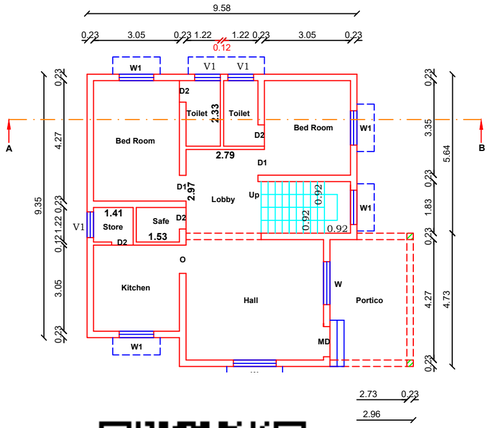
COLUMN DETAIL

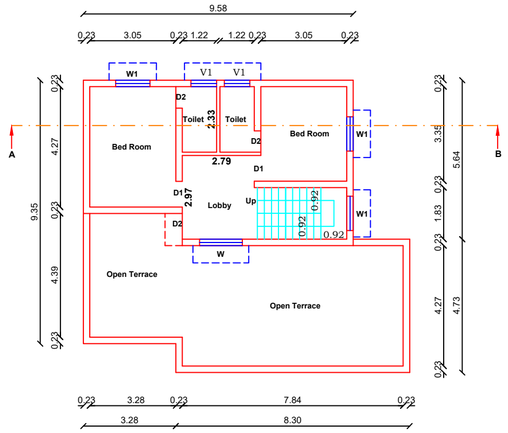


ELEVATION

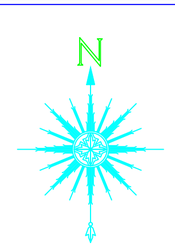


SECTION ON A-B

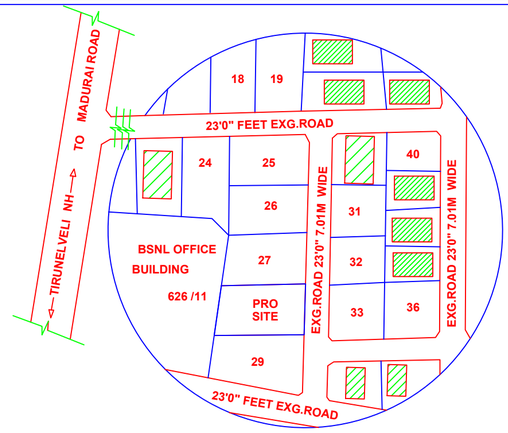




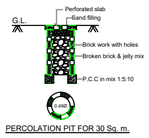
FIRST FLOOR PLAN



RAINWATER HARVESTING

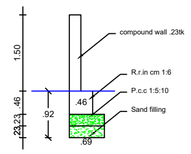


TOPO PLAN
NOT TO SCALE

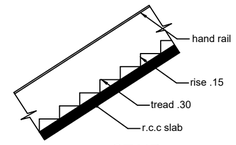


PERCOLATION PIT FOR 30 Sq. m.

(NOT FOR SCALE)



Compound Wall Detail



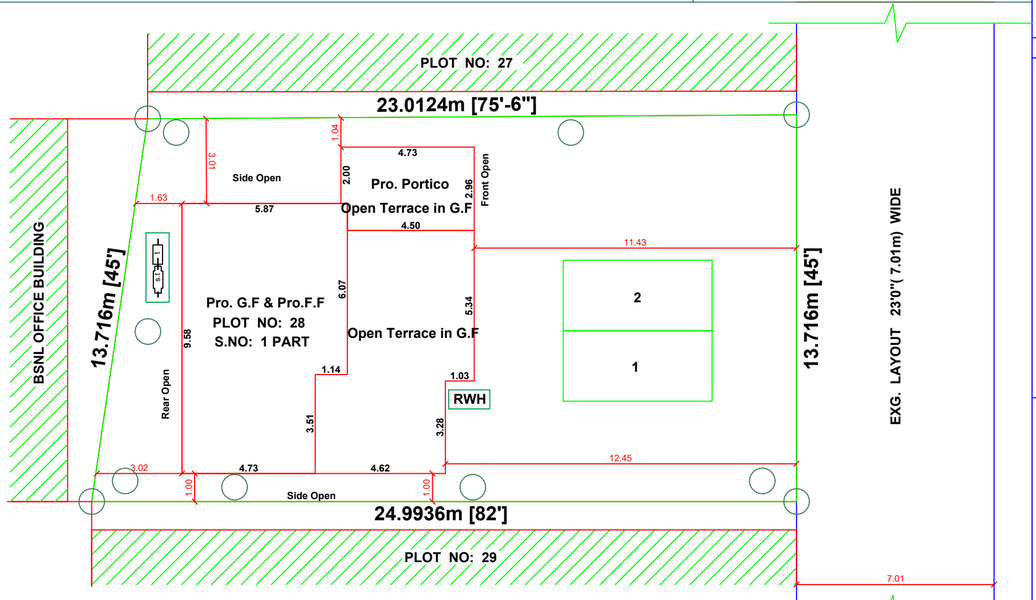
STAIR

Legend :-

- Pro.Site Boundary
- Exg. Building to be Removed
- Pro.Building
- Exg. Road

Pro. Parking Calculation :

1st 149.99 Sq.mt	=	1 Car Space (2.50 x 5.00)
Next Every 75 Sq.mt	=	1 Car Space (2.50 x 5.00)
Required Parking area (G.F+F.F)	=	105.40+52.20 = 157.60 Sq.mt
Total Required Parking	=	1 CAR Space
Available Parking	=	1 CAR Space



SITE PLAN
SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR & FIRST FLOOR HOUSE BUILDING IN S.NO: 626 / 1A1, PLOT NO: 28, GHOUSE MOHAMED NAGAR, KAYATTAR VILLAGE, KAYATTAR TOWN, PANCHAYAT, KOVIL PATTI TALUK, TUTICORIN DISTRICT.

LPA: DATE : 02/02/2018
ந. க .எண்: 3931/2017
APPROVD LAYOUT NO : ம.வ.(மு) / ம.(திலி) எண்: 17/2018

LOCAL BODY: DATE : 07/05/2018
ந. க .எண்: 67/ 2018 / அ1

(ORDINARY BUILDING)

Scale 1:100, 1:200 All Dimensions are in Metre

AREA DETAILES:-	Sq.Mt	Sq.Ft
SITE AREA	329.23	3543.75
GROUND FLOOR AREA	105.40	1135.00
Building Area : 91.65 Sq.m Portico Area : 13.75 Sq.m		
PRO. FIRST FLOOR AREA	52.20	562.00
OPEN AREA	223.83	2408.70
Total Pro. Building Area G.F & F.F	157.60	1697.00

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019

Description	Required	Available	
Front Setback	1.50m	11.43m	OK
One Side Open (North)	1.00m	1.04m	OK
Side Setback (South)	1.00m	1.00m	OK
Rear Setback	1.00m	1.63m	OK
Parking	1 Two wheeler	1 Two wheeler	OK
FSI	2.00	01.11	OK

JOINERY DETAILES:-

MD	Main Door	1.00 x 2.10
D1	Door	0.91 x 2.10
D2	Door	0.75 x 2.10
O	Open	0.91 x 2.10
W	Window	1.52 x 1.80
W1	Window	1.22 x 1.50
V1	Ventilator	0.91 x 0.60

PRO. FLOOR AREA RATIO

= Pro. G.F + F.F / Total Site Area
= 157.60 / 329.23
= 0.49 < 2.00

Total FSI in Pro. = 0.48

Tmt.P.DEVINACHIYAR

APPLICANT

REGISTERED ENGINEER (Plan Only)

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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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.