PP APPROVAL RECORD

# Planning Permission

Kumaragiri

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

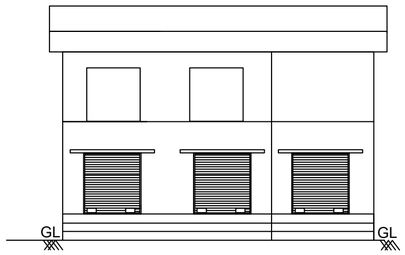
PURPOSE
**Residential**

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

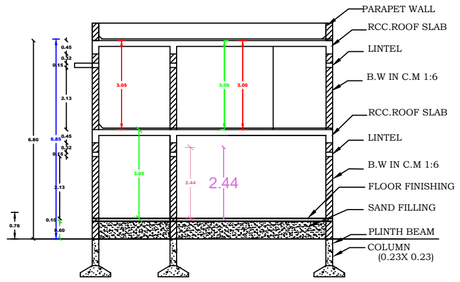
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

# PLAN SHOWING THE SUB DIVISION APPROVAL AND PROPOSED CONSTRUCTION OF SHOPS IN GROUND FLOOR AND DWELLING HOUSE IN FIRST FLOOR, PLOT NO : 147, SURVEY NO: 160/3F1C, PATTA NO: 9436 APPROVED LAYOUT NO : ம.வ./தூமாஅ.(வரன்முறை எண் : 15/2024) KUMARAGIRI VILLAGE & PANCHAYAT AT THOOTHUKUDI TALUK & DISTRICT.

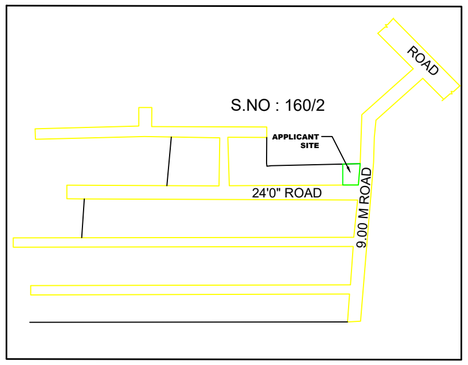
## OWNER NAME : Mr. P. MAHARAJA, S/O.Mr. PITCHAIMANI.



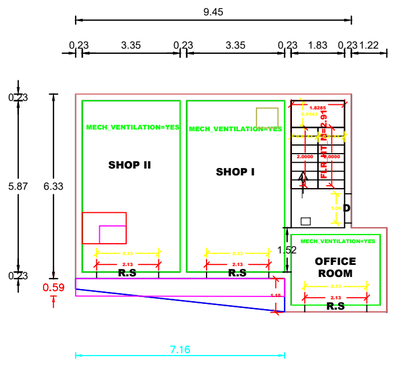

ELEVATION



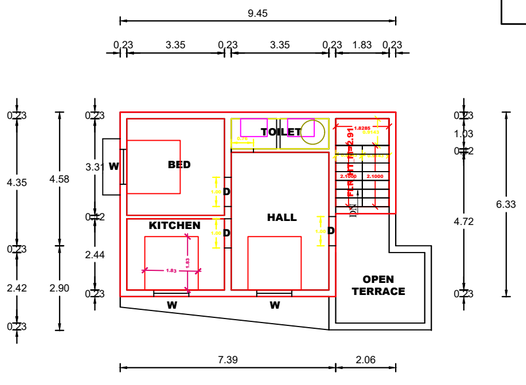

CROSS SECTION VIEW AB



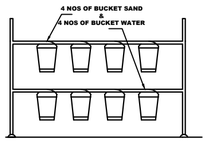

LOCATION PLAN

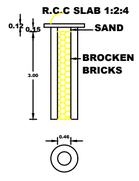



GROUND FLOOR PLAN

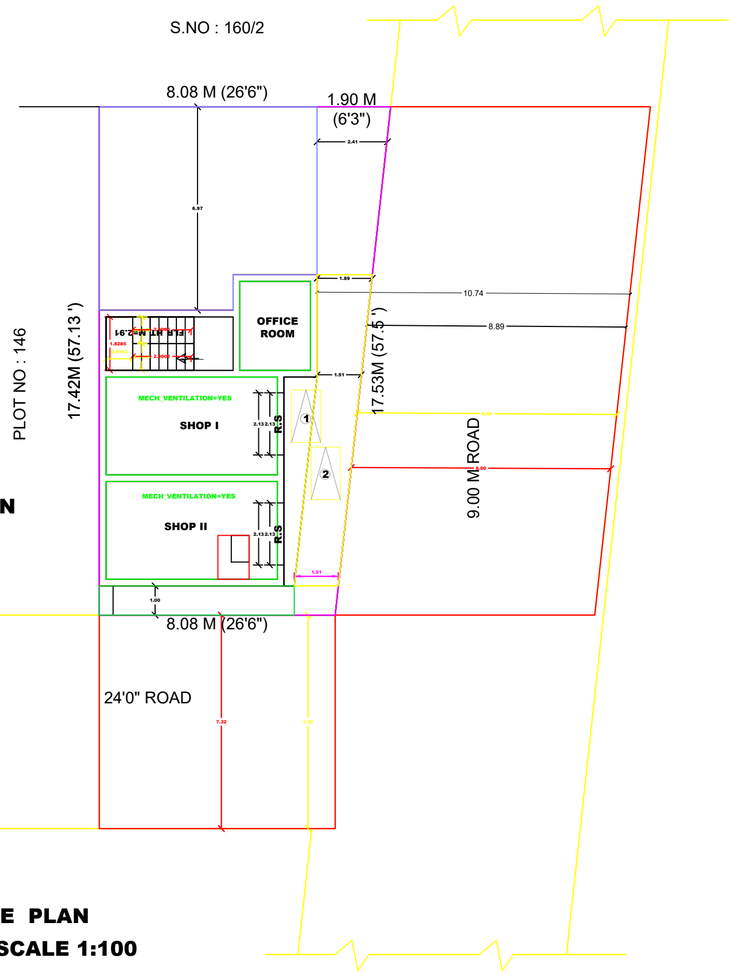



FIRST FLOOR PLAN




PERCOLATION PIT




SITE PLAN
SCALE 1:100

| APPLICANT'S NAME | | | |
|---|---|---|---|
| Mr. MAHARAJA, S/O.Mr. PITCHAIMANI. | | NORTH | SCALE :- 1 : 100 |
| REFFERENCE | COLOUR INDEX | SQ M | SQ FT |
| AREA OF DOCUMENT | | 156.491 | 1684.476 |
| PRO. BUILDING G.F | | 71.26 | 767.04 |
| PRO. BUILDING F.F | | 53.95 | 580.71 |
| NET OPEN AREA | | 85.231 | 917.436 |
| EXISTING BUILDING | | | |
| ROAD | | - | - |

| JOINERY DETAILS | |
|---|---|
| D - DOOR | 0.90 X 2.10 |
| D1- DOOR 1 | 0.75 X 2.10 |
| W - WINDOW | 1.22 X 1.37 |
| W1 - WINDOW | 1.82 X 1.82 |
| W2 - WINDOW | 1.52 X 1.37 |
| V - VENTILATER | 0.60 X 0.90 |

ALL DIMENSIONS ARE IN METRE

| SETBACK DETAILS | REQUIRED | PROVIDE |
|---|---|---|
| FRONT SETBACK | 1.50m | 1.50m |
| REAR SETBACK | | - |
| EAST SIDE SETBACK | 1.00m | 1.00m |
| WEST SIDE SETBACK | 1.00m | 6.97m |
| **PARKING DETAILS** | **REQUIRED** | **PROVIDE** |
| CAR PARKING | NO | NO |
| TWO WHEELER PARKING | 1 NO | 2 NO |

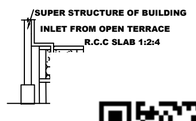
TOTAL PLINTH AREA: 125.21 SQ.M
AREA OF SITE : 156.491 SQ.M

FSI
= TOTAL PLINTH AREA/AREA OF SITE
=125.21 / 156.491 = 0.80 ≤ 2

APPLICANT SIGNATURE

Er.E.VISUSANKAR, D.C.E
Licensed Surveyor / Registered Engineer
20/6D,Palai Main Road,
Near Medical college arch,
Tuticorin - 628 008
Mob: 8220067233

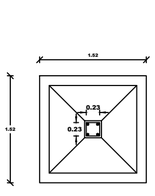
REGISTERED ENGINEER

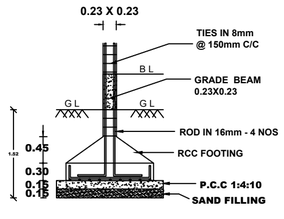



DETAILS

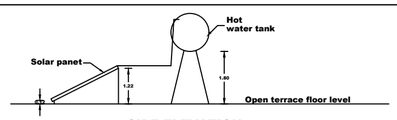
RAIN

HAND RAIL
STEP IN BRICK WORK
R.C.C WAIST SLAB 0.15 M Tk
SE : 0.175
EAD : 0.250
IDTH :0.90M
AILS

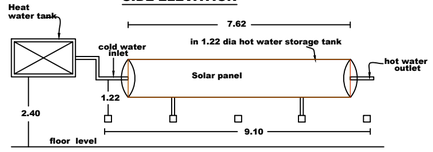



RCC COLUMN DETAILS




SIDE ELEVATION




SOLAR WATER HEATER PLANT

**Note:** Waste water from wash basin and bathroom are connected to percolationpit for ground water recharge.
chimney is provided in kitchen.

Solar water heating system arrangements are to be provided as per IS 12933 in this proposed building.

**Certificate:** Certify that rain water harvest system is provided as per plan.

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**
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OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
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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.