PP APPROVAL RECORD

# Planning Permission

MANTHITHOPPU

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.

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

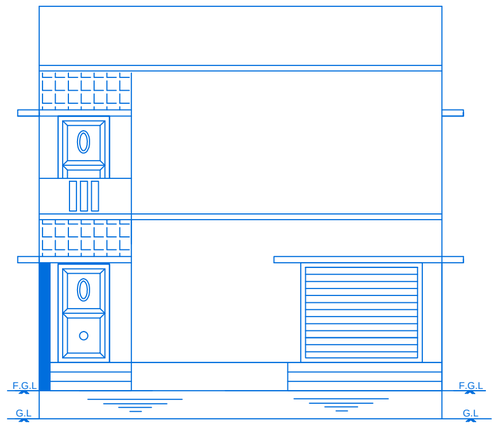
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+91 9996 12 9996

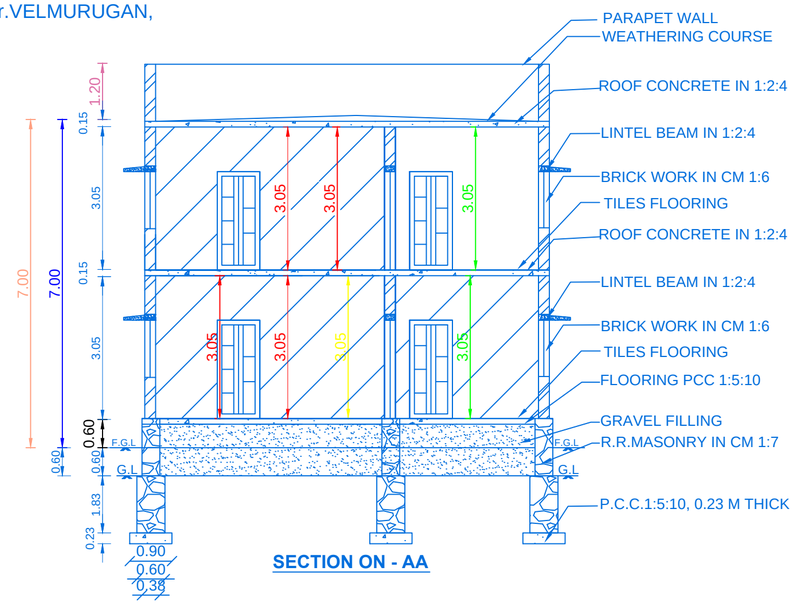
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# PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF GROUND FLOOR SHOP BUILDING & FIRST FLOOR DWELLING HOUSE BUILDING IN EXISTING GROUND FLOOR & FIRST FLOOR BUILDING BEARING DOOR NO-406/6, 408/6, IN OLD SURVEY NO-101/2, NEW SURVEY NO-398/10, PATTA NO-391, AT MANTHITHOPPU VILLAGE & PANCHAYAT, KOVILPATTI UNION & TALUK, THOOTHUKUDI DISTRICT.

APPLICANT'S NAME : Mrs.V.KAVITHA, W/o. Mr.VELMURUGAN,

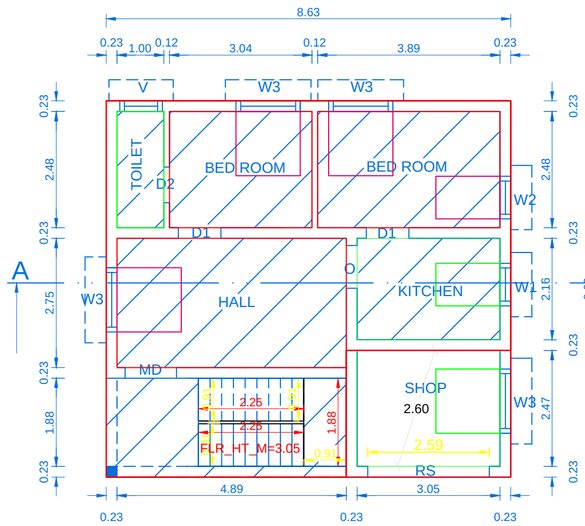



**ELEVATION**

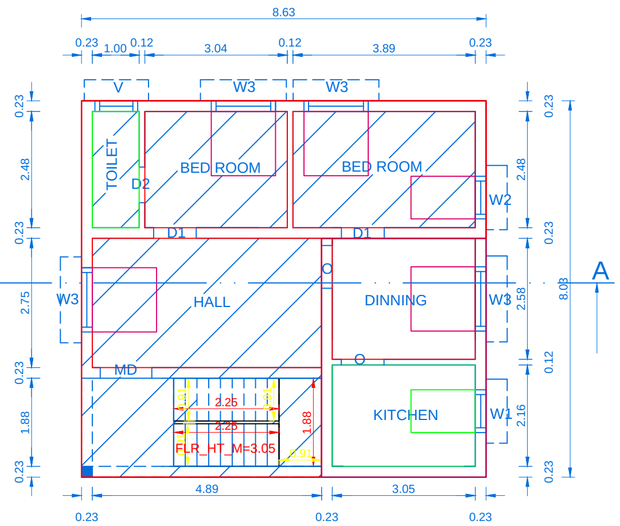



**SECTION ON - AA**

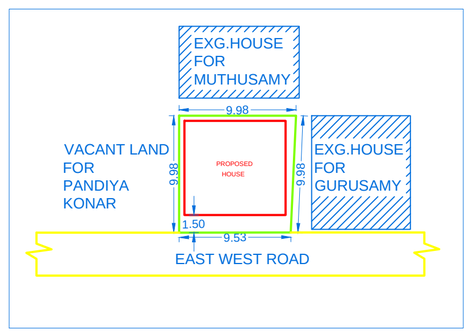
PLAN INFO
PLOT_AREA_M2=99.00
AS_AT_SITE=97.25
FMB_OR_PLR=99.00
AS_PER_DOCUMENT=99.00
DISTRICT=THOOTHUKUDI
TALUK=KOVILPATTI
SURVEY_NO=398/10
PATTA_NO=391
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.66
ROAD_WIDTH=3.66
ROAD_LENGTH=9.53
AVG_PLOT_DEPTH= 9.55
AVG_PLOT_WIDTH= 9.98
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NO
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
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=1



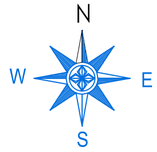

**EXG & PROP.GROUND FLOOR PLAN**

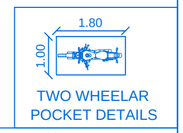



**EXG & PROP.FIRST FLOOR PLAN**

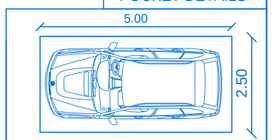



**LOCATION PLAN**
Scale 1:400




TWO WHEELAR POCKET DETAILS




CAR POCKET DETAILS

ALL DIMENSIONS ARE IN METRE
SCALE 1:100

| PARKING REQUIRED :- | | PARKING PROVIDED :- | |
|---|---|---|---|
| NO. OF CAR POCKETS | : 1 Nos | NO. OF CAR POCKETS | : 1 No |
| NO. OF BIKE POCKETS | : 1 Nos | NO. OF BIKE POCKETS | : 2 Nos |

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

## AREA DETAILS

| AREA | SQ.MT. | SQ.FT. |
|---|---|---|
| AREA OF SITE | 99.00 | 1064.37 |
| EXG.GROUND FLOOR | 59.81 | 643.79 |
| PROP.GROUND FLOOR(SHOP) | 9.49 | 102.15 |
| EXG.FIRST FLOOR | 51.42 | 553.48 |
| PROP.FIRST FLOOR | 17.88 | 192.46 |
| AREA OF OPEN TO SKY | 29.70 | 318.42 |

## JOINERY DETAILS

| SYMBOLS | DESCRIPTION | SIZES |
|---|---|---|
| M.D | MAIN DOOR | 1.52 x 2.10 |
| D1 | DOOR | 1.00 x 2.10 |
| D2 | DOOR | 0.76 x 2.10 |
| W1 | WINDOW | 1.37 x 1.00 |
| W2 | WINDOW | 1.50 x 1.37 |
| W3 | WINDOW | 1.83 x 1.37 |
| V | VENTILATOR | 0.91 x 0.61 |

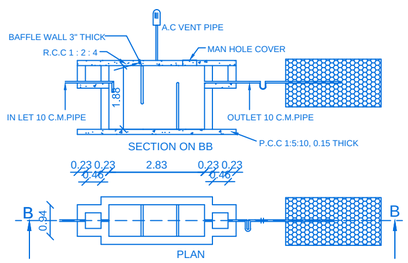
NOTE:
TO PROVIDE RAIN WATER HARVESTING ARRANGMENTS IN THE PROPOSAL CONSTRUCTION AS PER PLAN

V. Kavitha.

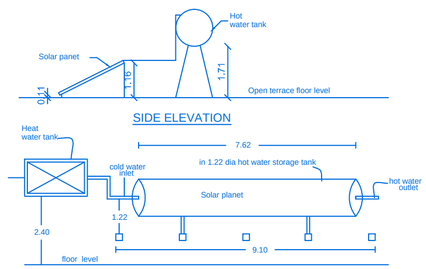
APPLICANT

Er. D. KALIRAJ, B.E.,
Consulting Engineer & Licensed Surveyor
Regn. No. 137/LS/2019/00008
KSJ Engineering Constructions
159/C3, Vijayapuri V.E.P. Complex,
First Floor, KOVILPATTI - 628 501.
Cell No: 90425 38025

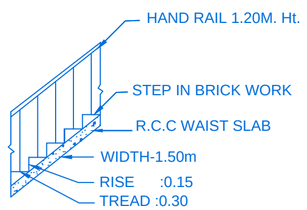
REGISTERED ENGINEER



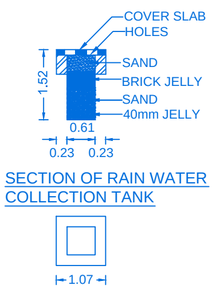

SEPTIC TANK AND TRENCH & U TRAP ADOPTED




SOLAR WATER HEATER PLANT




***STAIR DETAIL***




SECTION OF RAIN WATER COLLECTION TANK

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

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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.