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.

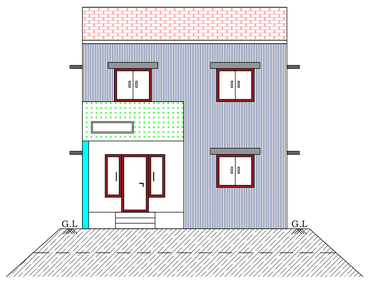
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

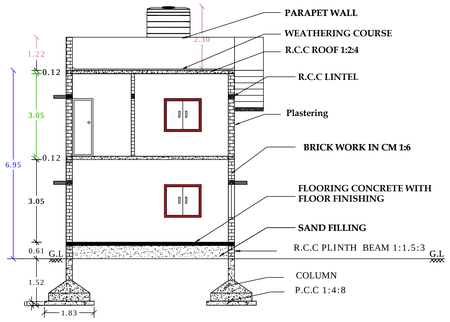
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PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF FIRST FLOOR BUILDING IN BEARING DOOR NO . 4/307/2 , NATHAM SURVEY NO . 416 PART AT SAMMANASU VEETHI 4th STREET , THARAVAIKULAM VILLAGE & PANCHAYAT , OTTAPIDARAM TALUK , THOOTHUKUDI PANCHAYAT UNION , THOOTHUKUDI DISTRICT .

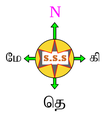
OWNER NAME : Mr . Y . ANTHONY JEYA BALAN .

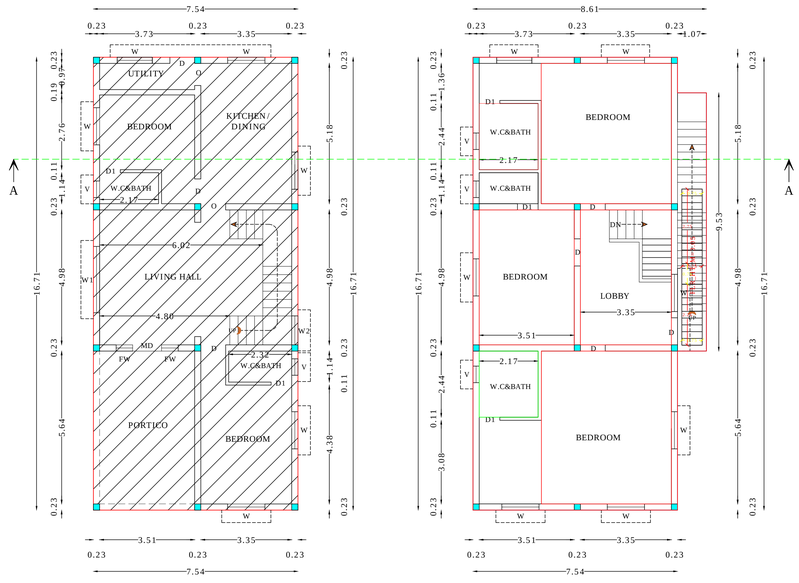


ELEVATION ON A-A



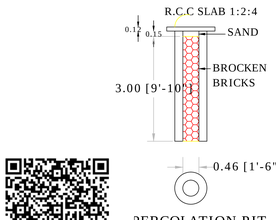
SECTION ON - 'A A'



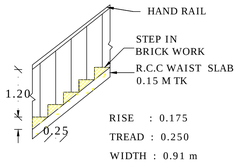


GROUND FLOOR PLAN

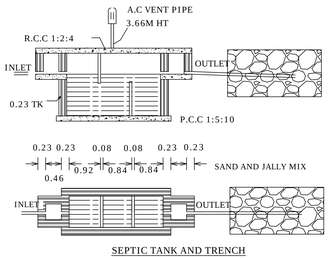
FIRST FLOOR PLAN



PERCOLATION PIT



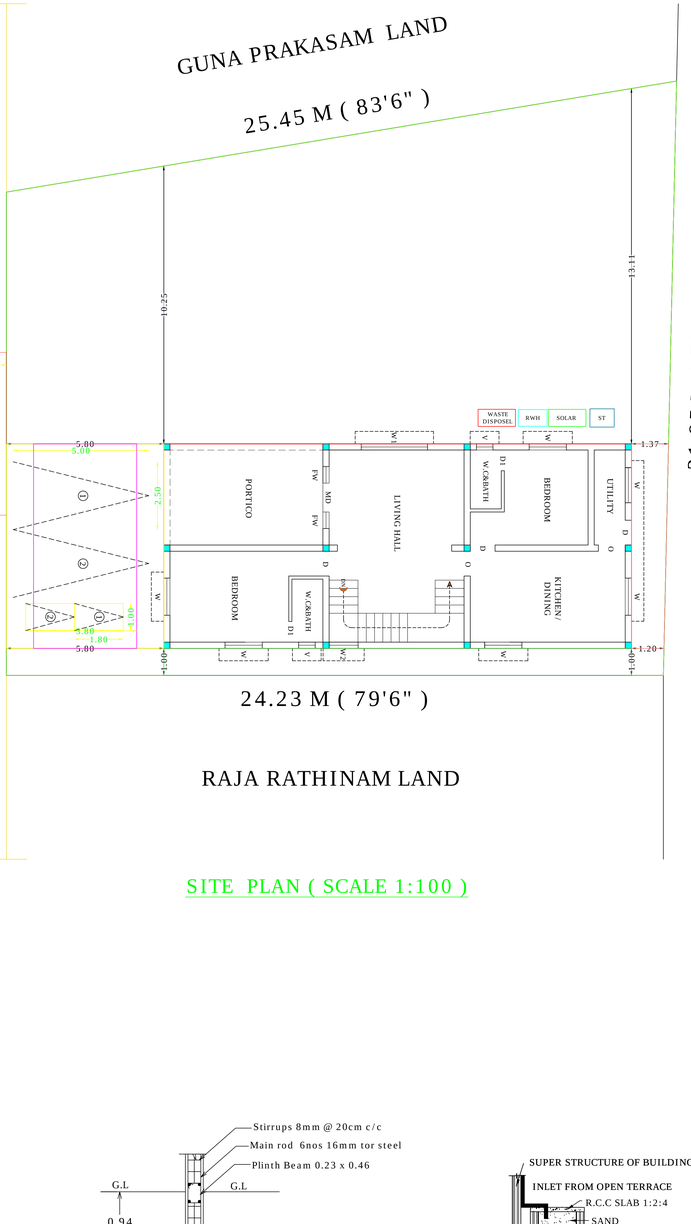
STAIR DETAILS



SEPTIC TANK AND TRENCH

- - SAMANASU VEETHU 4th - -

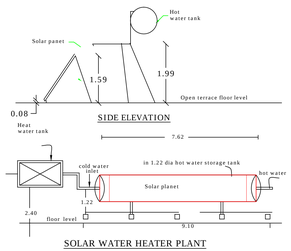
17.83 M (58'6")



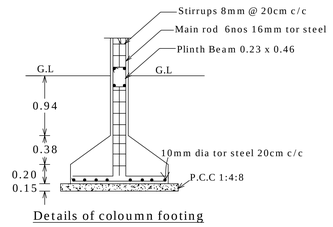
RAJA PANDI LAND

RAJA RATHINAM LAND

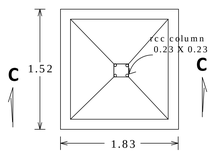
SITE PLAN (SCALE 1:100)



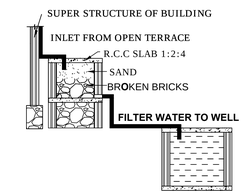
SOLAR WATER HEATER PLANT



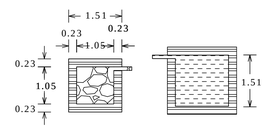
Details of coloumn footing



PLAN



RAINWATER HARVESTING



DETAILS OF FILTER BED & WELL

PLAN INFO

PLAN INFO
PLOT_AREA_M2=486.00
PLOT_NO= - -DOOR NO . 4/307/2
SURVEY_NO= NATHAM SURVEY NO . 416 PART
AS_PER_DOCUMENT=486.00
AS_AT_SITE=486.00
FMB_OR_PLR=486.00
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=-
TALUK=SRIVAIKUNDAM
DISTRICT=THOOTHUKUDI
CRZ=NO
ACCESS_WIDTH_M=17.83
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=-
AVG_PLOT_DEPTH= 24.84
AVG_PLOT_WIDTH=19.89
AREA_TYPE=OTHERS
ROAD_WIDTH= 6.00
ROAD_LENGTH=350
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS =NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT

AREA DETAILS :-

PARTICULARS	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	486.00	5231.30
SITE AREA AS PER SITE	486.00	5231.30
SITE AREA AS SUPER IMPOSED	486.00	5231.30
EXISTING BUILDING AREA IN G.F	126.03	1356.59
PROPOSED BUILDING AREA IN F.F	136.20	1466.06
OPEN SPACE AREA	359.97	3874.71

DESCRIPTIONS	TOTAL BUILT UP AREA	NON FSI AREA	FSI AREA
EXG. GROUND FLOOR AREA	126.03	-	126.03
PRO.FIRST FLOOR AREA	136.20	-	136.20
TOTAL AREA	262.23	-	262.23

FLOOR SPACE INDEX (FSI) = 0.539 < 2

PARKING CALCULATION:-

DESCRIPTIONS	CARS	TWO WHEELER
REQUIRED PARKING	2	2
AVAILABLE PARKING	2	2

JOINERY DETAILS

MD	-	DOOR	-	2.00 X 2.13
D	-	DOOR	-	1.00 X 2.13
D1	-	DOOR	-	0.76 X 2.13
W1	-	WINDOW	-	1.22 X 1.83
W	-	WINDOW	-	1.83 X 1.52
V	-	VENTILATOR	-	0.76 X 0.61

SET BACK DETAILS :-		REQUIRED	AVAILABLE
FRONT	=	1.50 M	5.80 M
SIDE 1	=	1.00 M	10.25 M
SIDE 2	=	1.00 M	1.00 M
REAR	=	N.A	1.20 M

HEIGHT OF BUILDING = 6.95 M

ALL DIMENSIONS ARE IN METRE (SCALE - 1:100)

APPLICANT SITE
PROPOSAL
EXISTING BUILDING
EXISTING ROAD
DEMOLISHED AERA

LAND & BUILDING OWNER

R.SHUNMUGARAJ
Registered Engineer
Reg.No: 138/LS/2020/00013
33B/2A,Toovipuram 11th St,Thoothukudi-8
Mobile : 98426 02506, 80722 84195

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

Verified RealEstate
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.