PP APPROVAL RECORD

# Planning Permission

## Survey 59

Vembur

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,
OMR Thoraipakkam,
Chennai 600 097, India

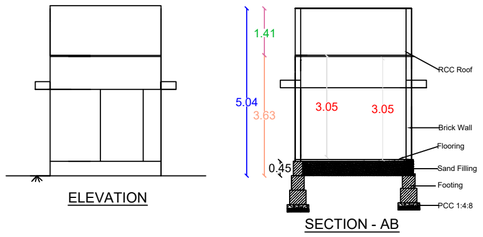
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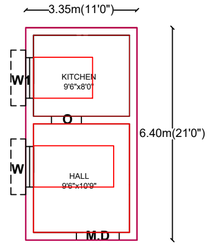
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR RESIDENTIAL BUILDING IN S.F NO-59/2A AT V.KODANGIPATTI VILLAGE, VEMBUR VILLAGE PANCHAYAT, PUDUR PANCHAYAT UNION, ETTAYAPURAM TALUK, THOOTHUKUDI DISTRICT

## Applicant: GOPALAKRISHNAN S/o BALASUBRAMANIAN



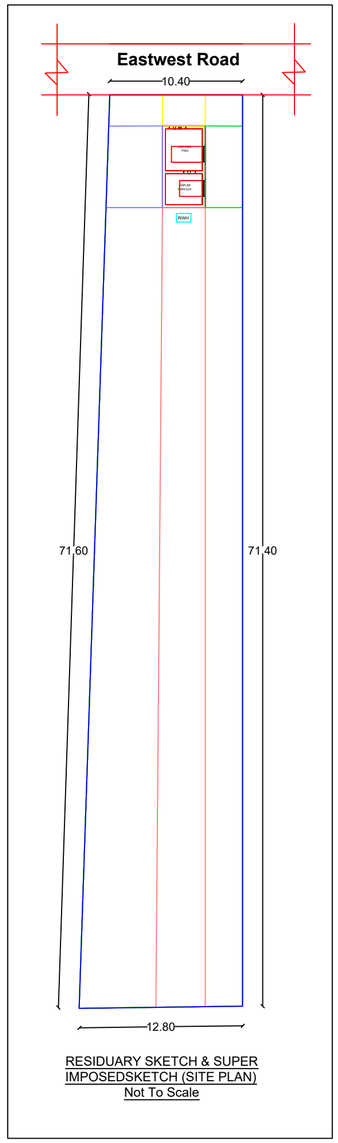

ELEVATION

SECTION - AB

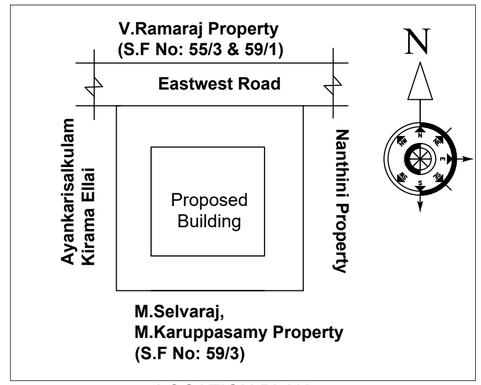



GROUND FLOOR PLAN

PLAN INFO
PLOT_AREA_M2=829.04
AS_AT_SITE=829.04
FMB_OR_PLR=829.04
AS_PER_DOCUMENT=825.00
DISTRICT=THOOTHUKUDI
TALUK=ETTAYAPURAM
SURVEY_NO=59/2A
PATTA_NO=439
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=84.00
ROAD_WIDTH=4.0
ROAD_LENGTH=100
AVG_PLOT_DEPTH= 71.50
AVG_PLOT_WIDTH= 11.60
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NA
RWH_DECLARED=YES
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
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




RESIDUARY SKETCH & SUPER IMPOSEDSKETCH (SITE PLAN)
Not To Scale




LOCATION PLAN
not to scale

SCALE: 1cm = 1.0m
ALL DIMENSIONS ARE IN METER

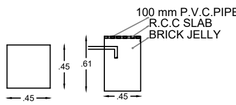
| FSI DETAILS | | PROPOSED | PERMISSIBLE |
|---|---|---|---|
| TOTAL BUILT UP AREA | 21.46 | 0.026 | 2.00 |
| PLOT AREA | 825.00 | | |

**REFERENCE**

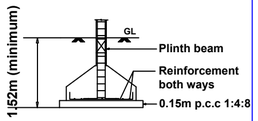
| DESCRIPTION | SQ.M | SQ.FT |
|---|---|---|
| AREA OF SITE | 825.00 | 8880.22 |
| PRO. CONS. AREA IN G.F | 21.46 | 231.00 |
| TOTAL AREA | 21.46 | 231.00 |
| REMAINING AREA | 803.54 | 8649.22 |

**SCHEDULE OF JOINERIES**

| | | |
|---|---|---|
| MD | MAIN DOOR | 1.29 x 2.17 |
| D | DOOR | 0.91 x 2.17 |
| D1 | DOOR | 0.76 x 2.17 |
| W | WINDOW | 1.22 x 1.37 |
| W1 | WINDOW | 1.50 x 1.37 |
| W2 | WINDOW | 0.61 x 2.00 |
| V | VENTILATOR | 0.91 x 0.60 |




**PLAN** **SECTION 0F RAIN WATER PIT**

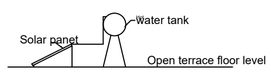


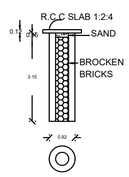

**TYP.DET.COLUMN FOOTING**



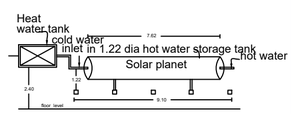
**T-TREAD -0.23m**
**R-RISE -0.18m**
**WITH OF THE STAIR**
**HEIGHT OF THE HANDRAILS -0.92m**

**STAIRCASE DETAILS**




PERCOLATION PIT




SOLAR WATER HEATER PLANT

**APPLICANT SIGNATURE:**

H.J Jeniston

**Er.H.JENISTON DAVIDRAJ,**
B.E.(Civil)..M.Tech.(Structural),
Govt. Registered Engineer (G-II)
R.No: 137/LS/2022/00009
IBBI Regd. Valuer-IBBI/RV/02/2024/15577
Chartered Engineer-M-1818850
Cell: 99523 38801

**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**
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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.