PP APPROVAL RECORD

Planning Permission

Kanavaipatti

Dindigul 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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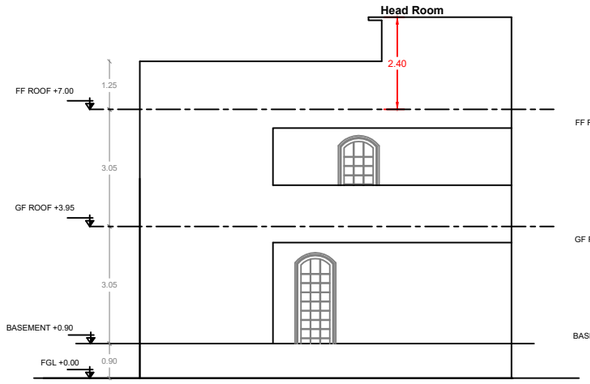
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING G+1

IN PLOT NO: 3, PATTA NO: 4720, SURVEY NO : 50/14, IN KANAVOIPATTY

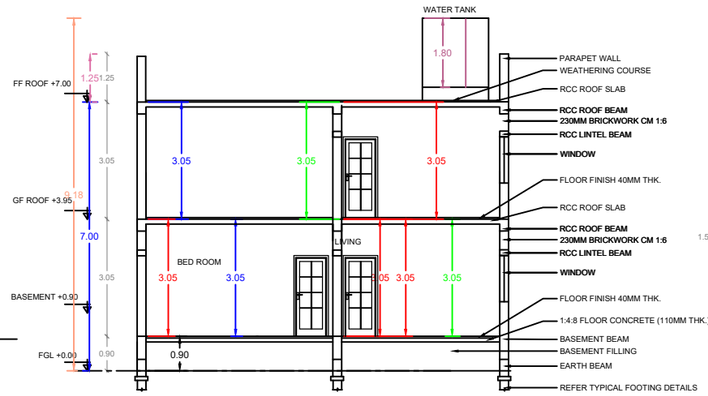
VILLAGE PANCHAYAT, NILAKKOTTAI TALUK, DINDIGUL DISTRICT.

APPLICANT : Mr. FRANCIS AJAY.T S/O Mr. THAMBI DHURAI

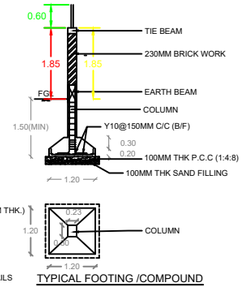
PLAN_INFO
PLOT_AREA_M2=133.18
AS_AT_SITE=133.18
FMB_OR_PLR=133.18
AS_PER_DOCUMENT=133.18
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=4.9
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=4.9
ROAD_LENGTH=9.93
AREA_TYPE=CBA
MIN_PLOT_DEPTH=9.93
MIN_PLOT_WIDTH=13.72
LAND_USE_ZONE=RESIDENTIAL
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
LEASEHOLD_LAND=NO
BUILDING_NEAR_TO_RIVER=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENT=NO
PLOT_NO=3
SURVEY_NO=50/14
PATTA_NO=4720
TALUK=NILAKKOTTAI
DISTRICT=DINDIGUL
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=SURRENDER
IS_SWIMMING_POOL_EXISTS =NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
AVG_PLOT_DEPTH=12.96
AVG_PLOT_WIDTH=10.08
RWH_DECLARED=YES



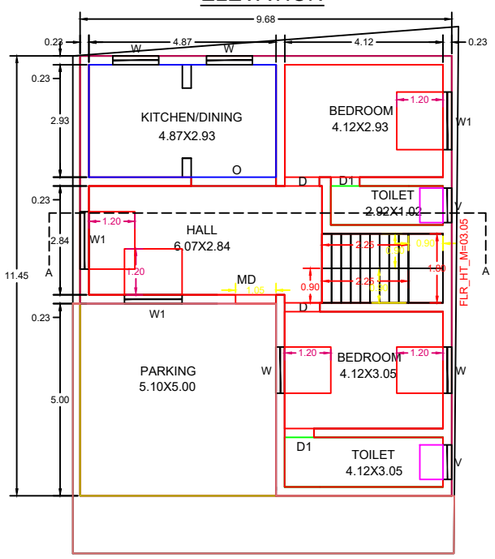
ELEVATION



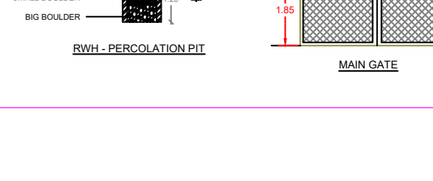
SECTION A–A



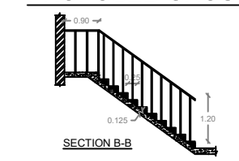
TYPICAL FOOTING /COMPOUND WALL DEATIL (1.20M X 1.20M)



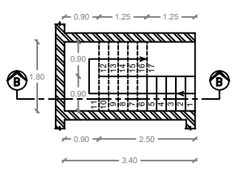
PROPOSED GROUND FLOOR PLAN



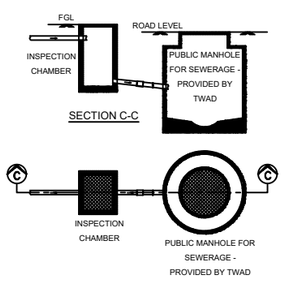
PROPOSED TERRACE PLAN



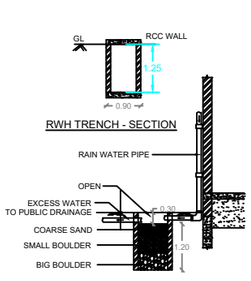
SECTION B-B



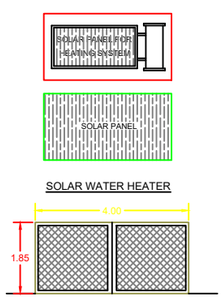
STAIRCASE PLAN



WASTE DISPOSAL DETAIL

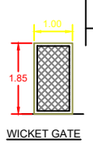


RWH - PERCOLATION PIT



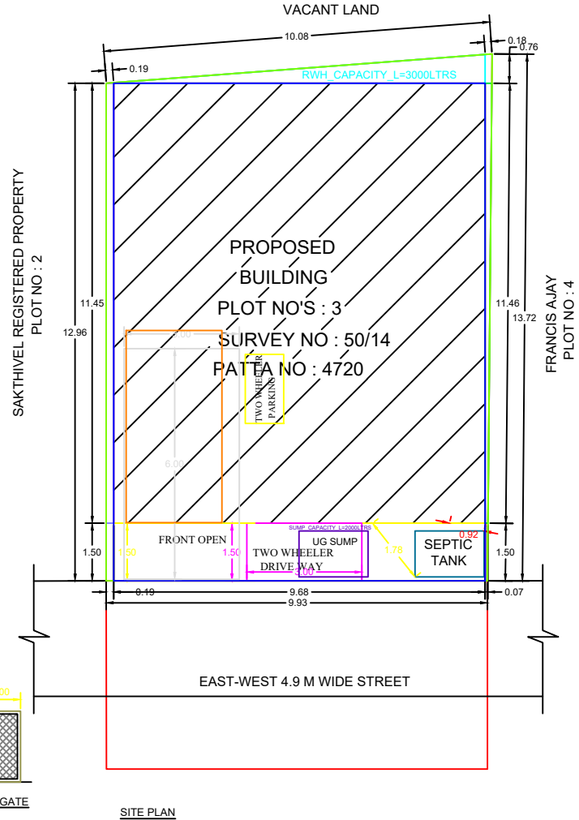
SOLAR WATER HEATER

MAIN GATE

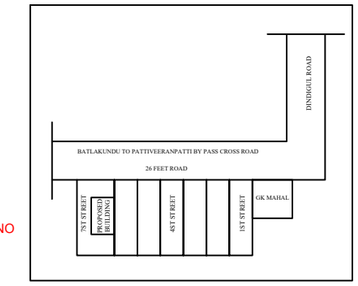


WICKET GATE

NARAYANAN PROPERTY
VACANT LAND



SITE PLAN



KEY PLAN

NOTE:- ALL DIMENSIONS ARE IN METRES

REFERENCE
- SITE BOUNDARY
- PROPOSED CONSTRUCTION
- EXISTING - ROAD

LEGEND

FGL.	-	FORMED GROUND LEVEL
THK.	-	THICKNESS
TYP.	-	TYPICAL
MIN.	-	MINIMUM
PCC	-	PLAIN CEMENT CONCRETE
RCC	-	REINFORCED CEMENT CONCRETE
CM	-	CEMENT MORTAR
B/F	-	BOTH FACE
Y	-	HYSD REBAR
C/C	-	CENTER TO CENTER
GF	-	GROUND FLOOR
TF	-	TERRACE FLOOR

JOINERY DETAILS:

	DESCRIPTION	IN FEET	IN METER
MD	MAIN DOOR	3'-6" x 7'-0"	1.05 x 2.10
D	DOOR	3'-0" x 7'-0"	0.90 x 2.10
D1	DOOR	2'-6" x 7'-0"	0.75 x 2.10
OP	OPEN	3'-0" x 7'-0"	0.90 x 2.10
W1	WINDOW	4'-0" x 4'-0"	1.20 x 1.20
V	VENTILATOR	3'-0" x 2'-0"	0.90 x 0.60

AREA DETAILS	IN SQ.FT	IN SQ.M
SITE AREA AS PER SALE DEED	1433.00	133.18
AREA OF PROPOSED GROUND FLOOR	1192.64	110.84
AREA OF PROPOSED FIRST FLOOR	352.60	32.77
AREA OF THE OPEN SPACE	240.36	22.34

APPLICANT
FRANCIS AJAY.T

REGISTERED ENGINEER

Er. KIRUBAHARAN M.E (Str.) AMIE. C.Eng.
REGISTERED ENGINEER - GRADE II
REG. No: SE/04/2021(Gr.II)
BATLAGUNDU, DINDIGUL (DIST.)

DRAWING NO: KAY3-023-RES01-AP-OO2

DRAWN BY: MM	CKD BY: KK
DATE: 01 DECEMBER 2023	REV: RO

OFFICE USE

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

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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.