Verified RealEstate™

REFERENCE
140/2024-25

ISSUED
13 March 2025

PP APPROVAL RECORD

Planning Permission

Kallakurichi 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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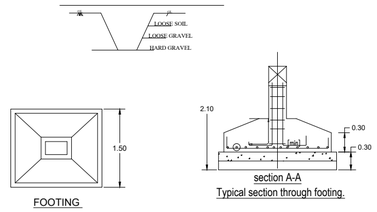
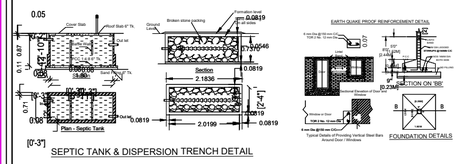
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR R.C.C ROOF RESIDENTIAL BUILDING IN-
NEW S.F NO. 34/1K1, PATTA NO. 6311, AT KOTHANUR VILLAGE, ELAVANASUR LIMIT,
IN ULUNDURPETTAI TALUK, KALLAKURUCHI DISTRICT.

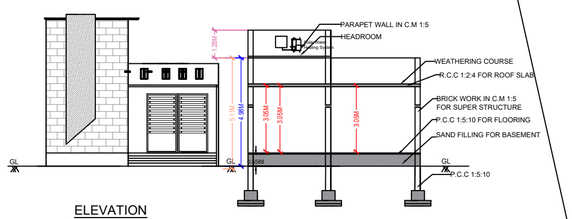
NAME OF THE APPLICANT: **Mr. K.R . KALIYAN. S/o Mr. RAJAGOPAL.**

SHEET_1



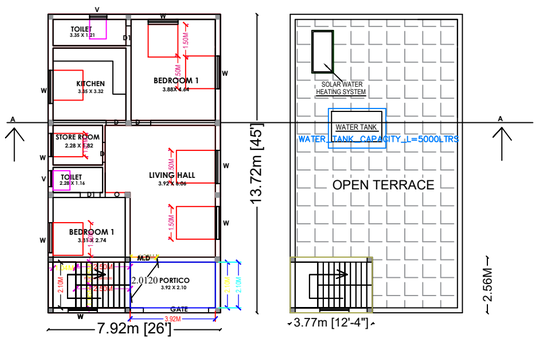


SEPTIC TANK & DISPERSION TRENCH DETAIL



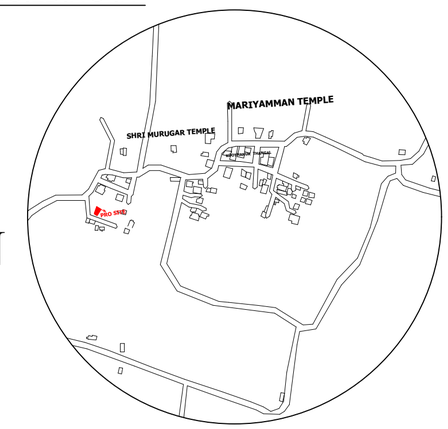
ELEVATION

SECTION ON AA`



GROUND FLOOR PLAN

TERRACE PLAN



TOPO PLAN
SCALE:1:5000

Adj: RAJESH & SUBRAMANI SITE

N

26.60m [87'-3"]

REAR SETBACK -[18.71 M]

35.60m [116'-9"]

ROAD

SIDE SETBACK-1[1.00 M]

PROPOSED R.C.C. ROOF GF RESIDENTIAL BUILDING

13.72m [45']

SIDE SETBACK-1[10.43 M]

38.40m [125'-11"]

Adj : KALIYAMOORTHY SITE

7.92m [26']

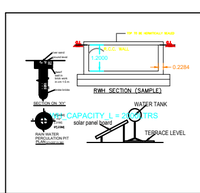
FRONT SETBACK-[3.17M]

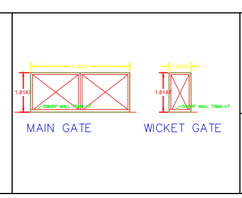
5.80m[19']

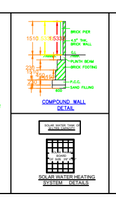
14.60m [47'-11"]

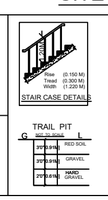
ROAD

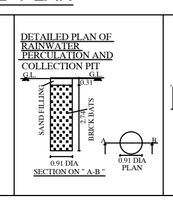
SITE PLAN

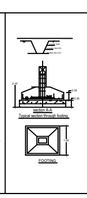












OFFICE USE :

NOTES:-
SCALE :- 1 :100
ALL DIMENSIONS ARE IN "METER"

NOTES:-
SOLAR SYSTEM EQUIPMENTS ARE PROVIDED AT NORTH WEST CORNER IN OPEN TERRACE

DRAWING No: 1988 **DATE:** 25/02/2025

N W E S

- RESIDENTIAL BUILDING -

AREA DETAILS	SQM	SFT
AREA OF THE SITE (As per Document)	850.00	9156.00
PROPOSED GROUND FLOOR AREA	108.66	1169.18
HEAD ROOM AREA	9.65	103.83
TOTAL PROPOSED PLITH AREA	118.31	1273.01
OPEN SPACE AREA	741.34	7986.82

- JOINERY DETAILS -

DESCRIPTION	METRE	FEET
MD-MAIN DOOR	1.06X2.44	3'-6" X 8'-0"
D- DOOR	0.91X2.13	3'-0" X 7'-0"
D1- DOOR	0.76X2.13	2'-6" X 7'-0"
S.G- SAFETY GATE	1.12X1.12	3'-0" X 7'-0"
W1- WINDOWS	0.91X0.91	3'-0" X 3'-0"
W2- WINDOWS	0.91X2.44	3'-0" X 8'-0"

LEGENDS:-

1. SITE BOUNDARY
2. PROPOSED BUILDING
3. ROAD/STREET

TAMIL NADU COMBINED DEVELOPEMENT & BUILDING RULES - 2019

SET BACK	REQUIRED	AVAILABLE	
FRONT	1.50	3.17	OK
SIDE 1	1.00	1.00	OK
SIDE 2	1.00	10.43	OK
REAR	0.00	18.71	OK

PLOT COVERAGE - 12.80 %	PATTA NUMBER: 6311

PARKING REQUIREMENT:
Required Parking : 0 Four Wheeler Space & 0 TWO Wheeler Space
Required Parking : 1 Four Wheeler Space & 2 TWO Wheeler Space

APPLICANT : K.R. Baliyan

REGISTER ENGINEER :

Er. S. DONBOSCO. D.C.E., CADD.
Regd.Engineer, Municipal
Municipal Reg.No.177/LS/2022/00002
DK construction, No.116,, North Street,,
Tirukoilur Municipality,, Kallakurichi (dt)
Cell. 9094 111722,, 81482 18982.

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.