PP APPROVAL RECORD

Planning Permission

Survey 86 and 1 more

Kottaiyur

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.

Verified RealEstate™

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

hello@verified.realestate

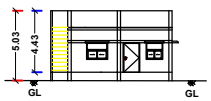
+91 9996 12 9996

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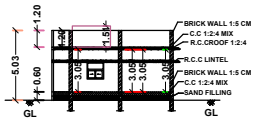
PLAN SHOWING THE PROPOSED CONSRUCTION OF RCC ROOFED GROUND FLOOR RESIDENTIAL BUILDING IN PATTA NO:342, SURVEY NO:86 / 4, AT KATTUKOTTAI, KOTTAIYUR VILLAGE & PANCHAYATH THIYAGADURGAM UNION PANCHAYAT, KALLAKURICHI TALUK & DISTRICT- 606305.

*ALL DIMENTIONS ARE IN METER

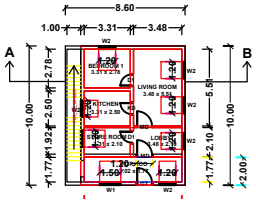
APPLICANT : Mr.VELMAYIL S/O Mr.KANDASAMY.

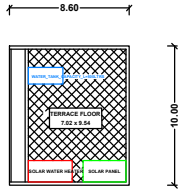


ELEVATION



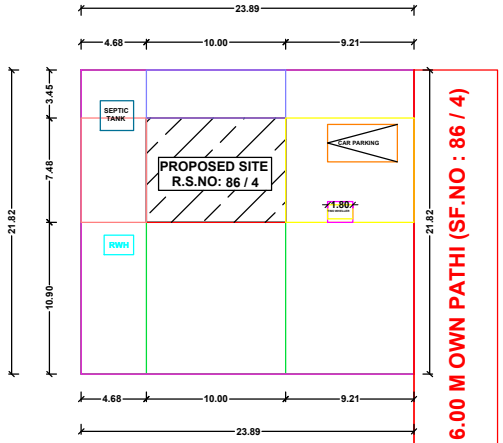
SECTION AB





R.S.NO: 86 / 3
OWN LAND

R.S.NO: 87 / 19D
OWN LAND



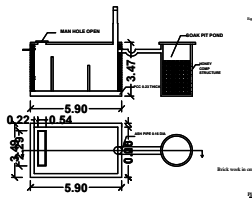
SITE PLAN
SCALE 1:100

R.S.NO: 86 / 4
OWN LAND

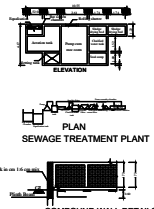
9.00 M KOTTAIYUR TO CHITHATHUR MAIN ROAD



KEY PLAN

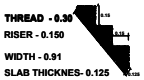


DETAIL OF SEPTIC TANK



SEWAGE TREATMENT PLANT

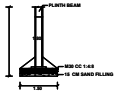
COMPOUND WALL DETAILS



DETAIL OF STAIRCASE



RWH DETAILS


COLUMN DETAILS

JOINERIES

MD	MAIN DOOR	1.20m x 2.13m
GT	GATE DOOR	2.00m x 2.13m
D1	DOOR 1	0.90m x 2.13m
D2	DOOR 2	0.75m x 2.13m
KD	KITCHEN DOOR	0.90m x 2.13m
W1	WINDOW 1	1.20 m x 1.20m
W2	WINDOW 2	1.50 m x 1.20m
V	VENTILATOR	0.60 m x 0.60m

F.S.I = TOTAL COVERED AREA IN ALL FLOOR / SITE EXTENT = 805.25 sqft / 184530.42 sqft = 0.0043 < 2.00

PLOT COVERAGE = TOTAL GROUND FLOOR BUILD UP AREA / SITE EXTENT = 805.25 sqft / 184530.42 sqft x 100 = 0.43 %

COLOUR INTEX

TOTAL AREA -

PROPOSED AREA -

ROAD / STREET -

N

AREA DETAILS

PLOT EXTENT AS PER DOCUMENT	184530.42 sqft	17143.30 sqm
PLOT EXTENT AS PER FMB	184530.42 sqft	17143.30 sqm
PLOT EXTENT AS PER SITE	184530.42 sqft	17143.30 sqm
SUPER IMPOSED PLOT AREA	184530.42 sqft	17143.30 sqm
PROPOSED GROUND FLOOR	805.25 sqft	74.81 sqm
PROPOSED FIRST FLOOR	------ sqft	------ sqm
TOTAL CONS BUILDING AREA	805.25 sqft	74.81 sqm
SITE VACANT AREA	183755.17 sqft	17068.49 sqm

REGISTER ENGINEER

Er.R.RAMESH B.E. CIVIL
Regd. Engineer Grade - II (RE)
KKR AGRO & CONSTRUCTION
OTCP Reg. No. RE Grade - II/KD-JUL/2024/006
Anna Nagar, Pallagan herry Road, Near KVB,
Thiyagadurgam - 606 206. Mob : 9626 7131 97

APPLICANT

B. Elavarasan

OFFICE USE ONLY

NOTE:
This Order is electronically generated and does not require signature

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.