Verified RealEstate™

REFERENCE
7/2024

ISSUED
24 October 2024

PP APPROVAL RECORD

Planning Permission

Survey 96/1 and 3 more

Kelamangalam

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

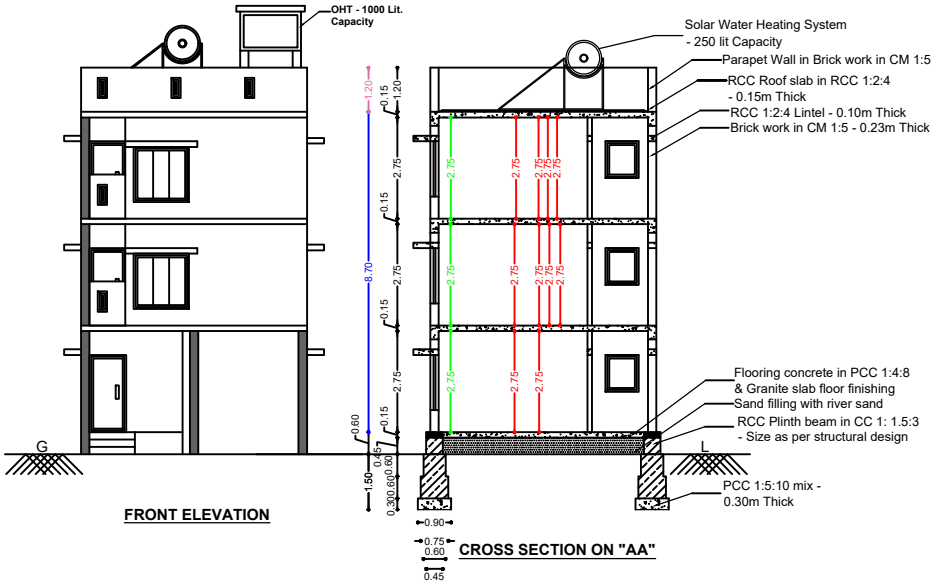
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
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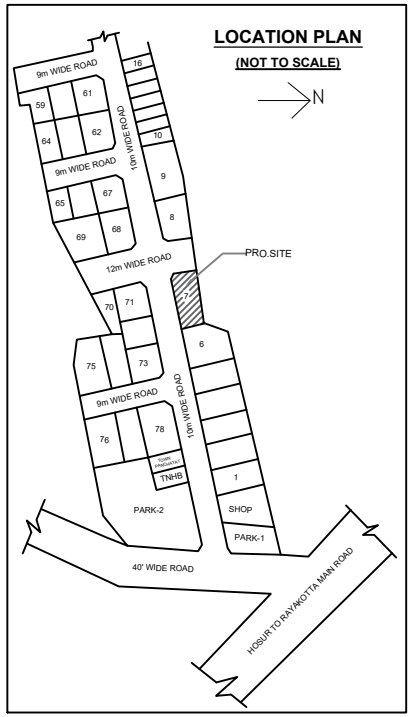
DIGITALLY VERIFIED RECORD

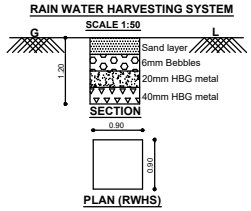
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING AT PLOT NO.07, OF "RAMAMURTHY NAGAR", OLD S.F.NO.: 96/ 1 & 97/ 1, NEW S.F.NO.: 96/ 10 & 97/ 9 (LAYOUT APPROVAL NO.19/2022, DT-07.03.2022 & RERA APPROVAL NO.TN/30/Layout/4253/2022, DT-27.05.2022) OF KELAMANGALAM VILLAGE & TOWN PANCHAYAT, DENKANIKOTTA TALUK, KRISHNAGIRI DISTRICT.

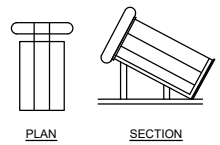


FRONT ELEVATION

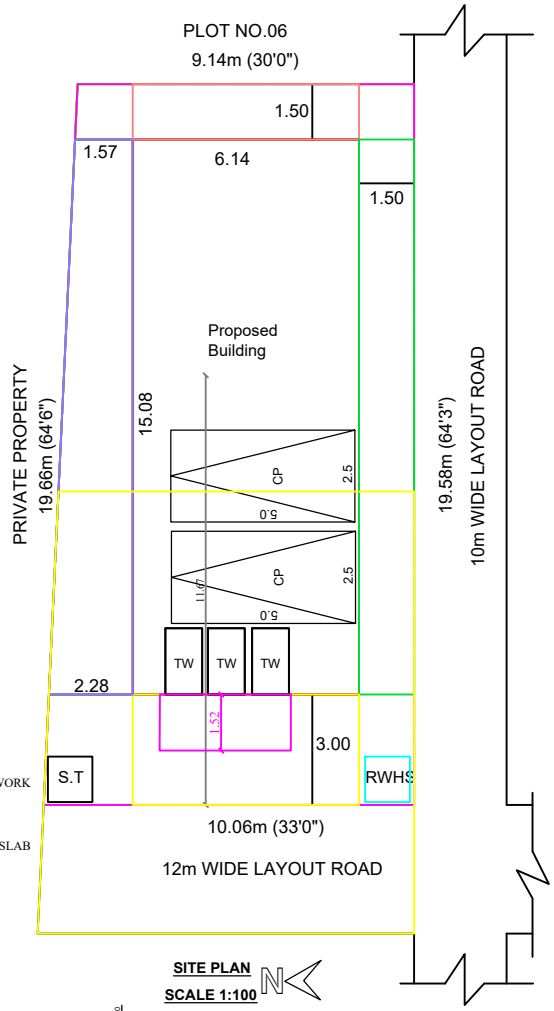
CROSS SECTION ON "AA"

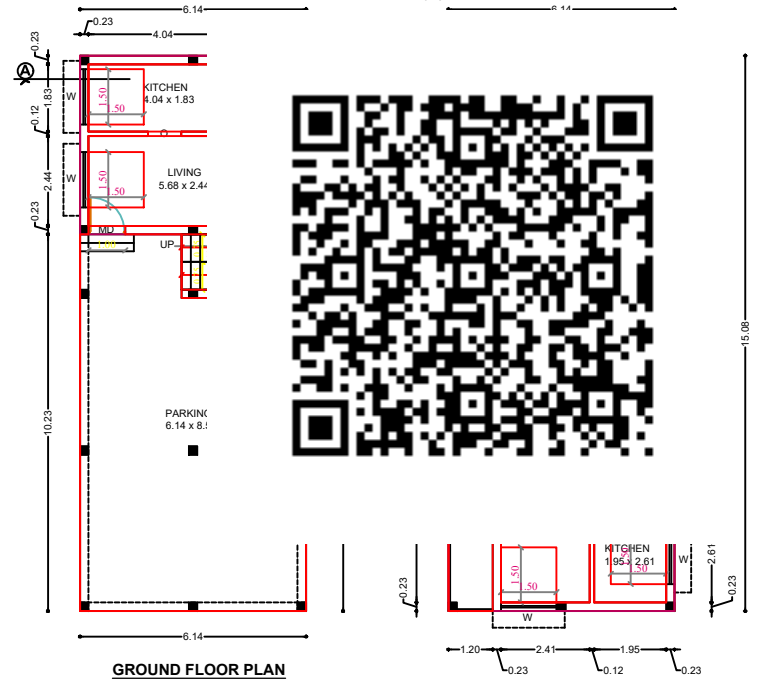






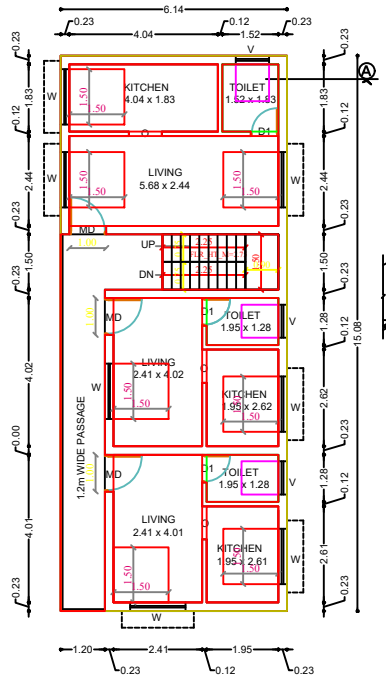
SOLAR WATER HEATING SYSTEM
NTS



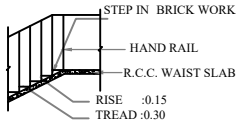


GROUND FLOOR PLAN

FIRST FLOOR PLAN

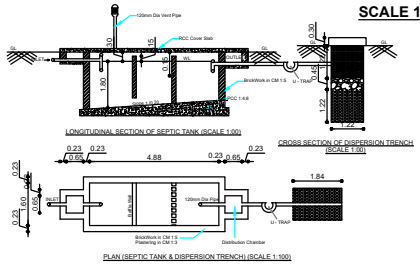


SECOND FLOOR PLAN



STAIR DETAILS

SITE PLAN
SCALE 1:100



OFFICE USE

JOINERIES DETAILS

MD	Main Door	1.00 x 2.10m
D	Door	0.90 x 2.10m
D1	Door	0.75 x 2.10m
O	Open	1.50 x 2.10m
W	Window	1.50 X 1.50m
V	Ventilator	0.90 x 1.00m

AREA DETAILS

Description	Area in Sqm	Area in Sqft
Plot Area	188.41 Sqm	2028.00 Sqft
Plinth Area-GF	92.59 Sqm	997.00 Sqft
Plinth Area-FF	92.59 Sqm	997.00 Sqft
Plinth Area-SF	92.59 Sqm	997.00 Sqft
Open Space	95.82 Sqm	1031.00 Sqft
Total Area	277.77 Sqm	2991.00 Sqft
Plot Coverage	49.14%	
FSI	1.47	

LEGEND

Proposed are marked in

Boundaries are marked in

Roads are marked in

SCALE 1:100

NOTE:

1. All dimensions are in meters only.
2. All doors & windows are openable outside.
3. Waste water used for garden purpose.

PARKING CALCULATION:

TOTAL AREA =277.77 SQ.M (GF+FF+SF)

((277.77-56.95)-75) / 75 =1.94 ≏ 2

TOTAL CAR PARKING REQUIRED : 2

TOTAL CAR PARKING PROVIDED : 2

TOTAL TWO WHEELER PARKING PROVIDED : 3

APPLICANT

Mr.ABDHUL MAJITH,
S/o.Mr.ABDHUL KUDUS.

ENGINEER

G. Anal Swamy B.E.,
CONSULTING CIVIL ENGINEER &
LICENCED BUILDING SURVEYOR
DENKANIKOTTAI - 635 107
Cell: 9443938665

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.