PP APPROVAL RECORD

# Planning Permission

## Survey 59

Vengadathampatti

Krishnagiri 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

hello@verified.realestate

+91 9996 12 9996

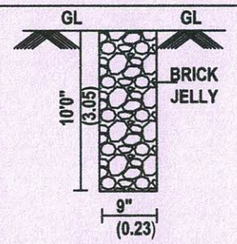
verified.realestate

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF GROUND FLOOR & FIRST FLOOR RESIDENTIAL BUILDING IN , OLD S.F.NO.:59/2, NEW S.F.NO.:59/10, VENKATADHAMPATTI, UTHANGARAI TALUK, KRISHNAGIRI DISTRICT.

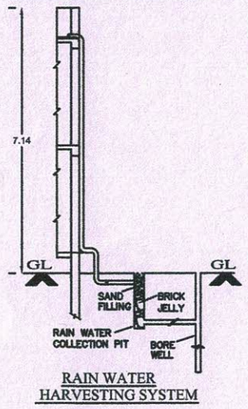
APPLICANT :Mr. G.MADHU.

N

PLAN INFO
PLOT_AREA_M2=289
AS_AT_SITE=289
FMB_OR_PLR=289
AS_PER_DOCUMENT=289
DISTRICT=KRISHNAGIRI
TALUK=UTHANAGARAI
SURVEY_NO= 59/10
PATTA_NO= 1594
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6
ROAD_WIDTH=6
ROAD_LENGTH=100
AVG_PLOT_DEPTH= 10.80
AVG_PLOT_WIDTH= 26.20
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
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=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

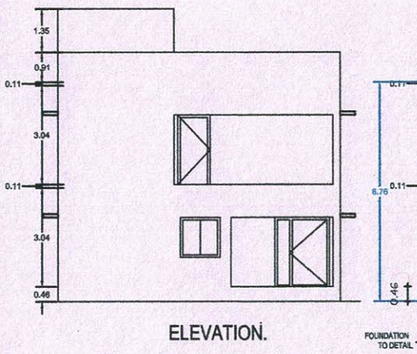



PERCULATION PIT

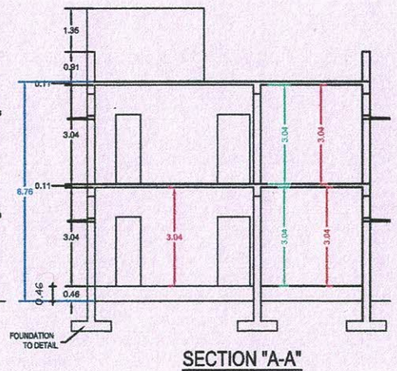



RAIN WATER HARVESTING SYSTEM

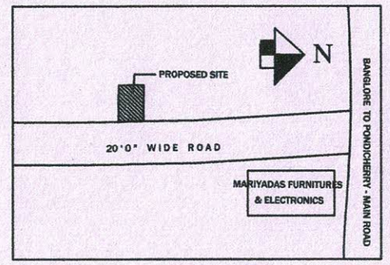
RWH_CAPACITY_L=1000LTRS



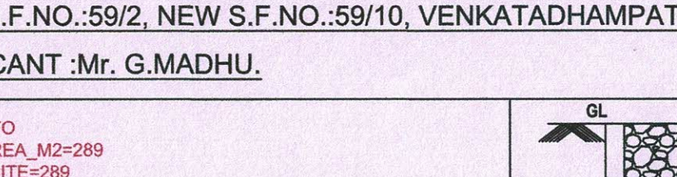
ELEVATION.




SECTION "A-A"



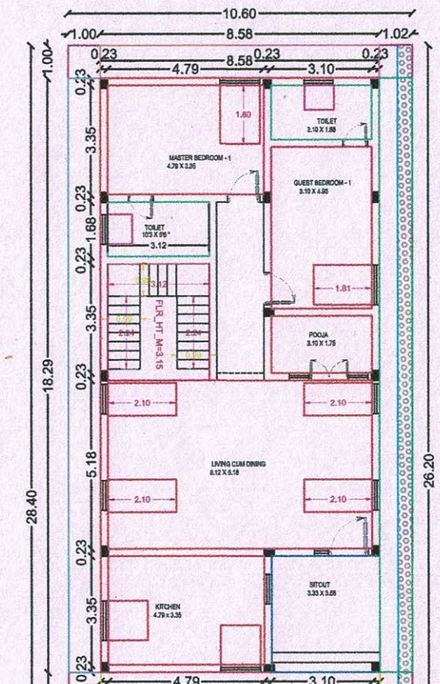

KEY PLAN
SCALE : NTS.




COMPOUND WALL DETAILS

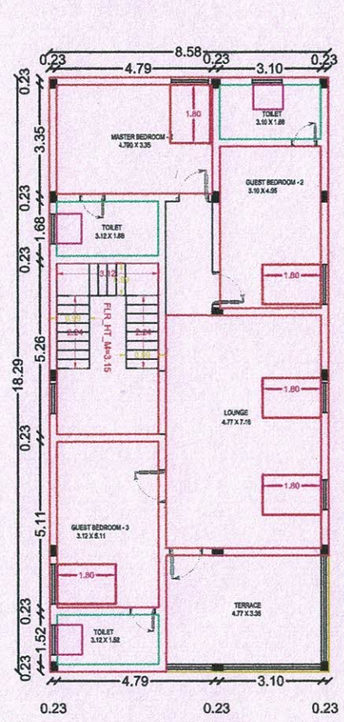
SECTION



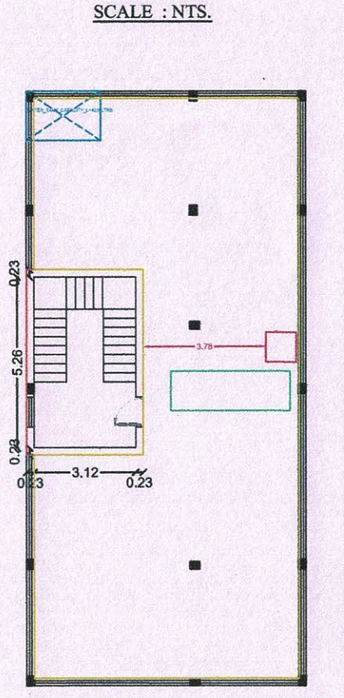




SITE PLAN WITH GROUND FLOOR PLAN

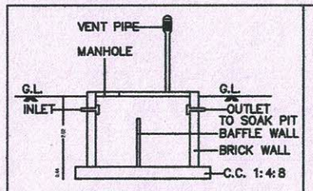
20'-0" (6.0967M) WIDE INTERNAL ROAD.



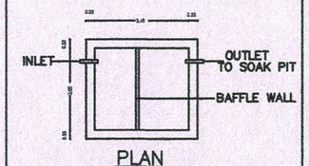

FIRST FLOOR PLAN



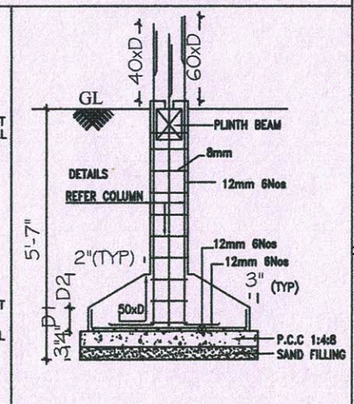

TERRACE FLOOR PLAN




SECTION OF SEP.TANK




PLAN
SEPTIC. TANK




OFFICE USE

**SPECIFICATIONS:**

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN1:3 MIX

| AREA STATEMENT | SQ.FT | SQ.MT |
|---|---|---|
| PLOT AREA (AS PER DOCUMENT) | 3237.50 | 300.77 |
| PLOT AREA (AS PER PATTA) | 3110.77 | 289 |
| PLOT AREA ( AS PER SITE ) | 3110.77 | 289 |
| PLOT AREA ( FMB ) | 3110.77 | 289 |
| FSI AREA | | |
| PRO. GROUND FLOOR AREA | 1688.85 | 156.90 |
| PRO. FIRST FLOOR AREA | 1496.07 | 138.99 |
| TOTAL FSI AREA | 3184.92 | 295.89 |

PLOT COVERAGE : 54.29 %
FLOOR SPACE INDEX : 1.02

**JOINERY DETAILS:**

| | DESCRIPTION | IN METER |
|---|---|---|
| MD | MAIN DOOR | 1.00X2.13 |
| D1 | DOOR | 0.91X2.13 |
| D2 | TOILET DOOR | 0.76X2.13 |
| O | OPENING | 0.91X2.13 |
| W1 | WINDOW | 1.83X0.91 |
| V | VENTILATOR | 0.91X0.61 |

**COLOUR INDEX:**

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE
DEMOLITION

REGISTERED ENGINEER

Er. J. SANTHOSHKUMAR
Registered Engineer
JSK ASSOCIATES
PSE Complex, Salem Main Road
Near Thirumagai Theatre
Uthangarai - 635207, Krishnagiri Dt.
Cell: 9092320033

OWNER / POWER AGENT
MR.G.MADHU.

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.