Verified RealEstate™

REFERENCE
1/2024-25

ISSUED
11 November 2024

PP APPROVAL RECORD

Planning Permission

Namakkal 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

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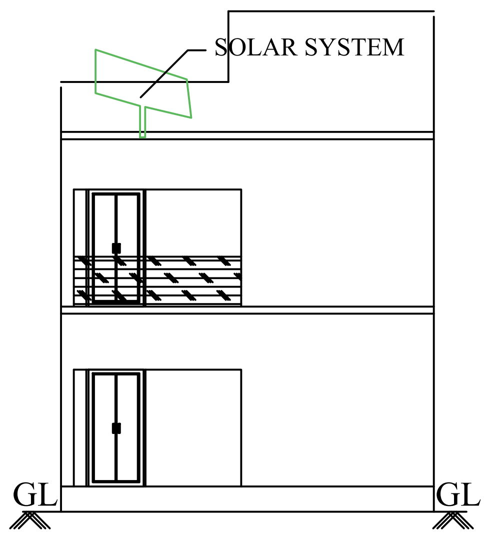
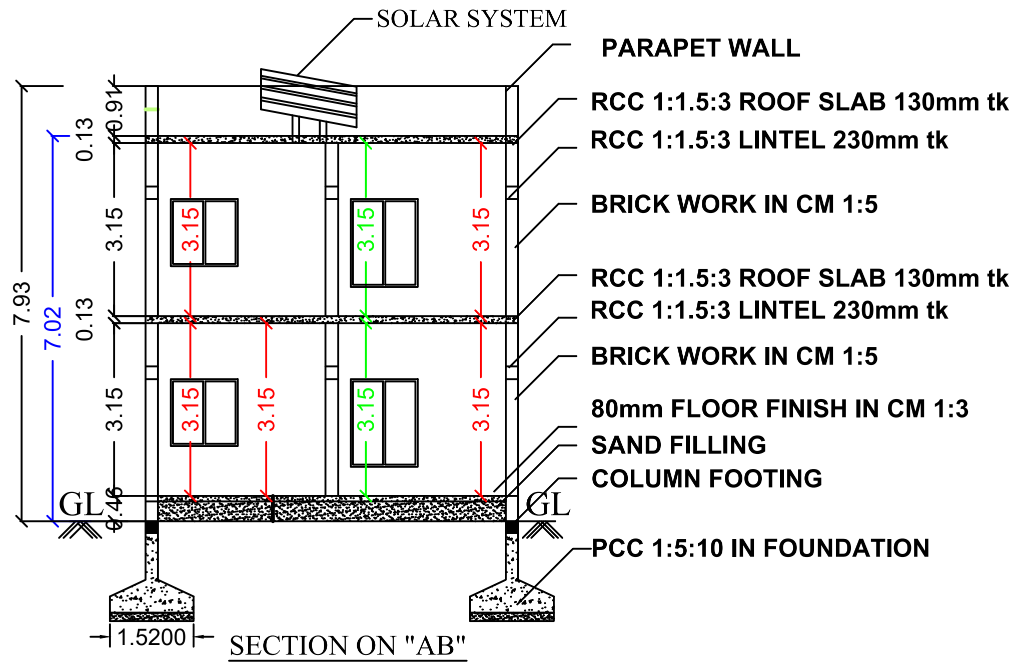
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. ROOF RESIDENTIAL BUILDING FOR GROUND AND FIRST FLOOR IN S.NO:24/2AB, PLOT NO.17, PATTA NO.15519, "SRI SELVALAKSHMI NAGAR", AT BODINAICKENPATTY PANCHAYAT, SINGALATHAPURAM VILLAGE, RASIPURAM - TK, NAMAKKAL - DT.

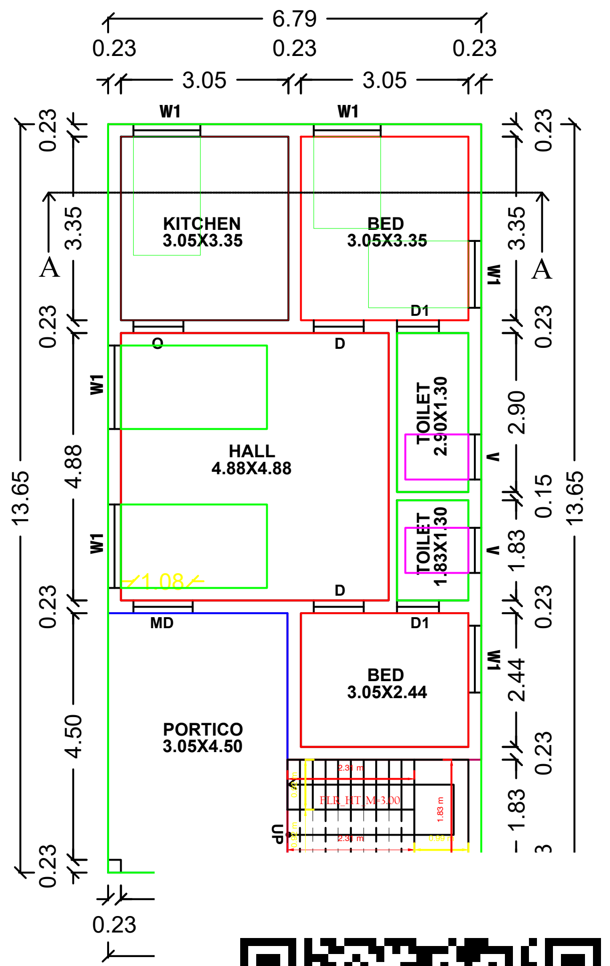
NAME OF THE APPLICANT : Mr. K.BASKARAN, S/O. KRISHNASAMY.



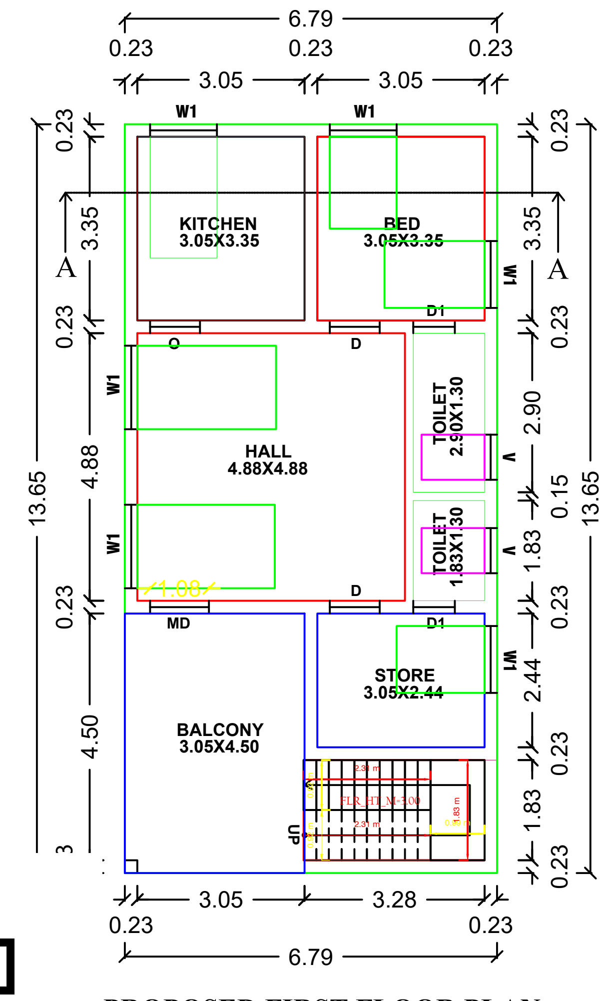
FRONT ELEVATION



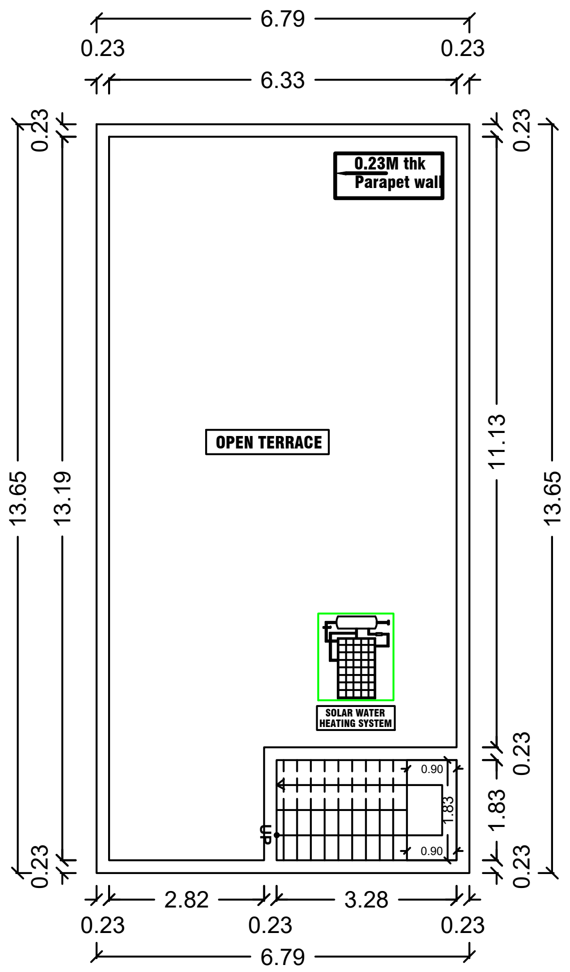
SECTION ON "AB"



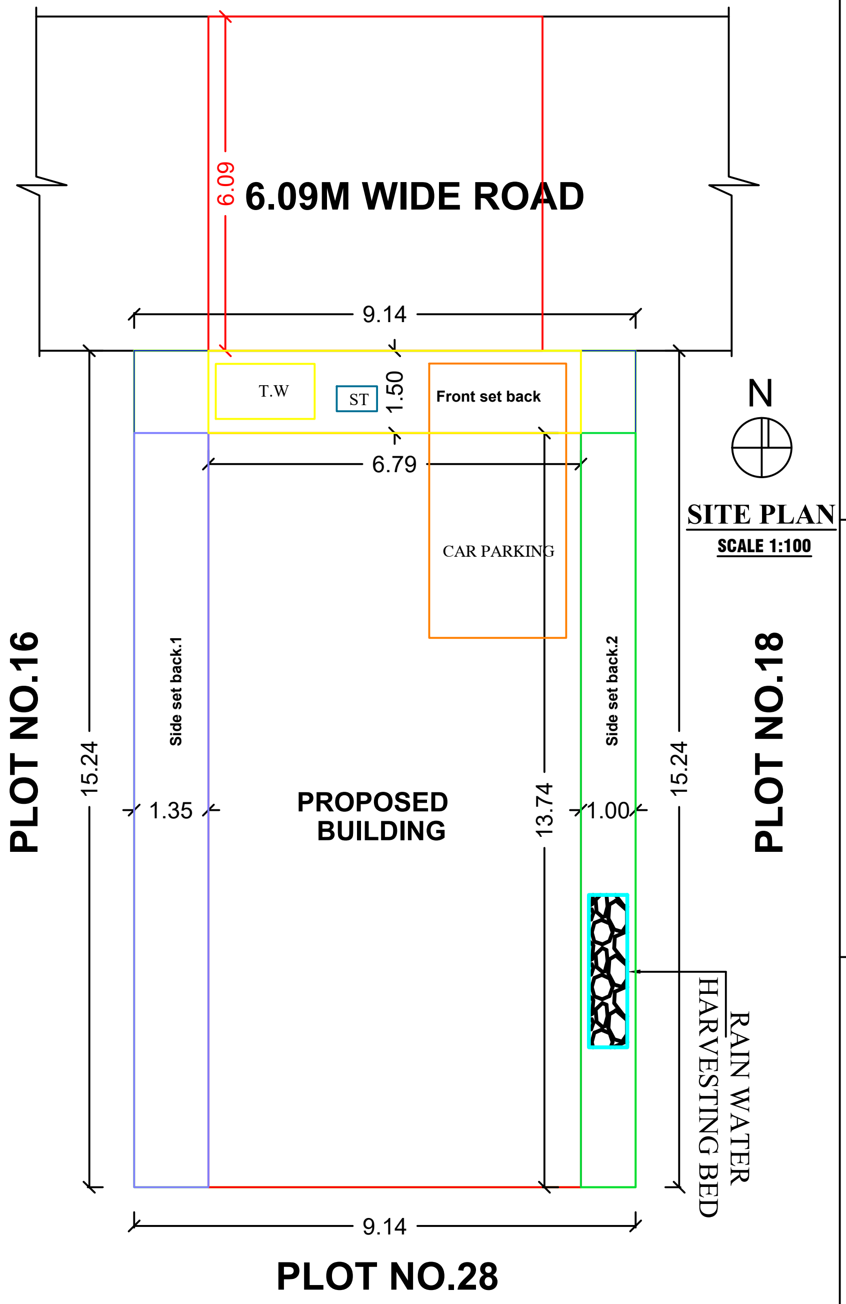
EXIST



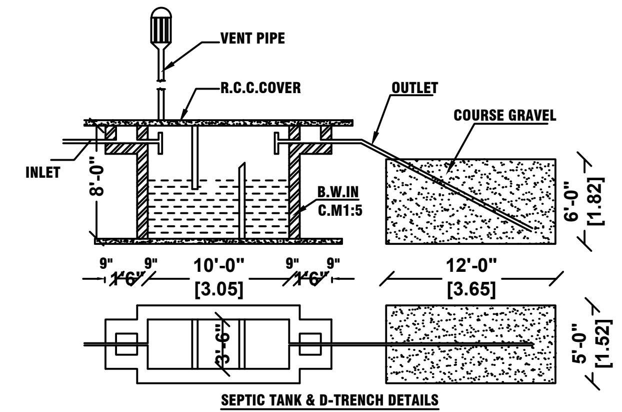
PROPOSED FIRST FLOOR PLAN



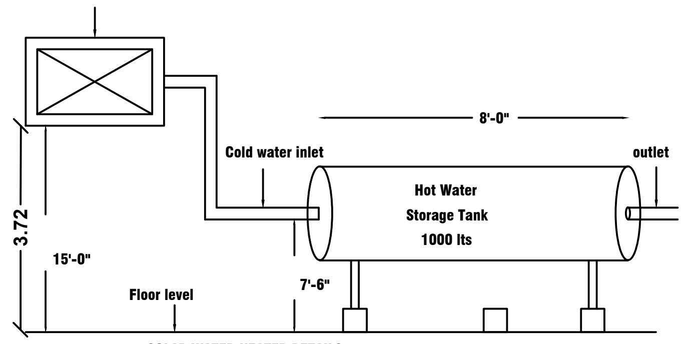
PROPOSED TERRACE FLOOR PLAN



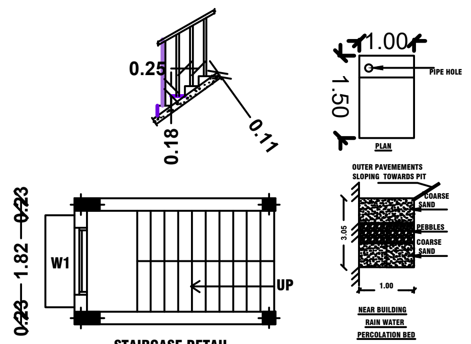
SITE PLAN
SCALE 1:100



SEPTIC TANK & D-TRENCH DETAILS
(NOT TO SCALE)

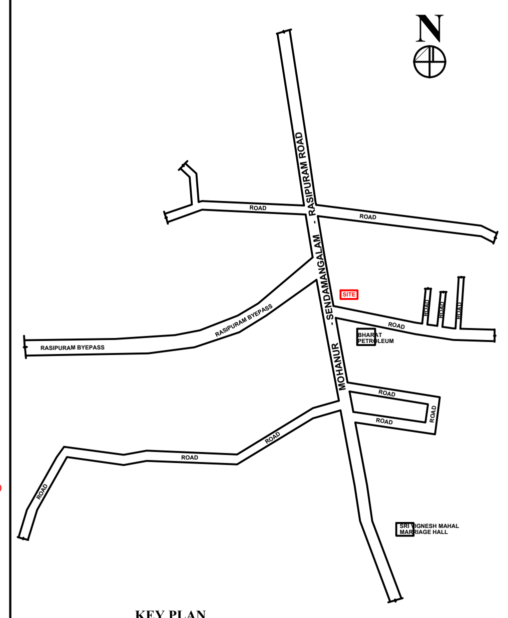


SOLAR WATER HEATER DETAILS

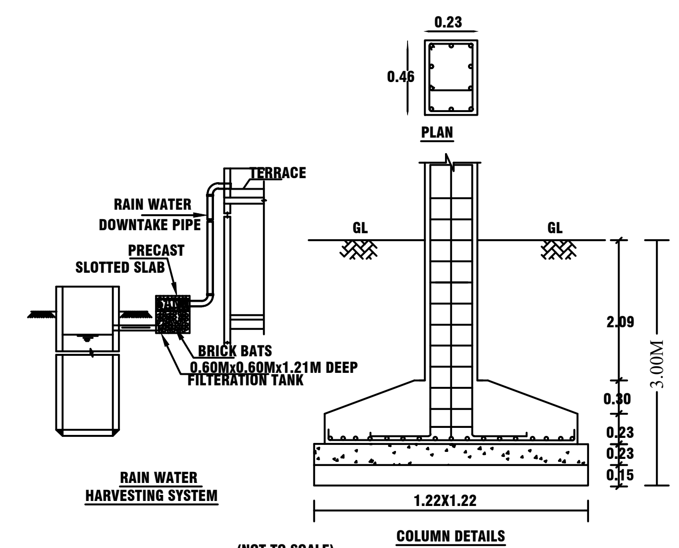


STAIRCASE DETAIL

PLAN INFO
PLOT_AREA_M2=139.29
PLOT_NO=17
SURVEY_NO=24/24
AS_PER_DOCUMENT=139.35
AS_AT_SITE=139.29
FMB_OR_PLR=139.35
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=15519
TALUK=RASIPURAM
DISTRICT=NAMAKKAL
CRZ=NO
ACCESS_WIDTH_M=6.09
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
AVG_PLOT_DEPTH= 15.24
AVG_PLOT_WIDTH= 9.00
AREA_TYPE=CBA
ROAD_WIDTH=6.09
ROAD_LENGTH=350
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS =NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=RURAL PANCHAYAT



KEY PLAN
NOT TO SCALE



(NOT TO SCALE)

SCALE - 1:100

AREA DETAILS:

AREA OF CALCULATION	SQ.FT	SQ.M
TOTAL AREA OF THE SITE (AS PER AOS)	1500.00	139.35
AREA OF SUPER IMPOSED PLOT BOUNDARY	1500.00	139.35
AREA AS PER FMB/PLR	1500.00	140.00
AREA OF RCC PROPOSED GROUND FLOOR BUILDING	997.60	92.68
AREA OF PROPOSED RCC ROOF RESIDENTIAL FIRST FLOOR BUILDING	997.60	92.68
TOTAL BUILDING AREA	1995.20	185.36
AREA OF OPEN SPACE	502.40	46.67

SCHEDULE OF JOINERIES

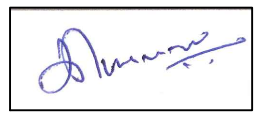
REFERENCE		IN FEET	IN METER
MD	MAIN DOOR	3'6"X7'0"	1.07X2.13
D	DOOR	3'0"X7'0"	0.91X2.13
D1	DOOR	2'6"X7'0"	0.76X2.13
O	OPEN	3'0"X7'0"	0.91X2.13
W	WINDOW	5'0"X6'0"	1.52X1.80
W1	WINDOW	4'0"X5'3"	1.22X1.60
W2	WINDOW	4'0"X4'0"	1.22X1.22
V	VENTILATION	2'6"X2'0"	0.82X0.64

ALL DIMENSIONS ARE IN METRE

COLORS INDEX:

ROAD SHOWN IN -
BOUNDARY SHOWN IN -
PROPOSED BUILDING SHOWN IN -

APPLICANT :



REGISTERED ENGINEER :

Er. A. PRAKASH, B.E.,
Registered Engineer, Grade-III
Reg. No : 053/LS/2019/568
ARAVIND ASSOCIATES
104, Town Bank Street, Rasipuram
Cell : 98943 69921, 90431 74934

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

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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.