Verified RealEstate™

REFERENCE
272/2024

ISSUED
13 September 2024

PP APPROVAL RECORD

Planning Permission

Survey 272/1A1A1

Pattinam

Namakkal 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.

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OMR Thoraipakkam,
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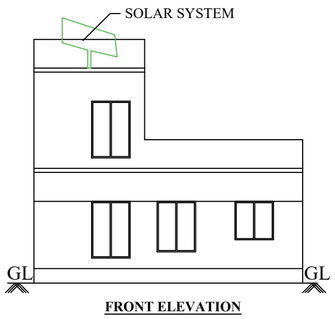
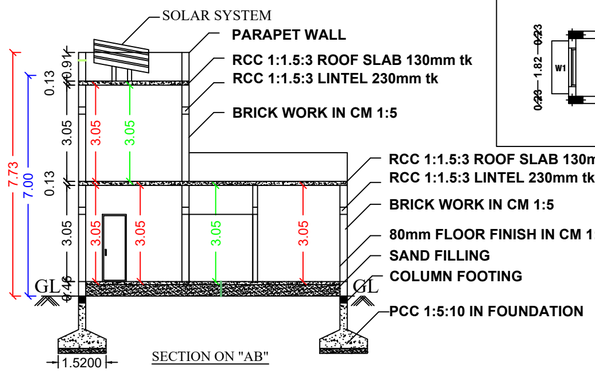
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C.ROOF RESIDENTIAL BUILDING FOR GROUND & FIRST FLOOR IN S.NO:272/1A1A1-pt, PLOT NO.01, "A.T.C NAGAR", PATTA NO.1428, PATTANAM VILLAGE & TOWN PANCHAYAT, PERIYA ERI VAYAKKADU, WARD - 10, RASIPURAM - TK, NAMAKKAL - DT.

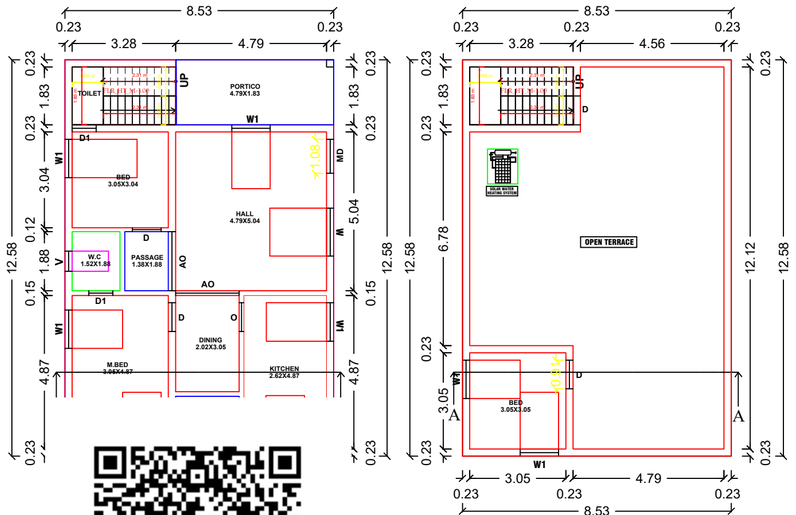
NAME OF THE APPLICANT : Mr. P.KARTHI, S/O.PERUMAL.



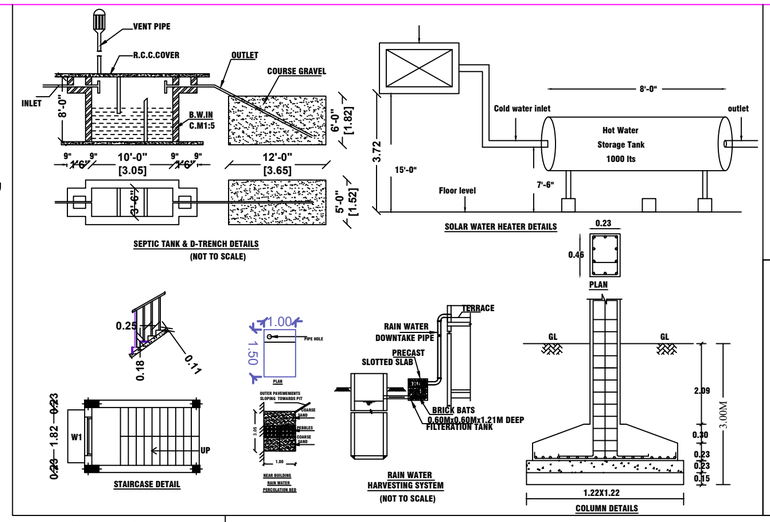
FRONT ELEVATION



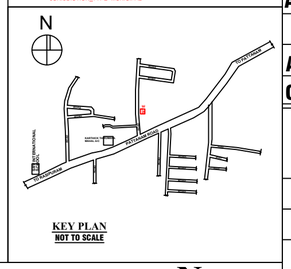
SECTION ON "AB"

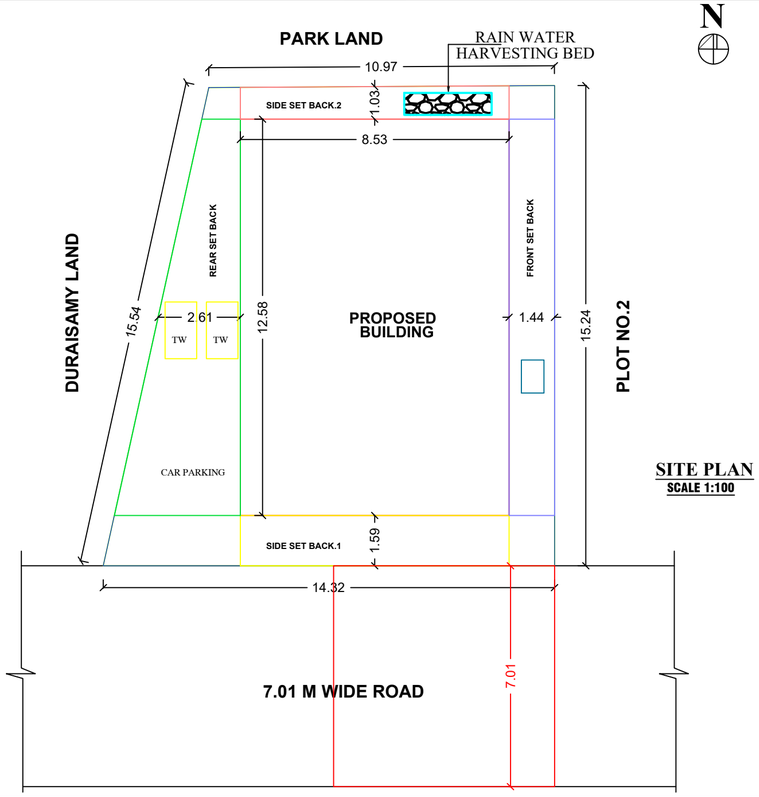


PROPOSED FIRST FLOOR CUM TERRACE FLOOR PLAN









SITE PLAN
SCALE 1:100

AREA DETAILS:

	SQ.FT	SQ.M
AREA OF CALCULATION		
TOTAL AREA OF THE SITE (AS PER AOS)	2075.00	192.77
AREA OF SUPER IMPOSED PLOT BOUNDARY	2075.00	192.77
AREA AS PER FMB/PLR	2075.00	192.77
AREA OF RCC BUILDING GROUND FLOOR	1155.08	107.31
AREA OF RCC BUILDING FIRST FLOOR	224.85	20.89
TOTAL BUILDING AREA	1379.93	128.20
AREA OF OPEN SPACE	919.92	85.46
CARPET AREA	823.23	76.48

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

PLOT COVERAGE : $\frac{1155.08}{2075.00}$ = 55.66 %

FSI AREA : $\frac{1287.69}{2075.00}$ = 0.62 < 2

COLORS INDEX:

ROAD SHOWN IN
BOUNDARY SHOWN IN
PROPOSED BUILDING SHOWN IN

ALL DIMENSIONS ARE IN METRE

APPLICANT :

REGISTERED ENGINEER :

Er. A. PRAKASH, B.E.,
Registered Engineer, Grade-III
Reg. No : 053/L/S/2018/568
ARAVIND ASSOCIATES
104, Town Bank Street, Rasipuram.
Cell : 99943 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

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.