Verified RealEstate™

REFERENCE
459/2025

ISSUED
24 April 2025

PP APPROVAL RECORD

Planning Permission

Survey 125

EB Colony of Mohanur, Mohanur taluk

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.

Verified RealEstate™

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

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+91 9996 12 9996

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DIGITALLY VERIFIED RECORD

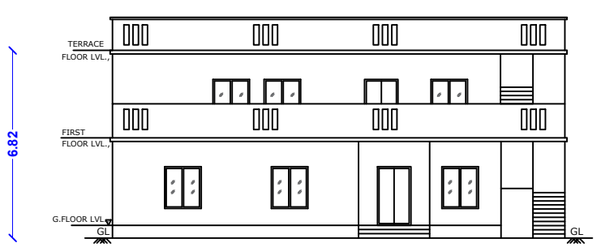
SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF GROUND FLOOR AND FIRST FLOOR RESIDENTIAL BUILDING S.F.NO.125/2Z6A1 PART ,PLOT.NO: 56 AT , MOHANUR TOWN PANCHAYAT , MOHANUR TALUK, NAMAKKAL DISTRICT.

APPROVAL LAYOUT NO: -ந.க.எண் **1620/87/** அ 6 நாள்.24.6.1987 ம/ப/ம/(சே.த) எண் **39/87**

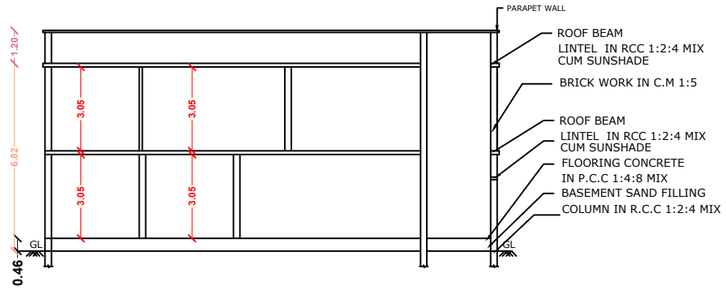
NAME OF THE OWNER :- Mr.G.BALASUBRAMANIYAN S/o Mr.GOVINTHASAMY

Detailed Plan:

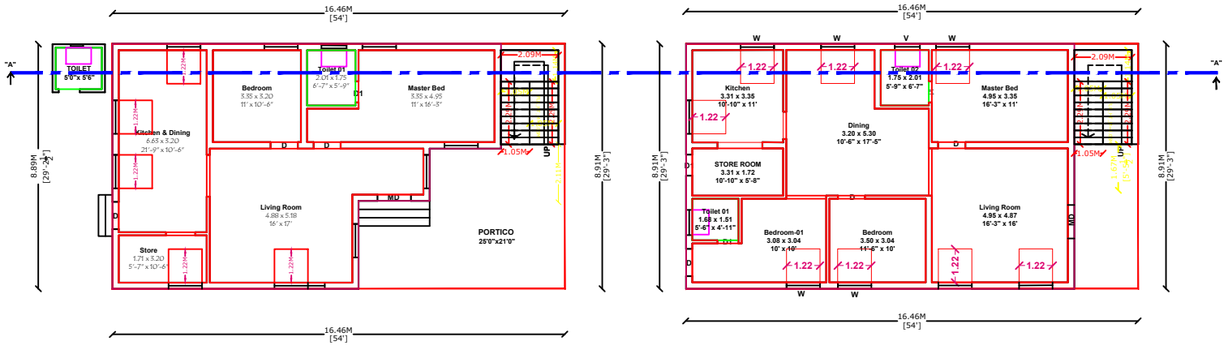
SCALE (1:100)



NORTH SIDE ELEVATION



SECTION - "AA"



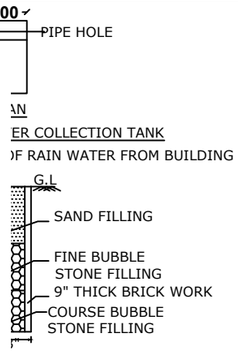
PRO. GROUND FLOOR

PRO. FIRST FLOOR

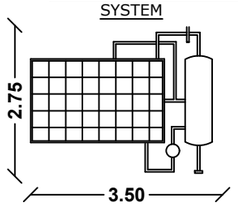
NOT TO SCALE

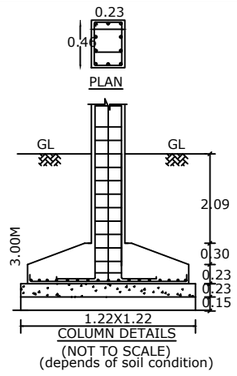
SEPTIC TANK DETAILS



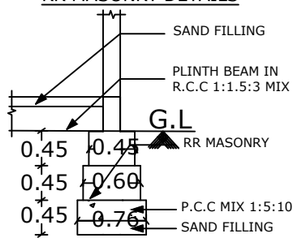


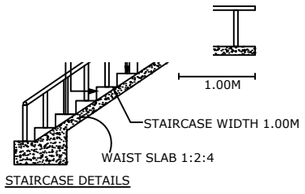
SECTION ON RAIN WATER COLLECTION TANK SOLAR WATER HEATING SYSTEM





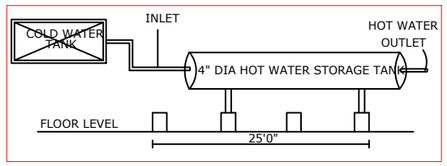
RR MASONRY DETAILS





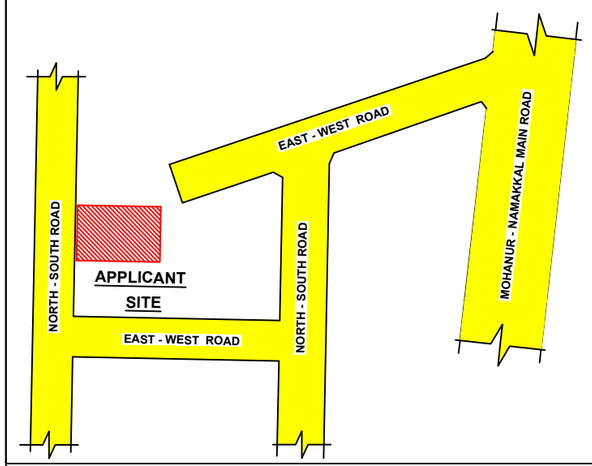
STAIRCASE DETAILS

SOLAR HOT WATER SYSTEM DETAILS



KEY PLAN:

NOT TO SCALE:

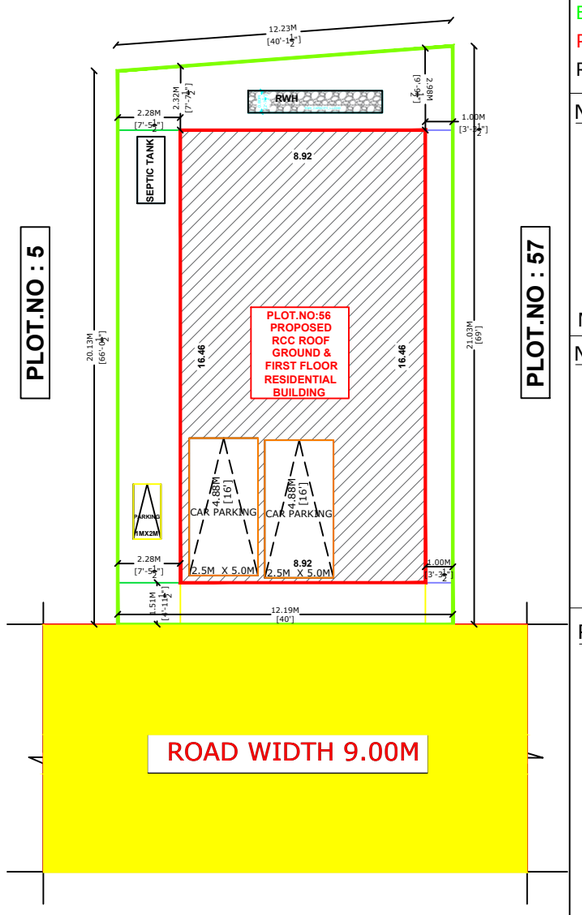


SITE PLAN:PROPOSED

SCALE 1:100

N

PLOT.NO : 126



SCHEDULE OF JOINERIES

REFERENCE		IN FEET	IN METER
MD	MAIN DOOR	4'0"X7'0"	1.21X2.13
D1	DOOR	3'3"X7'0"	1.00X2.13
D2	DOOR	2'6"X7'0"	0.76X2.13
O	OPEN	3'3"X7'0"	1.00X2.13
FG	FIXED GLASS	3'3"X6'0"	1.00X1.82
W	WINDOW	4'0"X4'0"	1.21X1.21
V	VENTILATOR	3'3"X3'0"	1.00X0.92

AREA OF CALCULATION

	SQ.FT	SQ.M
AREA OF PLOT EXTENT	2701.00	251.00
FMB/PLR PLOT EXTENT	2701.00	251.00
SUPER IMPOSED PLOT BOUNDARY	2701.00	251.00
AREA OF RCC BUILDING G.F	1582.29	147.00
AREA OF RCC BUILDING F.F	1582.29	147.00
AREA OF OPEN SPACE	1119.44	104.00
CARPET AREA OF G.F	968.75	90.00
CARPET AREA OF F.F	1194.79	111.00
PERCENTAGE OF SITE COVERAGE		- 58.58%
FLOOR SPACE INDEX [NON PREMIUM]		- 1.71

PARKING

NO.OF OPEN TWO WHEELER PARKING (1.0X2.00) - 1 NOS.

NO.OF OPEN CAR PARKING (2.5X5.00) - 2 NOS.

COLORS INDEX

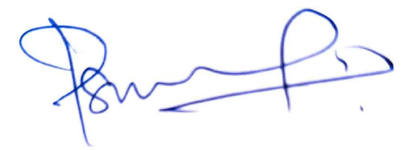
EXISTING ROAD SHOWN IN -

BOUNDARY SHOWN IN -

PRO.BUILDING SHOWN IN -

RAIN WATER COLLECTION TANK -

NAME OF THE OWNER :



Mr.G.BALASUBRAMANIYAN S/o Mr.GOVINTHASAMY

NOTE :

- ALL DIMENSIONS ARE IN METER.
- RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
- S.T.P PROVIDED IN THE SITE.
- SOLAR WATER HEATER WILL BE PROVIDED.

REGISTERED ARCHITECT/ ENGINEER :



K. SARAVANAN, D.C.E.
LICENCED BUILDING SURVEYOR,
CONSULTING CIVIL ENGINEER,
MOHANUR.

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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+91 9996 12 9996

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.