Verified RealEstate™

REFERENCE
125/2024/A1

ISSUED
23 February 2024

PP APPROVAL RECORD

Planning Permission

Pudukkottai

Pudukkottai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL BUILDING AT S.NO:649-4A & TS NO. 855-1E, OLD WARD NO:8,NEW WARD NO:11,PONNAMARAVATHI MAIN ROAD 1ST CROSS STREET, 11A-PONNAMARAVATHI WEST VILLAGE, PONNAMARAVATHI TOWN PANCHAYAT, PONNAMARAVATHY TALUK,PUDUKKOTTAI DISTRICT.

AREA DETAILS:	SFT	SQM
SITE AREA	1739.45	161.64
PROPOSED R.C.C.ROOF BUILDING		
GROUND FLOOR	1255.18	116.61
FIRST FLOOR	904.50	84.03
HEAD ROOM	126.80	11.78
Vacant Area	484.27	44.99

JOINERY DETAILS	FEET	METER
MD-MAIN DOOR	5'0"X7'0"	1.52X2.13
D1-DOOR	3'0"X7'0"	0.91X2.13
D2-DOOR	2'6"X7'0"	0.79X2.13
W4-WINDOW	4'0"X4'0"	1.22X1.22
KW4-WINDOW	4'0"X3'0"	1.22X0.91
W5-WINDOW	5'0"X4'0"	1.52X1.22
V -VENTILATOR	3'0"X2'0"	0.91X0.61

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1.	FRONT SETBACK	1.50M	1.50M
2.	REAR SETBACK	N.A	N.A
3.	SIDE 1 SETBACK	1.00M	1.82M
4.	SIDE 2 SETBACK	N.A	N.A
5.	CAR PARKING	2 NOS	2 NOS
6.	TWO WHEELER	1 NO	1 NO

FLOOR SPACE INDEX:

= TOTAL BUILTUP AREA / TOTAL SITE AREA

= 200.64 / 161.60 = 1.24 < 2

PLOT COVERAGE:

= TOTAL G.F AREA / TOTAL SITE AREA

= 116.61 / 161.60 = 0.72 => 72%

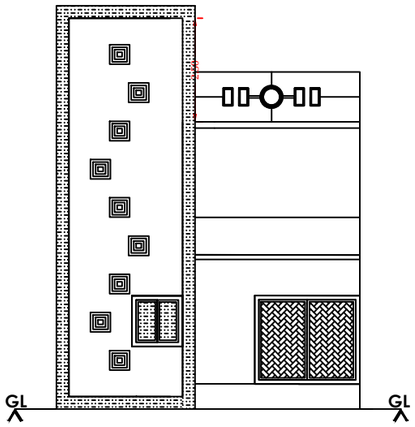
NOTE:-

1. ALL DIMENSIONS ARE IN METER,
2. ALL WINDOW SHUTTERS ARE OPENING OUTWARDS
3. ALL WASTE WATER UTILIZED FOR GARDEN
4. SOLAR WATER SYSTEM WILL BE PROVIDED
5. U-TRAP WILL BE PROVIDED IN SEPTIC TANK.

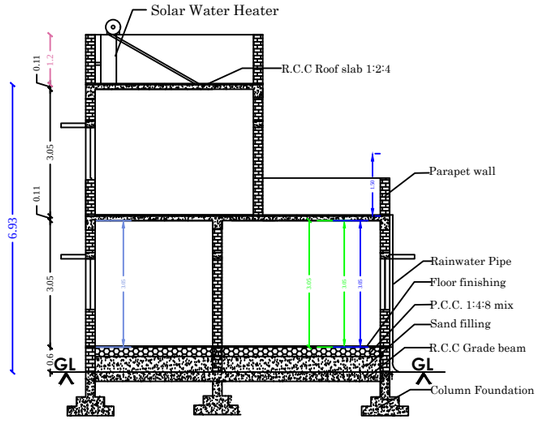
OWNER'S SIGN: G.Sujatha

OWNER'S NAME:

Mrs.G.SUJATHA W/o Mr.GIRIDHRAN

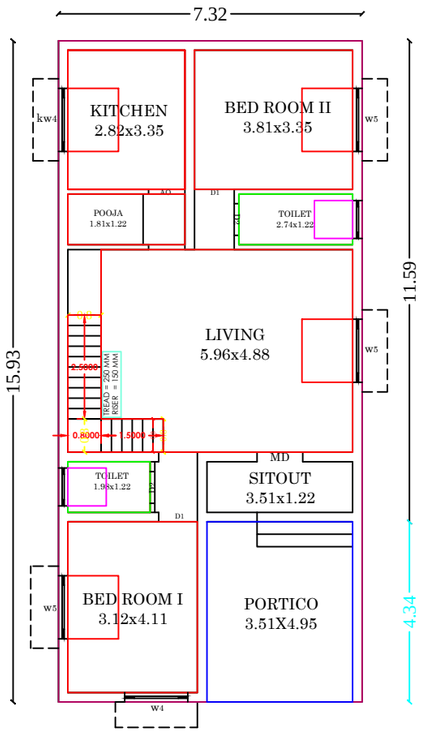


FRONT ELEVATION

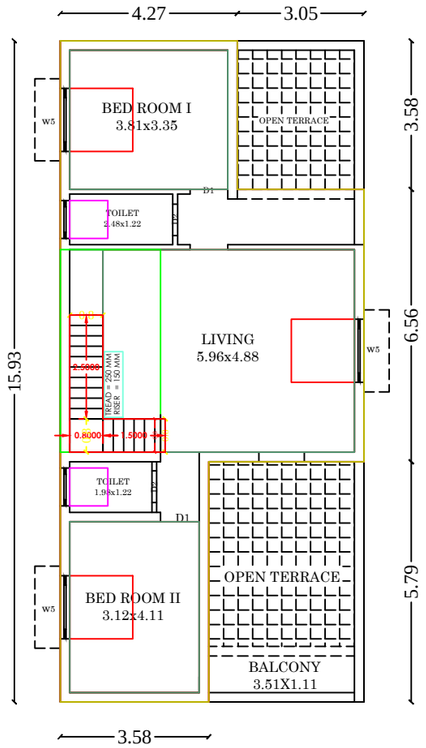


SECTION ON AB

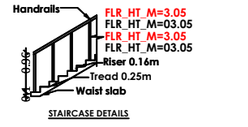
PLAN INFO
SURVEY_NO=806/9A
PATTA_NO=5423
DISTRICT=PUDUKKOTTAI
TALUK=PONNAMARAVATHI
SINGLE_FAMILY_BLDG=YES
AS_AT_SITE=161.60
FMB_OR_PLR=161.60
AS_PER_DOCUMENT=161.60
CRZ=NO
SECURITY_ZONE=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
ACCESS_WIDTH_M=7.32
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=161.60
AVG_PLOT_DEPTH= 15.93
AVG_PLOT_WIDTH= 9.00
AREA_TYPE=OTHERS
ROAD_WIDTH=6.10
ROAD_LENGTH=15.00
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=TOWN PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



GROUND FLOOR PLAN



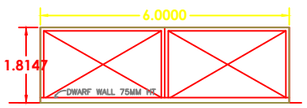
FIRST FLOOR PLAN



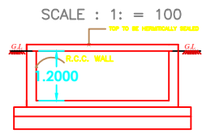
STAIRCASE DETAILS



KEY PLAN - 10°16'32.3"N 78°32'18.7"E

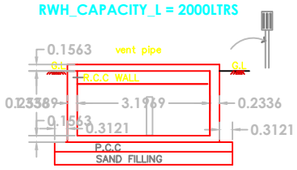


MAIN GATE



RWH SECTION (SAMPLE)

RWH_CAPACITY_L = 2000LTRS

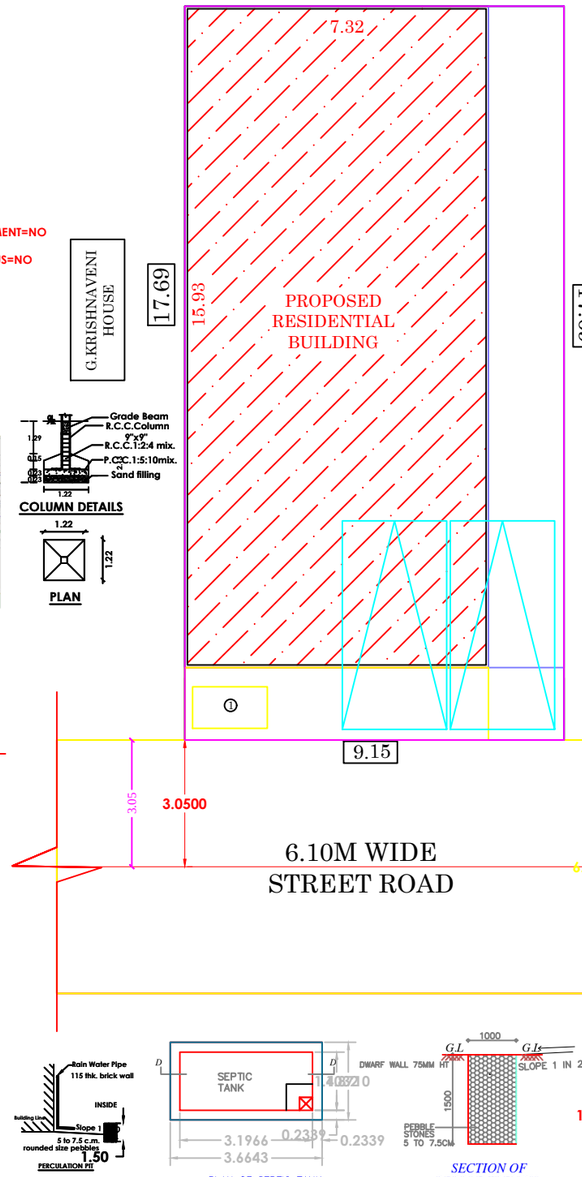


SECTION ON D-D

PERIYANNAN CHETTIYAR, SIGAPPI PROPERTY

SITE PLAN

N

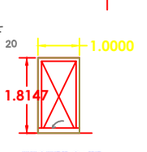


COLUMN DETAILS

PLAN

PLAN OF SEPTIC TANK
SCALE 1"=2'0"

SECTION OF PEBBLE TRENCH



WICKET GATE

M.BALAMURALI BE.,
REGISTERED ENGINEER GRADE II (RE)
DTCP PDKT/RE/GR-II/23/05/001
109/LS/2023/00008

REGISTERED ENGINEER SIGN

SEYON CONSTRUCTIONS
No-3, First Floor, Santhi Complex,
Sempottai, Pudukkottai Main Road,
Ponnamaravathy - 622 407
Cell : 95241 99096 - 85262 45878
PH - 04333 299405
seyonconstructions.bv@gmail.com

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.