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REFERENCE
1/24-25

ISSUED
03 May 2024

PP APPROVAL RECORD

# Planning Permission

Pudukkottai 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.

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

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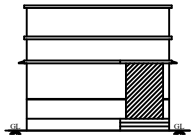
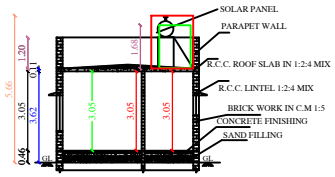
DIGITALLY VERIFIED RECORD

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL BUILDING IN OLD PUDUR NATHAM REVENUE S.F.NO:. 91/1, OLD NATHAM S.F.NO:. 67/3, 28, NEW NATTHAM S.F.NO:. 448/9, PATTA NO:. 88, OLD HOUSE TAX NO:. 717, OLD DOOR NO:. 698 AT MOOLANGUDI VILLAGE & CIRCLE, KOPPANAPPATTI PANCHAYATH, PONNAMARAVATHI UNION & TALUK, PUDUKKOTTAI DISTRICT.

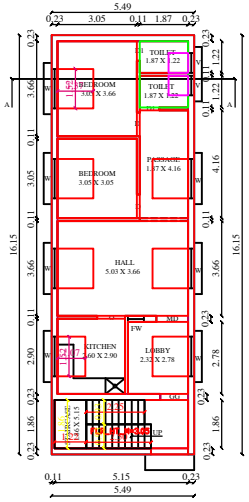
NAME OF THE OWNER: RM.VADIVEL S/o RAMANATHAN.



ELEVATION



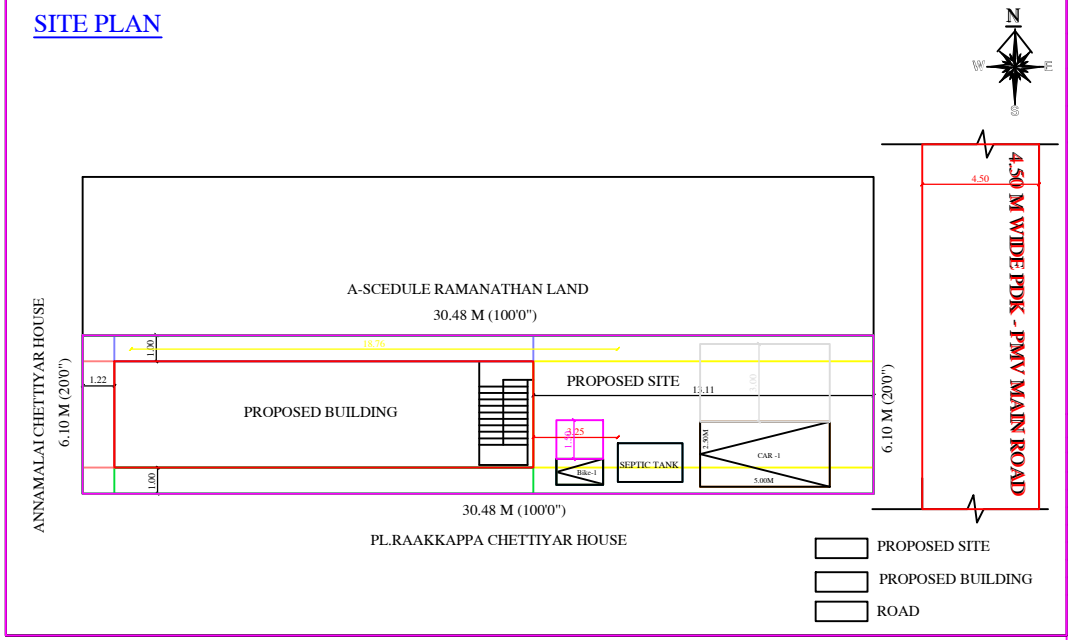

SECTION ON AA




GROUND FLOOR PLAN

```
PLAN INFO
PLOT_AREA_M2=185.87
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.10
ROAD_WIDTH=4.50
ROAD_LENGTH=200.0
AVG_PLOT_DEPTH=30.48
AVG_PLOT_WIDTH=6.10
LAND_USE_ZONE = RESIDENTIAL
SURVEY_NO=448/9
PATTA_NO=88
JURISDICTION_TYPE= VILLAGE PANCHAYATH
DISTRICT=PUDUKKOTTAI
TALUK=PONNAMARAVATHI
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AS_PER_DOCUMENT=185.80
AS_AT_SITE=185.93
FMB_OR_PLR=185.93
IS_SWIMMING_POOL_EXISTS=NO
```

## SITE PLAN




| AREA STATEMENT | Sq.ft | Sq.mt |
|---|---|---|
| SITE AREA | 2000.00 | 185.87 |
| PRO.GROUND FLOOR AREA | 953.98 | 88.66 |
| VACANT AREA | 1046.02 | 97.21 |

SCHEDULE OF JOINERIES:

| | | | | |
|---|---|---|---|---|
| MD -MAIN DOOR | - | 4'0" X 8'0" | OR | 1.22 X 2.44 |
| RD -REAR DOOR | - | 3'6" X 7'0" | OR | 1.07 X 2.13 |
| PD -POOJA DOOR | - | 3'0" X 7'0" | OR | 0.91 X 2.13 |
| D -DOOR | - | 3'3" X 7'0" | OR | 0.99 X 2.13 |
| D1 -DOOR | - | 2'6" X 7'0" | OR | 0.76 X 2.13 |
| O -OPEN | - | 3'6" X 7'0" | OR | 1.07 X 2.13 |
| O1 -OPEN | - | 4'0" X 7'0" | OR | 1.22 X 2.13 |
| W -WINDOW | - | 3'6" X 4'0" | OR | 1.07 X 1.22 |
| KW -KITCHEN WINDOW | - | 3'6" X 3'6" | OR | 1.07 X 1.07 |
| V-VENTILATOR | - | 2'0" X 2'6" | OR | 0.61 X 0.76 |

Tamilnadu Combined Development & Building Rules - 2019

Height of the building less then 7m, above 9 m Plot width

| Setback | Required | Available | OK |
|---|---|---|---|
| Front | 1.50m | 13.11 m | OK |
| Side1 | 1.00 m | 1.00 m | OK |
| Side2 | 1.00 m | 1.00 m | OK |
| Rear | Nil | 1.22 m | OK |
| FSI | 2.00 | 0.48 | OK |
| Two Wheeler Park | 1 | 1 | OK |
| Car Parking | 0 | 1 | OK |

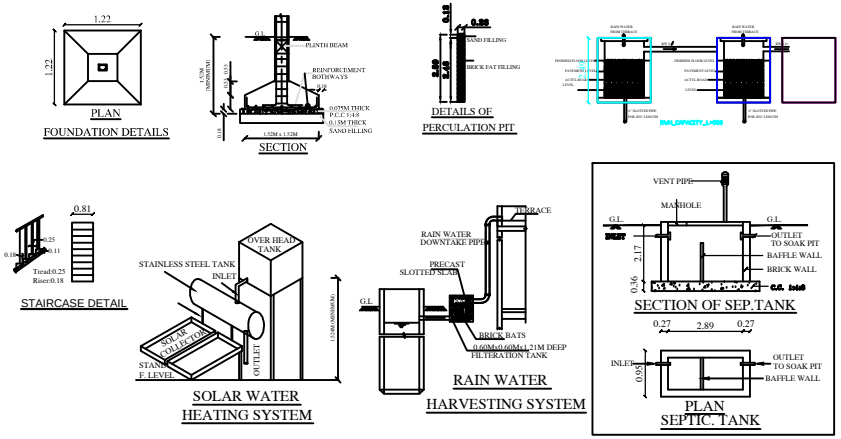
REFERENCE

£ ALL DIMENSIONS ARE IN METER

NOTE: THE NUMBER OF CAR/TWO WHEELER PARKING SPACES REQUIRED SHALL BE CALCULATED FOR 75% OF THE TOTAL PLINTH AREA IN THE BUILDING

£ WASTE WATER COLLECT TO SOAK PIT
£ SOLAR WATER HEATER SYSTEM TO BE PROVIDED
£ RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
£ "U" TRAP SEPTIC TANK DESIGN TO BE PROVIDED

Owner Signature




10.305278, 78.565241

Er. M. SUNDARAM,B.E.,
LBS / PMV / 31 / 610/17
DTCP PDKT/RE/G-II/24/02/002
Perumal Kovil Street,
Ponnamaravathy - 622 407.
Cell: 9842670294, 9787022063

Registered Engineer Signature

Do Rainwater harvest at house

Save the planet ! Plant a tree ! Get Rain water !!

Drawn by:-
SAK Construction
M.Sundaram.B.E.

OFFICE:- Date:- 20.04.2024.
Er.M.Sundaram, (DTCP & Licensed Surveyor)
SRI ANNAI KAMAATCHI CONSTRUCTION,
55-Annai Saraswathi Illam,
Perumal Kovil Street,
Ponnamaravathy Taluk,
Pudukkottai District - 622 407.
Cell:- 98426 70294, 97870 22063.

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

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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.