Verified RealEstate™

REFERENCE
A2/635/2024

ISSUED
19 September 2024

PP APPROVAL RECORD

Planning Permission

Survey 270/46B2B and 1 more

Tirupathur

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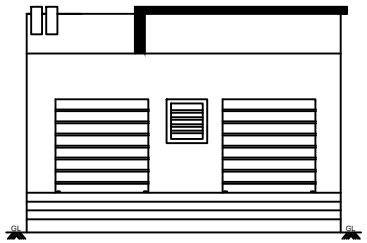
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

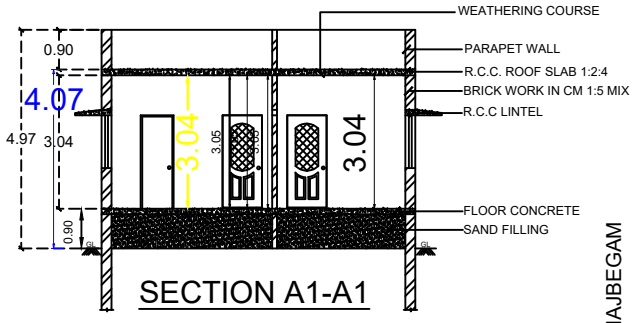
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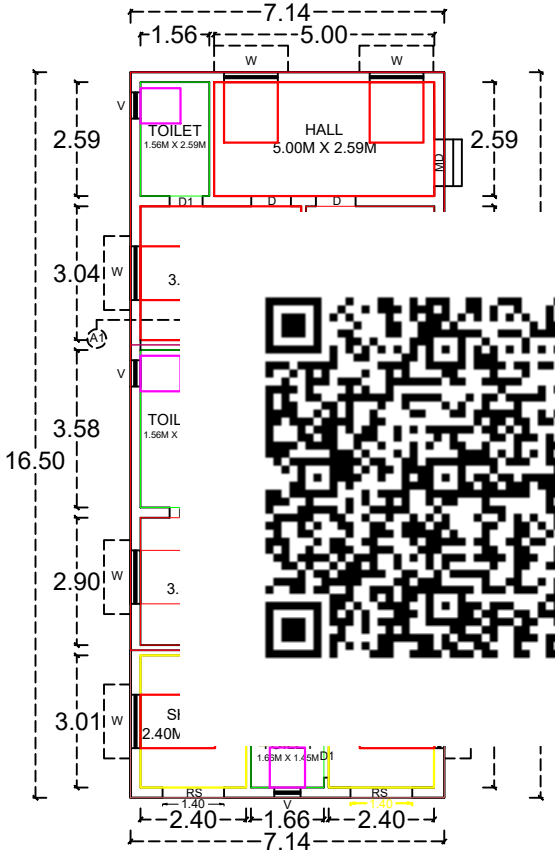
PLAN SHOWING THE CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL CUM COMMERCIAL BUILDING IN GROUND FLOOR AT OLD S.NO.270/46B2-PART, NEW S.NO.270/46B2B, PATTA.NO.7762, NEW WARD NO.6, KALIYAMMAN KOVIL STREET, HUSSAIN AMBALAM NAGAR, THIRUPPATHUR TOWN PANCHAYAT, THIRUPPATHUR TALUK & SIVAGANGAI DISTRICT.



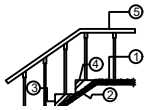
FRONT ELEVATION

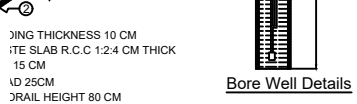


SECTION A1-A1

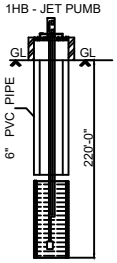


GROUND FLOOR PLAN

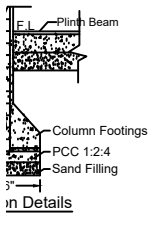




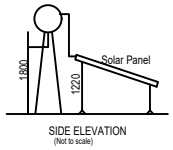
taircase Details



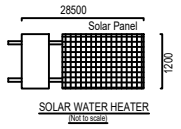
Bore Well Details



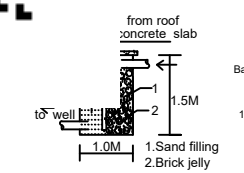
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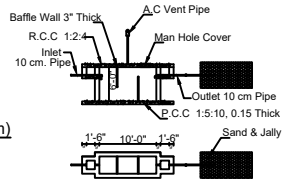
SIDE ELEVATION
(Not to scale)



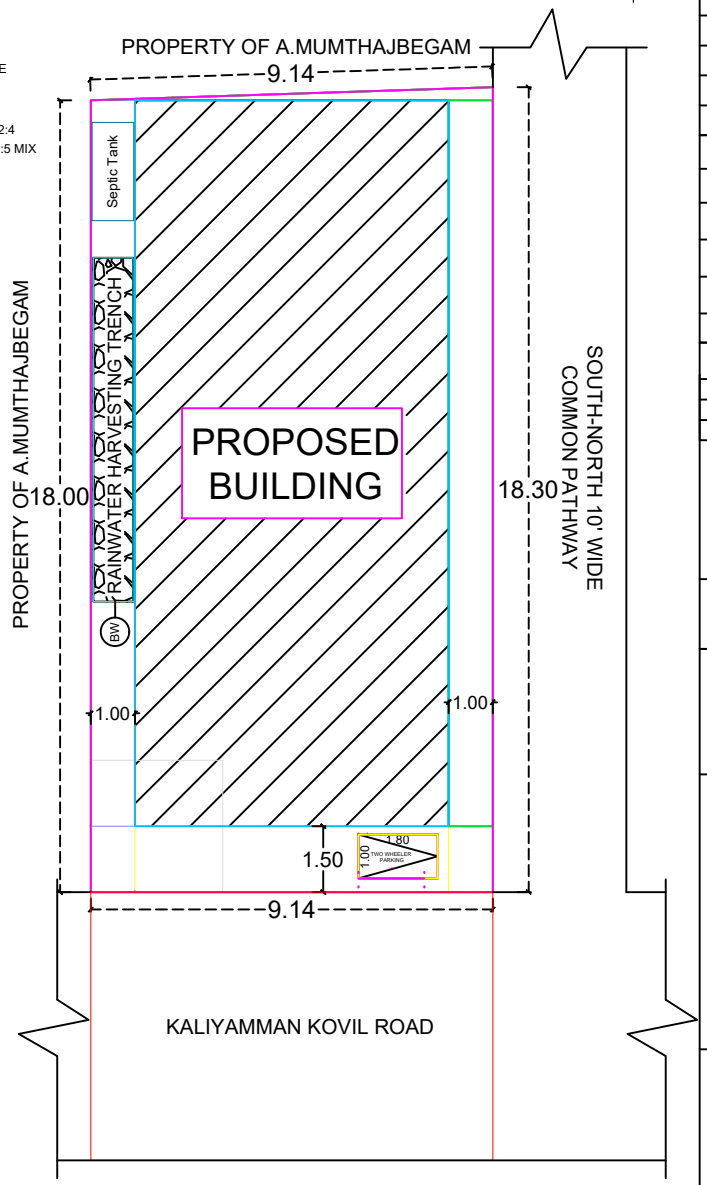
SOLAR WATER HEATER
(Not to scale)



(Rainwater Harvesting System)



Septic Tank with Dispertion Trench



SITE PLAN
(1:100)

SPECIFICATIONS

1. SAND FILLING
2. P.C.C. MIX RATIO 1:5:10 40MM METAL
3. R.C.C. ISOLATED FOUNDATION
4. BRICK WORK CM MIX RATIO 1:6
5 R.C.C. 1:1.5:3 MIX AS PER IS 456 : 2000

SCHEDULE OF JOINERIES

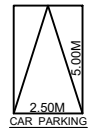
MAIN DOOR MD	1.20 X 2.10
DOOR D	1.00 X 2.10
DOOR D1	0.90 X 2.10
WINDOW W	1.20 X 1.20
VENTILATOR V	0.90 X 0.60

PLINTH AREA DETAILS

PLOT AREA	1785.00 SQ.FT	165.83 SQ.M
GROUND FLOOR TOTAL AREA	1267.00 SQ.FT	117.71 SQ.M
COMMERCIAL AREA	365.40 SQ.FT	33.95 SQ.M
RESIDENTIAL AREA	901.60 SQ.FT	83.76 SQ.M
VACANT AREA	518.00 SQ.FT	48.12 SQ.M

COLOR INDEX

	SITE / BOUNDARY AREA
	PROPOSED BUILDING
	EXISTING ROAD



PARKING CALCULATION:-

Floor Area above 75.00sq.m = 1 Car Parking

PARKING PROVIDED:-

No. of Car Pockets : 1
No. of Bike Pockets : 2

F.S.I DETAILS	PROPOSED	PERMISSIBLE
Total Plinth Floor Area / Site Area = 117.71 / 165.83	0.70	2.00

APPLICANT

S. Bowsiya.

Mrs.S.BOWSIYA W/O Mr.MAIDEEN

ENGINEER

Er. T.M. VELMURUGAN, D.C.E.,D.M.C.E,D.ARCH.,
LICENSED BUILDING ENGINEER
NO.7,MATHI COMPLEX, OPP. STATE BANK,
THIRUPPATHUR - 630 211.
CELL NO: 99949 41955.

OFFICE USE

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.