PP APPROVAL RECORD

Planning Permission

Survey 128/1A1 and 2 more

Kandavarayanpatti

Sivagangai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

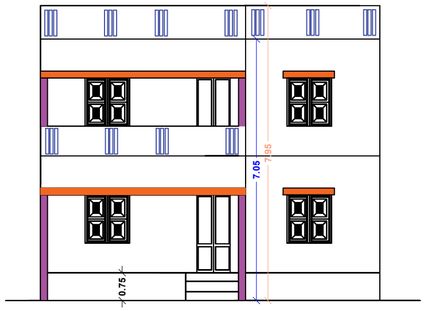
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

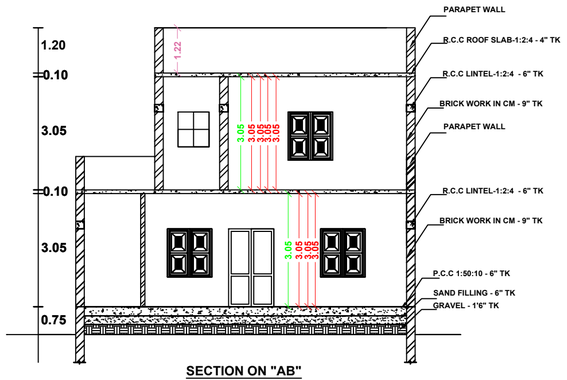
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR R.C.C RESIDENTIAL BUILDING AT OLD S.NO:128/1A1, NOW S.NO:128/14,PATTA NO:1589, PAIYUR VILLAGE, PAIYUR GROUP, KANDAVARAYANPATTI PANCHAYAT,THIRUPPATHUR TALUK, SIVAGANGAI DISTRICT.

SCALE : 1:100 (ALL DIMENSIONS ARE IN METRE).

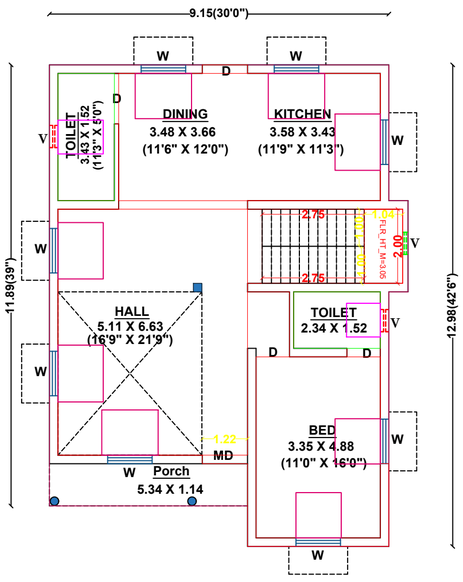
NAME OF THE OWNER : Mr.S.ARAVINTHASAMY S/o Singaram.



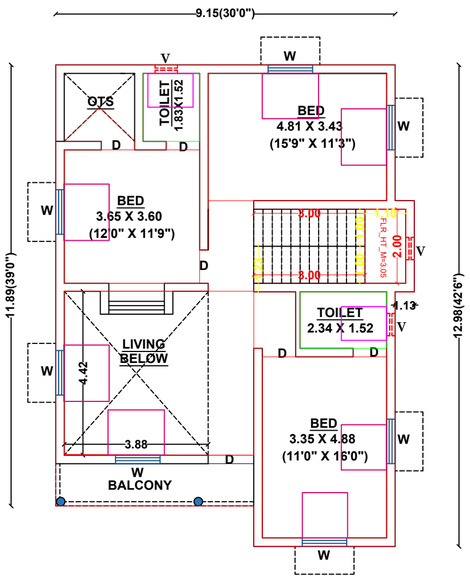
ELEVATION



SECTION ON "AB"

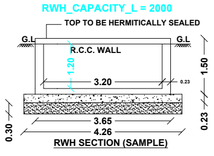


PRO GROUND FLOOR PLAN

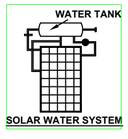


PRO FIRST FLOOR PLAN

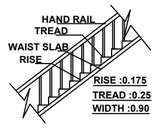




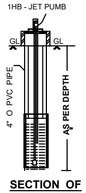
RWH SECTION (SAMPLE)



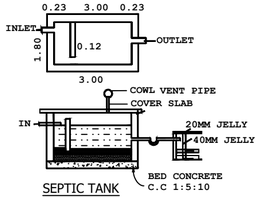
SOLAR WATER SYSTEM



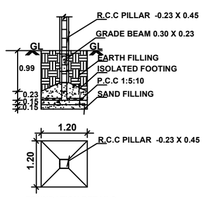
STAIRCASE DETAILS



SECTION OF BORE WELL



SEPTIC TANK
NOT TO SCALE

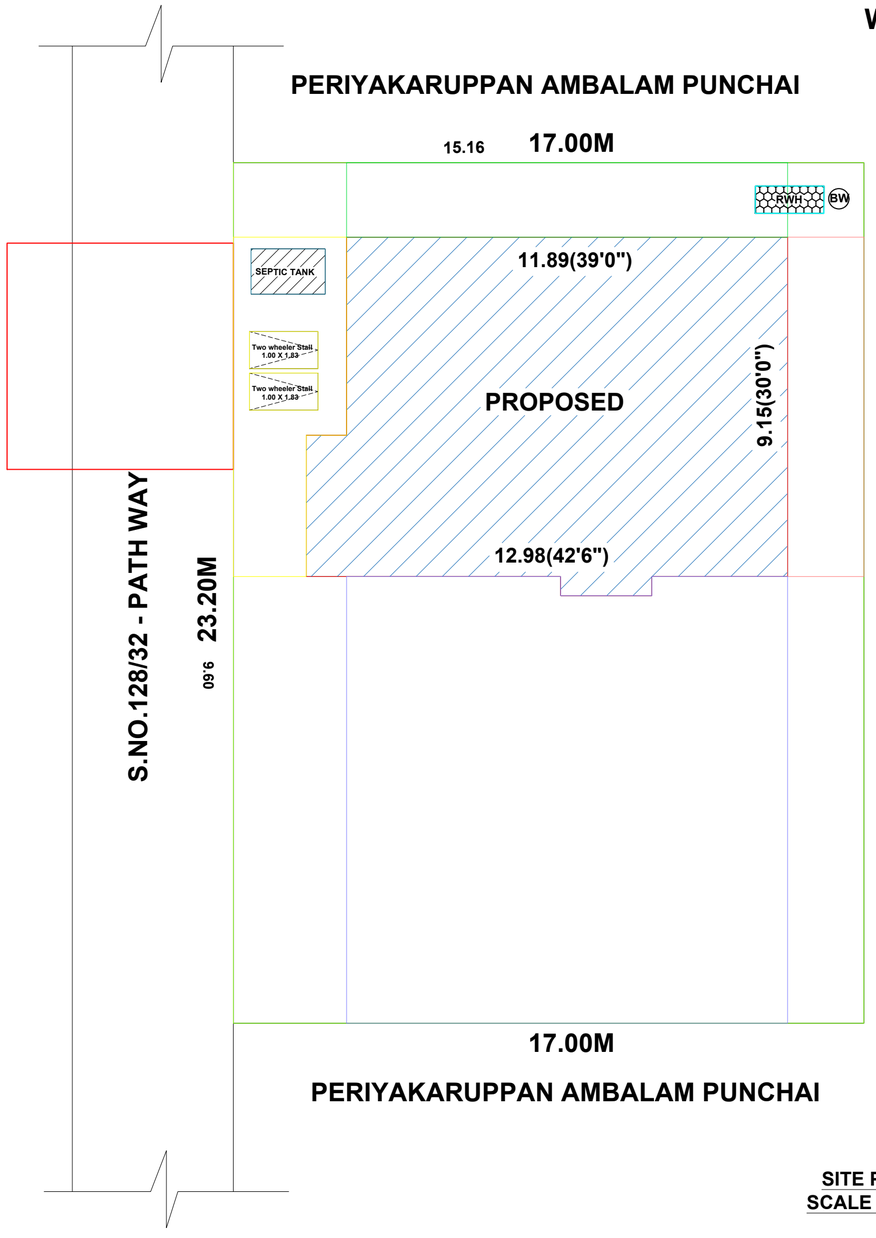


FOUNDATION DETAILS



LOCATION PLAN
NOT IN SCALE





SITE PLAN
SCALE - 1:100

CASE TYPE	:	NEW PROPOSAL
PLOT USE	:	RESIDENTIAL
AREA OF THE PLOT	:	4247.10Sft
LAYOUT APPROVAL NUMBER	:	
DATE	:	
OLD BUILDING APPROVAL NO	:	
DATE	:	

INDEX :		REFERENCE :
SITE BOUNDARY	:	SCALE : 1:100
PROPOSED BUILDING	:	DATE:
EXISTING ROAD	:	

N W E S

AREA DETAILS	SFT	SQM
SITE AREA (As per doc)	4247.10	394.00
SITE AREA (As per patta)	4247.10	394.00
SITE AREA (AS PER SITE)	4247.10	394.00
PRO BUILD GF	1229.00	114.21
PRO BUILD FF	982.00	92.26
OPEN AREA	3018.10	280.38

TOTAL FSI AREA = 206.47SQ.M
FLOOR SPACE INDEX = 206.47 / 394.00 = 0.52

FOUNDATION	- COLUMN FOOTING
BRICK WORK	- C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	- C.M 1:5 FOR WALLS & C.M 1:3 FOR CEILING
R.C.C WORK	- USING 20MM HBGS JELLY IN C.C:1:1.5:3
WOOD WORK	- USING BEST QUALITY OF COUNTRY WOOD
FLOORING	- FINISH WITH VITRIFIED TILES
WEATHERING COURSE	-BRICK JELLY,LIME MORTAR OVER ROOF SLAB ONE LAYER OF PRESSED TILES

JOINERY DETAILS	METRE
MD - CW DOOR	1.10 X 2.10
D - CW DOOR	0.90 X 2.10
W - CW WINDOW	1.22 X 1.22
V - VENTILATOR	0.90 X 0.60

APPLICANT:

Mr.S.ARAVINTHASAMY S/o Singaram.

ENGINEER

Mr.T.N.BHARATHIDASAN
B.E.,M.SC(VALUATION).,C.ENGG.(I) M.I.E., F.I.V.,
CHARTERED ENGINEER & APPROVED VALUER
REGISTER ENGINEER NO:112/LS/2019/00002
330, GOMATHI ANNEX, GANDHI ROAD
SIVAGANGAI-630561, PH.NO:94430 94330

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.