Verified RealEstate™

REFERENCE
18/2024-2025

ISSUED
11 May 2024

PP APPROVAL RECORD

Planning Permission

Tenkasi 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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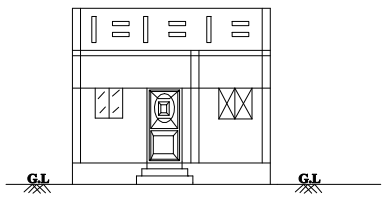
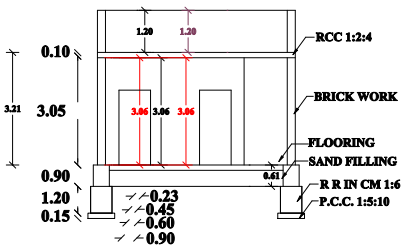
DIGITALLY VERIFIED RECORD

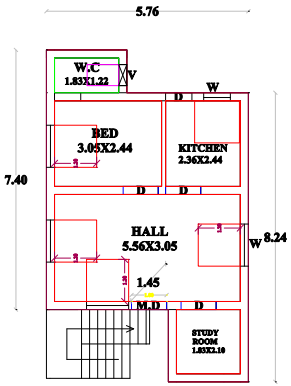
PLAN S HOWING PROPOSED CONSTRUCTION OF A DWELLING HOUSE IN SURVEY NO:427/1A1,427/1A2A, SUB DIV SUR NO.427/1A2A3,WARD NO:6,EAST TO WEST STREET,VEDAMPUTHUR HAMLET,KUTHUKALVALASAI VILLAGE AND PANCHAYAT,TENKASI PANCHAYAT UNION,TENKASI DISTRICT.



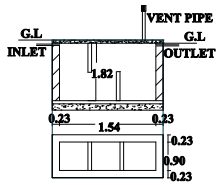
ELEVATION



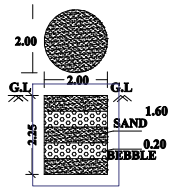
SECTION AB



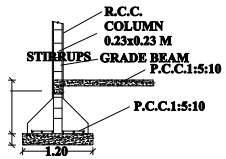
PLAN



SEPTIC TANK DETAILS

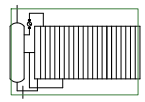


RAIN WATER HARVESTING

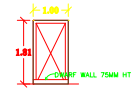


COLUMN DETAIL

STAIRCASE DETAILS

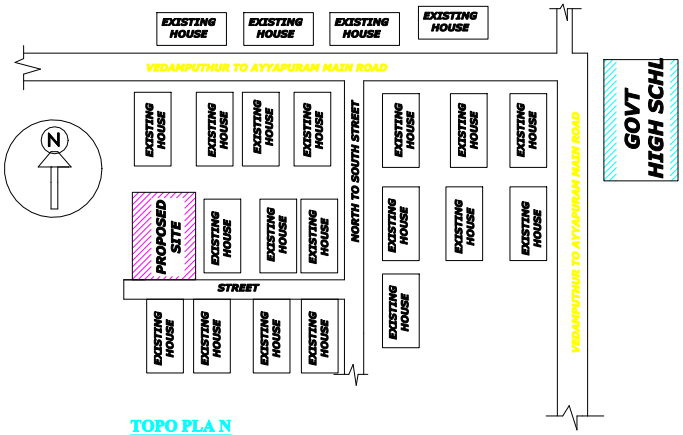


SOLAR PANEL FOR HEATING SYSTEM



WICKET GATE

SUMP DETAIL

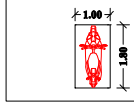


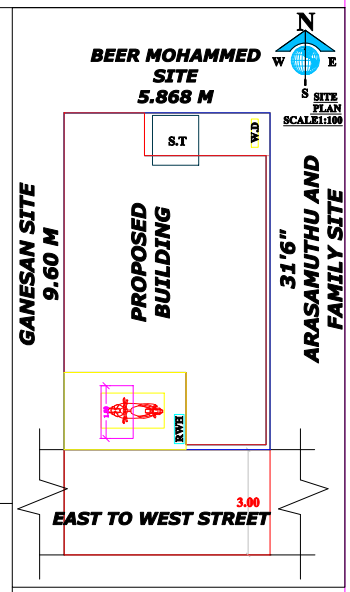
TOPO PLA N

PACKING REQUIRED

CAR PARCKING -0 NO

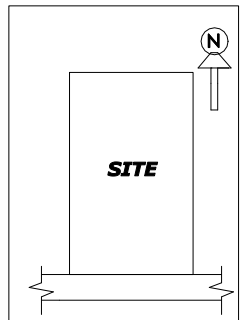
TWO WHEELER - 1 NO





SCHEDULE OF JOINERY		
MD	MAIN DOOR	1.00 X 2.10
D1	DOOR 1	0.90 X 2.10
D2	DOOR 2	0.75 X 2.10
W	WINDOW	1.20 X 1.20
V	VENTILATER	0.60 X 0.90
WG	WIICKET GATE	1.00 X 2.10
mG	MAIN GATE	2.70 X 2.10

ALL DIMENSIONS AREA IN METER
SCALE 1:100



LOCATION PLAN
Not to scale

APPLICANT NAME:-	REGISTER ENGINEER
MRS. S.BARISHA. W/O.SIRABUDI SIDDIQUE.	Er.L.RAJESH,DCE,B.TECH(CIVIL). AD PANCHAYAT LS NO.21/2022 RAJA CONSTRUCTIONS SMC LICENSED NO:- 144/LS/2019/00002. BUS STAND OPPOSITE,SENGOTTAI CELL.9894101102

AREA STATEMENT		
PARTICULAR	SQ.MT	SQ.FT
AREA OF THE SITE (FMB)	56.33	606.375
EXTENT DOCUMENT AREA	56.33	606.375
SUPER IMPOSED SITE AREA	56.33	606.375
GROUND FLOOR PLINTH AREA	43.06	463.497
OPEN AREA	13.27	142.878
FSI	=	0.76
PLOT COVERAGE	=	76.44%

PLAN INFO

DISTRICT=TENKASI,

SURVEY_NO=427/1A2,427/1A2A,427/1A2A3

PATTA_NO=639

AS_AT_SITE=56.33

FMB_OR_PLR=56.33

AS_PER_DOCUMENT=56.33

TALUK=TENKASI

BUILDING_FOOT_PRINT=YES

NORTH_DIRECTION=YES

SINGLE_FAMILY_BLDG=YES

SECURITY_ZONE=YES

CRZ=NO

WHETHER_GOVT_OR_AIDED_SCHOOL=NO

ROAD_WIDTH=3.00

AREA_TYPE= EWS

PLOT_AREA_M2=56.333

AVG_PLOT_DEPTH=9.60

AVG_PLOT_WIDTH=5.868

ROAD_LENGTH=5.868

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=YES

JURISDICTION_TYPE=VILLAGE

OSR_APPLICABLE=NO

PREMIUM_FSI_REQUIRED=NO

IS_SWIMMING_POOL_EXISTS=NO

IS_APPROVED_LAYOUT=YES

IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=YES

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

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.