Verified RealEstate™

REFERENCE
05/2024-2025

ISSUED
31 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

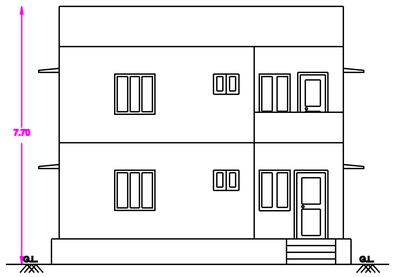
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

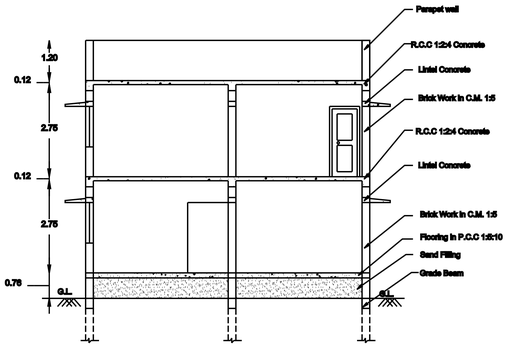
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN OLD S.NO : 398/2, 398/2B1, NEW S.NO : 398/2B1A1A1A, 398/11,

WARD NO : 3 , METTU STREET, KARUMBANOOR, ANDIPATTI VILLAGE and PANCHAYAT, KEELAPAVOOR UNION, ALANGULAM TALUK, TENKASI DISTRICT.

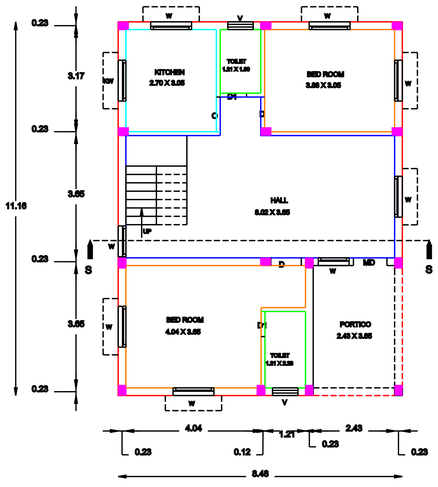
OWNER : Mr. M . ARUN MANICKA RAJA S/O Mr. MANOHARAN.



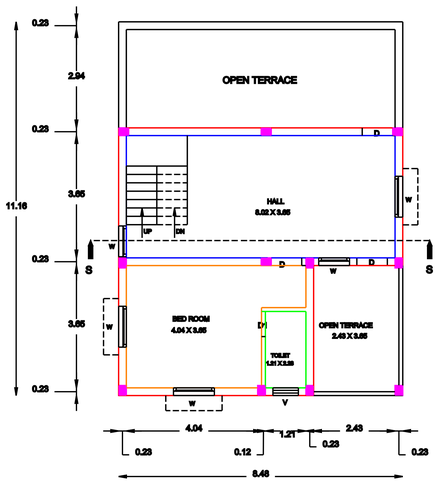
FRONT ELEVATION



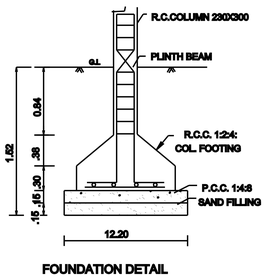
SECTION ON SS



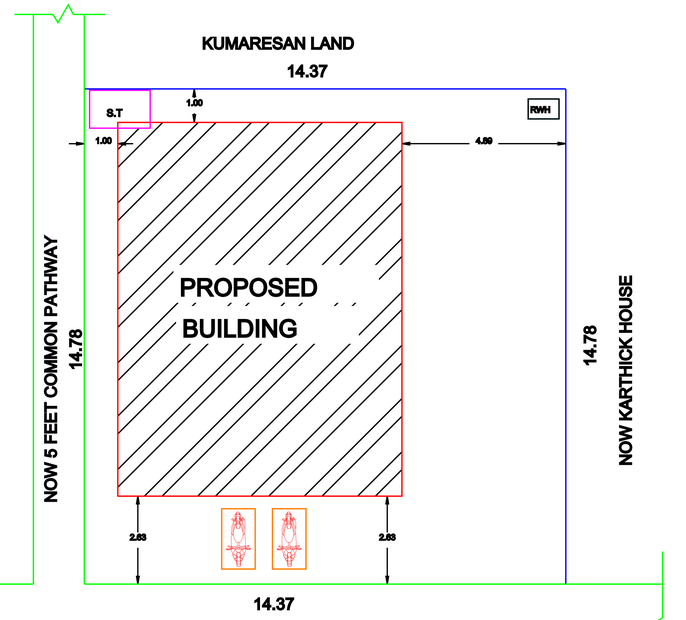
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FOUNDATION DETAIL

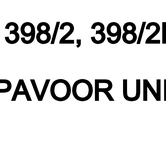


SITE PLAN (SCALE 1:100)

AREA DETAILS	SQ.MT	SQ.FT
SITE AREA		
AS PER DOCUMENT	212.460	2286.92
AS AT SITE	212.390	2286.16
PROPOSED		
GROUND FLOOR AREA	94.59	1018.16
FIRST FLOOR AREA	57.43	618.17
TOTAL FLOOR AREA	152.02	1636.34
PLOT COVERAGE	44.52 %	
F.S.I	0.44	

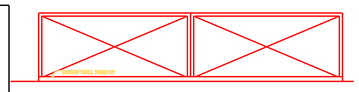
SCHEDULE OF JOINERIES

D	MAIN DOOR	1.00 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	1.22 x 1.37
W1	WINDOW	1.22 x 1.22
KW	KITCHEN WINDOW	0.91 x 0.75
V	VENTILATOR	0.91 x 0.61



WIKET GATE ELEVATION

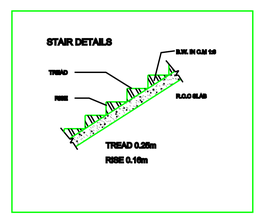
COMPOUND WALL DETAIL

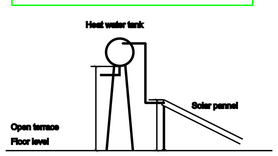


MAIN GATE ELEVATION

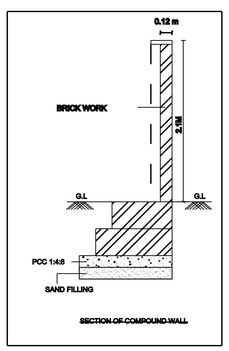
NOTE :

1. RAIN WATER TO BE PROVIDED.
2. MIXED RESIDENTIAL ZONE.
3. NON SCHEME AREA.
4. DRINKING WATER TO BE PROVIDED AS PER CORPORATION NORMS.
5. SCALE 1:100 & NOT TO SCALE.
6. SEWER LINE CONNECTED TO UGD LINE
7. ALL DIMENSION ARE IN METRE

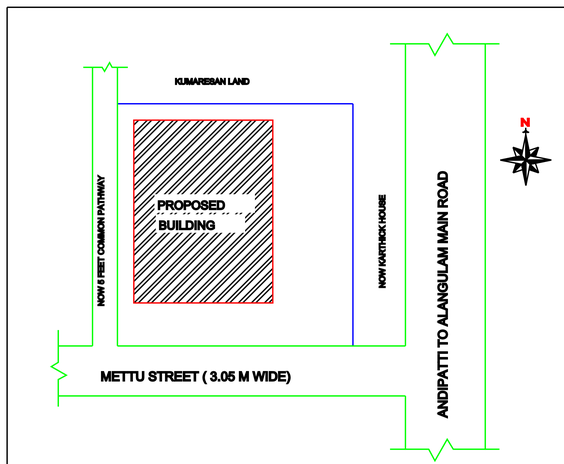




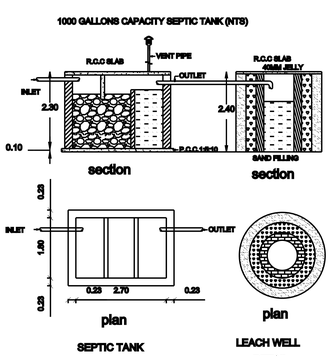
SOLAR WATER HEATER



SECTION OF COMPOUND WALL

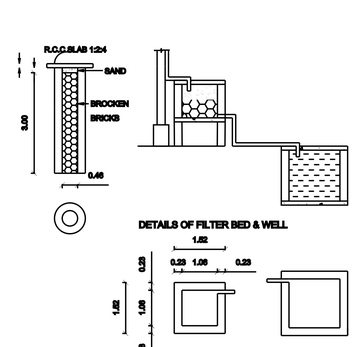


KEY PLAN (NOT TO SCALE)



SEPTIC TANK DETAILS

LEACH WELL DETAIL



Engineer :

Sri Sai Construction

42 , First Floor , Ambal Road ,
Alangulam Taluk , Tenkasi District.
9841938888 , 9962093888

srisaiconstructionalangulam

SrisaiconsAlm srisaiconstruction.alm@gmail.com



Mr. M . ARUN MANICKA RAJA
S/O Mr. MANOHARAN.
OWNER SIGNATURE :

ENGINEER



Er. K . BAGYARAJ , D.C.E.
REGISTERED ENGINEER - GRADE - III
GREATER CHENNAI CORPORATION / REG . NO : RE308092023
TENKASI DISTRICT / REG . NO : 145 / LS / 2022 / 00022
AMBASAMUDRAM MUNICIPALITY / REG . NO : 140 / LS / 2022 / 00012
SRISAICONSTRUCTION
3 / 420 , EAST STREET , KARUMBANOOR , ANDIPATTI VILLAGE ,
ALANGULAM TALUK , TENKASI DISTRICT - 627851 .
CELL : 9841938888 , 9962093888

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.