Verified RealEstate™

REFERENCE
17/2024

ISSUED
30 August 2024

PP APPROVAL RECORD

Planning Permission

Tenkasi 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.

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

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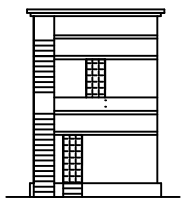
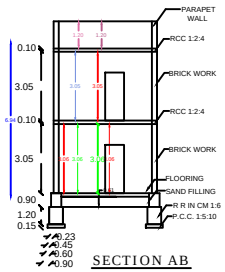
DIGITALLY VERIFIED RECORD

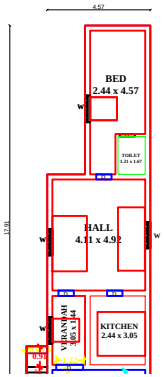
PLAN SHOWING THE PROPOSED RE CONSTRUCTION OF DWELLING HOUSE AFTER DEMOLISHED EXG HOUSE HAVE D.NO:37/1, S.NO:793/4B, WARD NO:10, SIVANTHIYAPPAR MELA STREET, AT ALWARKURICHI VILLAGE & TOWN PANCHAYAT.

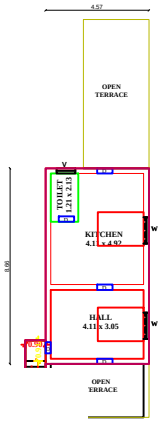


ELEVATION



SECTION AB



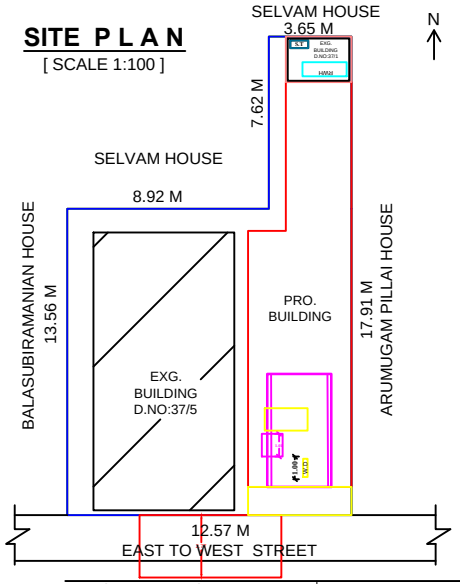


OOR P L A N

K 7'0"
K 7'0"
K 7'0"
4'0"
3'0"

SITE P L A N

[SCALE 1:100]

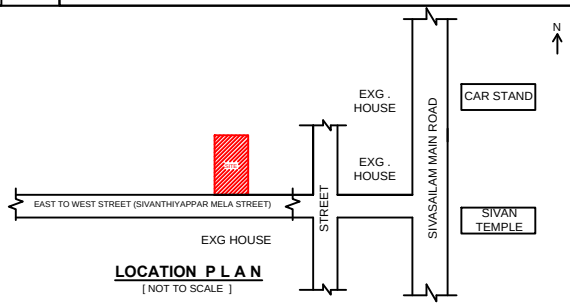


APPLICANT : - MR.P.SAILAPPAN.
S/O. Mr.PITCHAIYA PILLAI.

ALL DIMENSIONS ARE IN METRE
SCALE = 1:100
(1 C.M = 1 METER)

AREA DETAILS:	Sq.M	Sq.Ft
SITE AREA	198.40	2135.62
PRO.G.F PLINTH AREA	72.57	781.14
PRO.F.F PLINTH AREA	42.66	459.19
PRO.TOTAL G.F & F.F AREA	115.23	1240.33
EXG. HOUSE D.NO:37/5	69.67	750.00
EXG. HOUSE D.NO:37/1	51.09	550.00

NOTE:
- ALL WASTE WATER CONNECTED TO PANCHAYAT DRAIN.
- RAIN WATER HARVESTING PROVIDED
- TWO WHEELER PARKING 1NO. PROVIDED
- SIZE OF TWO WHEELER PARKING = 1.0m x 1.80m



LOCATION P L A N

[NOT TO SCALE]

STAIR DETAIL

APPLICANT'S SIGNATURE

Mr.P.SAILAPPAN.
S/O. Mr.PITCHAIYA PILLAI.

ENGINEER
Cell:8695261713
Er.V.POOSAI SIVASANKAR

Er.V.POOSAI SIVASANKAR
BTech.,D.C.R.E,AMISE.,
Registered Civil Engineer &
Valuer for Visa, Salvancy
1/17A. Sivagami Illam
SIVASAILAM-627412
Cell:8695261713

PLAN INFO
PLOT_AREA_M2= 198.40
AS_AT_SITE=198.26
FMB_OR_PLR=198.40
AS_PER_DOCUMENT=198.40
DISTRICT=TENKASI
TALUK=TENKASI
SURVEY_NO=793(4B)
PATTA_NO= NO
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.00
ROAD_WIDTH=3.0M
ROAD_LENGTH=60M
AVG_PLOT_DEPTH= 15.73M
AVG_PLOT_WIDTH= 8.11M
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO= NO
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE= EWS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
OCCUPANCY=RESIDENTIAL
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
JURISDICTION_TYPE=TOWN PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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.