Verified RealEstate™

REFERENCE
42/2024-2025

ISSUED
28 November 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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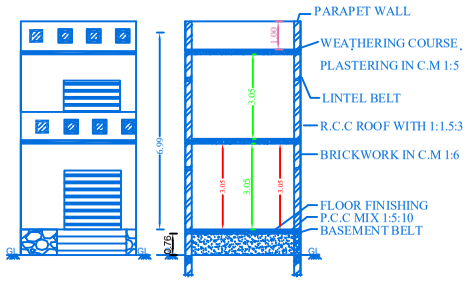
DIGITALLY VERIFIED RECORD

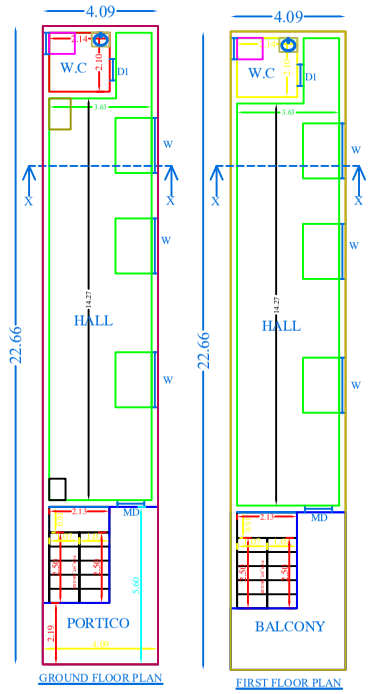
PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.F & FF COMMERCIAL BUILDING(MEETING HALL) IN OLD S.NO:438/1A1A, NEW S.NO:617, AT NGO COLONY, PLOT NO:40 (WEST PART) KALAPPAKULAM PANCHAYAT, SANKARANKOVIL PANCHAYAT UNION,SANKARANKOVIL TALUK, TENKASI DISTRICT.

APPLICANT'S NAME :MR.R.ESAKKIRAJAN.

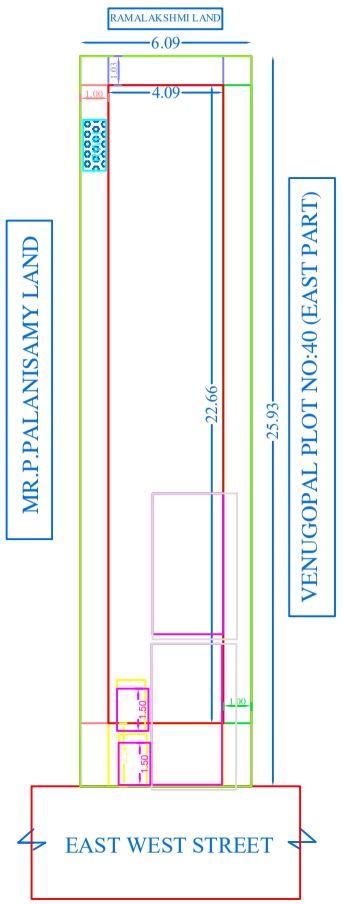
N



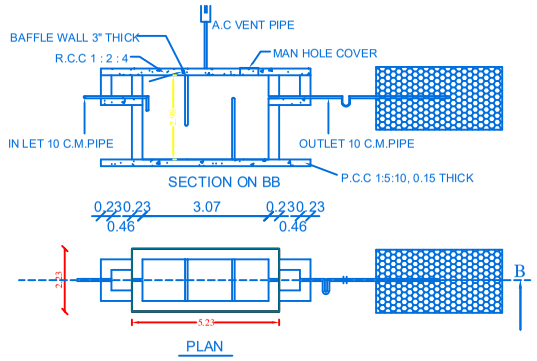
ELEVATION SECTION ON 'XX'



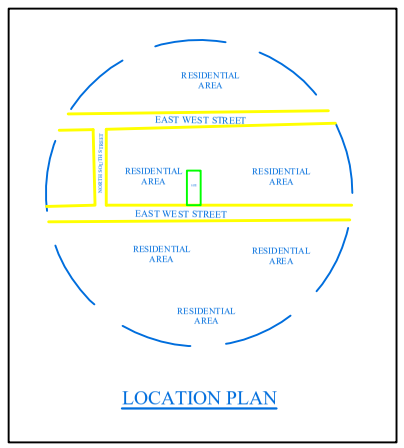
GROUND FLOOR PLAN FIRST FLOOR PLAN



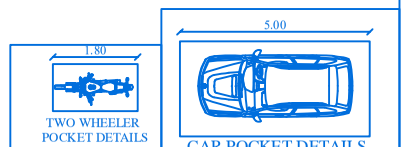
SITE PLAN



SEPTIC TANK AND TRENCH & U TRAP ADOPTED



LOCATION PLAN



PARKING REQUIRED :-		PARKING PROVIDED :-	
NO. OF CAR POCKETS	: 3 Nos	NO. OF CAR POCKETS	: 3 Nos
NO. OF BIKE POCKETS	: 3 Nos	NO. OF BIKE POCKETS	: 3 Nos

PARKING CALCULATION:

NO. OF CAR & BIKE POCKETS PROVIDED

FLOOR AREA IN G.F =92.69 sq.mt.
FLOOR AREA IN F.F = 92.69 sq.mt.
Total F.A = 185.38 sq.mt.

F.A- Above 75 sq.mt. = 1 Car Space for Every 75 sq.mt

COLOR INDEX	
PARTY'S SITE	
PROPOSED BUILDING	
EXG. BUILDINGS	
ROAD AND STREET	

JOINERY DETAILS

SYMBOLS	DESCRIPTION	SIZES
M.D	MAIN DOOR	1.20 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.83 x 1.50
W1	WINDOW	1.50 x 1.50
KW	KITCHEN WINDOW	0.92 x 0.62
V	VENTILATOR	0.92 x 0.62

AREA	SQ.MT.	SQ.FT.
AREA OF SITE	157.93	1700.00
PRO.G.F PLINTH AREA	92.69	997.71
PRO.F.F PLINTH AREA	92.69	997.71
AREA OF OPEN TO SKY	65.24	702.24

APPLICANT

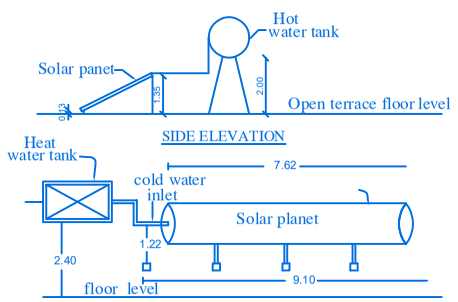
Er. M. KATHIRESAN
B.E(Civil), M.E(Struct), M.Sc(Civil), PG, AMIE, C.Eng.
Chartered Engineer, Licensed Engineer
& Registered Valuer
NITHYASRI ENGINEERING CONSTRUCTION
5/1, Rajapalayam Main Road,
Sankarankovil - 627 756.
Cell : 88537 04427

REGISTERED ENGINEER

NITHYASRI
ENGINEERING CONSTRUCTIONS
CONSTRUCTION-PLANNING-VALUATION

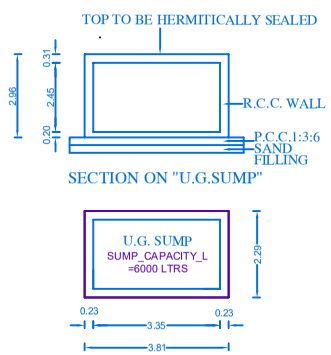
5/1,RAJAPALAYAM MAIN ROAD
NEAR POST OFFICE
RAJAPALAYAM ROAD
SANKARANKOVIL,PIN:627756

+918883704427
+919688206381
email:nithyasriconstructions@gmail.com
website:www.nithyasriconstructions.com

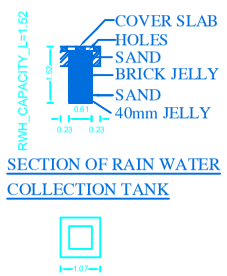


SIDE ELEVATION

SOLAR WATER HEATER PLANT



SECTION ON "U.G.SUMP"



SECTION OF RAIN WATER COLLECTION TANK

SCALE 1 : 100
ALL DIMENSIONS ARE IN METRE

PLAN INFO

AS_PER_DOCUMENT=157.93

PLOT_AREA_M2=157.93

PLOT_NO=0

SURVEY_NO=617

PATTA_NO=0

FMB_OR_PLR=157.93

AS_AT_SITE=157.93

SINGLE_FAMILY_BLDG=YES

IS_SWIMMING_POOL_EXISTS=NO

CRZ=NO

SECURITY_ZONE=NO

ACCESS_WIDTH_M=10.00

ROAD_WIDTH=10.00

ROAD_LENGTH=200

AREA_TYPE=OTHERS

AVG_PLOT_DEPTH= 25.93

AVG_PLOT_WIDTH= 6.09

LAND_USE_ZONE =COMMERCIAL

IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

RWH_DECLARED=YES

DISTRICT=TE

TALUK=SAN

JURISDICTIC

OSR_APPLIC

RWH_DECLA

PREMIUM_FS

IS_APPROVE

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.