

PP

APPROVAL RECORD

Planning Permission

Tenkasi district, Tamil Nadu

APPROVAL TYPE

Building Plan

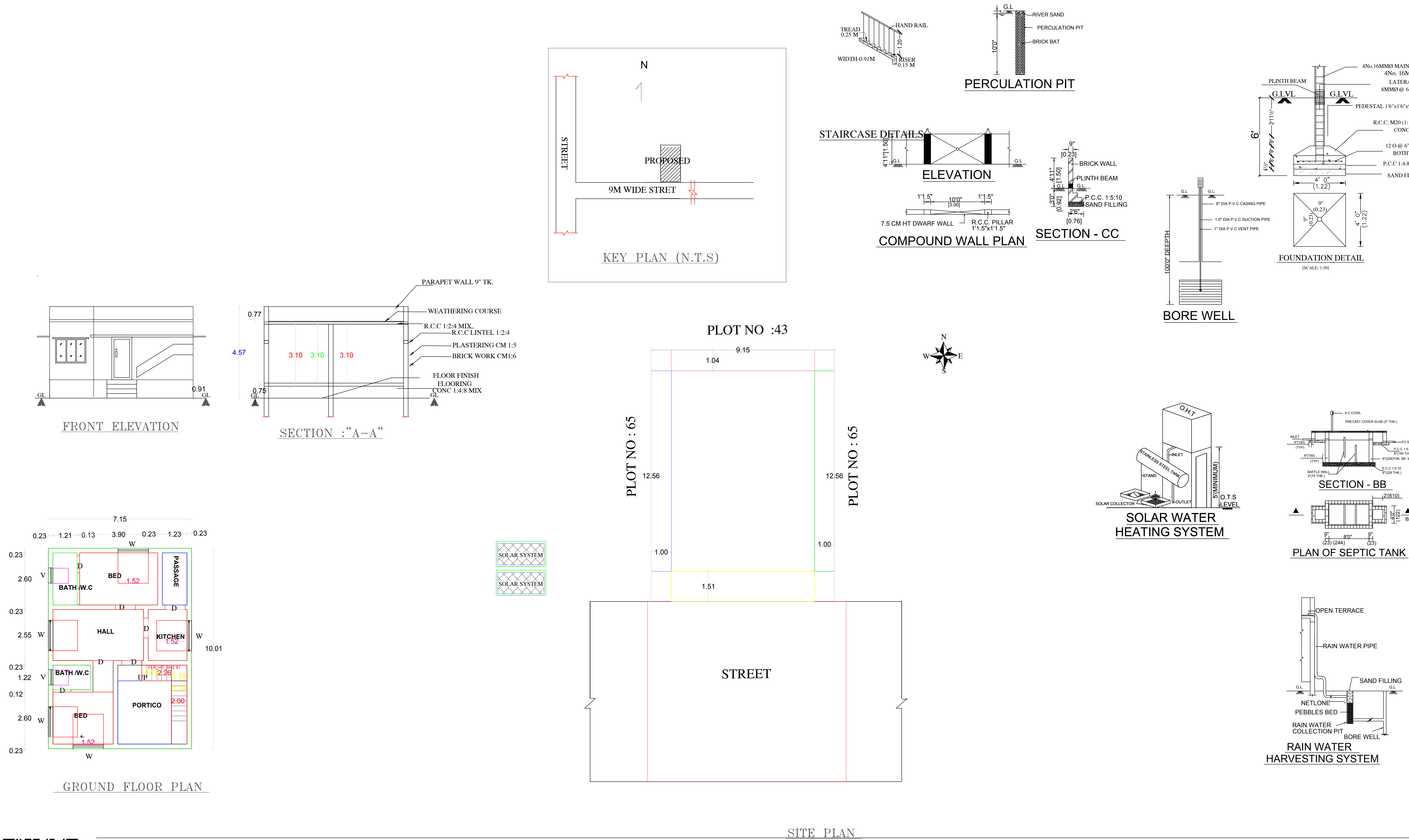
ISSUING AUTHORITY

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.

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF RESIDENTIAL BUILDING S.NO :35/2,
PLOT NO : 50, WARD NO : AKSHAYA NAGAR , KALAPPAKULAM VILLAGE AND PANCHAYAT
SANKARANKOVIL PANCHAYAT UNION AND TALUK



PLAN INFO
PLOT_AREA_M2=139.35
AS_AT_SITE=139.54
FMB_OR_PLR=139.35
AS_PER_DOCUMENT=139.35
DISTRICT=TENKASI
TALUK=SANKARANKOVIL
SURVEY_NO= 35/12
PATTA_NO= 8654
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.20
ROAD_WIDTH=9.00
ROAD_LENGTH=50
AVG_PLOT_DEPTH= 15.25
AVG_PLOT_WIDTH= 9.15
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=64
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

SCHEDULE OF JOINERY			COLOUR INDEX	
MD	MAIN DOOR	1.00 X 2.13	PROPOSED	
A/O	ARCH OPEN	0.91 X 2.13		
D1	DOOR	0.91 X 2.13	ROAD	
D2	DOOR	0.76 X 2.13		
W	WINDOW	1.52 X 1.22	SITE BOUNDARY	
J	JOLLY	1.52 X 1.22		
V	VENTILATOR	0.76 X 0.76		

AREA DETAILS	SQFTS	SQMTS
PLOT AREA (AS PER DOCUMENT)	1237.00	114.92
PLOT AREA (AS PER SUPERIMPOSED)	1237.00	114.92
PLINTH AREA OF G.FLOOR	770.49	71.58
TOTAL AREA	770.49	71.58
OPEN SPACE	466.51	43.34
F.S.I	0.62	
COVERAGE	62%	
NON-FSI AREA		
HEAD ROOM AREA		

Mr SHENKOTTAISINGAM
Mr S/O THIRUMALA SWAMY THEVAR

OWNER'S SIGNATURE

ER S GURUNATHAN BE(CIVIL) ME (ENV) MBA
AMIE , A.I.V C.ENG
REGISTER ENGINEER GRADE I
NO :143/LS/2019/00004
CHARTERED ENGINEER & GOVT APPROVED VALUER
ENVIRONMENTAL CONSULTANCY
SANKARANKOVIL 627756
LKG CIVIL CONSULTANCY AND BUILDERS

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](#)



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

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

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

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



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.

