PP APPROVAL RECORD

Planning Permission

Survey 153

T Sankarankoil

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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+91 9996 12 9996

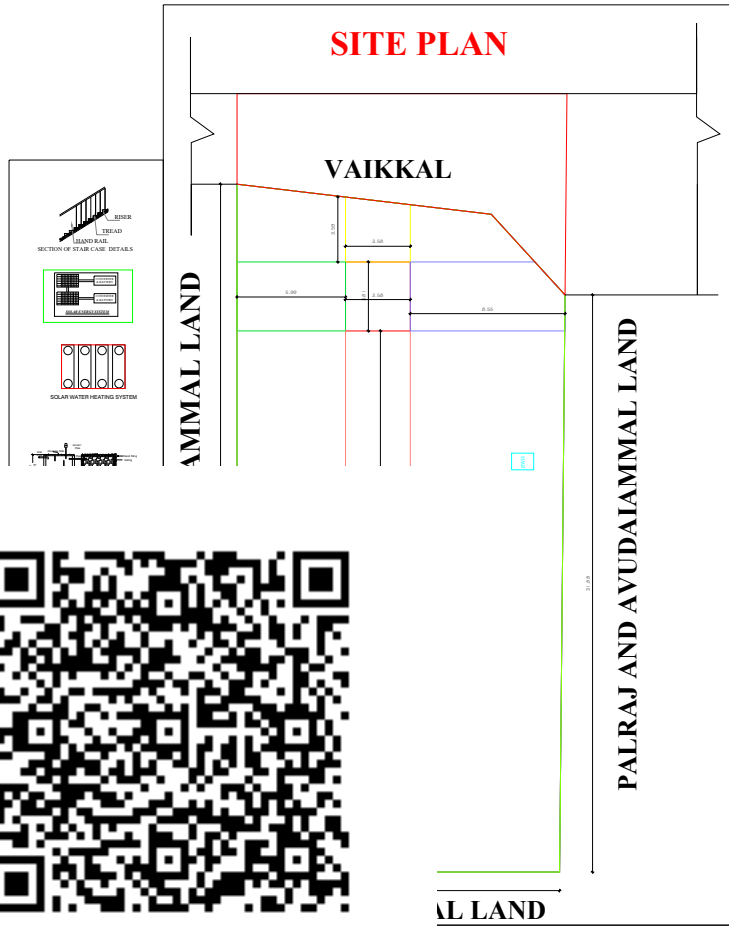
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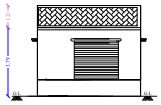
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL GROUND FLOOR BUILDING IN NEW S NO: 153/31B , MAIN ROAD , VEPPANKULAM VILLAGE AND THERKKU SANKARANKOVIL PANCHAYAT, SANKARANKOVIL PANCHAYAT UNION AND, SANKARANKOVIL TALUK AT TENKASI DISTRICT

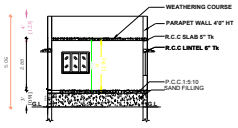
NAME OF APPLICANT Mrs : MAHESWARI S/O: MUTHUKUTY

NORTH N

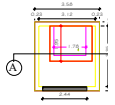
SITE PLAN




ELEVATION



SECTION ON 'AA'


GROUND FLO

AREA STATEMENT	FSI AREA		NON-FSI AREA		TOTAL AREA	
	SQ.F T	SQ.M T	SQ.F T	SQ.M T	SQ.F T	SQ.M T
SITE AREA (AS PER DOCUMENT)	---	---	---	---	16333.5	1517.27
SITE AREA (AS PER DRAWING)	---	---	---	---	16333.5	1517.27
PRO.GROUND FLOOR AREA	146.83	13.64	---	---	146.83	13.64
OPEN AREA	---	---	---	---	16186.68	1503.63
TOTAL	146.83	13.64	---	---		

NO.OF.CAR PARKING PROVIDED 0 NOS

NO.OF.TWO WHEELER PARKING PROVIDED 0 NOS

COLOUR INDEX

○ Site ○ Road ○ Pro ○ Exg

S.No	Description	Feet	Meter	S.No	Description	Feet	Meter
D	Door	8' 0" X 7' 0"	2.44 X 2.13	W	Window	5' 0" X 4' 6"	1.52 X 1.37
D1	Door	2' 6" X 7' 0"	0.75 X 2.13	V	Ventilator	3' 0" X 2' 0"	0.91 X 0.61

APPLICANT

K. Maheswary

ENGINEER

Er.V.BALASUBRAMANIKANDAN. D.C.E.,
Consulting Civil Engineer
SRI BALAMURUGA CONSTRUCTIONS
Govt. Reg No: 143/LS/2024/00013
SANKARANKOVIL - 627761
Cell: 8344657005

PH: 8344657005 - 7395862561



PLAN INFO
SURVEY_NO=38-4B
PLOT_NO= NIL
PATTA_NO=0
TALUK=SANKARANKOVIL
FMB_OR_PLR= 656.27
PLOT_AREA_M2= 656.27
AS_PER_DOCUMENT=1517.27
OSR_SURR_BUYBACK_RETAIN=65.627
OSR_APPLICABLE=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
DISTRICT=TENKASI
SINGLE_FAMILY_BLDG = YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH = 5 M
ROAD_LENGTH =100
AVG_PLOT_DEPTH= 38.00
AVG_PLOT_WIDTH=17.82
LAND_USE_ZONE = COMMERCIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
JURISDICTION_TYPE=
PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=4

AS_AT_SITE= 656.27

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

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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.