

PP

APPROVAL RECORD

# Planning Permission

Uthamathani

Thanjavur district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**ISSUING AUTHORITY  
**Rural Panchayat**PURPOSE  
**Residential**

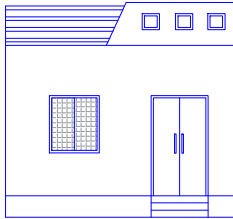
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

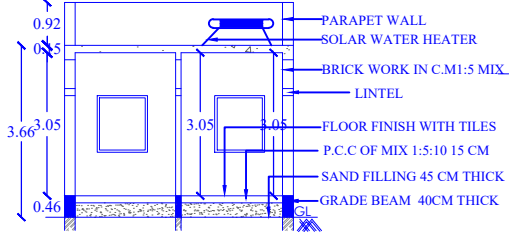
THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C GROUND FLOOR RESIDENTIAL BUILDING IN NEW S.NO: 99/24A ,PAVANANCHERY ,KUMARAKUDI VILLAGE & UTHAMATHANI PANCHAYAT, KUMBAKONAM TALUK , THANJAVUR DISTRICT.

NAME OF THE OWNER: Mr.T.PATTAIYAN S/O THANGAVEL

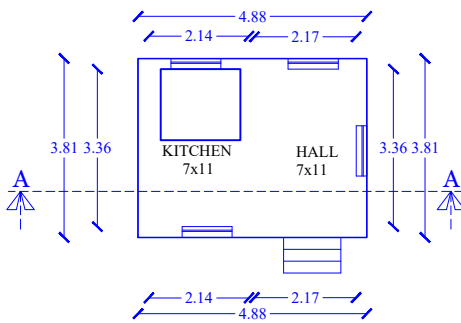
SCALE 1:100



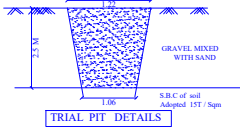
ELEVATION



SECTION ON A-A

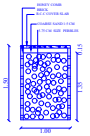
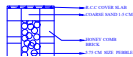


GROUND FLOOR PLAN



PLAN INFO  
PLOT AREA M2=200  
AS PER DOCUMENT=477.36  
AS AT SITE=477.36  
FMB OR PLR=477.36  
SINGLE FAMILY BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=13.69m  
WHETHER GOVT OR AIDED SCHOOL=NO  
ROAD\_WIDTH= 9.4m  
ROAD\_LENGTH= 6m  
AVG PLOT DEPTH= 40.8m  
AVG PLOT WIDTH=9.4m  
LAND\_USE\_ZONE=RESIDENTIAL  
PLOT\_NO= -  
TALUK = KUMBAKONAM  
PATTA NO= 356  
SURVEY NO= 99/24  
DISTRICT=THANJAVUR  
JURISDICTION TYPE= PANCHAYAT  
RWH DECLARED= YES  
BUILDING NEAR TO RIVER= NO  
AREA TYPE= OTHERS  
BUILDING NEAR MONUMENT= NO  
BUILDING NEAR GOVT BLDG= NO  
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY= YES  
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS= YES  
IF HERITAGE TOWN LESS THAN 1KM RADIUS= NO  
NOC FOR CONSTRUCTION NEAR MONUMENT= NO  
OSR APPLICABLE= NO  
PREMIUM FSI REQUIRED= NO  
IS APPROVED LAYOUT= YES  
IS SWIMMING POOL EXISTS= NO

RAIN WATER HARVESTING  
PERCOLATION PIT

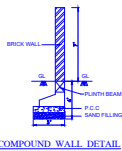


SECTION

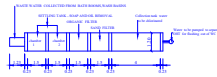


PLAN

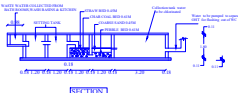
RAIN WATER HARVESTING  
PERCOLATION BED



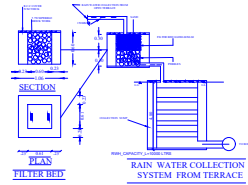
COMPOUND WALL DETAIL



WASTE WATER RECYCLING SYSTEM



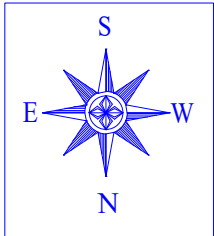
REVERS



RAIN WATER COLLECTION  
SYSTEM FROM TERRACE

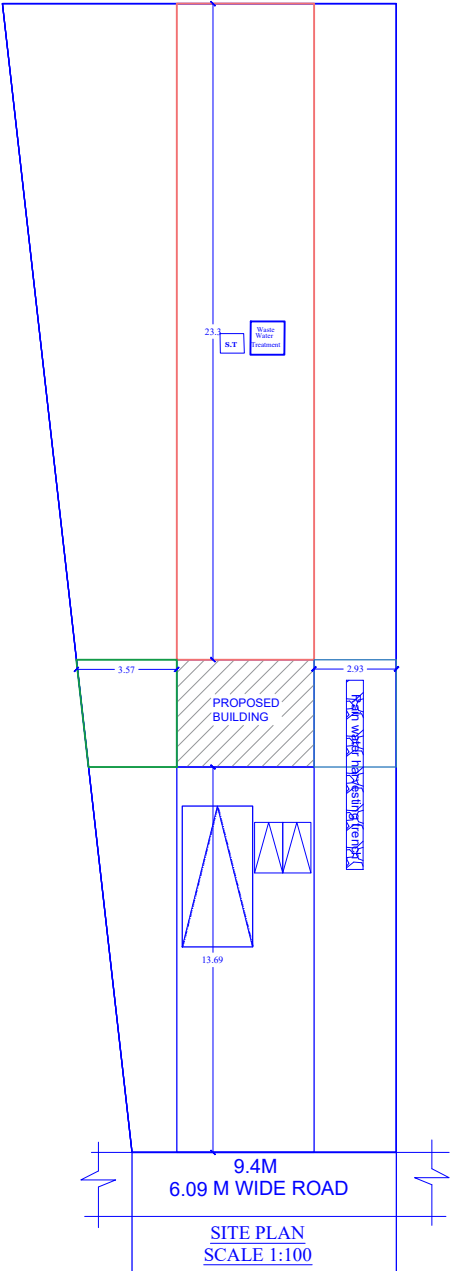
NOTE:  
1. Certified that Rain Water Harvesting And  
Waste Water Recycling Systems Shall Be  
Provided As per Building Rule no: 17A  
2. Solar water Heater System provided at the  
Topmost Level of the building  
3. Map Is Oriented To Magnetic North  
4. All Dimensions Are in Metre  
5. Sewage line should be connected in  
the 60 ugds

CANAL  
14.0M



JAYARAMAN LAND  
37.0M

SOKALINGAM LAND  
40.8M



9.4M  
6.09 M WIDE ROAD

SITE PLAN  
SCALE 1:100

JOINERY DETAILS

|     |            |             |
|-----|------------|-------------|
| M.D | MAIN DOOR  | 1.22 X 2.10 |
| D1  | DOOR       | 0.91 X 2.10 |
| D2  | DOOR       | 0.75 X 2.10 |
| W   | WINDOW     | 1.52 X 1.37 |
| V   | VENTILATOR | 0.91 X 0.60 |

AREA STATEMENT

| DESCRIPTION                    | AREA<br>IN<br>Sq.mt | AREA<br>IN<br>Sq.ft |
|--------------------------------|---------------------|---------------------|
| Plot Area<br>(As per Document) | 477.36              | 5138.26             |
| Ground Floor Area              | 18.59               | 200                 |
| Open space                     | 458.77              | 4938.26             |

FLOOR SPACE INDEX ( FSI ) =  $\frac{18.59}{477.36} = 0.03$

PLOT COVERAGE ( PC ) = 3.89%

COLOUR INDEX

|          |          |
|----------|----------|
| BOUNDARY | PROPOSED |
| ROAD     |          |

OWNER

T. PATTAIYAN

T. PATTAIYAN

Er. R. SENTHIL, B.Tech.,  
Grade-II Engineer  
Reg No: 105/LS/2019/00020  
CIVIL CARE TECHNIC  
36, VIP Nagar, Valayapettai  
Kumbakonam - 612 702  
Ph: 0435 - 2416322  
Cell: 99654 24222

# 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

