Verified RealEstate™

REFERENCE
32/2024

ISSUED
04 January 2025

PP APPROVAL RECORD

Planning Permission

Thanjavur 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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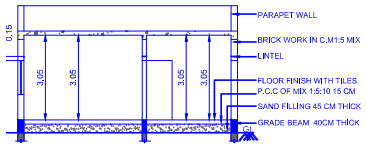
DIGITALLY VERIFIED RECORD

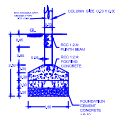
PLAN SHOWING THE RENOVATION CONSTRUCTION OF R.C.C ROOF GROUND FLOOR OF RESIDENTIAL BUILDING IN R.S NO :68/5B1A1, PLOT NO :04, AT MAIN ROAD ,NORTH SIDE, GANAPATHI NAGAR , ULLUR VILLAGE AND PANCHAYAT , KUMBAKONAM TALUK & THANJAVUR DISTRICT.

INIVASAN

SCALE 1:100

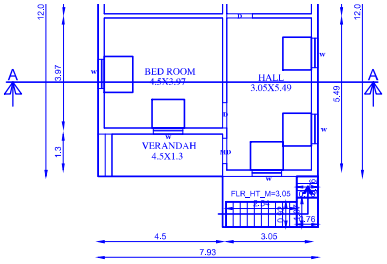


SECTION -A-A



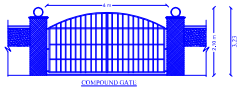
FOUNDATION DETAILS
Scale 1:50

RAIN WATER HARVESTING
PERCOLATION BED

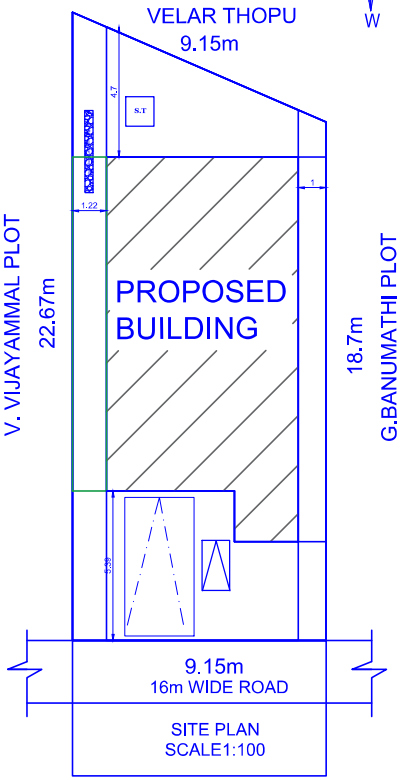


GROUND FLOOR PLAN

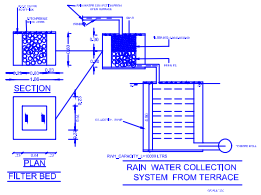
PLAN INFO
PLOT_AREA_M2=189.25
AS_PER_DOCUMENT=189.25
AS_AT_SITE=189.25
OWR_OR_ALR=189.25
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.39
WHETHER_COVERED_BY_AIRPORT_SECTOR=NO
ROAD_WIDTH=9.15
ROAD_LENGTH=16m
AVG_PLOT_DEPTH=18.76
AVG_PLOT_WIDTH=9.15m
LAND_USE_ZONE = RESIDENTIAL
SUBURBAN_TYPE=PANCHAYAT
PLOT_NO=04
TALUK=KUMBAKONAM
PATTA_NO : 1302
SURVEY_NO=68/5B1A1
DISTRICT: THANJAVUR
RWH_REQUIRED=YES
BUILDING_NEAR_TO_RIVER NO
AREA_TYPE OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG NO
PROVISION_FOR_THREE_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
IF_YES_DETAILS_TOWN_PLANNING_KMC_TADIES=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NO_OF_BLDG_DEPTH=YES
OSR_APPLICABLE=NO
PROTHALAS_HOUSED=NO
IS_APPROVED_AUTOHORITY=YES
IS_SWIMMING_POOL_EXISTS=NO



COMPOUND GATE
(NOT TO SCALE)

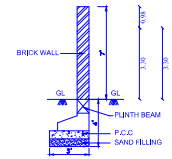


SITE PLAN
SCALE1:100

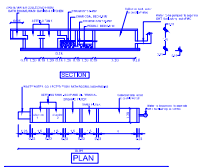


FILTER BED

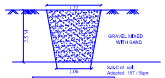
RAIN WATER COLLECTION SYSTEM FROM TERRACE



COMPOUND WALL DETAIL



WASTE WATER RECYCLING SYSTEM



TRIAL PIT DETAILS

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 exi.ugds

JOINERY DETAILS

M.D	MAIN DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.22 X 1.37
V	VENTILATOR	0.60 X 0.60

AREA STATEMENT

DESCRIPTION	AREA IN Sq.mt	AREA IN Sq.ft
Plot Area (As per Document)	189.25	2034
Ground Floor Area	101.82	1095.98
Open Area	87.43	968.02

FLOOR SPACE INDEX (FSI) = $\frac{101.82}{189.25}$ -0.53

PLOT COVERAGE (PC) = $\frac{101.82}{189.25}$ X100=53.80%

COLOUR INDEX

BOUNDARY

PROPOSED

ROAD

OWNER

S.A. Dei.

S.AMSALADEVI

ENGINEER

R. Senthil.

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

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.