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.

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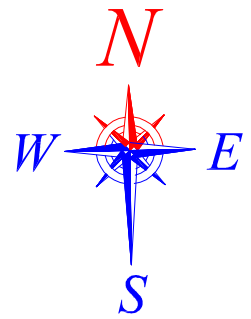
Plan Showing The Proposed Construction of RCC Roof Ground Floor & First Floor Commercial Shop's Building Combine With Near by Existing RCC Roof Ground Floor & First Floor Residential Building in Patta No - 2663 , Rev Sy No - 160A / 1B at Thanjavur to Mannargudi Main Road at 14 - Neivasal Thenbathi Rev.Village in Neivasal South Village Panchayat at Orathanadu Panchayat Union , Orathanadu Taluka , Thanjavur District - 614 019.

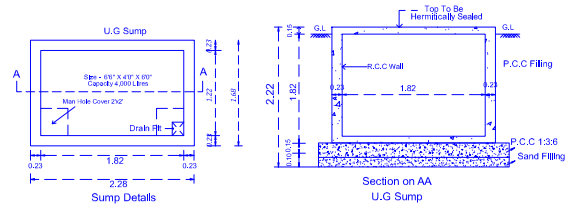
All Dimensions are in Meter
Scale 1:100

Name of the Applicant : Mrs. V Punitha W/O Mr Gopal Muniyandi
Mobile No : 0065910 03024
Singapore ID Card No : S7210757H
Passport No : K1022492K (Republic of Singapore)
Settlement Deed Doc No :3218/2023 ; Date :- 18.11.2023 - 21.00 Ares
Patta No :2663 ; Date :- 01.07.2024 - Rev.Sy.No -160A/1B - 21.00 Ares
Site Area Details :- 21.00 Ares - 2100.00 Sq.m - 22604.19 Sq.ft

Site Location : -

Latidude :- 10.700632 - 10.42.20.3"N
Longitude :- 79.304077 - 79.18.14.7"E





Area Statement	Sq.Mt	Sq.Ft
Area of the Proposal Site	2100.00	22604.19
Existing Ground Floor Residential Building	196.21	2112.00
Existing First Floor Residential Building	196.21	2112.00
Pro.Ground Floor Commercial Building	63.18	680.06
Pro.First Floor Commercial Building	63.18	680.06
Total Build up area Commercial & Residential	518.78	5584.12
Total Proposal Build up area Commercial	126.36	1360.12
Vacant Land in Proposal Site	354.84	3817.72

Floor Space Index Statement

Floor Space Index in Sq.m = $\frac{259.39}{2100.00}$ = 0.12 Sq.m

Floor Space Index in % = $\frac{259.39}{2100.00}$ x 100 = 12.35 %

Schedule of Joineries

RS1 - Rolling Shutter - 2.22 M X 2.13 M
RS2 - Rolling Shutter - 2.96 M X 2.13 M
D1 - Room Door - 0.91 M X 2.13 M
D2 - Bathroom Door - 0.75 M X 2.13 M
V - Ventilator - 0.60 M X 0.60 M

NOTE :-

1. WASTE WATER FROM WASH WILL
2. BE RECHARGED IN R.W.H AS PER BUILDING RULE NO. 17 A.
3. SOLAR WATER HEATING SYSTEM WILL BE PROVIDED 'U' TRAP WILL BE PROVIDED IN ALL THE OUTLETS
4. ALL DIMENSIONS ARE IN ' METRES '

Applicant Signature :-

Mrs.V Punitha W/O Mr Gopal Muniyandi

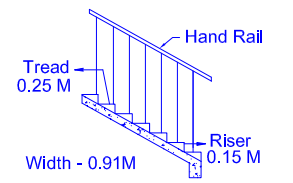
Engineer Signature:-

S. Gowthaman

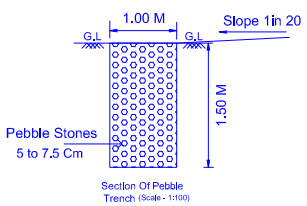
Er. S.Gowthaman.., B.E Civil ..,
Licensed Register Engineer Grade II - RE
Licensed Reg No : 107/LS/2023/00035 ,
Office :- Near BSNL Exchange Lane ,
...ettai ,
...reet ,
...614403

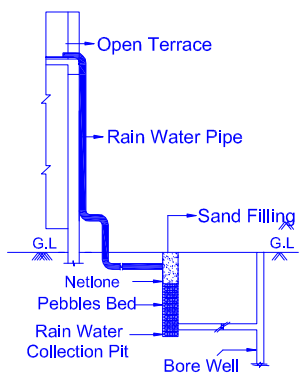
..., B.E Civil
...Architecture

...e :-

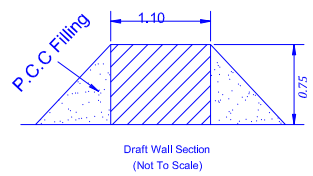


Staircase Details

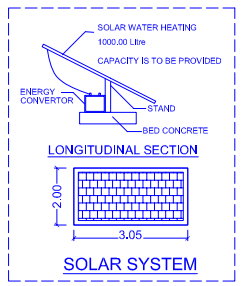




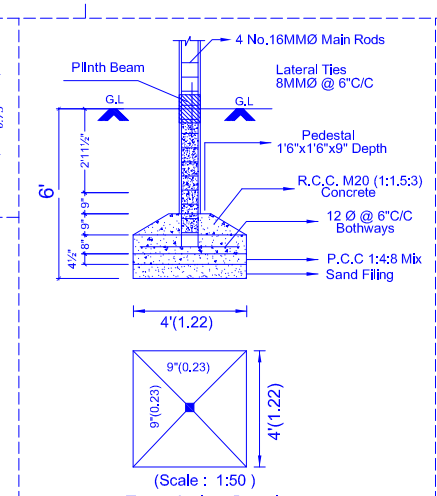
Rain Water Harvesting System



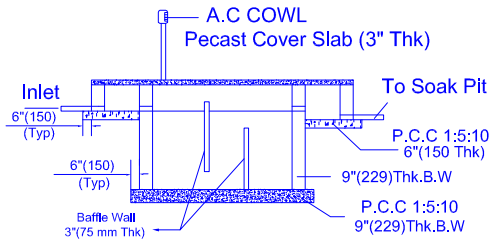
Draft Wall Section
(Not To Scale)



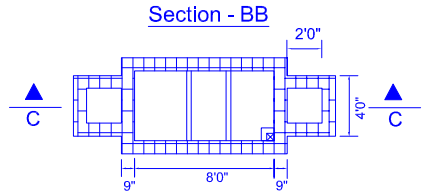
SOLAR SYSTEM



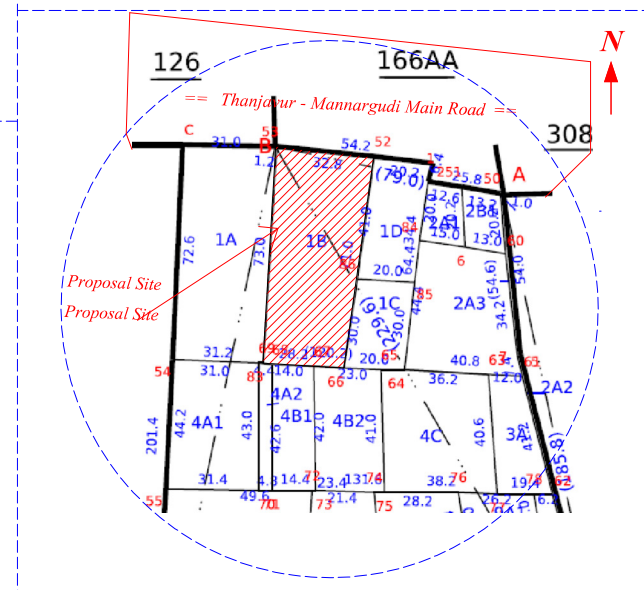
Foundation Details



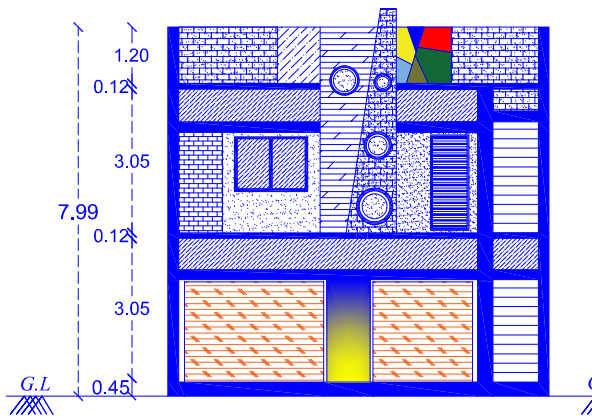
Section - BB



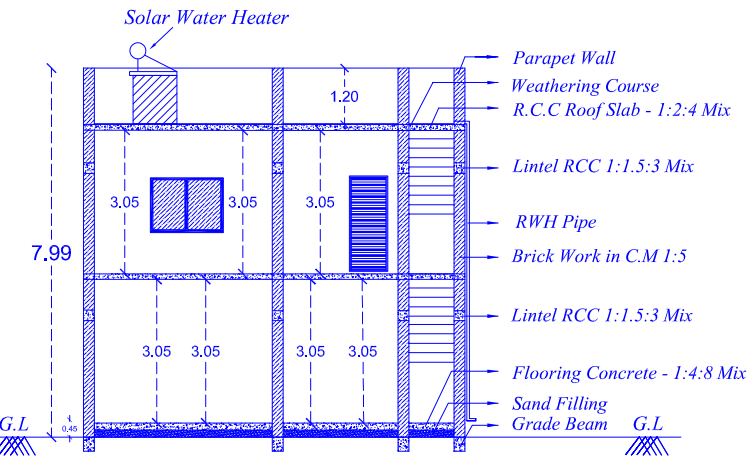
PLAN OF SEPTIC TANK



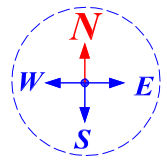
Key Plan - (Scale 1:500)

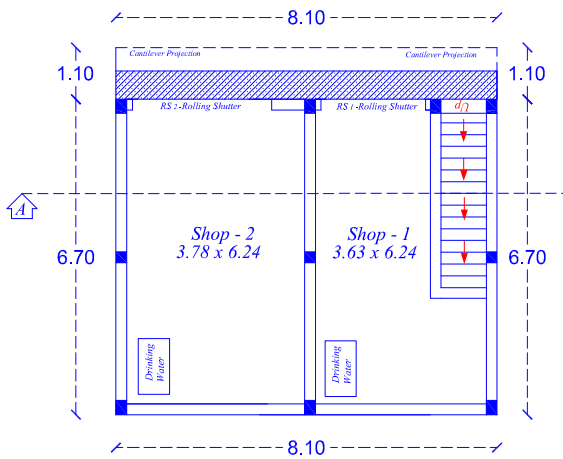


Elevation
(View is in North Facing)

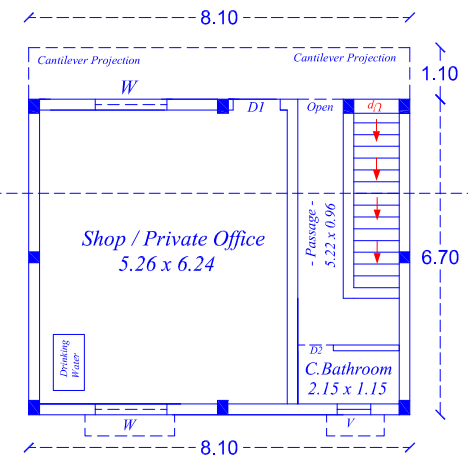


Section - A A'
(View is in North Facing)

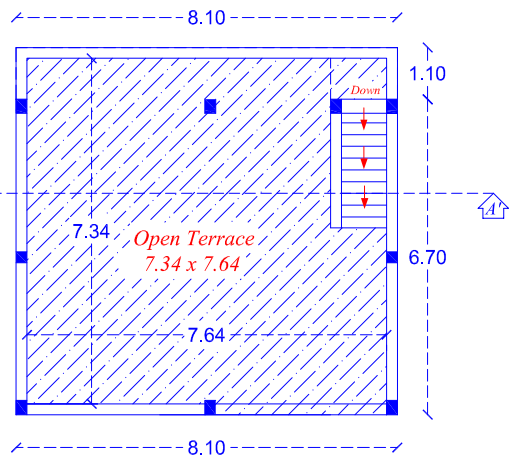




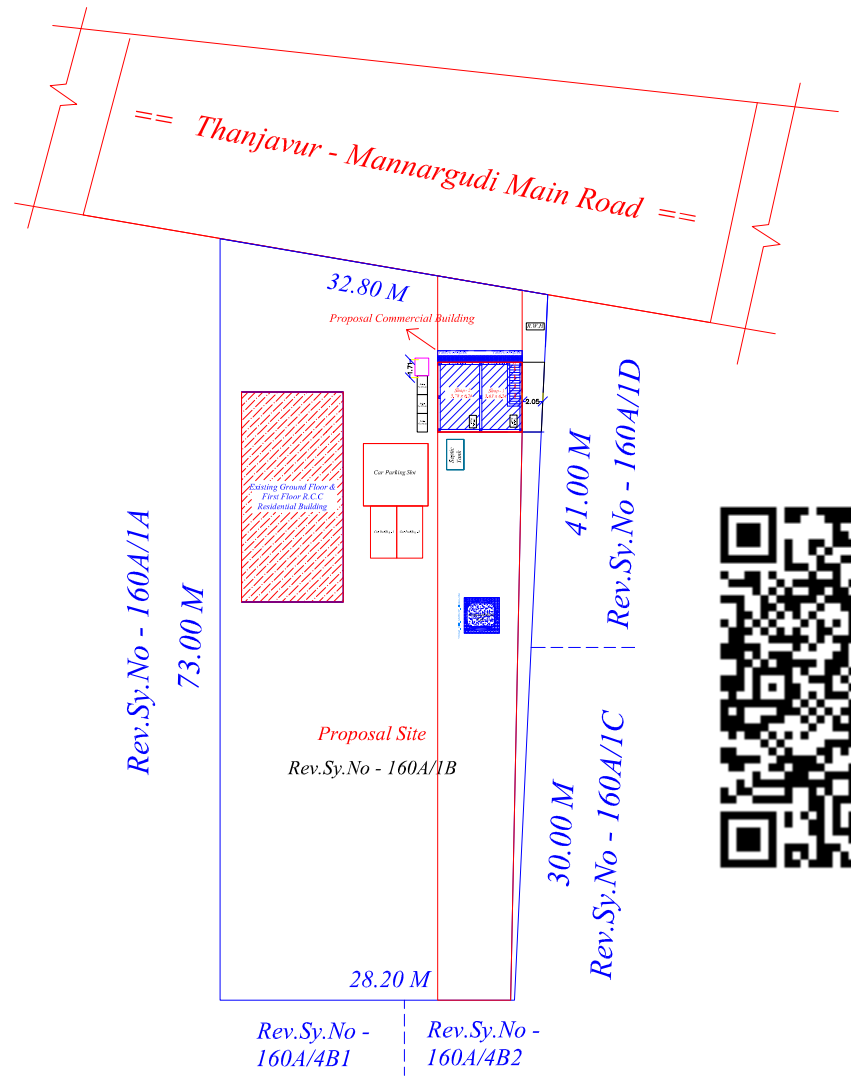
Pro. Ground Floor Commercial Plan
(Plan View is in North Facing)



Pro. First Floor Commercial Plan
(Plan View is in North Facing)



Pro. First Floor Terrace Plan (Roof Top)
(Plan View is in North Facing)



Site Plan - [Scale 1:250]

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BLK_1_FLR_1_SUB_OCCUPANCY_COLOUR_CODE=18
BLK_1_FLR_0_BLT_UP_AREA_DEDUCT= 0.00
BLOCK_1_B=SHOP_MEMBER_COUNT=3
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=RESIDENTIAL & COMMERCIAL
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=O
NOC_FIRE_DEPT=YES
CSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS =NO
JURISDICTION_TYPE=PANCHAYAT

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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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

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The LandLens suite
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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.