

PP

APPROVAL RECORD

Planning Permission

Theni

Theni district, Tamil Nadu

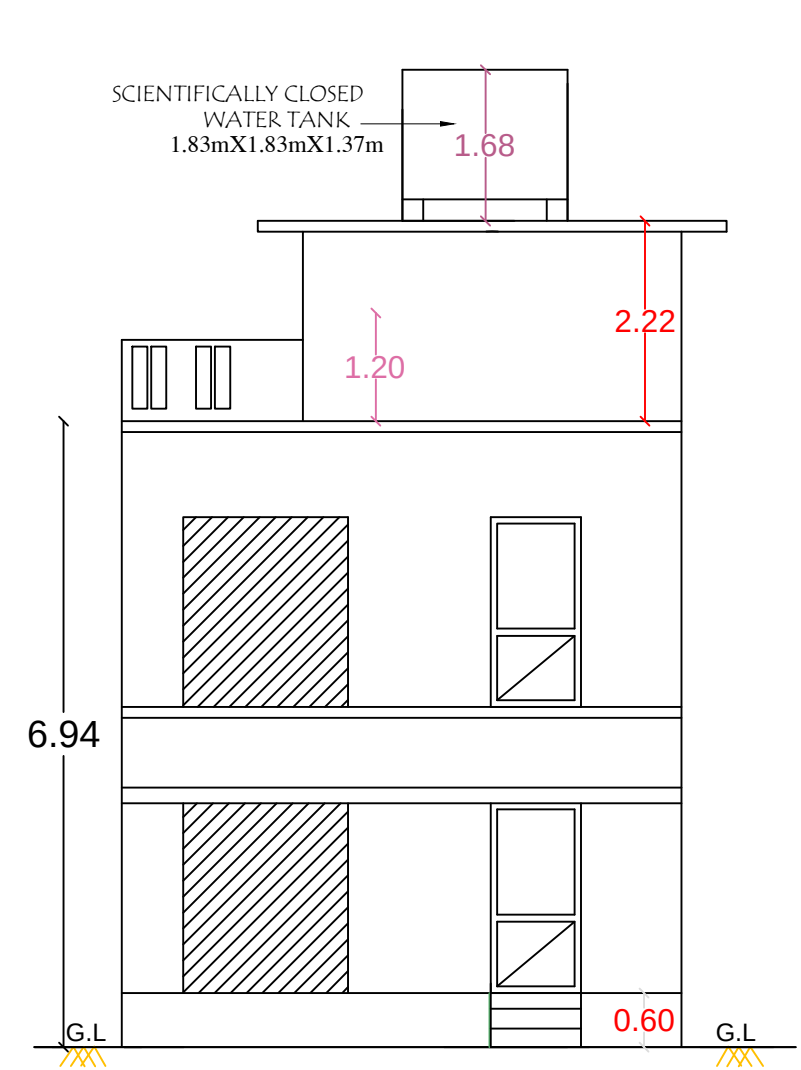
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Residential

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

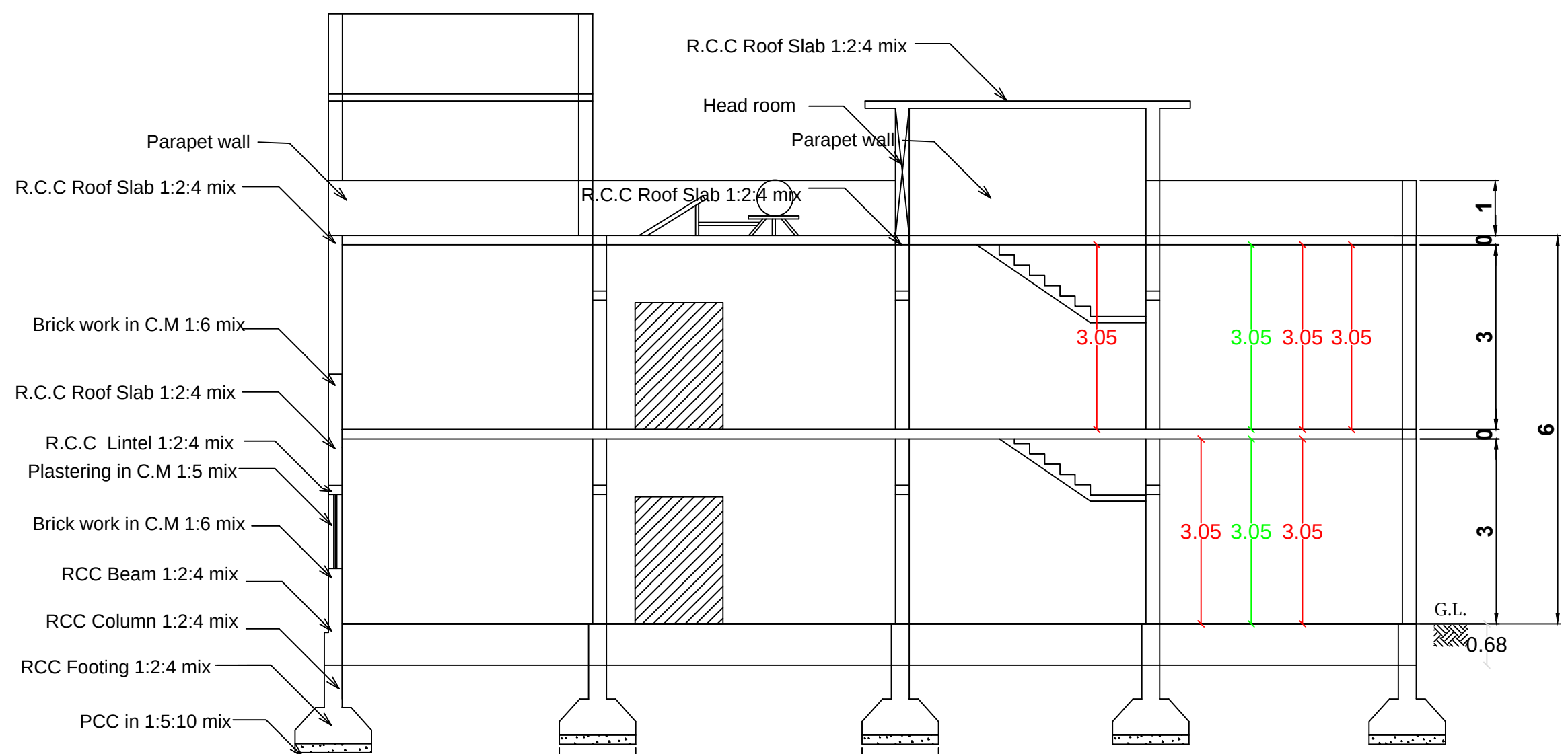
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED RE-CONSTRUCTION OF GROUND FLOOR & FIRST FLOOR RCC ROOF RESIDENTIAL AND RETAIL SHOP BUILDING ,AT DOOR NO - 16 , WARD - 12, R.S.NO: 773/4 PART , GNANAMMAN KOVIL STREET, UTHAMAPLAYAM TOWN PANCHAYAT , UTHAMAPALAYAM TALUK , THENI DT.

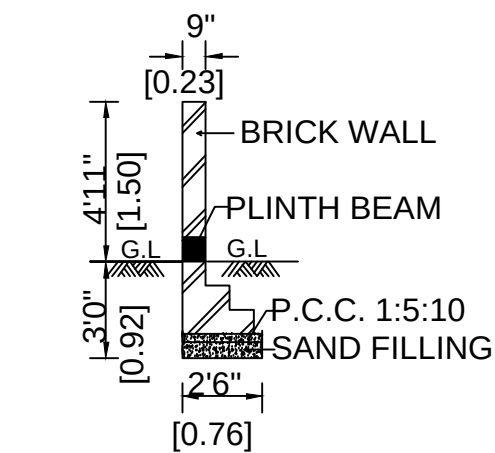
APPLICANT NAME :-
Thiru R.SENTHILKUMAR AvL.,



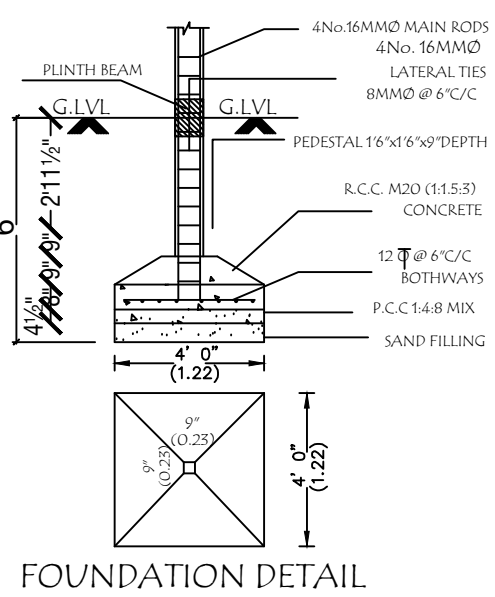
FRONT ELEVATION (EAST FACING)



SECTION ON ' AA '

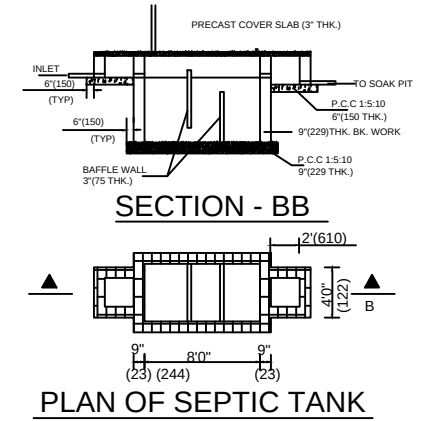
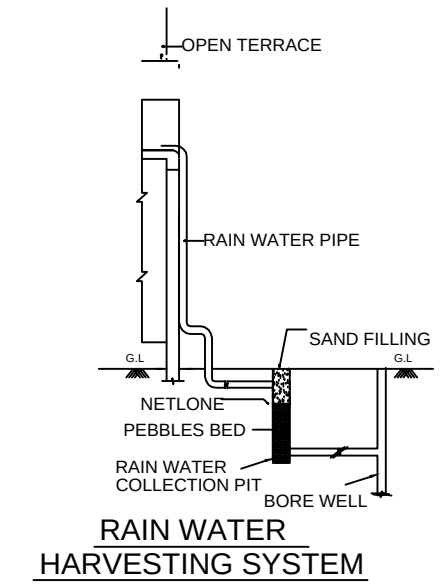


SECTION - CC



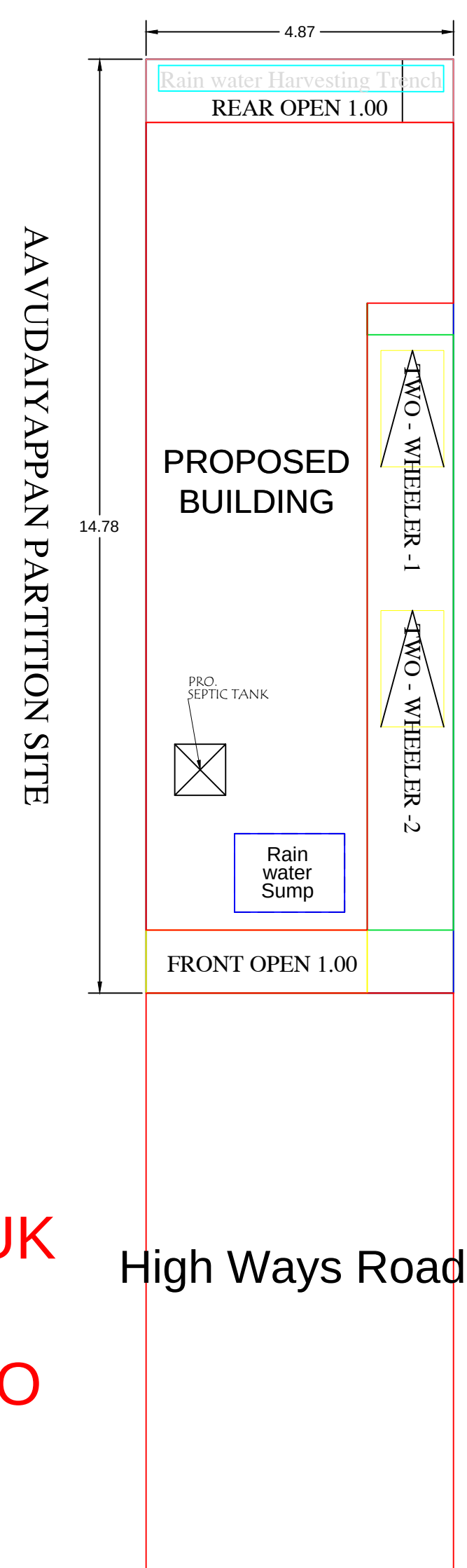
FOUNDATION DETAIL

SITE PLAN
SCLAE 1:100



PLAN OF SEPTIC TANK

PENNAIYA THEVAR SITE & STREET



High Ways Road



GURUSAMY , SHANMUGAVEL AASARI SITE

PLAN INFO
SURVEY_NO=773/4 PART
PATTA_NO=0
PLOT_NO=1
TALUK=UTHAMAPALAYAM_TALUK
DISTRICT=THENI
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=4.87
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
SINGLE_FAMILY_BLDG=YES
PLOT_AREA_M2=72.11
AS_AT_SITE=71.98
FMB_OR_PLR=72.11
PREMIUM_FSI_REQUIRED= YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS= NO
AS_PER_DOCUMENT=72.11
AVG_PLOT_DEPTH=14.78
AVG_PLOT_WIDTH= 4.87
AREA_TYPE=EWS
ROAD_WIDTH=487
ROAD_LENGTH=6.55
LAND_USE_ZONE = RESIDENTIAL
LAND_USE_ZONE = COMMERCIAL
BUILDING=RESIDENTIAL
BUILDING=COMMERCIAL
B-SHOP=9.20
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=TOWN PANCHAYAT

AREA DETAILS:-	Sq.Mtr	Sq.ft
Plot Extent (As Per DOC)	72.11	776.00
Plot Extent (As Per SITE)	72.11	776.00
Super Imposed (As Per Plot Area)	72.11	776.00
Pro.Ground Flr Built Up Area(Residential)	39.50	425.02
Pro.Ground Flr Built Up Area(Commercial)	9.20	98.99
Pro.First Flr Built Up Area(Residential)	39.50	425.02
Pro.First Flr Built Up Area(Commercial)	9.20	98.99
Pro.Second Flr Built Up Area(Residential)	13.92	149.86
Open Area	23.41	251.99
Grand Total	72.11	776.00

FSI
= G.F + F.F + S.F / TOTAL SITE AREA
= 111.32 / 72.11
= 1.53 < 2.00

LEGANDS

SITE AREA	-	
PROPOSED BUILDING	-	
EXISTING BUILDING	-	

JOINERY DETAILS:-

1. M.D - Main Door - 1.21 x 2.10 (4'0" x 7'0")
2. D - Door - 0.91 x 2.10 (3'0" x 7'0")
3. D1 - Door - 0.76 x 2.10 (2'6" x 7'0")
4. W - Window - 1.22 x 1.22 (4'0" x 4'0")
5. W1 - Window - 1.50 x 1.22 (5'0" x 4'0")
6. V - Ventilator - 0.91 x 0.76 (3'0" x 2'6")
7. V1 - Ventilator - 0.76 x 0.76 (2'6" x 2'6")

NOTE :-

1. Rain water to be connected with R W H Tank.
2. Bath ,Kitchen waste water to be used for Garden Purpose.
3. Solar Water Heater to be provided.
4. W/C water to be connected with Septic Tank

PARKING DETAILS :-

1. NO OF TWO WHEELER PARKING REQUIRED :- 01
2. NO OF TWO WHEELER PARKING PROVIDED :- 01
3. NO OF CAR PARKING REQUIRED :- 00
4. NO OF CRA PARKING PROVIDED :- 00

APPLICANT:-

ENGINEER:-

Ln Er MANIKANDAN M
B.E (Civil).,IAD.,AMIE.,LBS.,M.E (STRUCTURAL).,
CHARTERED ENGINEER,REGISTERED ENGINEER.
Reg No :- 122/LS/2021/00004 , 121/LS/2022/00002 , 123/LS/2022/00002
MK CREATIVES
NO:- 21B-2/W-27, L F ROAD, KULALAR COMPLEX,
CUMBUM - 625516.
+91 81246 96666, +91 81249 16666.
04554-292966,04554-270066.

OFFICE:-

QR SCAN CODE

MKC/SYS3B/OCT-23-2

Scale 1:100 All Dimensions are in Metre

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.

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.

