Verified RealEstate™

REFERENCE
65/2023

ISSUED
19 December 2023

PP APPROVAL RECORD

Planning Permission

Theni district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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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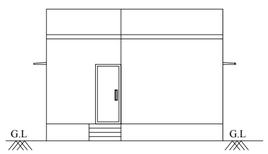
DIGITALLY VERIFIED RECORD

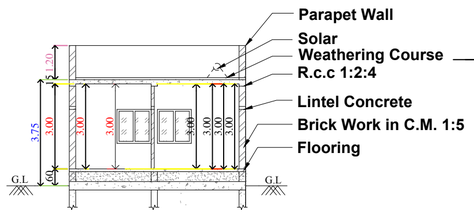
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN PLOT No.7, S.No: 348/3,5 & 12(PART), KMC-SAIBABA NAGAR-II, DTCP APPROVED LAYOUT No.04/2021, VEERAPANDI VILLAGE, VEERAPANDI TOWN PANCHAYAT, THENI TALUK & THENI DISTRICT.

APPLICANT'S NAME: 1.A.REETTA, W/o.A.ALBART.,
2.VICTORIARANI, W/o.JOHN THOMAS.,

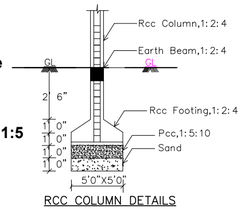
PLAN INFO
PLOT_AREA_M2=131.73
AS_AT_SITE=131.68
FMB_OR_PLR=131.68
AS_PER_DOCUMENT=131.73
DISTRICT=THENI
TALUK= THENI
JURISDICTION_TYPE=TOWN PANCHAYAT
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=8.23
AVG_PLOT_DEPTH=16.00
AVG_PLOT_WIDTH=8.23
AREA_TYPE=OTHERS
ROAD_WIDTH=10.00
ROAD_LENGTH=200
LAND_USE_ZONE =RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PLOT_NO=07
PATTA_NO=8247
SURVEY_NO=348/3,5,12(Part)
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=5
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



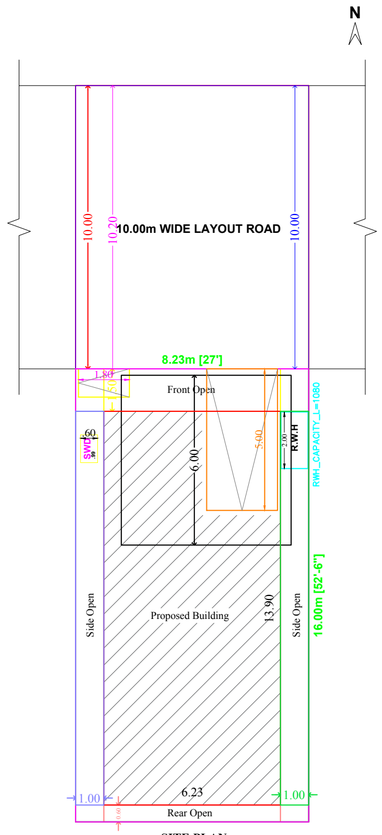
FRONT ELEVATION



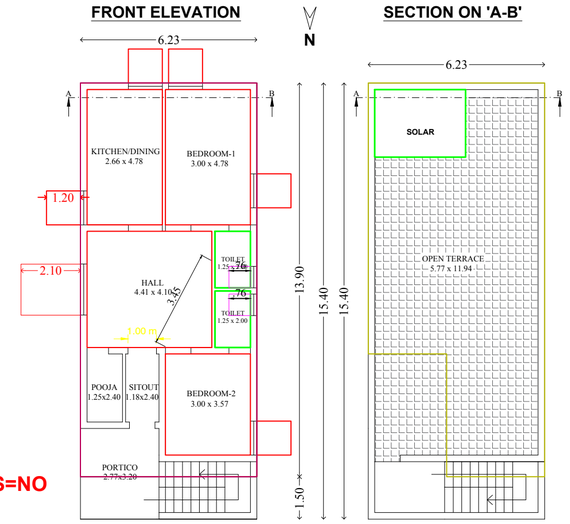
SECTION ON 'A-B'



RCC COLUMN DETAILS

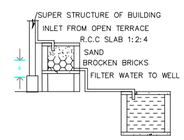


SITE PLAN
SCALE: 1:100

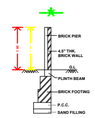


GROUND FLOOR PLAN

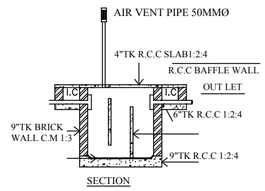
TERRACE FLOOR PLAN



RAINWATER HARVESTING

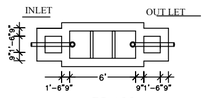


COMPOUND WALL DETAIL



SECTION

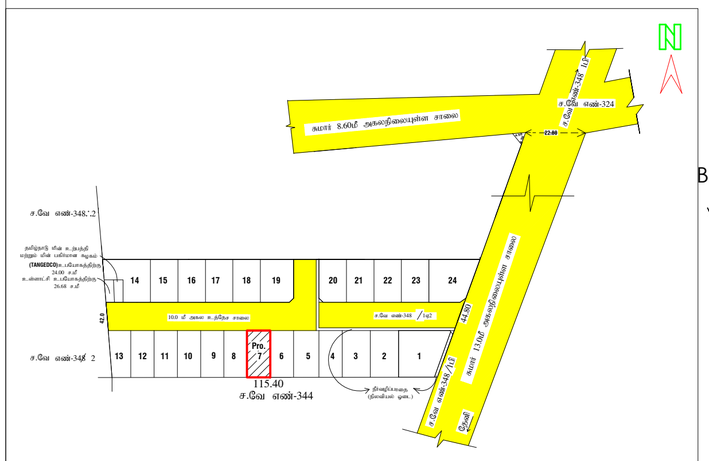
GATE



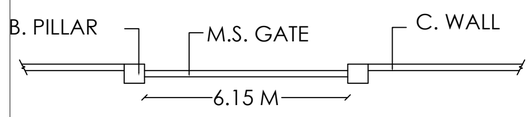
PLAN

SEPTIC TANK DETAILS

SCALE 1"=8'0"

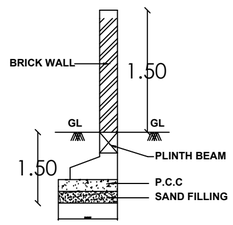


KEY PLAN
NOT TO SCALE

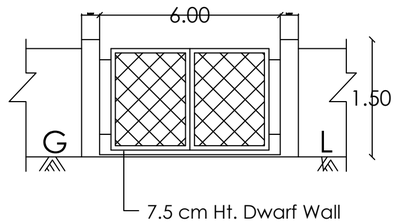


Plan

Compound Wall & Gate Details



Section



Elevation

SITE AREA DETAILS:-

SL.NO	S.NO.	AREA (Sq.Mt) (As Per Document)	AREA (Sq.Mt) (SUPER IMPOSED PLOT)
1.	348/3,5 & 12(Part)	131.73 Sq.m (1418.00 Sq.Ft)	131.68

BUILTUP AREA DETAILS:-

SL.NO	FLOOR DETAILS	FSI (Sq.Mt)	NON FSI (Sq.Mt)	TOTAL (Sq.Mt)
(i)	Pro.Ground Floor	86.60	---------	86.60
Total		86.60	--------	86.60

$$FSI = \frac{\text{Total FSI Area}}{\text{Total Site Area}} = \frac{86.60}{131.73} = 0.65 < 2.00$$

All Dimensions are in Metre

REFERENCES:
- SITE BOUNDARY
- Pro. BUILDING
- Exg. ROAD
- DRIVE WAY

PARKING DETAILS:

No.Of Car Parking Required	= 01 No
No.Of Car Parking Provided	= 01 No
No.Of Two Wheeler Parking Required	= 01 No
No.Of Two Wheeler Parking Provided	= 01 No

NOTES:-
1. Rain Water Harvesting System to be Provided.
2. Bath ,Kitchen waste water to be used for Garden purpose.
3. Solar Energy System to be Provided.
4. W/C water to be connected with Septic Tank.
5. Fire Resistance to be provided
6. Emergency alarm to be provided
7. Structure is Designed Safely For Earthquake Resistance.
8. First Aid Box with all Equipment to be provided.
9. Mechanical Ventilation provided.(whether it is used)

OFFICE USE

SITE PLAN
SCALE : 1:400

APPLICANT

Victoria Rani

REGISTERED ENGINEER

Er. M. MANIKANDAN, M.E.,(Structural) MIE.,FIV
ABIY CONSTRUCTION
Chartered Engineer & Valuer
Govt. Approved Engineer (ROC No: 39655/2009/C1/Class1)
DTCP-Grade-1(RSE No: 2021/12/001)
Panel Valur & Approved Valuer (F-19779)
39-A/7, K.K. Complex, Madurai Road
THENI-625 531, Mob: 98650 57583

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.