

PP

APPROVAL RECORD

Planning Permission

Theni

Theni district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Residential

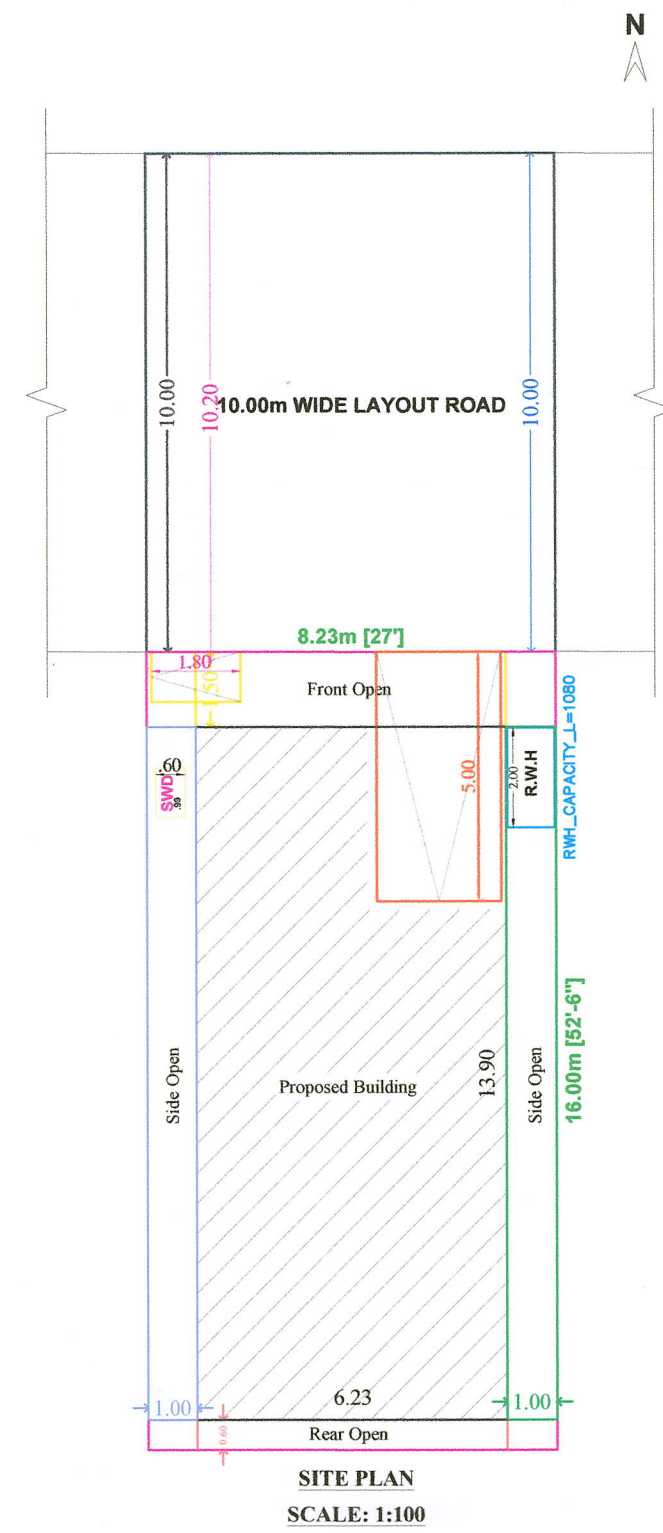
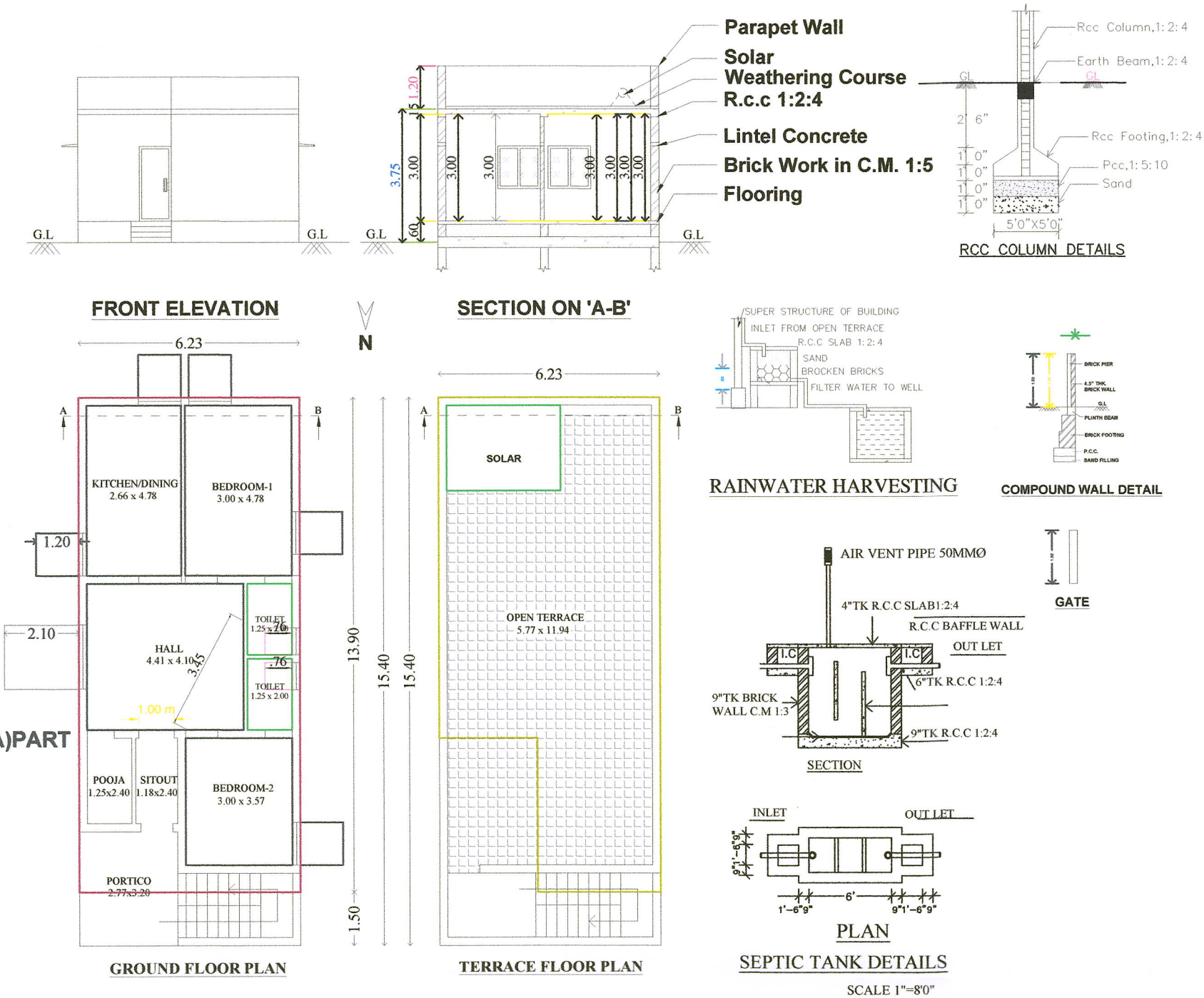
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN PLOT No.6, S.No: (348/3A1A, 348/3A1C, 348/3A3, 348/5A & 348/12A) PART, KMC-SAIBABA NAGAR-II, DTCP APPROVED LAYOUT No.04/2021, VEERAPANDI VILLAGE, VEERAPANDI TOWN PANCHAYAT, THENI TALUK & THENI DISTRICT.

APPLICANT'S NAME: M.PRIYA, W/o MANIKANDAN.,

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_GOV_T_BLDG=NO
PLOT_NO=06
PATTI_NO=8247
SURVEY_NO=(348/3A1A, 348/3A1C, 348/3A3, 348/5A & 348/12A)PART
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=5
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



SITE AREA DETAILS:-			
SL.NO	S.NO.	AREA (Sq.Mt) (As Per Document)	AREA (Sq.Mt) (SUPERIMPOSED R.C.T)
1.	(348/3A1A, 348/3A1C, 348/3A3, 348/5A & 348/12A) PART	131.73 Sq.m (1418.00 Sq.Ft)	131.68

BUILTUP AREA DETAILS:-			
SL.NO	FLOOR DETAILS	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:

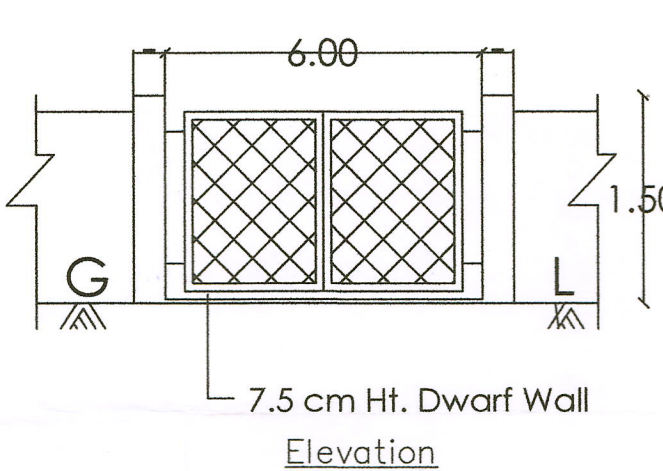
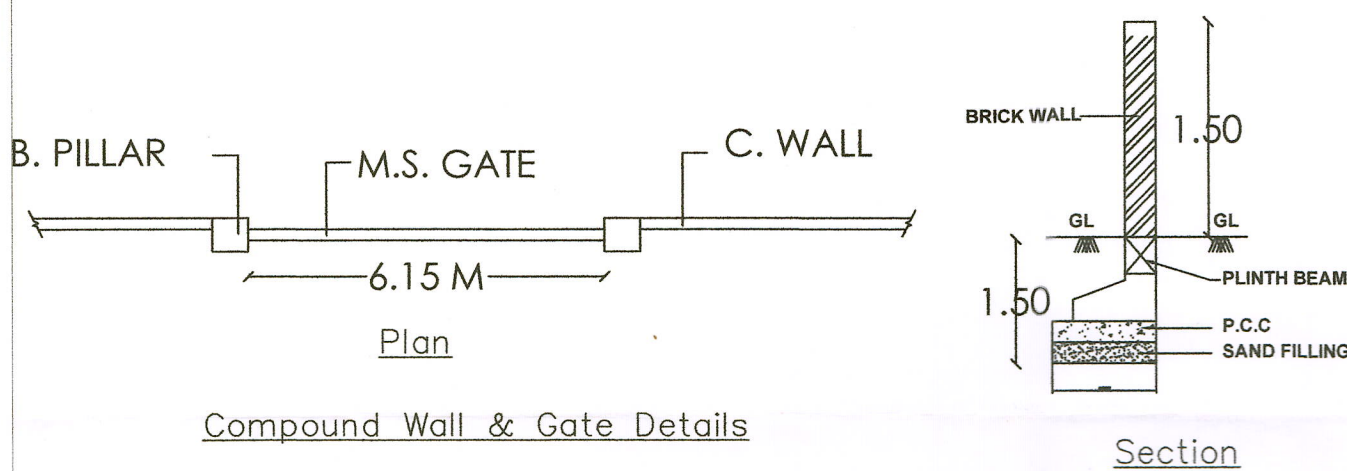
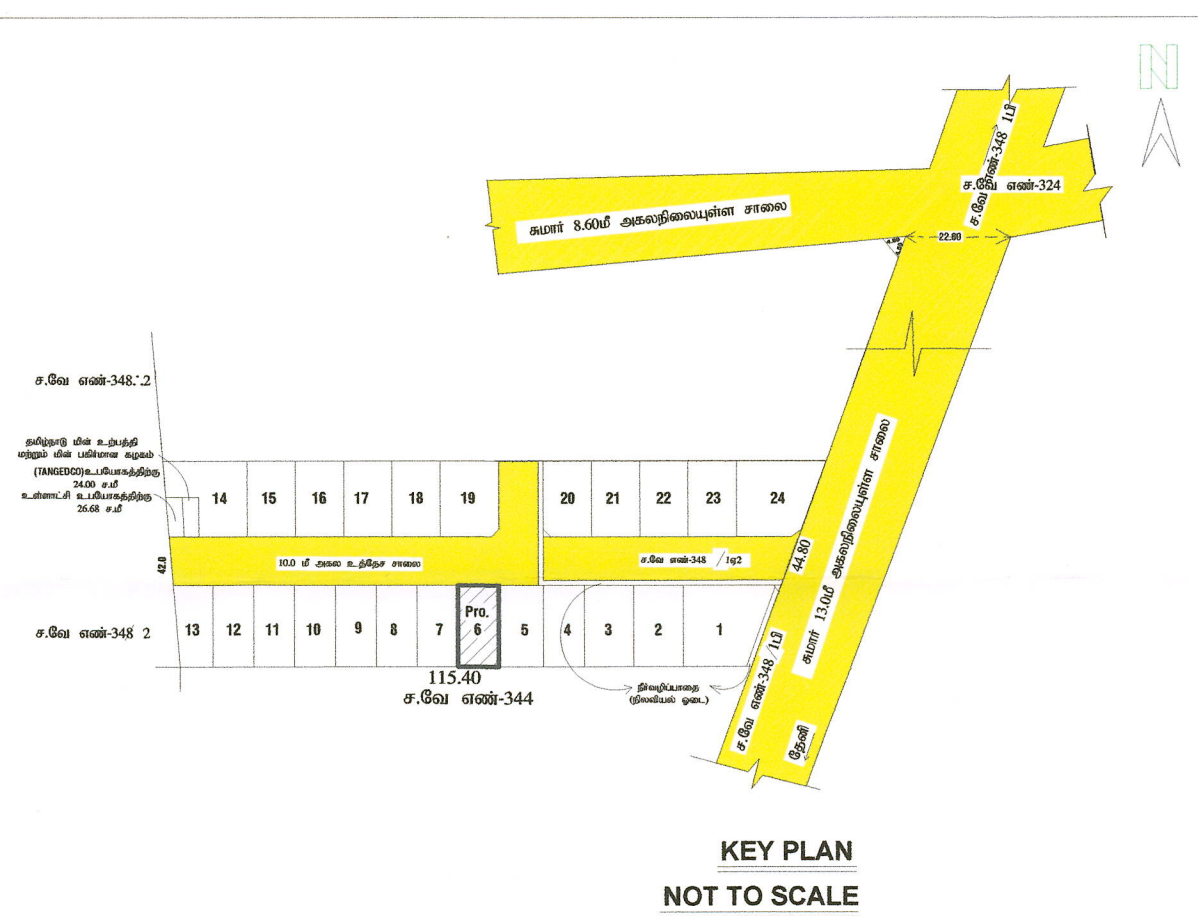
- SITE BOUNDARY
- Pro. BUILDING
- Exg. ROAD
- DRIVE WAY

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:-

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



OFFICE USE

APPLICANT

REGISTERED ENGINEER

Er. M. MANIKANDAN, M.E.(Structural) MIE, F.V.
ABHY CONSTRUCTION
Chartered Engineer & Valuer
Gov. Approved Engineer (RCC No: 39655/2009/C1/Class1)
DTGP-Grade-1(RSE No: 2021/12/001)
Panel Valuer & Approved Valuer (F-19779)
39-A/7, K.K. Complex, Madurai Road
THENI-625 931, Mob: 98650 57588

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.

