Verified RealEstate™

REFERENCE
01/2024

ISSUED
28 March 2024

PP APPROVAL RECORD

Planning Permission

Theni 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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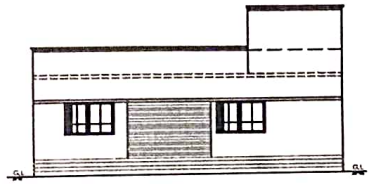
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I SHEET ROOF GROUND FLOOR COMMERCIAL BUILDING IN SURVEY NO : 1377/1A2 AT KOVIL PATTI VILLAGE, KOVIL PATTI PANCHAYAT , ANDIPATTI TALUK ,THENI DISTRICT

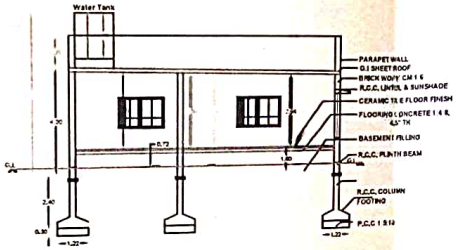
APPLICANT : P MURUGANANDAM
SCALE 1 100

NOTE:- ALL DIMENSIONS ARE IN METRES

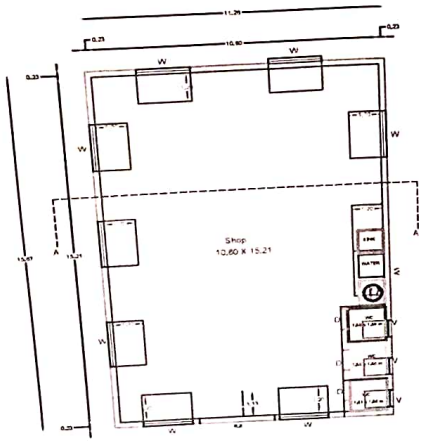
REFERENCE:
- SITE BOUNDARY
- PROPOSED CONSTRUCTION
- EXISTING ROAD



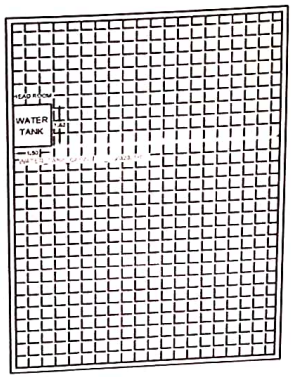
ELEVATION



SECTION ON "AA"

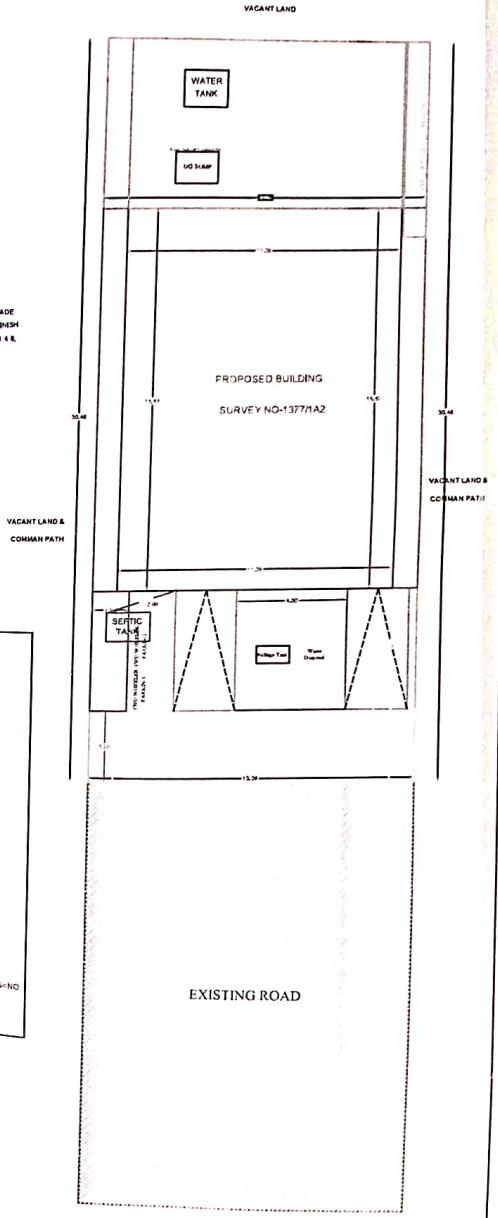


PROPOSED GROUND FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN

PLOT_AREA_M2=404.12
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=18.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=18.00
ROAD_LENGTH=20.00
AREA_TYPE=OTHERS
MIN_PLOT_DEPTH=30.48
MIN_PLOT_WIDTH=13.26
LAND_USE_ZONE=COMMERCIAL
LEASE_OLD_LAND=NO
BUILDING_NEAR_TO_RIVER=NO
PLOT_NO=0
SURVEY_NO=1377 / 1A2
PATTA_ID=-
TALUK=ANDIPATTI
DISTRICT=THENI
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=YES
OSR_SURF_BUYBACK_RETAIN=SURRENDER
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AVG_PLOT_DEPTH=30.48
AVG_PLOT_WIDTH=13.26
NAP_DECLARED=YES
AS_AT_SITE=404.16
FMB_OR_PR=400
AS_PER_DOCUMENT=404.12
IS_SWIMMING_POOL_EXISTS=NO
IS_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
BLOCK_IS_SHOP_MEMBER_COMPLIES



AREA DETAILS	IN SQ.FT	IN SQ.M
SITE AREA AS PER SALE DEED	4350.00	404.12
AREA OF PROPOSED GROUND FLOOR	1899.20	176.44
AREA OF THE OPEN SPACE	2450.80	227.68

JOINERY DETAILS

	DESCRIPTION	IN FEET	IN METER
R.S	ROLLING SHUTTER	9'10"x7'0"	3.02 x 2.13
D	DOOR	3'0"x7'0"	0.91 x 2.13
DI	DOOR	2'6"x7'0"	0.76 x 2.13
O	OPEN	5'0"x7'0"	1.52 x 2.13
WI	WINDOW	5'0"x4'0"	1.52 x 1.22
W	WINDOW	4'0"x4'0"	1.22 x 1.22
V	VENTILATOR	3'0"x2'0"	0.91 x 0.61

APPLICANT

Er K.KUMARESAN
Licensed Building Surveyor
VARUN BUILDERS
SAMATHARMAPURAM
THENI
Cell:99431-35677

ENGINEER/LS

OFFICE USE

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.