Verified RealEstate™

REFERENCE
34/2024-2025

ISSUED
11 June 2024

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE GROUND FLOOR RCC ROOF RESIDENTIAL BUILDING IN PLOT NO : 9, SURVEY NO : 315/10A, NEW SUB DIVISION SURVEY NO : 315/10A2, NORTH MANTHAI PULAM, MELACHOKKANATHAPURAM VILLAGE AND TOWN PANCHAYAT, BODINAYAKANUR TALUK, THENI DISTRICT.

APPLICANT: 1) Mr.M.SIVACHANDRAN, S/o. MURUGAN..,
2) Mrs.KALEESWARI, W/o. M.SIVACHANDRAN..,

SCALE : 1:100

NOTE :-

1. Rain water to be connected with RWH 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
5. RWH_CAPACITY_L = 2000LTRS
6. All Dimension are in meter

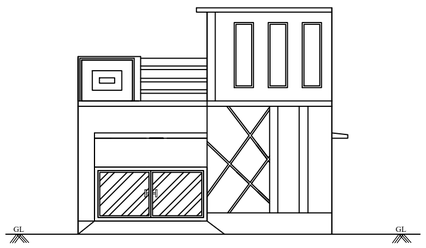
LEGANDS:-

Site Boundry Pro. Building Existing Road

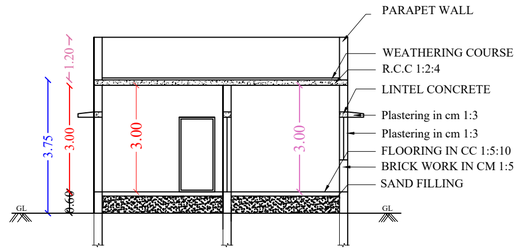
JOINERY DETAILS:-

MD	- Main Door	0.90 x 2.10	3'0" x 7'0"
D	- Door	0.90 x 2.10	3'0" x 7'0"
O	- Open	0.90 x 2.10	3'0" x 7'0"
W	- Window	1.00 x 1.20	3'0" x 4'0"
V	- Ventilator	0.76 x 0.76	2'6" x 2'6"

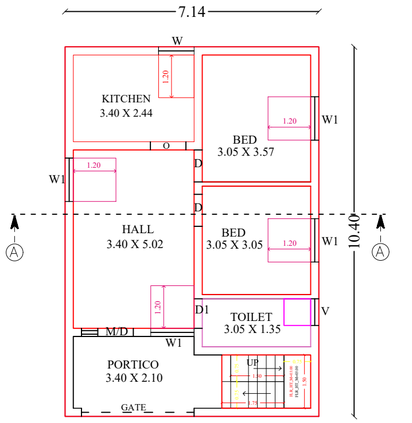
SUNSHADE Width - 0.45m-1'6"



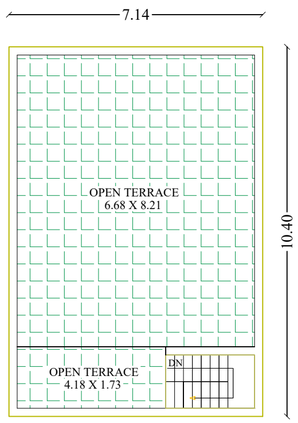
FRONT ELEVATION



SECTION ON A-A'

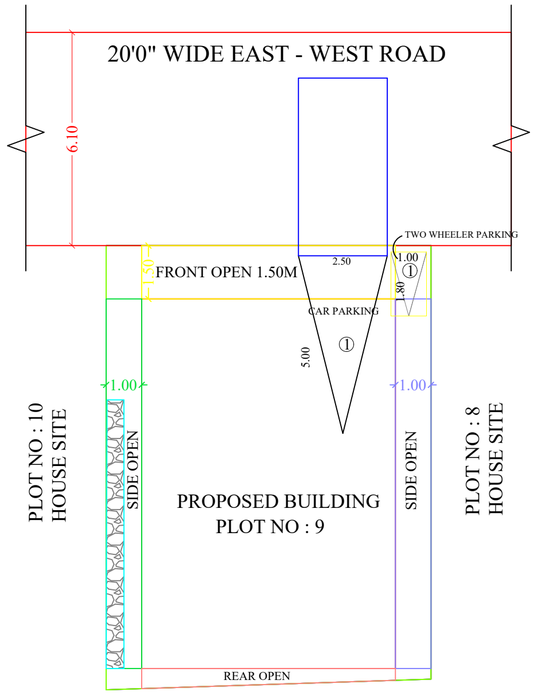


GROUND FLOOR PLAN

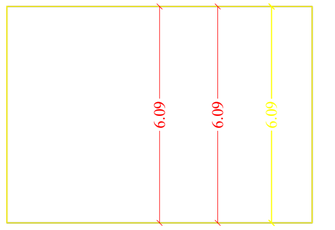


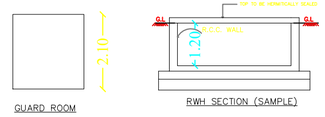
TERRACE FLOOR PLAN

SITE PLAN
SCALE : 1:100
FSI = 0.74 < 2.00



R. VANDALUVOOR, PONNAIYAN CHETTIYAR SITE



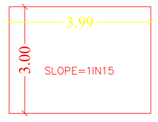




COMPOUND WALL DETAIL

WATER_TANK_CAPACITY_L=5000LTRS





N

OFFICE

PLAN INFO
PLOT_AREA_M2=112.88
AS_AT_SITE=112.88
FMB_OR_PLR=112.88
AS_PER_DOCUMENT=112.88
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.09
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.10
ROAD_LENGTH=50.0
AVG_PLOT_DEPTH= 12.35
AVG_PLOT_WIDTH= 9.14
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=9
PATTA_NO=8761
SURVEY_NO=315/10A, 315/10A2,
DISTRICT=THENI
TALUK=BODINAYAKANUR
JURISDICTION_TYPE=TOWN PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
AREA_TYPE=OTHERS
IS_SWIMMING_POOL_EXISTS=NO
PREMIUM_FSI_REQUIRED=NO
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=NO
NOC_FIRE_DEPT=YES
IS_APPROVED_LAYOUT=YES
BLOCK_1_MEMBER_COUNT=0
BLOCK_1_RESIDENTIAL_MEMBER_COUNT=0
BLOCK_1_NON_RESIDENTIAL_MEMBER_COUNT=0
BLOCK_1_STAFF_MEMBER_COUNT=0
BLOCK_1_PUBLIC_MEMBER_COUNT=0
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

AREA DETAILS:-	Sq.Mt	Sq.Ft
Site Area (As Per Document)	112.88	1215.00
Site Area (As Per site boundary area)	112.88	1215.00
Pro. Ground Floor (Plinth Area = FSI)	74.25	799.22
Total Builtup Area (G.F)	74.25	799.22
Carpet Area (G.F)	56.52	608.38
Open Area	38.63	415.78

APPLICANT :

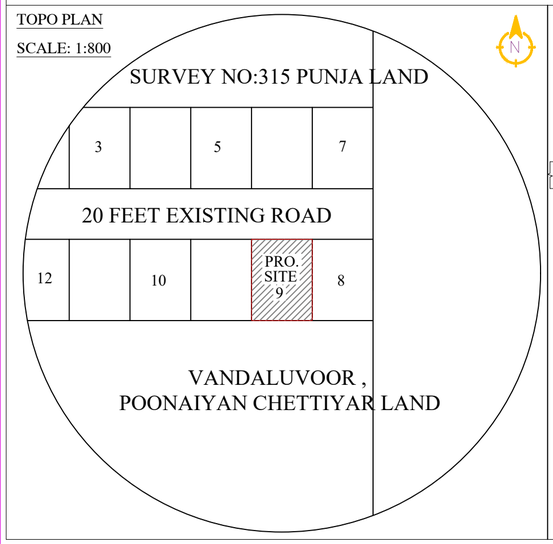
1) M. SIVACHANDRAN

2) S. KALEESWARI

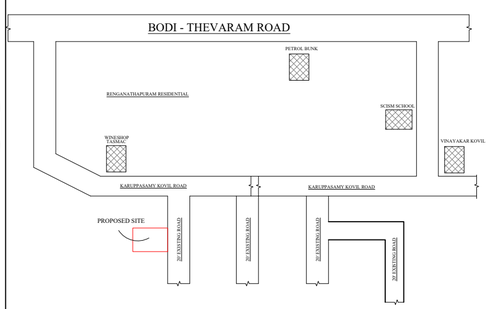
REGISTERED ENGINEER :

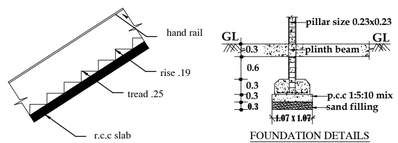
Er.S.RAVIKUMAR,
SHREE CONSTRUCTIONS,
PARAMASIVAN KOVIL STREET,
BODINAYAKANUR,
THENI (DT) -625 513,
CELL NO : 8248550185.

TOPO PLAN
SCALE: 1:800



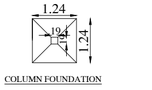
KEY PLAN
NOT TO SCALE



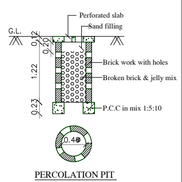


STAIRCASE DETAILS

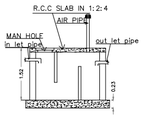
FOUNDATION DETAILS

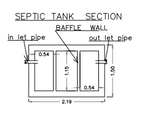


COLUMN FOUNDATION

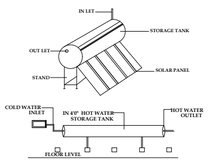


PERCOLATION PIT

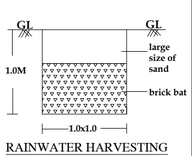




SEPTIC TANK PLAN



SOLAR HOT WATER SYSTEM DETAILS



RAINWATER HARVESTING

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

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

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.