Verified RealEstate™

REFERENCE
49/2024-2025

ISSUED
12 September 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™
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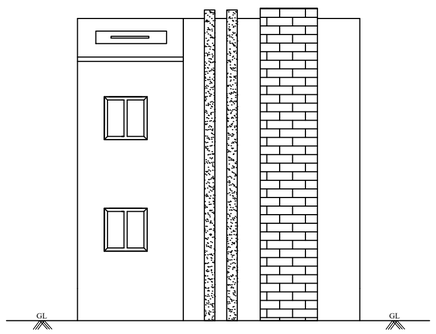
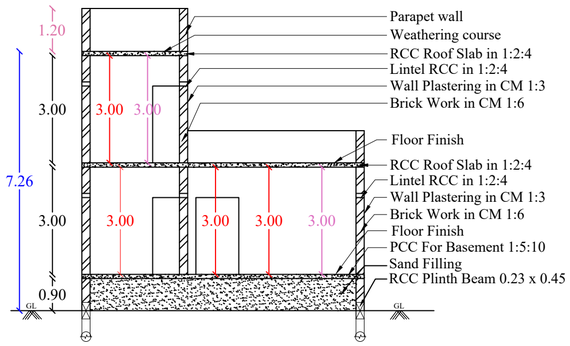
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR AND FIRST FLOOR RCC ROOF RESIDENTIAL BUILDING IN AYAN SURVEY NO : 318 /5B, 318 /7, 318 /12B, NEW SURVEY NO : 318 /70, PATTA NO : 6175, PLOT NO : 44, WARD NO : 5, OKKALIGAR STREET, VALAIYATHUPATTI, BOOTHIPURAM VILLAGE AND TOWN PANCHAYAT, BODINAYAKANUR TALUK, THENI DISTRICT.

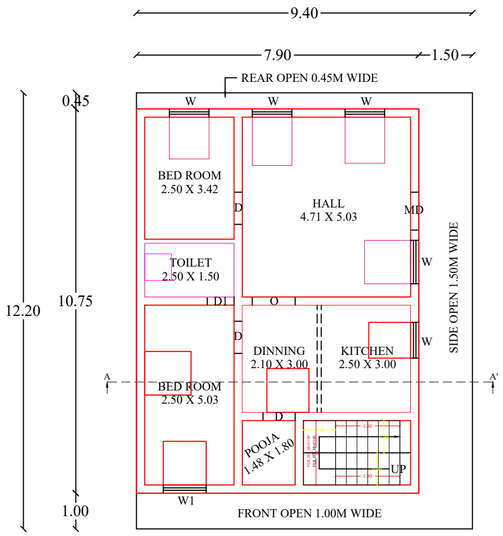
APPLICANT NAME : Mrs.A.KAVITHA W/o.Mr.ALAGURAJA. SCALE :1:100



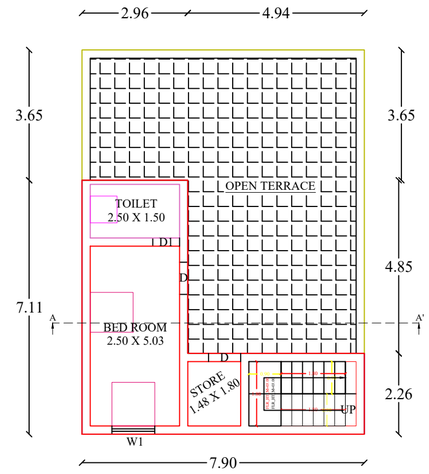
FRONT ELEVATION



SECTION ON A-A'

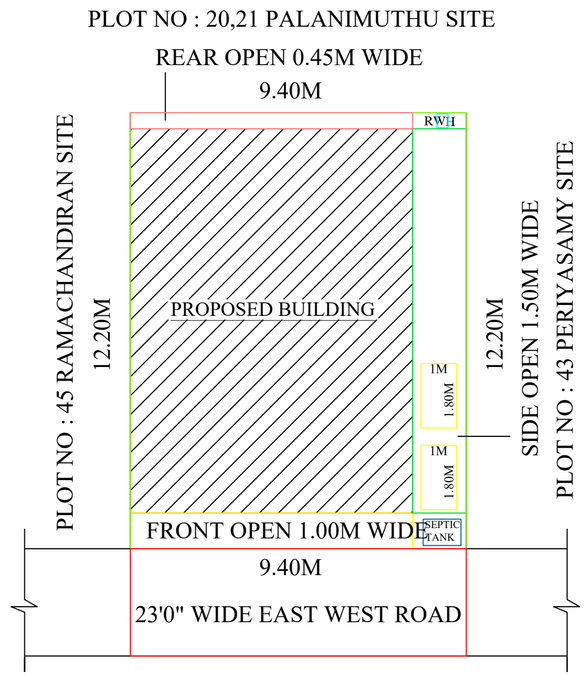


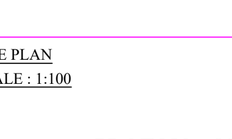
GROUND FLOOR PLAN
(SOUTH FACING)



FIRST FLOOR PLAN

SITE PLAN
SCALE : 1:100





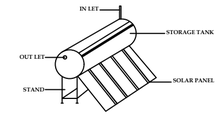
FOUNDATION DETAILS

COLUMN FOUNDATION

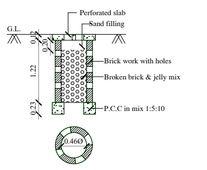
SEPTIC TANK DETAILS

SEPTIC TANK SECTION

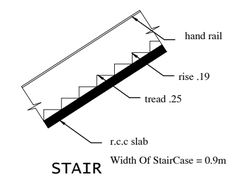
SEPTIC TANK PLAN

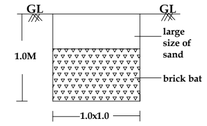


SOLAR HOT WATER SYSTEM DETAILS



PERCOLATION PIT





RAINWATER HARVESTING

AREA DETAILS:-	Sq.Mt	Sq.Ft
Total Area (As Per Document)	115.19	1240.00
Total Area (As Per Patta)	115.00	1237.86
Total Area (As Per Site)	114.68	1234.41
Pro. Ground Floor Built up Area	84.93	914.18
Pro. Ground Floor Carpet Area	63.69	685.55
Pro. First Floor Built up Area	32.20	346.60
Pro. First Floor Carpet Area	24.15	259.95
Open Area	29.75	320.23

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
5. RWH_CAPACITY_L = 2000LTRS
6. All Dimension are in meter

JOINERY DETAILS:-

MD	- Main Door	1.00 x 2.10	3'3" x 7'0"
D	- Door	0.90 x 2.10	3'0" x 7'0"
D1	- Door	0.75 x 2.10	2'6" x 7'0"
O	- Open	0.90 x 2.10	3'0" x 7'0"
W	- Window	0.90 x 1.22	3'0" x 4'0"
W1	- Window	1.22 x 1.22	4'0" x 4'0"
V	- Ventilator	0.75 x 0.75	2'6" x 2'6"

LEGANDS:-

- Pro. Building
- Site Boundry
- Existing Road

APPLICANT NAME :

A.Kavitha

A.KAVITHA

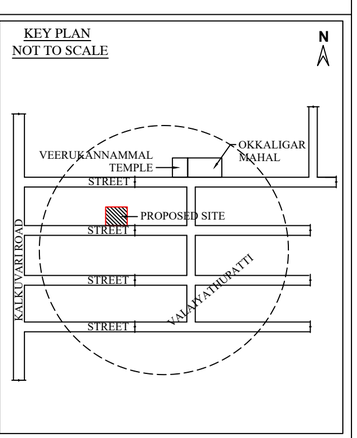
REGISTERED ENGINEER :

P. Karuppan

Er.P.KARUPPAN,DCE.,Dip.,ID Grafx
Registered Engineer,
86 I, Okkaligar street,
Valaiyathupatti, Boothipuram (PO),
Bodinayakanur (Tk), Theni (Dt) -625 531,
Cell : 82200 37119.

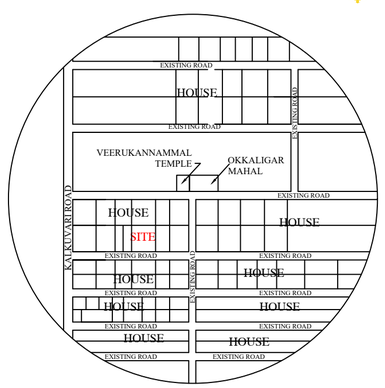
OFFICE USE :

KEY PLAN
NOT TO SCALE



TOPO PLAN

SCALE: 1:800



PLAN_INFO
PLOT_AREA_M2=115.00
CRZ=NO
SECURITY_ZONE=NO
ROAD_WIDTH=7.01
ROAD_LENGTH=40.91
AVG_PLOT_DEPTH=12.20
AVG_PLOT_WIDTH=9.40
LAND_USE_ZONE=RESIDENTIAL
DISTRICT=THENI
TALUK=BODINAYAKANUR
JURISDICTION_TYPE= PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=EWS
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIR_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=7.01
LEASEHOLD_LAND=NO
PLOT_NO=44
PATTA_NO=6175
SURVEY_NO=318 /70
AS_AT_SITE=YES
FMB_OR_PLR=115.00
AS_PER_DOCUMENT=115.19
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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

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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.