Verified RealEstate™

REFERENCE
5/2024

ISSUED
03 October 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.

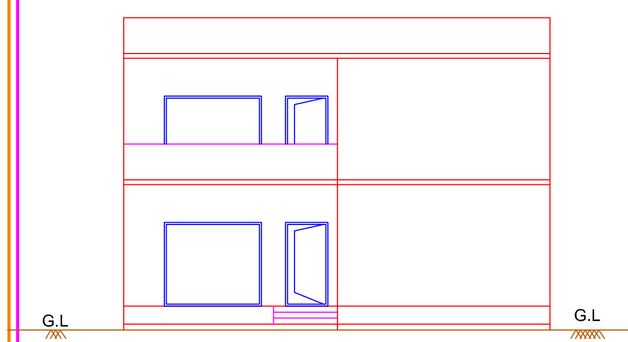
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

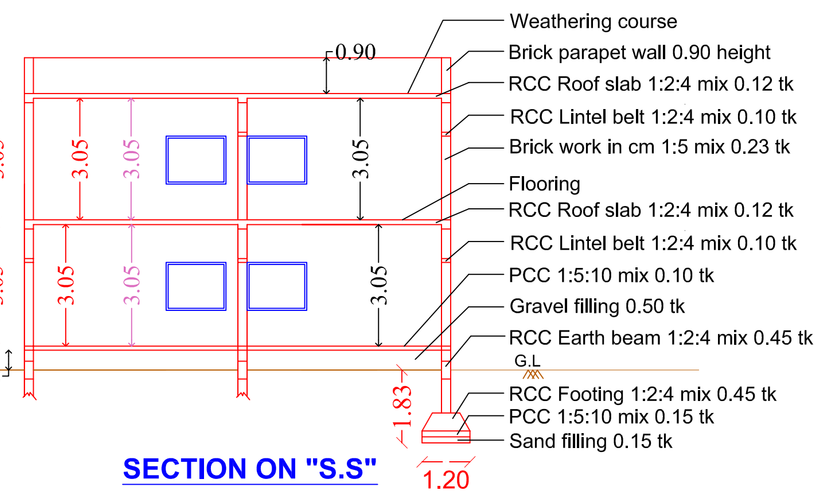
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE GROUND FLOOR AND FIRST FLOOR RCC ROOF RESIDENTIAL BUILDING AT SURVEY NO : 200 / 1A2 , NORTH STREET , SOLAITHEVANPATTY , JANGALPATTY VILLAGE , JANGALPATTY PANCHAYAT , THENI TALUK , THENI DISTRICT.

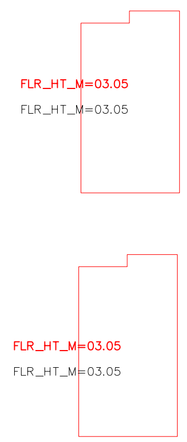
APPLICANT : Mr.S.JAYACHANDRAN S/O.Mr.SOLAIMALAIDEVAR .., **Scale - 1 : 100**

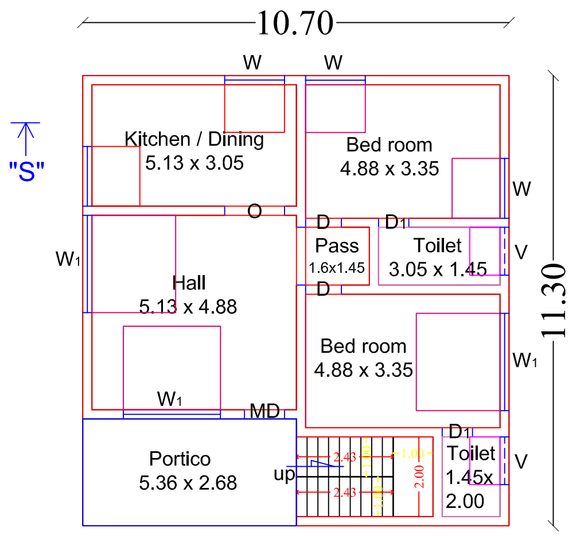


FRONT ELEVATION

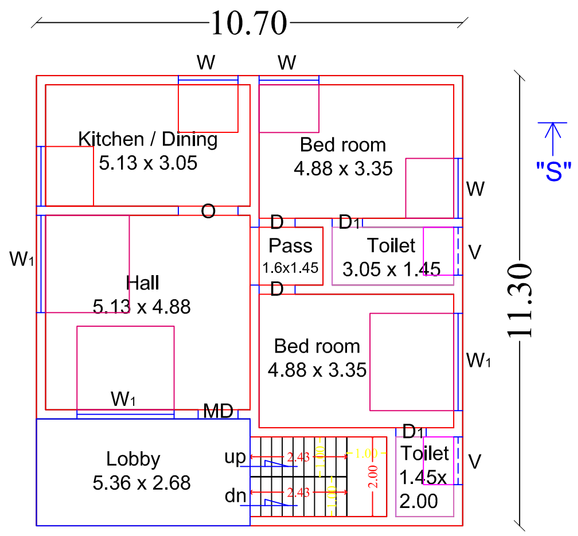


SECTION ON "S.S"



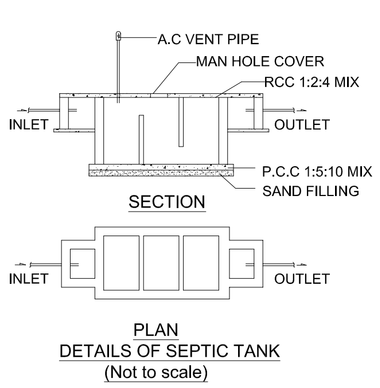


GROUND FLOOR PLAN
[NORTH FACING]

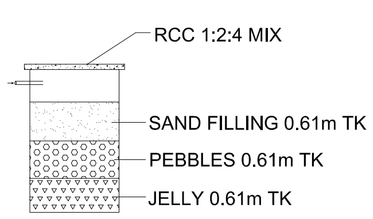


FIRST FLOOR PLAN
[NORTH FACING]

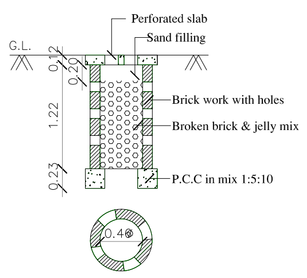
PLAN INFO
PLOT_AREA_M2=202.06
AS_PER_DOCUMENT=202.06
FMB_OR_PLR =202.06
SINGLE_FAMILY_BLDG=YES
ACCESS_WIDTH_M=3.05
ROAD_WIDTH=3.05
ROAD_LENGTH=100.0
AVG_PLOT_DEPTH= 13.26
AVG_PLOT_WIDTH= 15.24
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO = 0
PATTA_NO = 153
SURVEY_NO= 200 / 1A2
IS_APPROVED_LAYOUT=NO
AS_AT_SITE=193.99
DISTRICT=THENI
TALUK=THENI
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS



DETAILS OF SEPTIC TANK
(Not to scale)

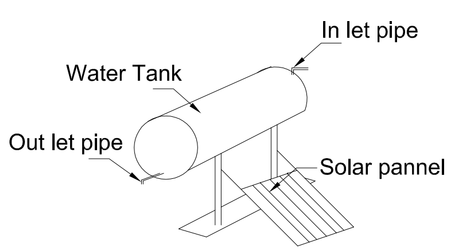


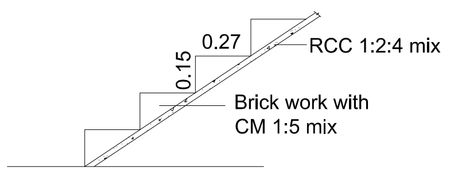
RAIN WATER
HARVESTING TANK
(Not to scale)



PERCOLATION PIT

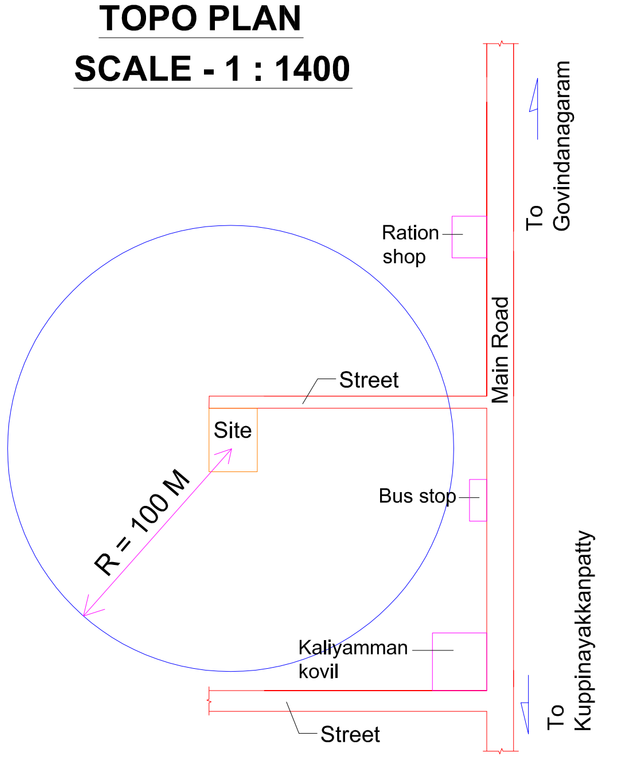
Solar Water Heater



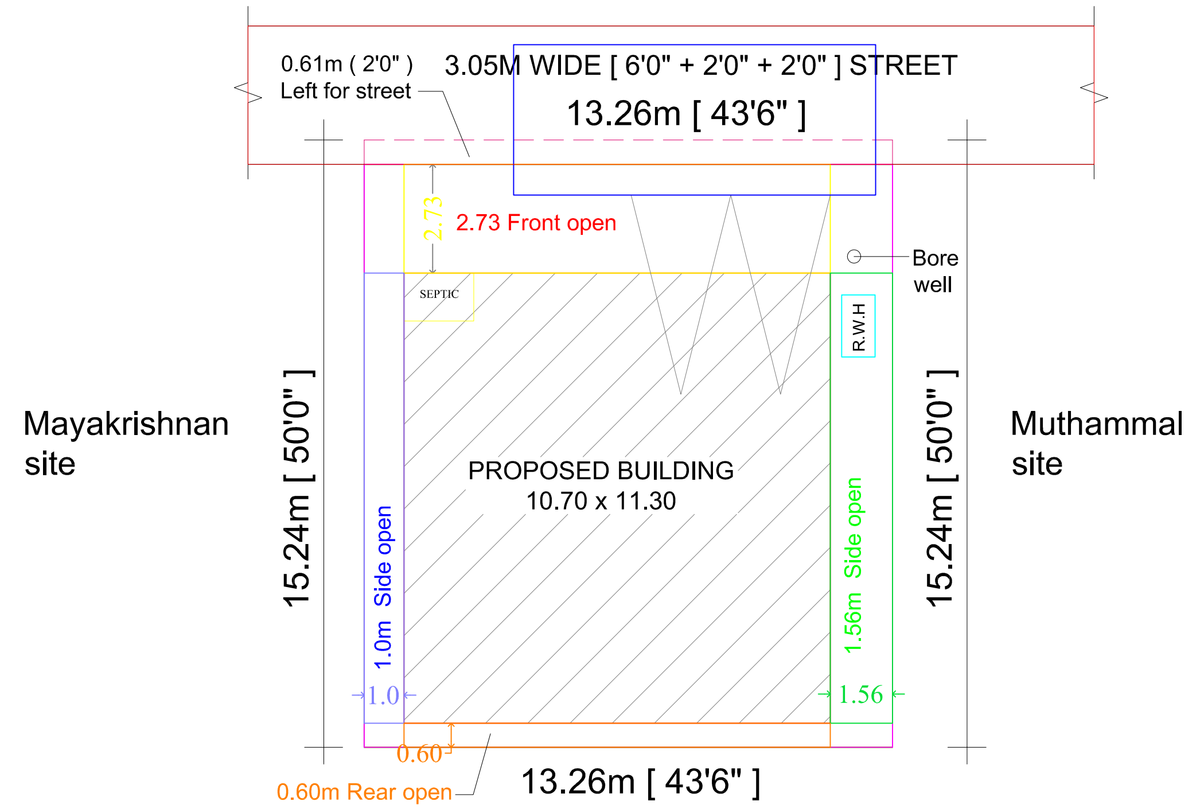


STAIRCASE DETAILS
(Not to Scale)

TOPO PLAN
SCALE - 1 : 100



SITE PLAN
SCALE - 1 : 100



FSI = Total built up area / Site area = 241.82 Sq.M / 193.98 = 1.25

FSI = 1.25 < 2.00

JOINERY DETAILS :

MD - DOOR	1.06 x 2.10	3'6" x 7'0"
D - DOOR	0.90 x 2.10	3'0" x 7'0"
D1 - DOOR	0.76 x 2.10	2'6" x 7'0"
W - WINDOW	1.50 x 1.20	5'0" x 4'0"
W1 - WINDOW	2.44 x 2.10	8'0" x 7'0"
V - VENTILATOR	1.20 x 0.76	4'0" x 2'6"

AREA DETAILS	Sq.Mt	Sq.Ft
Site Area (As per Document)	202.06	2175.00
Area Left for Street	8.08	87.00
Site Area (As per Site condition)	193.98	2088.00
Pro. Ground floor Plinth Area [FSI]	120.91	1301.48
Pro. First floor Plinth Area [FSI]	120.91	1301.48
Pro. Ground floor Carpet Area	103.52	1114.29
Pro. First floor Carpet Area	103.52	1114.29
Total Built up Area (GF + FF)	241.82	2602.96
Open Area (Vacant site area)	73.07	786.52

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_2000 LTRS
6.All Dimensions are in Metre

APPLICANT

[S.JAYACHANDRAN]

ENGINEER

Er.S.SONAI MUTHU M
Registered Engine
(Reg no:125/LS/201
Licensed Surveyor (R
8/1, Post office odai s **531**
Cell : 97893 07273 , 94426 84380

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

hello@verified.realestate · +91 9996 12 9996

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.