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.

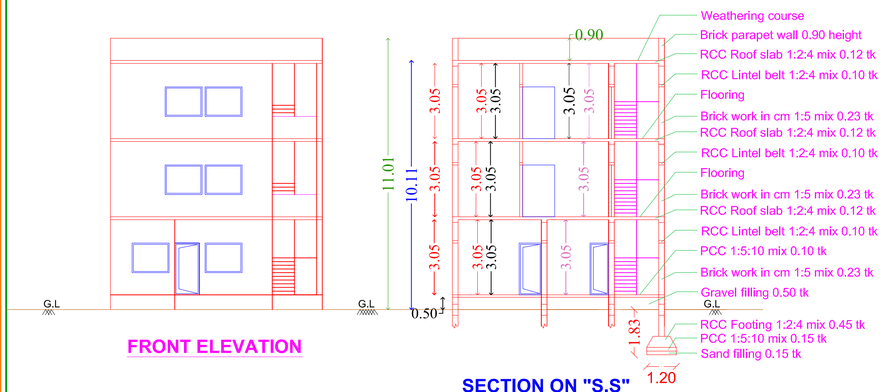
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

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# PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE GROUND FLOOR , FIRST FLOOR AND SECOND FLOOR RCC ROOF RESIDENTIAL BUILDING AT OLD SURVEY NO : 517 / 1 , NEW SURVEY NO : 517 / 1T & 517 / 1U , PLOT NO : 19 & 20 , RENGA CITY PHASE - 3 , VEERAPANDI - KODANGIPATTY ROAD , BODENTHIRAPURAM , VEERAPANDI VILLAGE , VEERAPANDI TOWNPANCHAYAT , THENI TALUK , THENI DISTRICT.

**APPLICANT : Mrs.G.RAAGASHREE W/O.Mr.S.P.SUDHARSAN ..,** **Scale - 1 : 100**




FRONT ELEVATION




SECTION ON "S.S"

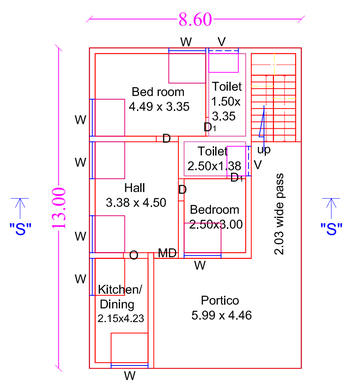
**PLAN INFO**
PLOT_AREA_M2=284.06
AS_PER_DOCUMENT=284.06
FMB_OR_PLR =288.00
SINGLE_FAMILY_BLDG=YES
ACCESS_WIDTH_M= 10.00
ROAD_WIDTH= 10.00
ROAD_LENGTH=100.0
AVG_PLOT_DEPTH= 15.25
AVG_PLOT_WIDTH= 18.70
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO = 19 & 20
PATTA_NO = 13344
SURVEY_NO= 517 / 1T & 517 / 1U
IS_APPROVED_LAYOUT=YES
AS_AT_SITE=285.17
DISTRICT=THENI
TALUK=THENI
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
IS_SWIMMING_POOL_EXISTS=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
CRZ=NO
SECURITY_ZONE=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK



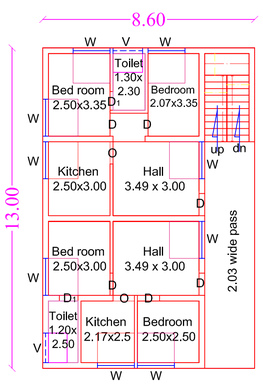




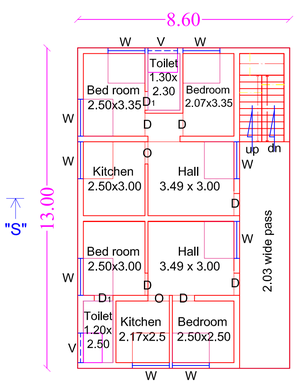


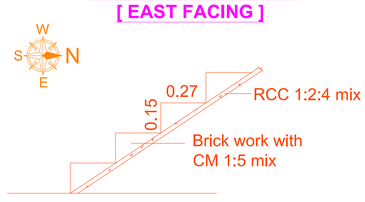

GROUND FLOOR PLAN
[ EAST FACING ]




FIRST FLOOR PLAN
[ NORTH FACING ]

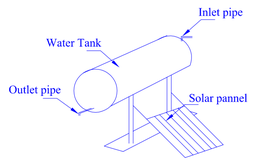


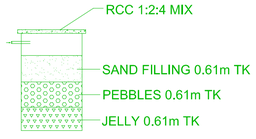

SECOND FLOOR PLAN
[ NORTH FACING ]



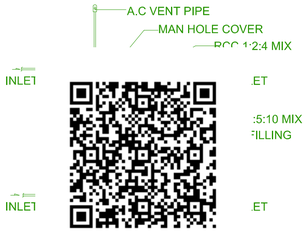

STAIRCASE DETAILS
( Not to Scale )

Solar Water Heater

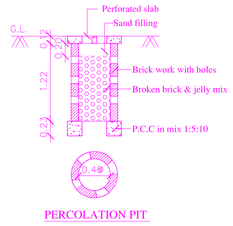



RAIN WATER HARVESTING TANK
(Not to scale)

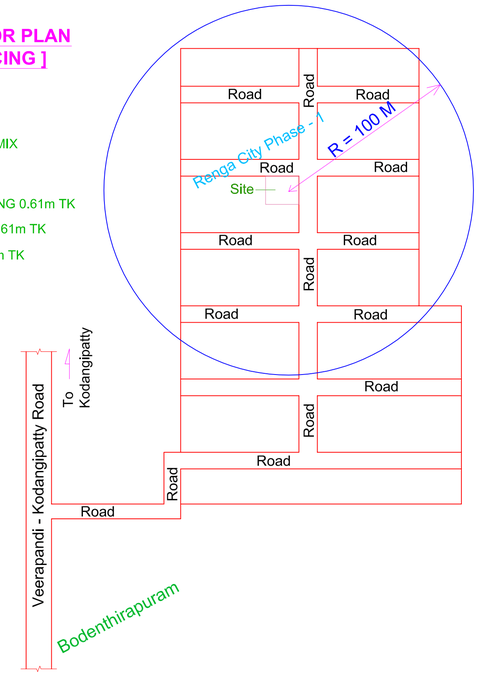



DETAILS OF SEPTIC TANK
(Not to scale)

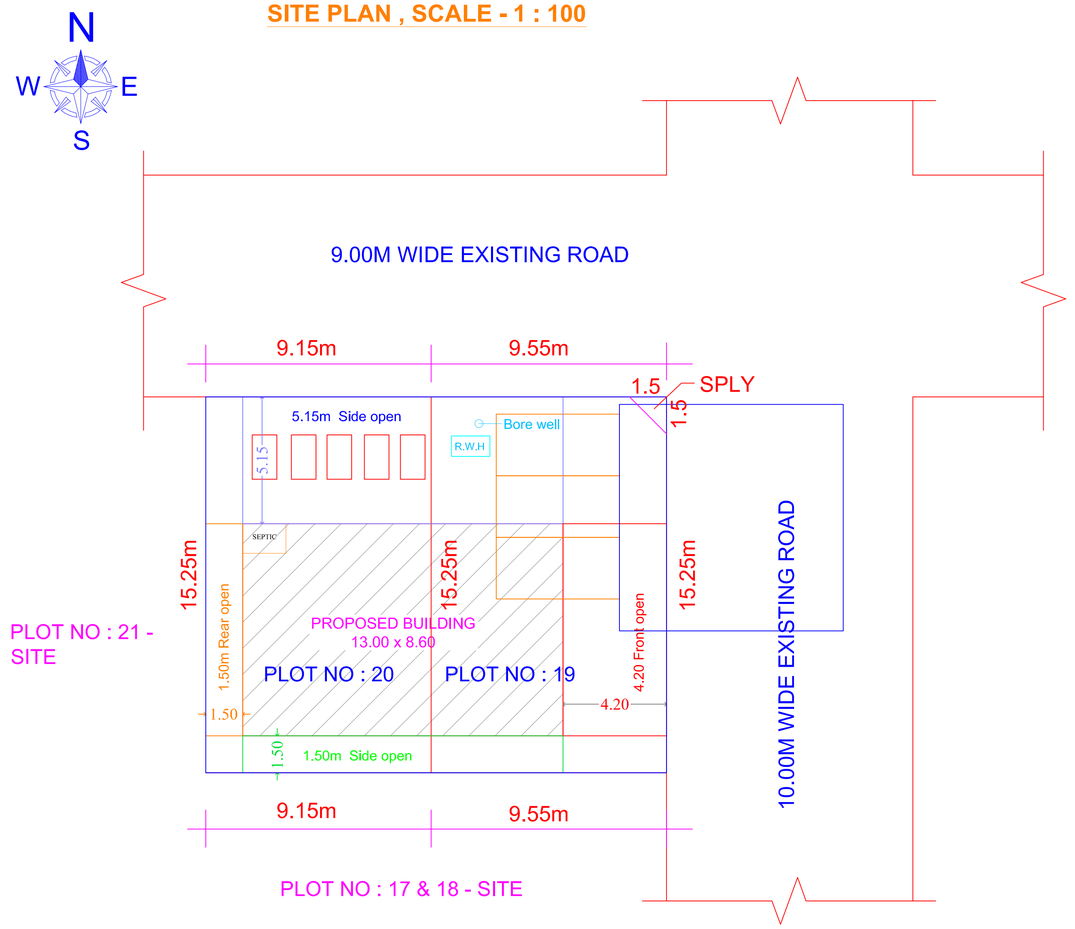



PERCOLATION PIT

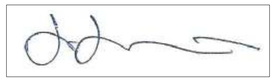
TOPO PLAN
SCALE - 1 : 1500




## SITE PLAN , SCALE - 1 : 100

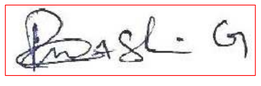



## ENGINEER



**Er.S.SONAI MUTHU M.E ( Structural ) .,**
**Registered Engineer - III**
**(Reg no:125/LS/2019/00002)**
**Licensed Surveyor (Reg no: 6/2013-14)**
**8/1, Post office odai street , Theni - 625 531**
**Cell : 97893 07273 , 94426 84380**

## APPLICANT



**[ G.RAAGASHREE ]**

| AREA DETAILS | Sq.Mt | Sq.Ft |
|---|---|---|
| Site Area ( As per Document ) | 284.06 | 3057.62 |
| Site Area ( As per Patta ) | 288.00 | 3100.03 |
| Site Area ( As per Site condition ) | 284.06 | 3057.62 |
| Pro. Ground floor Plinth Area [ FSI ] | 111.80 | 1203.42 |
| Pro. First floor Plinth Area [ FSI ] | 111.80 | 1203.42 |
| Pro. Second floor Plinth Area [ FSI ] | 111.80 | 1203.42 |
| Pro. Ground floor Carpet Area | 97.45 | 1048.95 |
| Pro. First floor Carpet Area | 97.45 | 1048.95 |
| Pro. Second floor Carpet Area | 97.45 | 1048.95 |
| Total Built up Area ( GF + FF + SF ) | 335.40 | 3610.26 |
| Open Area ( Vacant site area ) | 172.26 | 1854.20 |

JOINERY DETAILS :

| | | |
|---|---|---|
| MD - 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 | 0.76 x 2.10 | 2'6" x 7'0" |
| W - WINDOW | 1.50 x 1.20 | 5'0" x 4'0" |
| V - VENTILATOR | 1.20 x 0.76 | 4'0" x 2'6" |

**FSI = Total built up area = 335.40 Sq.M = 1.18**
**Site area 284.06**

**[ FSI = 1.18 < 2.00 ]**

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

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.