

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.

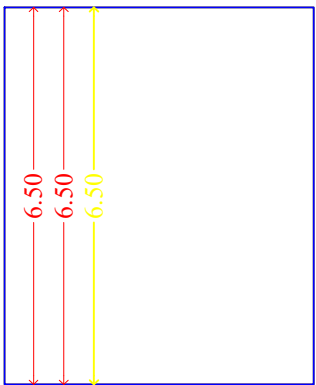
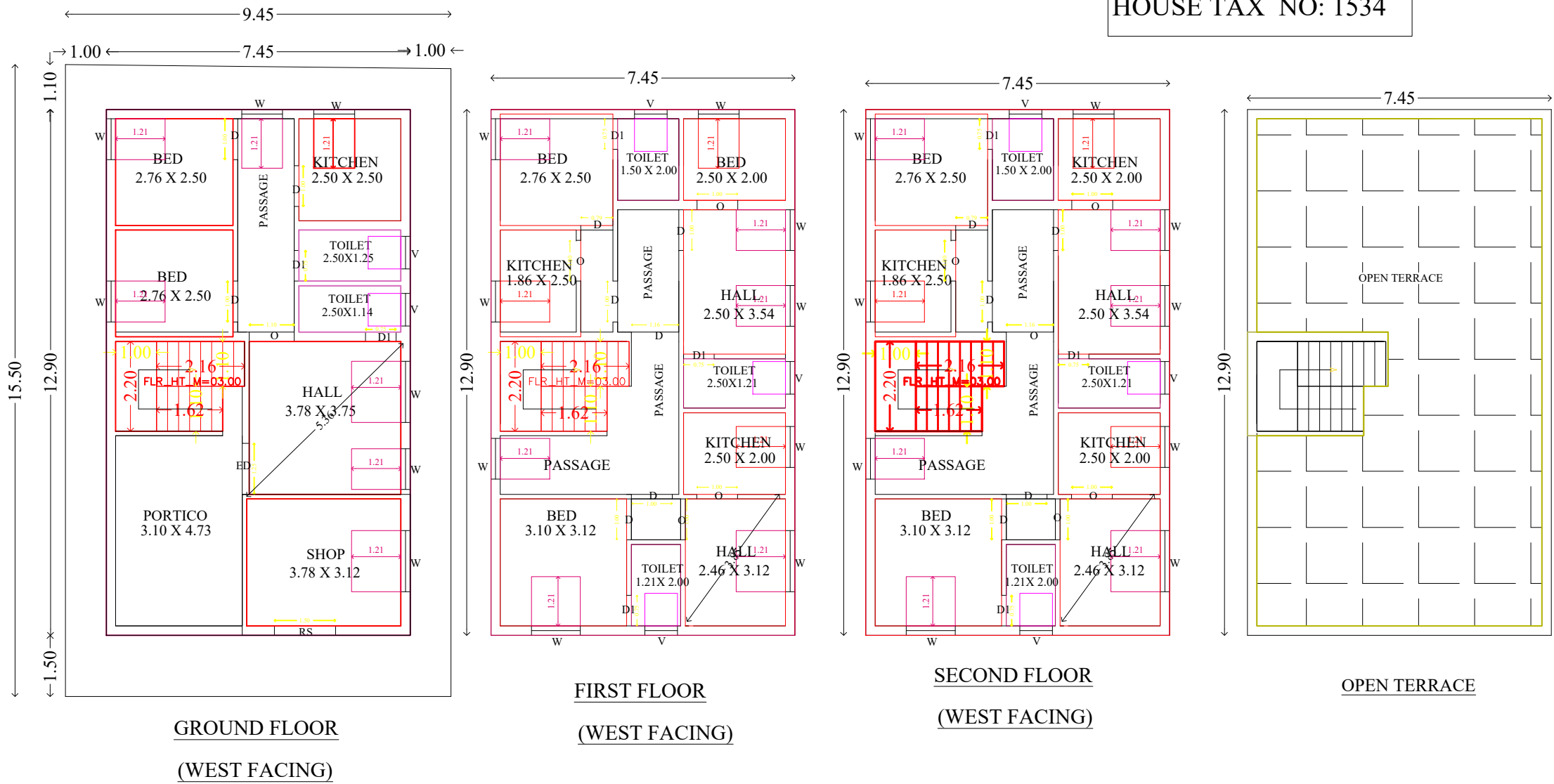
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED RE CONSTRUCTION OF RCC ROOF GROUND FLOOR IN RESIDENTIAL BUILDING AND COMMERCIAL (SHOP) BUILDING.&FIRST FLOOR&SECOND FLOOR RESIDENTIAL BUILDING IN NEW S.NO:395/1, HOUSE NO :05,D.NO:24,PERIYAKULAM SMT SCHEME,HOUSING BOARD,KAILASAPATTI,THENKARAI VILLAGE,THENKARAI BIT-1 THENKARAI TOWN PANCHAYAT,PERIYAKULAM TALUK,THENI DISTRICT.

APPLICANT: Mr.P. VIKKRAMAN S/O POTHIRAJA THEVAR



HOUSE TAX NO: 1534



PLAN INFO
SURVEY_NO=395/1
PATTA_NO=395/1
PLOT_NO=05
TALUK=PERIYAKULAM_TALUK
DISTRICT=THENI
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
SINGLE_FAMILY_BLDG=yes
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=146.00
PREMIUM_FSI_REQUIRED=NO
AVG_PLOT_DEPTH=12.90
AVG_PLOT_WIDTH= 7.45
AREA_TYPE=EWS
ROAD_WIDTH=7.00
ROAD_LENGTH=100
LAND_USE_ZONE = RESIDENTIAL
BUILDING=RESIDENTIAL
RWH_DECLARED=YES
PERMIUM_FSI_REQUIRED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=YES
JURISDICTION_TYPE=PANCHAYAT
IS_SWIMMING_POOL_EXISTS = NO
AS_AT_SITE =146.00
FMB_OR_PLR = 146.00
AS_PER_DOCUMENT = 146.00

- 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:-	AREA DETAILS:-	Sq.Mt	Sq.Ft
D - Door 0.75 x 2.10 2'6" x 7'0"	Site Area (As Per Document)	146.00	1570.96
D1 - Door 0.75 x 2.10 2'6" x 7'0"	Site Area (As Per SITE)	146.00	1570.96
O - Open 0.90 x 2.10 3'0" x 7'0"	Site Area (Site Super imposed Area)	146.00	1570.96
W - Window 1.00 x 1.20 3'0" x 4'0"	Pro. Ground Floor Residential (Plinth Area = FSI)	81.86	880.81
W1 - Window 0.75 x 1.20 2'6" x 4'0"	Pro. Ground Floor Commercial (Plinth Area = FSI)	14.25	153.33
V - Ventilator 0.76 x 0.76 2'6" x 2'6"	Pro. First Floor (Plinth Area = FSI)	96.11	1034.14
	Pro. Second Floor (Plinth Area = FSI)	96.11	1034.14
	Total Builtup Area (G.F)	96.11	1034.14
	Total Builtup Area (F.F)	96.11	1034.14
	Total Builtup Area (S.F)	96.11	1034.14
	Carpet Area Residential (G.F)	61.39	660.55
	Carpet Area Commercial (G.F)	10.68	114.99
	Carpet Area (F.F)	72.08	775.58
	Carpet Area (S.F)	72.08	775.58
	Open Area	49.89	536.81

TOTAL BUILT UP AREA = 288.33 SQ.M
TOTAL NET AREA = 146.00 SQ.M
FLOOR SPACE INDEX = $\frac{288.33}{146.00} = 1.974$
FSI = 1.974 < 2.00

COLOUR INDEX

SITE BOUNDARY	
PROPOSTED BUILDING	
EXISTING ROAD	

APPLICANT

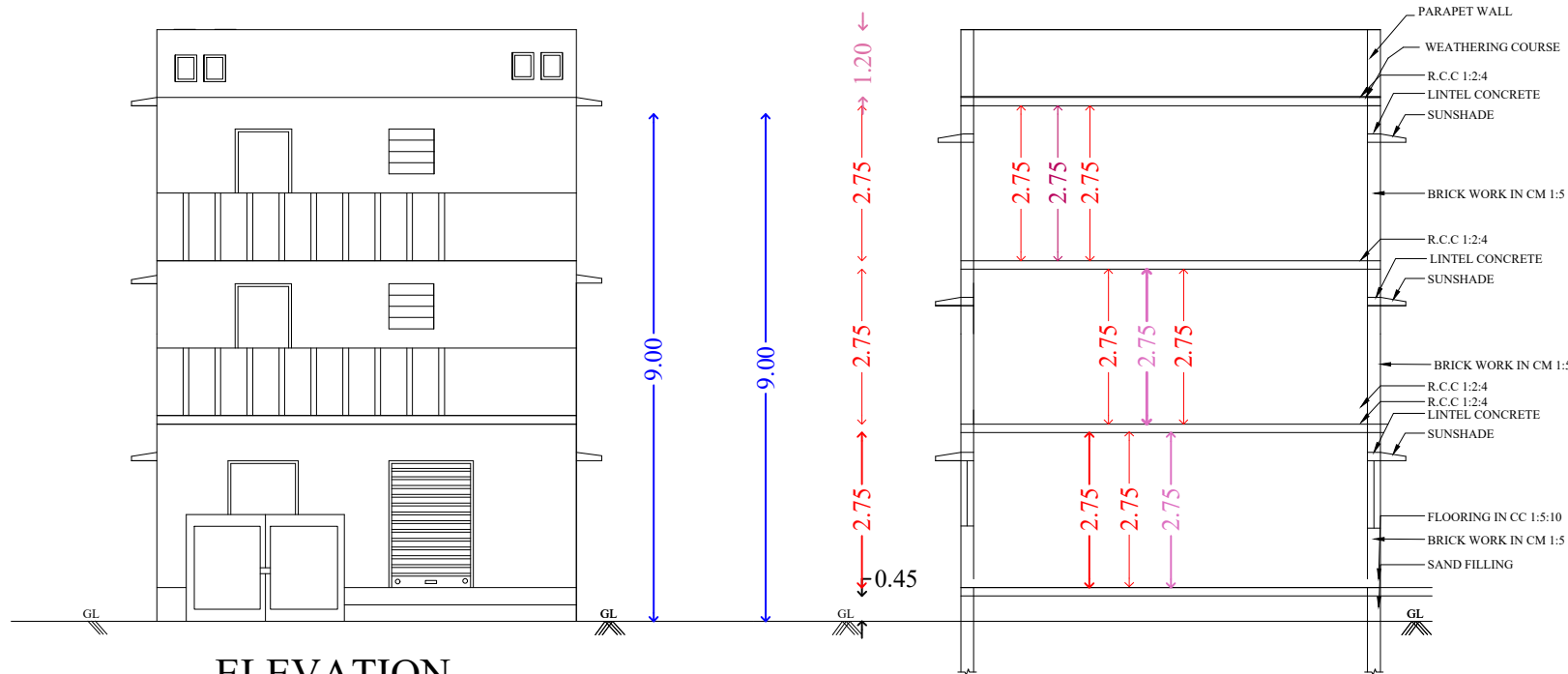
P. Vikkr

REGISTERED ENGINEER

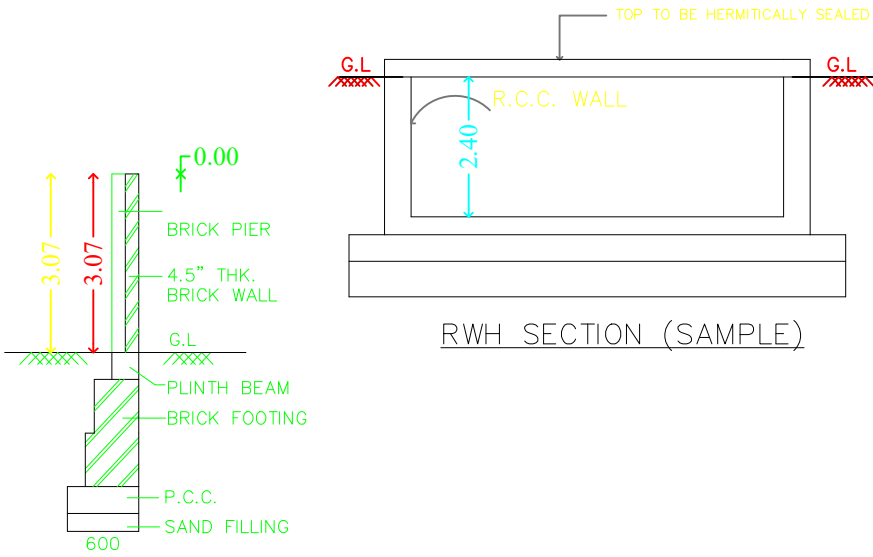
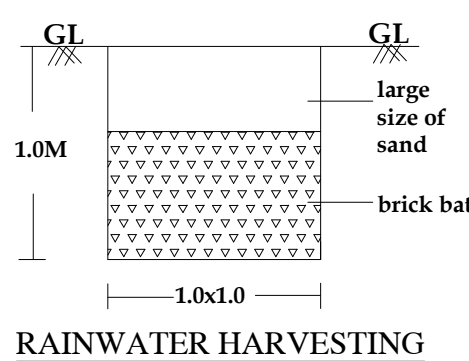
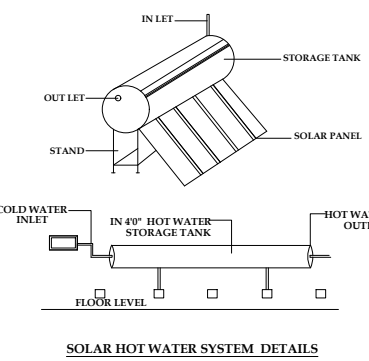
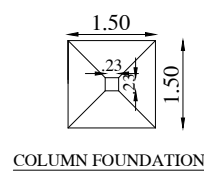
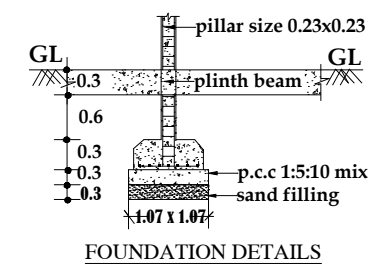
Er. M.GOPAL B.E., (Civil)
DTCP Registered Engineers Grade - III (Reg)
Reg.No. RE - GR - III 2023 / 08 / 006
Quality Construction & Designer
South New Street, Thenkarai,
Periyakulam - 625 601. Theni District.
Cell No. 86109 76390

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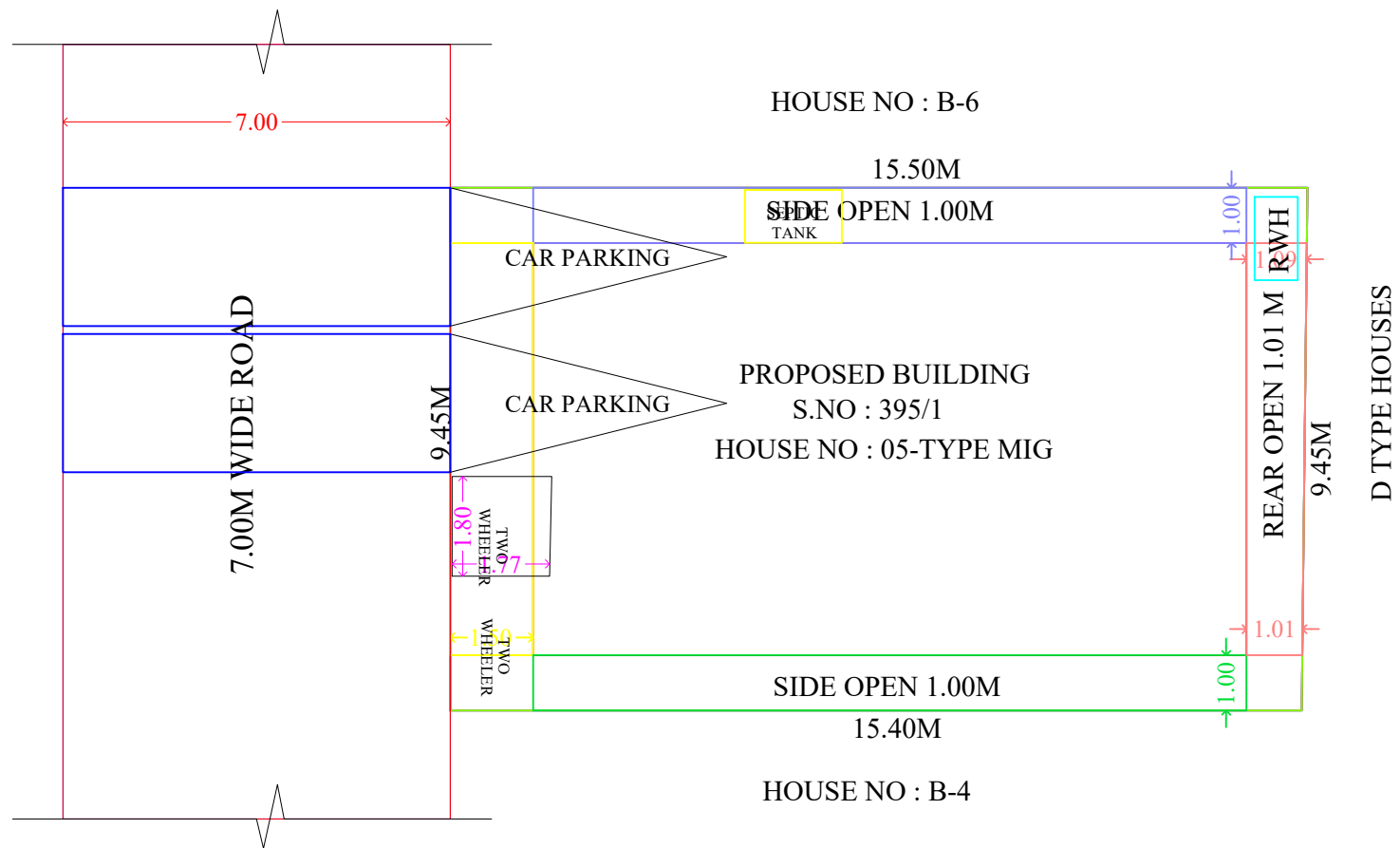
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HOUSE TAX NO: 1534



COMPOUND WALL
DETAIL



- FOUNDATION : RCC 1:11/2:3 M25 Concrete Column footing Laid over sand filling and PCC 1:4:8.
- RCC WORK : All Coloumn ,Beams ,Roof Slab,Lintel,& Sunshade are in CC 1:5.5:3(M-25)
- BRICK WORK : B.W in Basement & Superstructure are in CM 1:5.
- JOINERY : Joineries are made with Steel (or) first class teak wood
- WEATHERING COURSE : 9"X9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.
- PLASTERING : Ceiling plastering with CM 1:3 Inside & Outside walls are Plastering with CM 1:4.
- PAINTING : White washing with two coats over the one coat of primer for Ceiling .Colour washing with two coats over one coat of primer for all Walls.

P. Vikkraman

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REGISTERED ENGINEER

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](#)



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

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

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

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



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
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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.

