PP APPROVAL RECORD

Planning Permission

Survey 119

Unjampatti

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™

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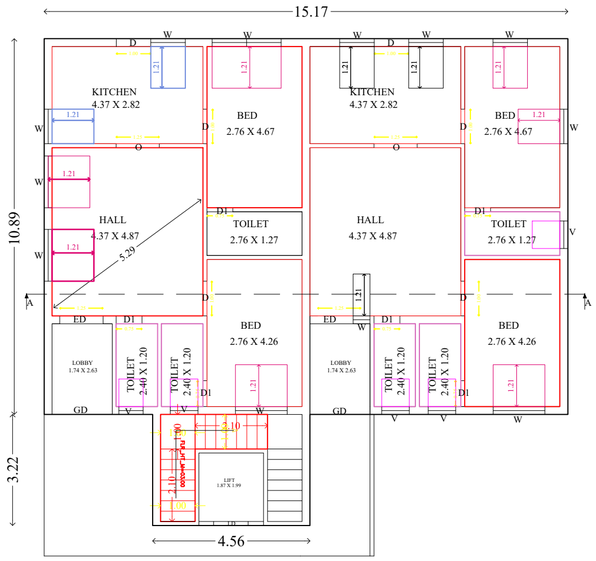
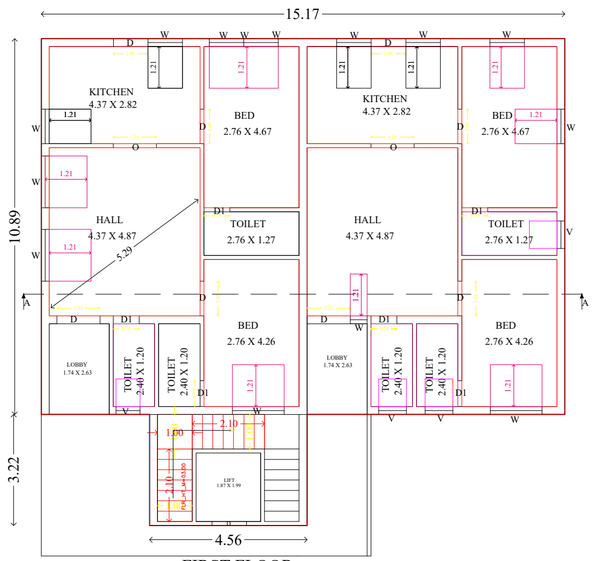
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING GROUND FLOOR & FIRST FLOOR IN OLD S.NO:119/2C1E,NEW S.NO:119/4,PATTA NO:6822,UNJAMPATTI VILLAGE AND PANCHAYAT,THENI TALUK,THENI DISTRICT.

APPLICANT: Mr.B. SENTHILKUMAR S/O S.BALRAJ



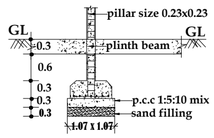
GROUND FLOOR

NORTH FACING



FIRST FLOOR

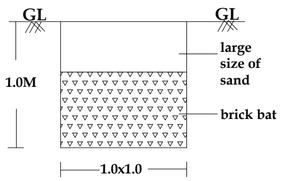
NORTH FACING



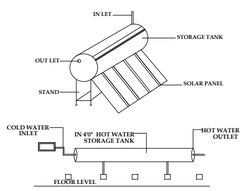
FOUNDATION DETAILS



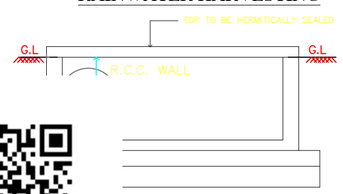
COLUMN FOUNDATION



RAINWATER HARVESTING



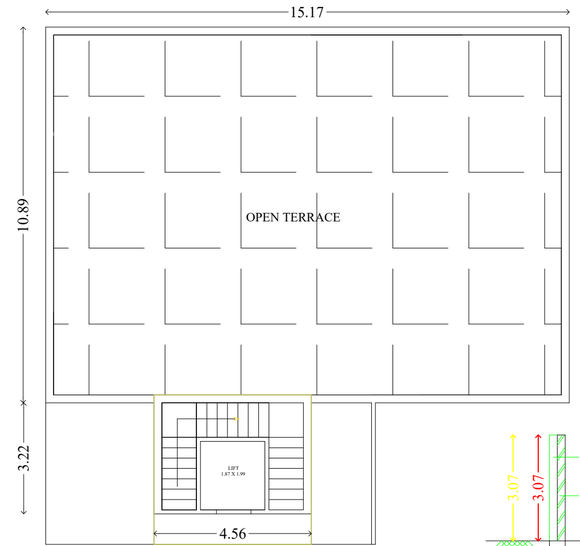
SOLAR HOT WATER SYSTEM DETAILS



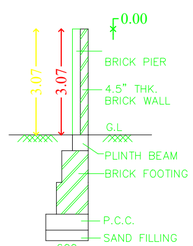
SECTION (SAMPLE)

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



OPEN TERRACE



COMPOUND WALL DETAIL

QR CODE

JOINERY DETAILS:-			
GD	- Grill Door	1.74 x 1.50	5'9" x 4'11"
ED	- Enterance Door	1.25 x 2.10	4'1" x 7'0"
D	- Door	1.00 x 2.10	3'3" x 7'0"
LD	- Lift Door	1.00 x 2.10	3'3" x 7'0"
D1	- Door	0.75 x 2.10	2'6" x 7'0"
O	- Open	1.25 x 2.10	4'1" x 7'0"
W	- Window	2.00 x 1.20	6'7" x 4'0"
W1	- Window	1.50 x 1.20	4'11" x 4'0"
W2	- Window	1.00 x 1.20	3'3" x 4'0"
V	- Ventilator	0.76 x 0.76	2'6" x 2'6"

SUNSHADE Width - 0.45m-1'6"

LEGANDS:-

Site Boundry

Pro. Building

Existing Road

AREA DETAILS:-	Sq.Mt	Sq.Ft
Site Area (As Per Document)	307.14	3304.88
Site Area (As Per FMB)	307.14	3304.88
Site Area (Patta)	307.14	3304.88
Site Area (Site Super imposted Area)	307.14	3304.88
Pro. Ground Floor (Plinth Area = FSI)	179.86	1935.29
Pro. First Floor (Plinth Area = FSI)	179.86	1935.29
Total Builtup Area (G.F)	179.86	1935.29
Total Builtup Area (F.F)	179.86	1935.29
Carpet Area (G.F)	134.89	1451.41
Carpet Area (F.F)	134.89	1451.41
Open Area	127.28	1369.53

TOTAL BUILT UP AREA = 359.72 SQ.M

TOTAL NET AREA = 307.14 SQ.M

FLOOR SPACE INDEX = $\frac{359.72}{307.14} = 1.171$

FSI = 1.171 < 2.00

COLOUR INDEX

SITE BOUNDARY

PROPOSTED BUILDING

EXISTING ROAD

APPLICANT

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

REGISTERED ENGINEER

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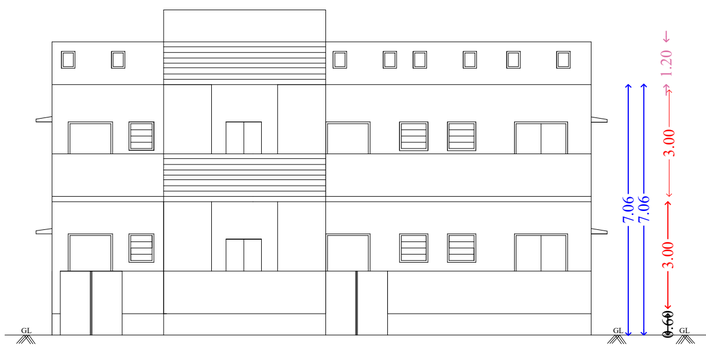
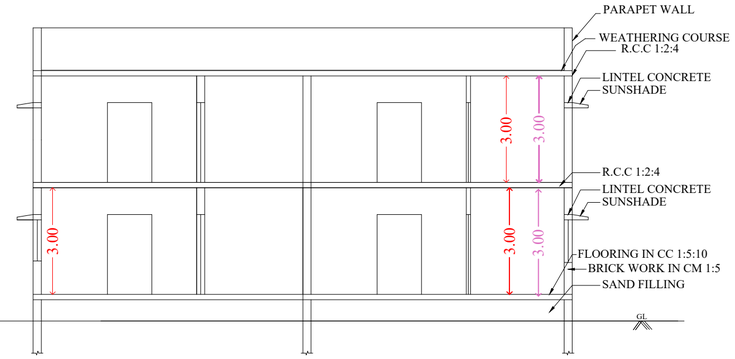
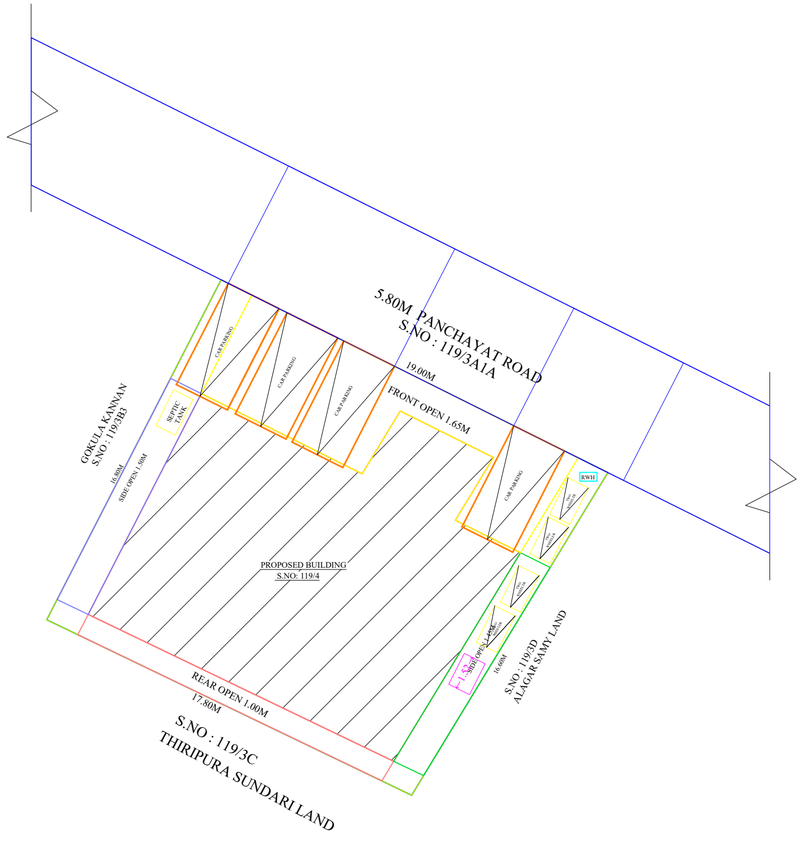


ELEVATION



SECTION AA

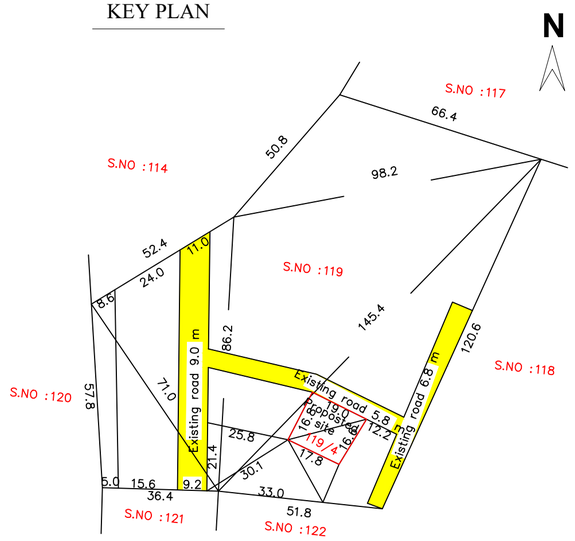
SITE PLAN



PLAN INFO

PLAN INFO
SURVEY_NO=119/4
PATTA_NO=0
PLOT_NO=0
TALUK=THENI_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=307.14
PREMIUM_FSI_REQUIRED=NO
AVG_PLOT_DEPTH= 15.17
AVG_PLOT_WIDTH= 10.89
AREA_TYPE=EWS
ROAD_WIDTH=5.80
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 =306.62
FMB_OR_PLR = 307.26
AS_PER_DOCUMENT = 307.14

KEY PLAN



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.

APPLICANT

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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.