Verified RealEstate™

REFERENCE
03/2024-2025

ISSUED
25 April 2024

PP APPROVAL RECORD

Planning Permission

Tiruchirappalli 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.

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

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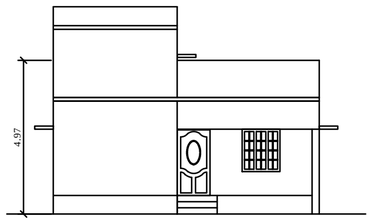
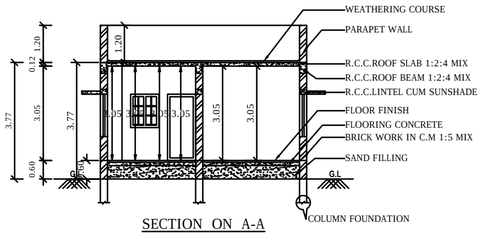
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A GROUND FLOOR RESIDENTIAL BUILDING IN PLOT No : 127, OLD S.F.No : 162/12, 162/13A1A1, OLD PATTA No : 1415, NEW S.F.No : 162/12C, 162/74, NEW PATTA No : 3140 AT "GOLDEN CITY", SAMAYAPURAM VILLAGE(INAM SAMAYAPURAM), SAMAYAPURAM VILLAGE PANCHAYAT, MANNACHANALLUR PANCHAYAT UNION AND TALUK, TIRUCHIRAPPALLI DISTRICT.

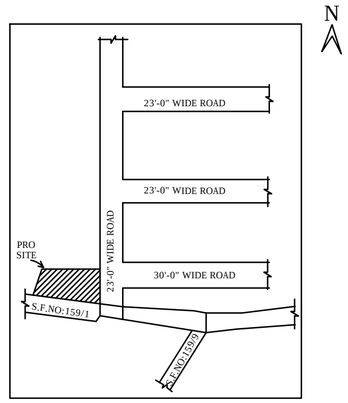
D.T.C.P.APPROVED No : 10/2019



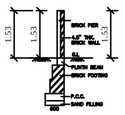
ELEVATION



SECTION ON A-A

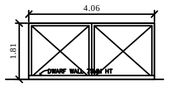


LOCATION PLAN
NOT TO SCALE

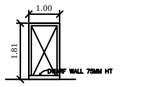


COMPOUND WALL DETAIL

WATER_TANK_CAPACITY_L=40000LTRS



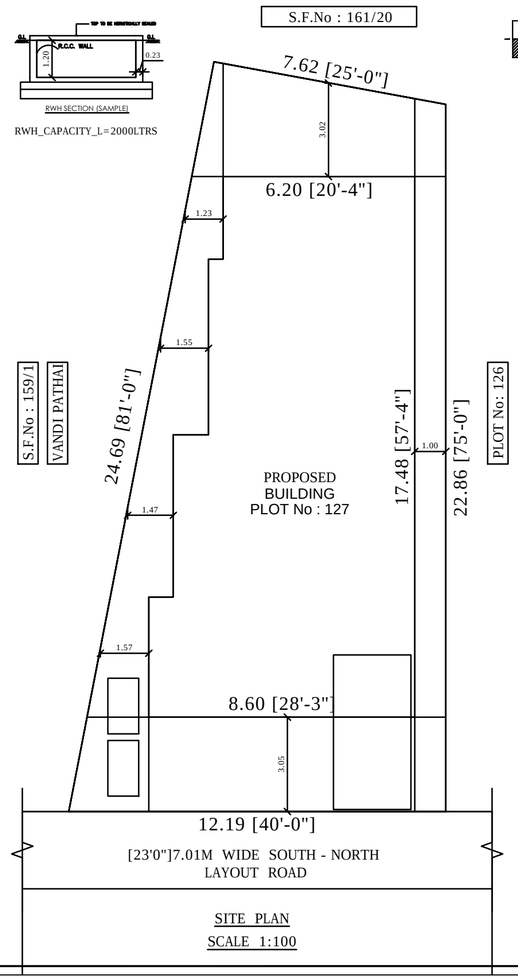
MAIN GATE ELEVATION



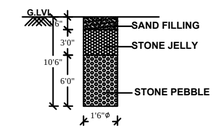
WIKET GATE ELEVATION

RWH SECTION (SAMPLE)

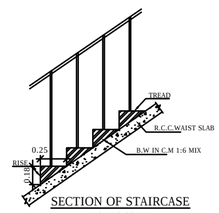
RWH_CAPACITY_L=2000LTRS



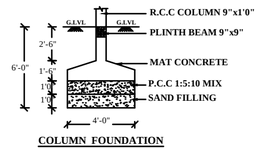
SITE PLAN
SCALE 1:100



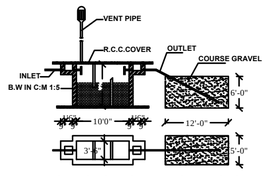
RAIN WATER HARVESTING PIT
(NOT TO SCALE)



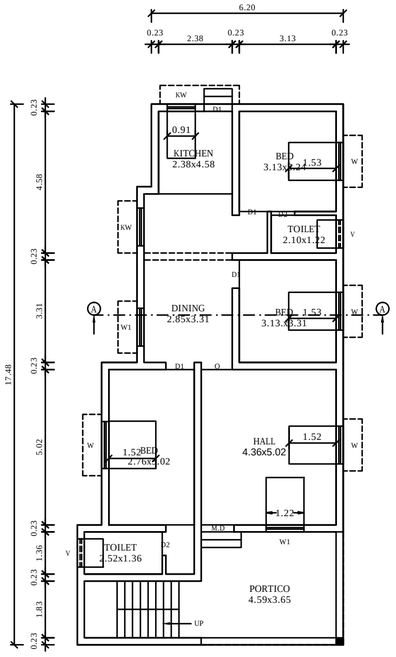
SECTION OF STAIRCASE
(NOT TO SCALE)



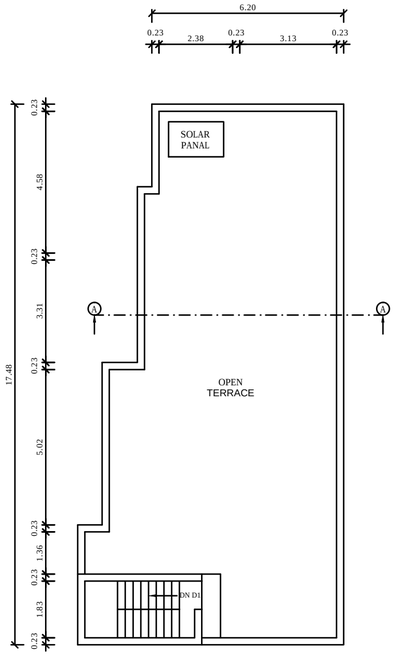
COLUMN FOUNDATION
(NOT TO SCALE)



SEPTIC TANK & D-TRENCH DETAILS
(NOT TO SCALE)



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

APPROVED AUTHORITY:-

SCHEDULE OF JOINERIES:-

REFERENCE		METERS
M.D -	MAIN DOOR	1.06x2.14
D1 -	DOOR	0.91x2.14
D2 -	DOOR	0.76x2.14
W -	WINDOW	1.52x1.22
W1 -	WINDOW	1.22x1.37
W2 -	WINDOW	0.91x1.37
V -	VENTILATOR	0.91x0.61
O -	OPEN	0.91x2.14

AREA DETAILS

DESCRIPTION	SQ.FT	SQ.METERS
TOTAL SITE AREA [AS PER DOCUMENT]	2535.00	235.50
TOTAL SITE AREA [AS PER TSLR EXTRACT]	2535.00	235.50
TOTAL SITE AREA [AS PER DRAWING]	2512.40	233.41
AREA DETAILS	**SQ.FT**	**SQ.METERS**
GROUND FLOOR AREA	1386.50	128.81
FIRST FLOOR AREA	--	--
TERRACE FLOOR AREA	98.81	9.18
TOTAL AREA	1485.31	137.99
OPEN SPACE AREA	1125.90	104.60

PLOT COVERAGE = $\frac{128.81}{233.41}$ X 100 = 55.19%

F.S.I = $\frac{128.81}{233.41}$ = 0.55

COLOUR INDEX:-

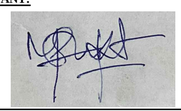
SITE BOUNDARY SHOWN -
PROPOSED BUILDING SHOWN -
EXISTING ROAD SHOWN -

NOTE:-

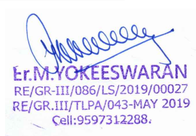
1. ALL MEASUREMENTS SHOWN IN FEETS & INCHES.
2. WASTE WATER TO BE USED FOR GARDEN PURPOSE.

SCALE:- 1"=8'-0" (or) 1:100

APPLICANT:



REGISTERED ENGINEER:



PLAN_INFO
PLOT_AREA_M2=235.50
SINGLE_FAMILY_BLDG=YES
ROAD_WIDTH=7.01
ROAD_LENGTH=250
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=23.76
AVG_PLOT_WIDTH=9.91
LAND_USE_ZONE=RESIDENTIAL
LEASEHOLD_LAND=NO
SURVEY_NO=162/12C,162/74
DISTRICT=TIRUCHIRAPALLI
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
AS_PER_DOCUMENT=235.50
IS_SWIMMING_POOL_EXISTS= NO
IS_PRIVATE_EXCLUSIVE_PASSAGE=NO
PATTA_NO=3140
TALUK=MANNACHANALLUR
AS_AT_SITE=233.41
FMB_OR_PLR=233.41
RWH_DECLARED=YES
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

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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.