Verified RealEstate™

REFERENCE
01/2024

ISSUED
04 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.

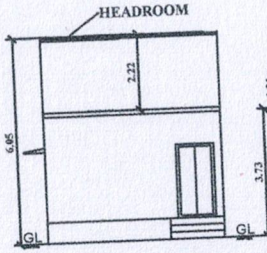
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

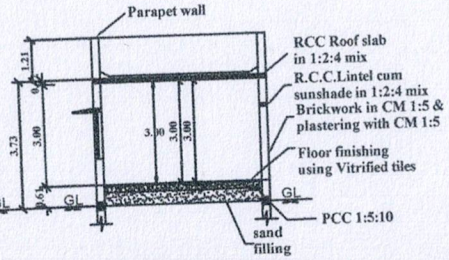
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

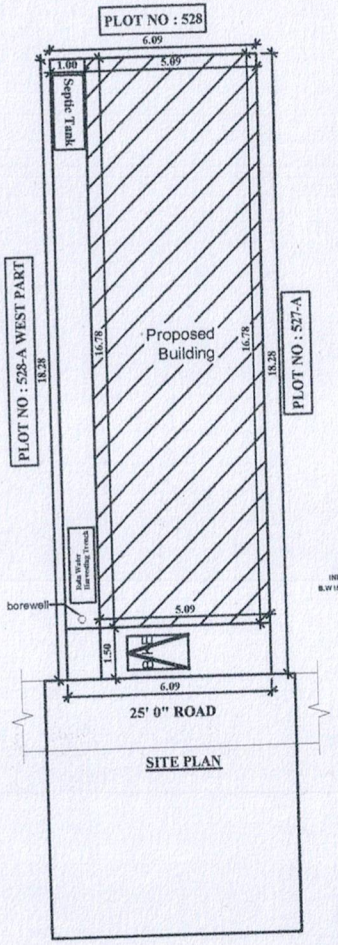
Plan showing the Proposed Construction of a Ground Floor Residential Building in New S.F No: 70/27, Plot No: 528-A East Part, Patta No : 537, at Vasan City North Extension, Somarasampettai Village & Panchayat, Srirangam Taluk and Trichy District.



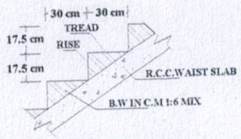
FRONT ELEVATION



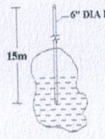
SECTION X - X



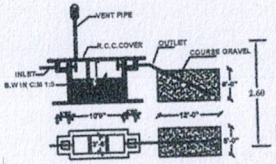
SITE PLAN



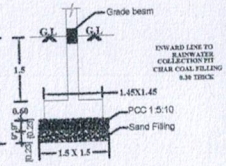
SECTION OF STAIRCASE



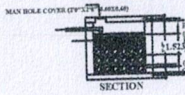
BORE WELL DETAIL



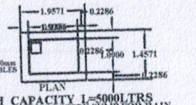
SEPTIC TANK & D-TRENCH DETAILS
NOT TO SCALE



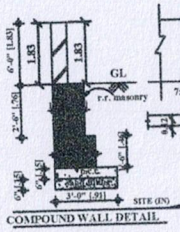
FOUNDATION DETAILS



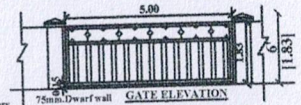
SECTION



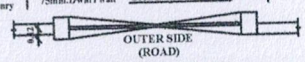
RWH CAPACITY L=5000LTRS
DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER



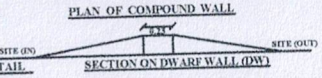
COMPOUND WALL DETAIL



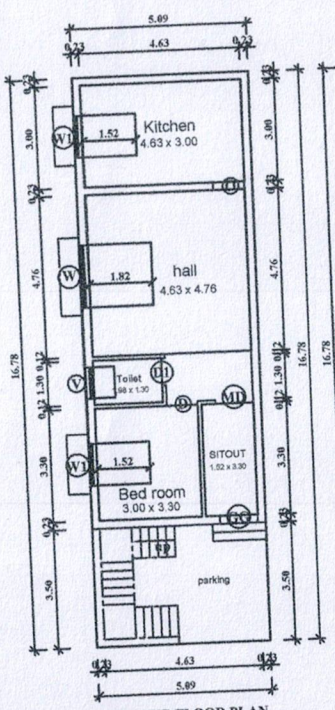
GATE ELEVATION



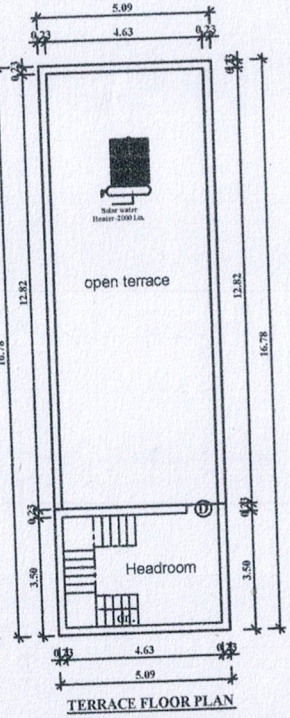
PLAN OF COMPOUND WALL



SECTION ON DWARF WALL (DW)



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

Approval seal

Schedule of joinery

MD	: Main Door	: 1000 x 2135
D	: Door	: 900 x 2135
D1	: Door	: 800 x 2135
O	: Open	: 900 x 2135
W	: Window	: 1800 x 1800
W1	: Window	: 1200 x 1400
W2	: Window	: 1200 x 900
V	: Ventilator	: 900 x 600

Area statement :

AREA DETAILS	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M	TOTAL FSI AREA SQ.FT
AREA OF THE SITE	-	-	111.50	1200.00
GROUND FLOOR AREA	85.41	-	85.41	919.37
HEADROOM AREA	-	18.99	18.99	204.41
TOTAL AREA	85.41	18.99	104.40	1123.78
OPEN LEFT	-	-	26.09	280.83

PLOT COVERAGE = 85.41 / 111.50 X 100 = 76.60 %

FLOOR SPACE INDEX (F.S.I) (85.41 / 111.50) = 0.766

Notes :

All dimensions are in meter.

Scale : 1"= 8' 0" (1:100)

Waste water will be utilized for garden purpose.

Boundary shown in Green.

Proposal shown in Red

Owner : MANONMANI CHITTIBABU.

Applicant

Er.M.PRADEEP.,ME(stru).,MICI,AMIE.,C.Eng(I).
CHARTERED ENGINEER AM 1775068
REGISTERED ENGINEER-086/LS/2019/66
REGISTERED STRUCTURAL ENGINEER
No.2C/3,Victoria Road,Woraiyur,
Trichy - 620 003.+91 81100 60620
erpradeeptrichy@gmail.com
Registered Engineer / Licensed Surveyor

Drawn by : PADP

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.