

PP

APPROVAL RECORD

Planning Permission

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE

Building Plan

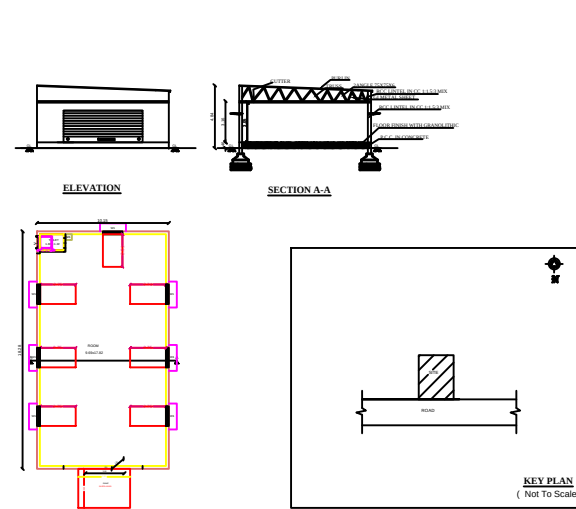
ISSUING AUTHORITY

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.

OWNER : Mr.N.SELVARAJAN S/O Mr.NATESAN



SET BACK DETAILS			
TNC&BR 2019		REQUIRED	PROVIDED
FRONT SET BACK	ROAD WIDTH UPTO 3M	1.5 M	33.94M
SIDE SET BACK	BUILDING HEIGHT UPTO 7M, LOT WIDTH UPTO 3M	1M ON ONE SIDE	1M ON ONE SIDE
NEAR SET BACK	BUILDING HEIGHT UPTO 7M,	NILL	(PROVIDED)

PARKING DETAILS AS PER (TNC&BR 2019)	
Dwelling Unit with	Number of Parking Spaces
Floor area above 50 sq.m and upto 75 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit

AREA OF CALCULATION	SQFT	SQM
AREA OF THE SITE	64022.00	5950.00
GROUND FLOOR	1996.41	185.54
BLOCK 1	185.54 SQM	
TOTAL	185.54 SQM	
VACANT PLACE	62025.59	5764.46
SUPER IMPOSED PLOT AREA		5950.00
PATTA AREA		5950.00

SPECIALTIES		
PLANT SPECIALTIES	SOFT	SOFT
PLOT AREA AS PER FMS	\$6002.00	\$6002.00
SUPERIMPOSED PLOT AREA	\$6045.19	\$6008.01

SCHEDULE OF JOINERIES:	
REMARKS	MEASURE
WD - MAIN DOOR	1.52 x 2.13
D - DOOR	0.86 x 2.53
DL - TOILET DOOR	0.76 x 2.13
W - WINDOW	1.52 x 1.45
WL - WINDOW	1.22 x 1.22
V - VENTILATOR	0.85 x 0.88

PROPOSED BUILDUP AREA			
SL. NO.	DESCRIPTION	FOOTPRINT (sq. ft. and sq. m.)	PERCENT USE & COVER
1)	AREA OF THE PLOT	64322.00	5963
2)	PROPOSED GROUND FLOOR BLDGS	1896.43	295
3)	VACANT AREA	62425.57	7685

Flow Space Index
 $F.S.I = 2526.998456.00 \pm 0.02$

Net Coarse Sand Percentage
 $F.S.I = 2526.998456.00 \times 130 \pm 0.029 = 3\%$

APPLICANT: **Ng H - 9**
Chen

ENGINEER

R. Thomas
DR. R. THOMAS EDMAN, JR.
DR. THOMAS EDMAN, JR.
1935, 1936, 1937
New York, N.Y. 10011
NY 10011
NY 10011
NY 10011

PLAN/NO
ASL, 5/17#-8088.01
FMB, CR#-9590.00
AGE DOCUMENT#-9590.00
PLOT, NO#-
PARTR, NO#-858
SURVEY, NO#-2957
DISTRICT-TRICHY
TAX#-MSGR
ACCESS, WIDTH, M#-3.00
SINGLE, FAMILY, BLDG#-NO
CR2-NO
SECURITY, ZONE-NO
ADJ, ACRES, CR# OR ADED, SCHOOL-NO
PLOT, AREA, M#-9590.00
PLOT, TYPE-OTHERS
ADJ, PLOT, WIDTH#-18.88M
AVG, PLOT, DEPTH#-157.56M
ROAD, WIDTH#-3.00M
ROAD, LENGTH#-80.88M
LAND, USE, TYPE-COMMERCIAL
BUILDING, PARCELS-YES
IS, APPROVED, LAUNCH-NO
IS, SWIMMING, POOL, EXISTS-NO
PROGRAM, PS, REQUIRED-NO
BUILDING, NEAR, TO, RIVER-NO
BUILDING, NEAR, MONUMENT-NO
ABUTMENT, TYPE- PANCHAYAT
OR, APPLICABLE, YES
IS, HERITAGE, ZONE, RETURN, SURVEY-YES
IF, HERITAGE, ZONE, LESS, THAN, 10M, RADIIUS-YES
IS, SIKH, NON, BE, RESIDENTIAL
IS, NON, MEMBER, COUNT-5
BLOCK, IS, SHOP, NON, RESIDENTIAL, MEMBER, COUNT-5



S.F.NO:259/6B,SRINIVASAN LAND
159.0M

S.F.259/8A, SHANMUGAM LAND



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

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



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.

