Verified RealEstate™

REFERENCE
1

ISSUED
21 January 2025

PP APPROVAL RECORD

Planning Permission

Tiruvannamalai 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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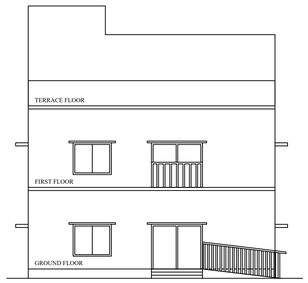
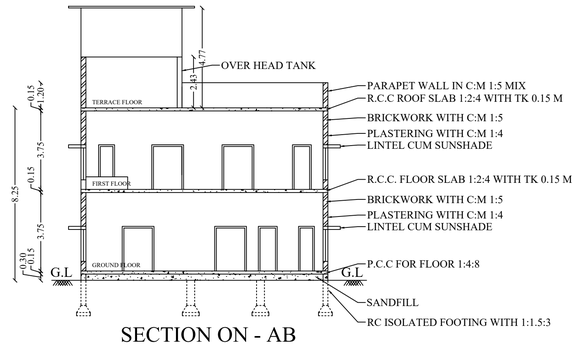
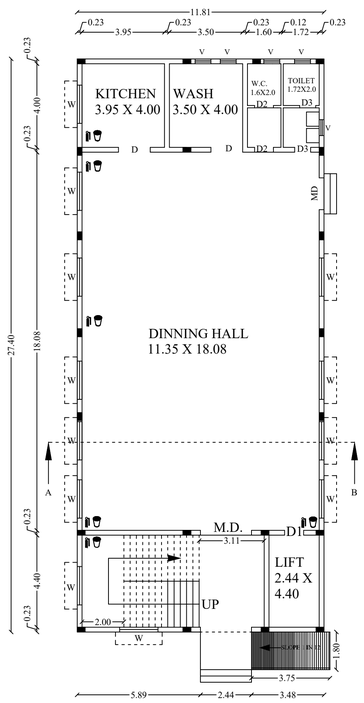
DIGITALLY VERIFIED RECORD



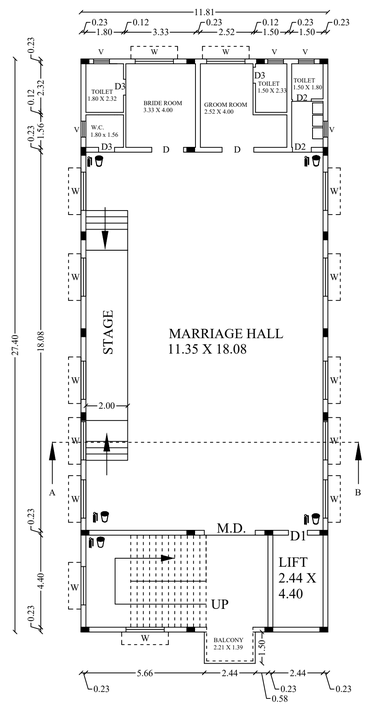
ELEVATION



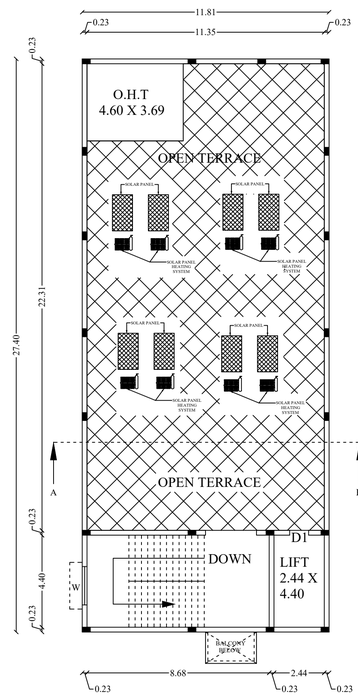
SECTION ON - AB



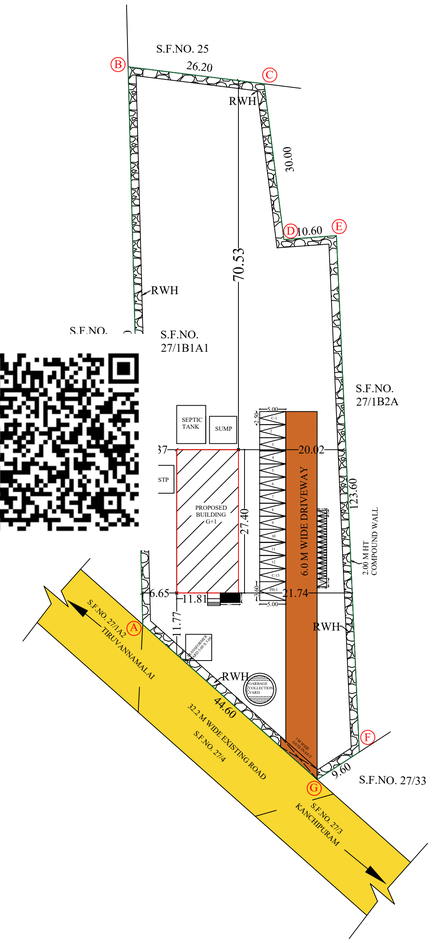
GROUND FLOOR



FIRST FLOOR

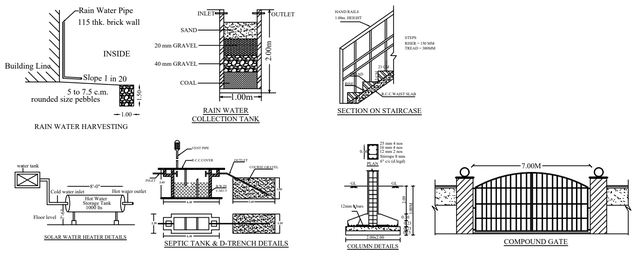


TERRACE FLOOR



SITE PLAN
(NOT TO SCALE)

(NOT TO SCALE)



PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING **(KALYANA MANDAPAM)** IN S.F.NO:27/1B1A1 AT NOCHIMALAI VILLAGE, TIRUVANNAMALAI PANCHAYAT UNION, TIRUVANNAMALAI TALUK AND TIRUVANNAMALAI DISTRICT.

(SCALE 1:100)

AREA DETAILS	IN Sq.FT	IN Sq.M
IN S.F.NO: 27/1B1A1 (AS PER PATTA)	48007	4460.00
TOTAL AREA OF THE SITE	48007	4460.00

PROPOSED BLOCK DETAILS	F.S.I	NON-F.S.I
GROUND FLOOR	326.66	-
FIRST FLOOR	326.66	-
TERRACE FLOOR	-	57.39
TOTAL FLOOR AREA	653.32	57.39
TOTAL BUILT-UP AREA	710.71	
F.S.I	653.32/4460.00 = 0.14< 2	
PLOT COVERAGE	(326.66/4460.00) X 100 = 7.32%	

JOINERY DETAILS		SIZE IN METER
M.D	MAIN DOOR	1.22 X 2.13
D	DOOR	1.52 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.90 X 2.13
D3	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.52
V	VENTILATIOR	0.76 X 0.76

SITE DETAILS :

PROPOSED SITE
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	13	13
TWO WHEELER PARKING	13	13
PHYSCIALLY CHALLENGED PARKING	1	1
PH TWO WHEELER PARKING	1	1

NOTES:-

1. ALL DIMENSIONS ARE IN METER.
2. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED.
3. SOLAR WATER HEATING SYSTEM PROVIDED.
4. RAINWATER HARVESTING FACILITIES PROVIDED.
5. WATER FACILITIES PROVIDED.
6. DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
7. F E - FIRE SAFETY MEASURES PROVIDED.
8. CENTRALIZED AC TO BE PROVIDED AT REQUIRED PLACE

ONLINE APPLICATION NO : SWP/BPA/0067038/2023
APPROVAL NO : BP/AD -DTCP (TVM) : 09/2024

APPLICANT:-

V. Jayachandran

REGISTERED ENGINEER:

Er. S. MANIKANDAN,B.E.,
M/s SAI SRI BUILDERS
Registered Engineer Grade-II
Consulting Civil Engineer & Contractor,
Reg.No.R1/T8/1/AN 2020/020
P.K.Complex, First Floor, Trichy Main Road,
South Gandhigramam,Karur-639 004.
Cell: 87546 48509.

STRUCTURAL ENGINEER:

ER. S. RAJASEKARAN, M.E.(STRU)
REGISTER STRUCTURAL ENGINEER
REG. No: SE / Gr-II / 003 / KARUR / NOV / 2022
KARUR
Ph. No: +91 9789589108

GEO TECH ENGINEER:

KAMESH BABU MAJJI M.Tech.,
Registered Geo-Technical Engineer

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.