Verified RealEstate™

REFERENCE
05/2024

ISSUED
25 June 2024

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.

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

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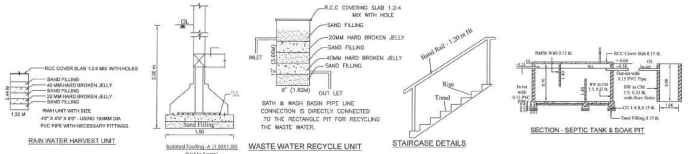
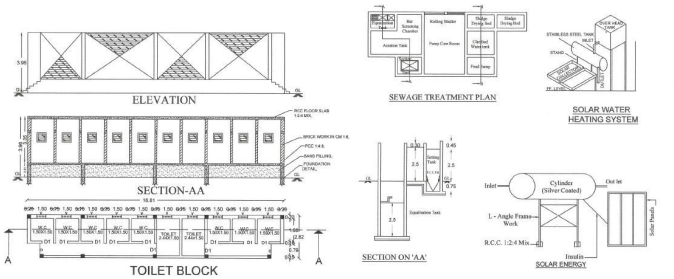
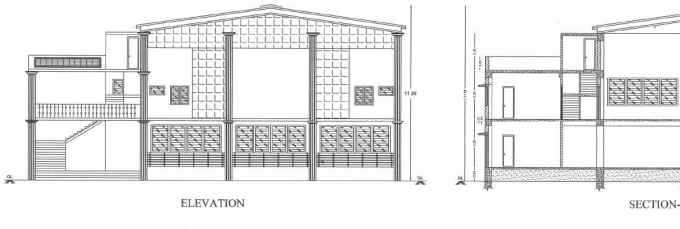
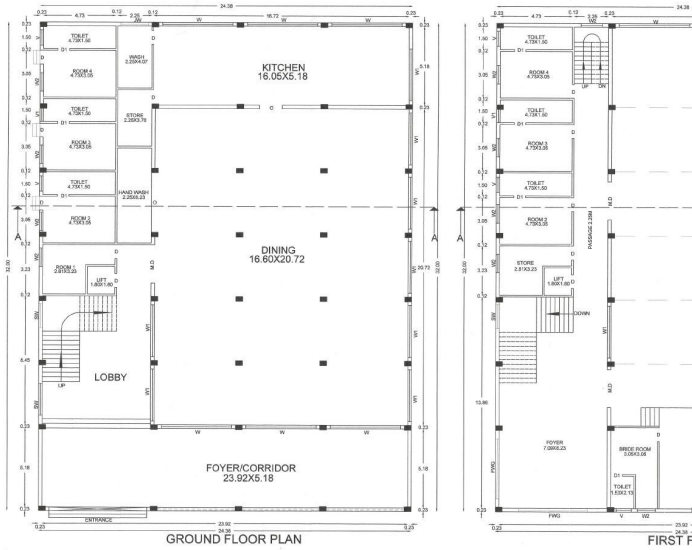
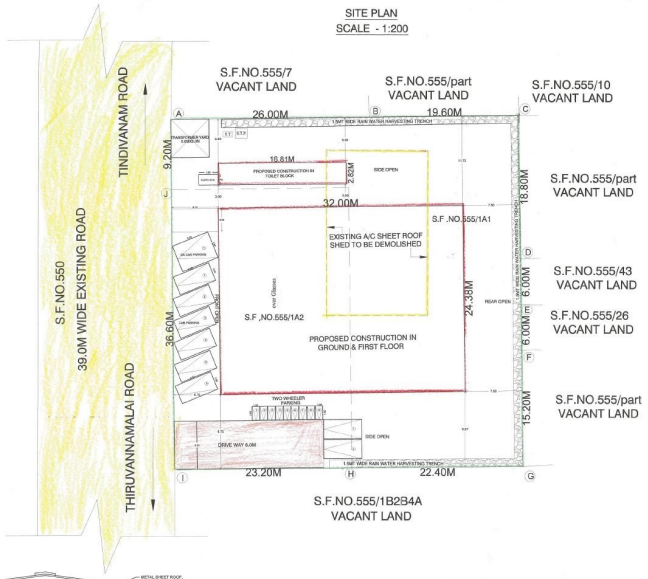
DIGITALLY VERIFIED RECORD

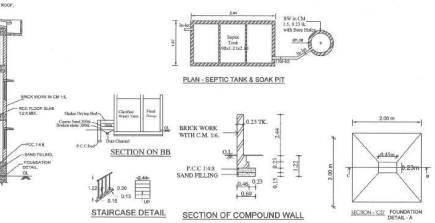


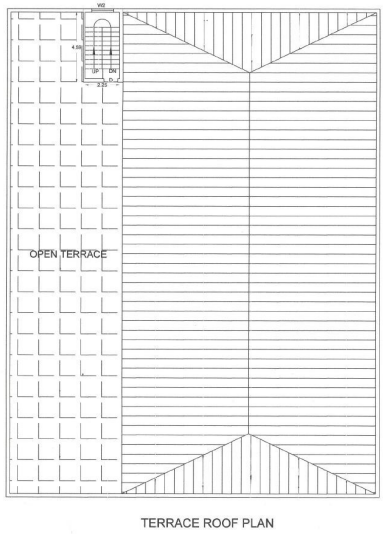












PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF & METAL SHEET ROOF "KALYANA MANDAPAM & ROOMS " IN GROUND & FIRST FLOOR IN S.F.Nos.555/1A1 & 555/1A2 OF KILSATHAMANGALAM VILLAGE / PANCHAYAT, VANDAVASI TALUK & THIRUVANNAMALAI DISTRICT.

SCALE - 1:100 & 1:200

ALL DIMENSIONS ARE IN METER

AREA DETAILS :

TOTAL AREA OF THE SITE 2100.00 Sq mt

FLOOR	FSI AREA in Sq mt	NON - FSI AREA in Sq mt	BUILTUP AREA in Sq mt
GROUND FLOOR	780.16	--	780.16
FIRST FLOOR	780.16	--	780.16
TOILET BLOCK	47.40	--	47.40
HEAD ROOM	--	12.48	12.48
TOTAL AREA	1607.72	12.48	1620.20

PLOT COVERAGE :

Plot Coverage: 780.16 / 2100 x 100 = 37.15 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{TOTAL FLOOR AREA}}{\text{SITE AREA}} = \frac{1731.22}{2670.00} = 0.76 < 2.0$$

PARKING DETAILS:

CAR PARKING :

Car Parking - 08 Nos.
PH Car Parking - 01 Nos.
09 Nos.

TWO WHEELER PARKING :

Two Wheeler Parking - 09 Nos.

COLOR INDEX :

SITE BOUNDARY(ABCDEFGHT)
PROPOSED BUILDING
EXISTING ROAD

NOTE :

FIRE EXTINGUISHER

FIRE CERTIFICATE :

Necessary Fire Extinguishers will be provided with the permission from the fire Service

REFERENCE :

For Bath and wash seperate pipeline is to be provided and directly connected to the recharge pit for recycling purpose.

JOINERY DETAILS: In Metre

MD	-	MAIN DOOR	-	2.50 x 2.13 M
D	-	DOOR	-	0.91 x 2.13 M
D1	-	DOOR	-	0.76 x 2.13 M
W	-	WINDOW	-	4.60 x 1.22 M
W1	-	WINDOW	-	3.40 x 1.22 M
W2	-	WINDOW	-	1.44 x 1.22 M
SW	-	WINDOW	-	3.40 x 1.22 M
FWG	-	WINDOW	-	3.40 x 1.22 M
JW	-	WINDOW	-	1.44 x 1.22 M
V	-	VENTILATOR	-	0.61 x 0.61 M

Online Application No:SWP/BPA/0072546/2023
Approved No:BP/AD-DTCP (TVM) No:06/2024

OWNER

Er. C. PALANI, DCE.,
Construction & Consulting Engineer
DO.T & CP Reg No. CE(R)1 March 2020(M).
No. 9(F), First Floor,
Infantry Road, (Opp. Nehaji Stadium)
Vellore - 632 001. Ph : 97879 91542

CONSTRUCTION ENGINEER

Er. J. MALATHY, M.E(GEOTECH),
Govt. Registered Geo Tech Engineer,
Reg. No. GTR/210800(DTCP),
No. 68, Phase-II, Vasanthan Nagar Ext.,
VALLALAR, VELLORE - 632 008
Mobile: 87782 20996, 98404 82883

GEO TECH ENGINEER

Er.V. GUNASEKARAN, B.E.(Civil),
Govt. Approved Structural Engineer
Lic.No: VAN/STR/2 Dt:11.4.2023
No. 21, Dhandarampattu Road,
Thiruvannamalai - 606 601.
Cell: 7094233855

STRUCTURAL ENGINEER

Er. P. GANAPATHY, B.E.(Civil),
Govt. REGISTERED ENGINEER
Lic.No: 91/2012 Dt:-31-8-2022
No. 9, Dhandarampattu Road,
Thiruvannamalai - 606 601.
Cell: 70928 33 868

REGISTERED 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.