Verified RealEstate™

REFERENCE
03/2023-24

ISSUED
22 March 2024

PP APPROVAL RECORD

Planning Permission

Melathikkan

Tiruvannamalai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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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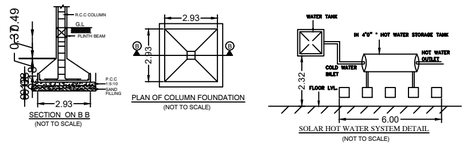
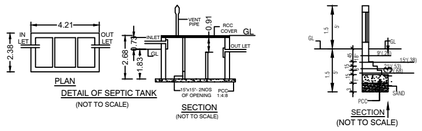
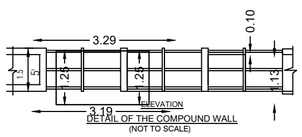
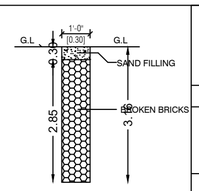
DIGITALLY VERIFIED RECORD

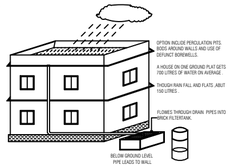
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC RESIDENTIAL BUILDING IN PLOT NO:84, IN KRISHNASAMY - KAMALAMMAL NAGAR, COMPRISED IN OLD SURVEY NO:48/1A1A, AS PER PATTA NO.5648, NEW SURVEY NO.48/45, AT KILANAIKKARAI VILLAGE, MELATHIKAN PANCHAYAT, TIRUVANNAMALAI PANCHAYAT UNION & TALUK, TIRUVANNAMALAI DISTRICT.

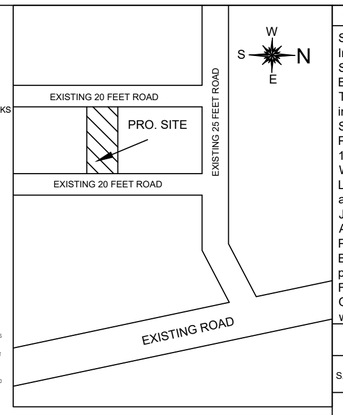




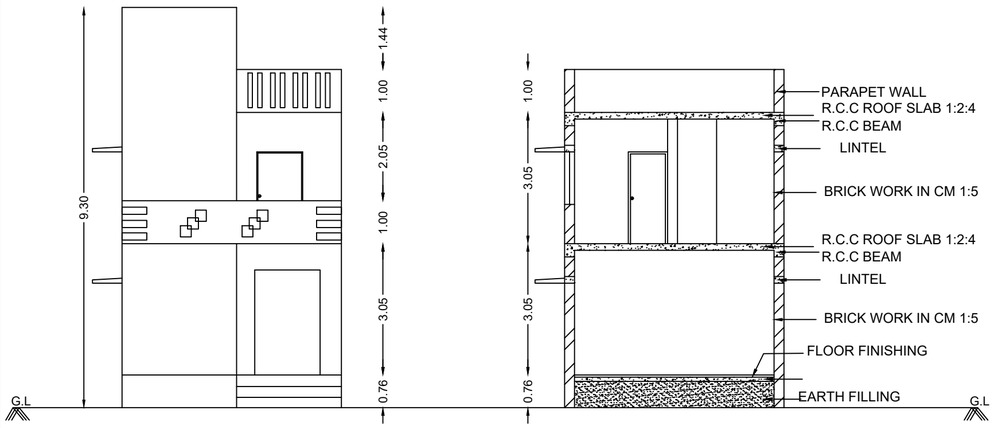


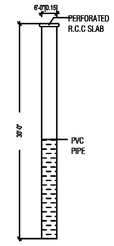




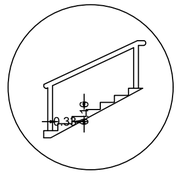


KEY PLAN (NOT TO SCALE)

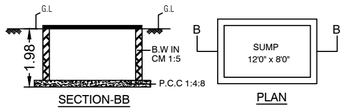




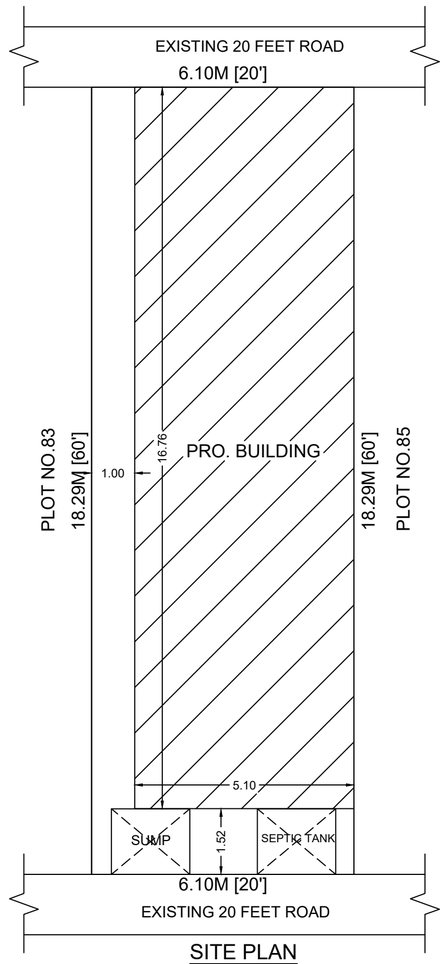
DETAIL OF BORE WELL



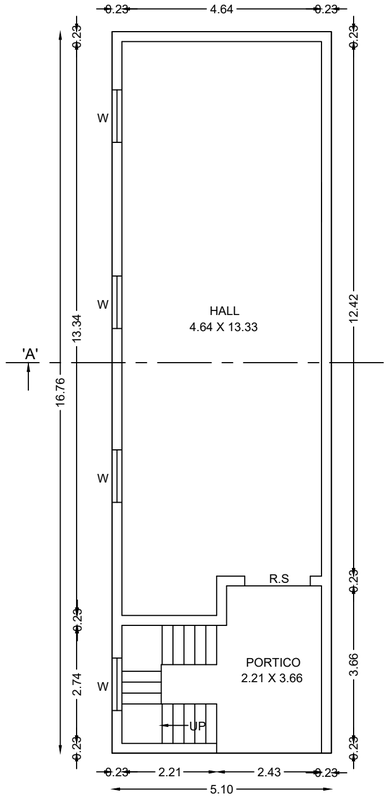
STAIRCASE SECTION



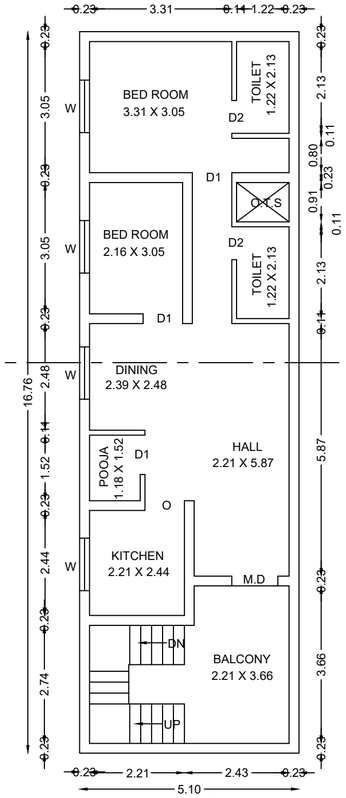
SUMP DETAIL
(NOT TO SCALE)



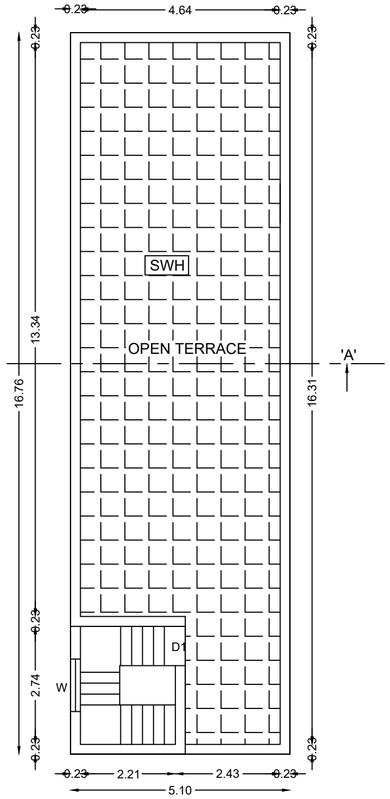
SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN

SPECIFICATION

SUB-STRUCTURE:
Individual Column Footing i
Sand Filling Ceiling Course
Bed Conc in Mix PCC 1:5:1
Top with River Sand, Rema
in RCC Mix 1:5:10
SUPER STRUCTURE:
Partition walls in Brick Work
1:2:4, one way R.C.C. slab
WEATHERING COURSE:
Lime concrete with Brick Je
and pointed in CM 1:3
JOINERY:
All made up of country woo
PLASTERING:
Both the sides of walls plastered in CM 1:4 of thick 12mm ceiling tube plastered in CM 1:3 of thick 10mm
FLOOR FINISH:
Granite thick finish in CM 1:3 of thick 50mm thick including top finishing with plastering in CM 1:3 of 20mm thick.

SCHEDULE OF JOINERY

S.NO	TYPE	DESCRIPTION	SIZE	
			FEET	METRE
1	M.D	MAIN DOOR	3'6" x 7'0"	1.07 x 2.13
2	D1	DOOR	3'0" x 7'0"	0.91 x 2.13
3	D2	DOOR	2'6" x 7'0"	0.76 x 2.13
4	W	WINDOW	3'0" x 4'0"	0.91 x 1.37
5	V	VENTILATOR	2'0" x 1'6"	0.61 x 0.45

AREA STATEMENT

S.NO	DESCRIPTION	AREA	
		Sq.ft	Sq.mt
1	SITE AREA	1200.00	111.48
2	GROUND FLOOR AREA (FSI)	919.56	85.43
3	FIRST FLOOR AREA (FSI)	919.56	85.43
4	HEAD ROOM AREA (NON - FSI)	85.14	7.91
5	TOTAL FLOOR AREA (FSI)	1839.12	170.86
6	TOTAL BUILD UP AREA	1924.26	178.77

PLOT COVERAGE - 76.63 % FSI 1.533

SCALE : 1"=8' / 1:100	DRAWING TITLE	RESIDENTIAL
DRG. NO.: 01	PLANS, SECTION,ELEVATION & DETAILS	W S N E

COLOUR INDEX
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

OWNER SIGNATURE

Er. G.PARTHIBAN B.E.(Civil)
Registered Engineer,
Reg.No: CGLDIST/RE/Gr-III/2021/03/003
PARTHI PLANNERS
Shop No.7, 1st Floor, Bharath Complex,
Near Railway Gate, Avalurpet Road,
Tiruvannamalai - 606601.
Mobile No: 8122860448

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.