Verified RealEstate™

REFERENCE
192/2024

ISSUED
12 September 2024

PP APPROVAL RECORD

Planning Permission

Tiruvannamalai

Tiruvannamalai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

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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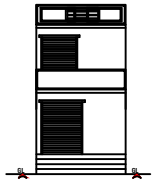
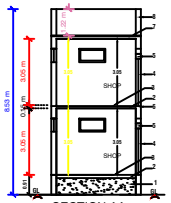
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR AND FIRST FLOOR COMMERCIAL SHOP BUILDING AT S.F. NO: 476/A1A, 535/13,NEW S.F. NO.535/13B,PATTA NO.1404,DESUR , DESUR SECOND GRADE TOWN PANCHAYAT, VANDAVASI TALUK, THIRUVANNAMALAI DISTRICT.



ELEVATION

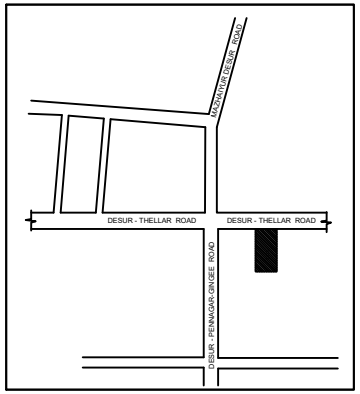


SECTION AA

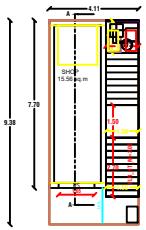
ALL DIMENSIONS ARE IN METERS

SPECIFICATION

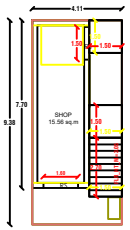
1.SAND FILLING FOR FOUNDATION.
2. P.C.C.1:4:8MIX FOR FLOORING CONCRETE.
3. FLOOR FINISHING FOR VERIFIED TILES.
4. BRICK WORK IN C.M.1:5 MIX FOR SUPERSTRUCTURE
5.R.C.C 1:2:4 MIX FOR LINTEL CUM SUNSHADE.
6. R.C.C. 1: 2: 4 MIX FOR ROOF CONCRETE.
7. C.M.1 :3 MIX FOR WEATHERING CONCRETE.
8. B.W. IN C.M.1: 5 MIX FOR PARAPET WALL.



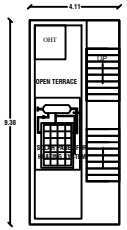
KEY PLAN



GROUND FLOOR PLAN

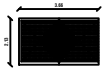


FIRST FLOOR PLAN

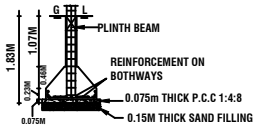


TERRACE FLOOR PLAN

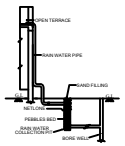
STAIR



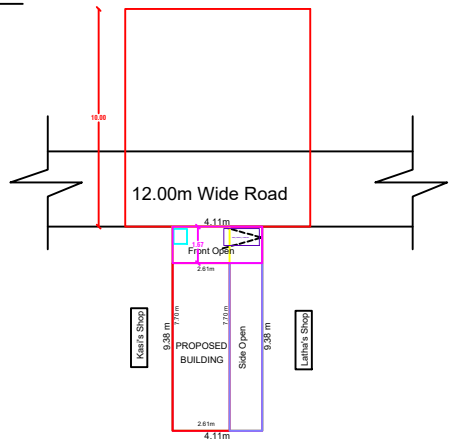
MAIN GATE ELEVATION



TYP. COLUMN FOOTING DETAIL



RAIN WATER HARVESTING SYSTEM



SITE PLAN
SCALE 1:1

AREA DETAILS

	SQ.MT	SQ.FT
TOTAL AREA OF SITE BY DOCUMENT	38.53	414.59
TOTAL AREA OF SITE BY PATTA TSLR	38.53	414.59
PRO.CON.GROUND FLOOR	31.65	340.55
PRO.CON.FIRST FLOOR	31.65	340.55
OPEN AREA OF SITE	6.88	74.03

FSI = TOTAL BUILT UP AREA /TOTAL SITE AREA=2

$$\frac{31.65+31.65}{38.53} = 2$$

JOINERIES:

VENTILATOR	V	3'0" x 2'0"	0.91M x 0.61M	4
ROLLING SHUTTER	RS	9'0" x 8'0"	2.75M x 2.44M	44

COLOUR INDEX

OWNER BOUNDARY SHOWING IN GREEN
PROPOSED CONSTRUCTION SHOWING IN RED
STREET (OR) ROAD SHOWING IN YELLOW

OWNER

MR.VENGADESAN, S/o.THIRU.RAMANUJAM.

REGISTERED ENGINEER

BAVAPRIYA PLANNERS & BUILDERS
100/3,RANGASAMY COMPLEX,UNION BANK OPP
GINGEE ROAD,CHETPET,THIRUVANNAMALAI DISTRICT.
cell: 97102 29383, 98423 43187.

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.