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REFERENCE
270/2024/A2

ISSUED
21 August 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

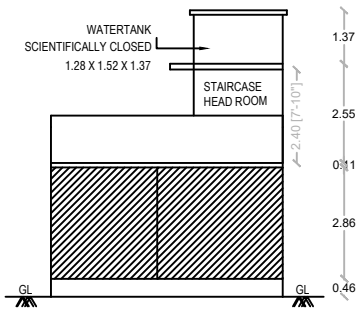
# PLAN SHOWING THE PROPOSED CONSTRUCTION IN GROUND FLOOR OF A R.C.C ROOF COMMERCIAL BUILDING IN S.F. NO :-197/35(OLD),S.F.NO.197/40(NEW) ,MILLATH NAGAR ,CHEMGAM TOWN PANCHAYATH, CHENGAM TALUK,THIRUVANNAMALAI DISTRICT.

SCALE : 1:100 , ALL DIMENSIONS ARE IN METER

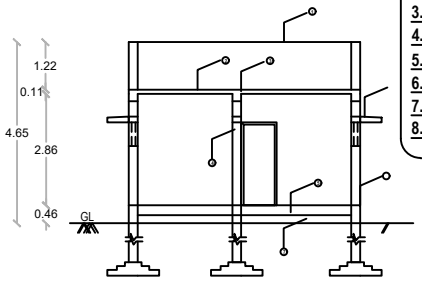
**NAME OF THE OWNER :K RAVI,**
**CELL NO : 9487469744**

N

2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN1:3 MIX




ELEVATION

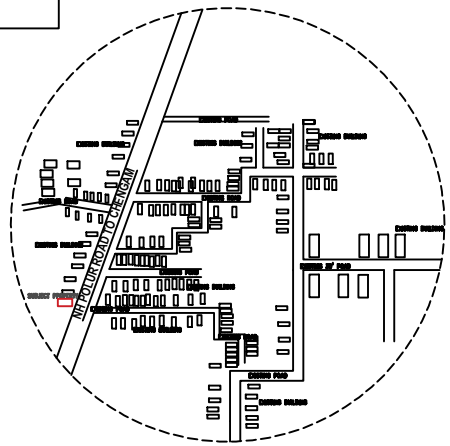



CROSS SECTION ON -- "AB"

1. Parapet wall
2.Weathering course
3.R.C.C1:2:4: roof slab
4.Brick work in cm 1:5
5.P.C.C 1:5:10
6.Floor finishing
7. Sand filling
8.lintel cum Sunshade

SITE PLAN DETAILS
SCALE : 1:100

S.F. NO :-197/35(OLD)
S.F. NO :-197/40(NEW)
CHENGAM TOWN PANCHAYATH,
THIRUVANNAMALAI DISTRICT.




KEY PLAN
SCALE : NTS.

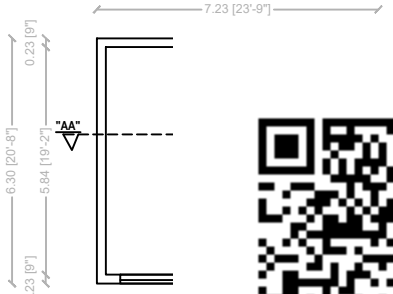
| AREA STATEMENT | SQ.FT | SQ.MT |
|---|---|---|
| PLOT AREA (AS PER DOCUMENT) | 688.50 | 64.96 |
| PLOT AREA (AS PER PATTA) | 688.50 | 64.96 |
| PLOT AREA ( AS PER SITE ) | 688.50 | 64.96 |
| FSI AREA | | |
| | | |
| PRO. Commercial GF AREA | 490.30 | 45.55 |
| TOTAL FSI AREA | 490.30 | 45.55 |
| NON FSI AREA | | |
| PRO. CAR PARK AREA | 0.00 | 0.00 |
| PRO.TOTAL CARPET AREA | 416.75 | 38.71 |
| OPEN AREA OF THE SITE | 198.20 | 18.41 |

**FLOOR SPACE INDEX**

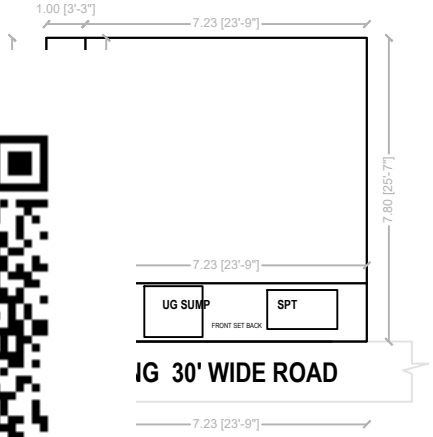
FLOOR AREA RATIO = $\frac{\text{ALL FLOOR AREA}}{\text{PLOT AREA}} = \frac{65.67}{94.00} = 0.698 < 2.00$

**JOINERY DETAILS:**

| | DESCRIPTION | IN METER |
|---|---|---|
| MD | MAIN DOOR | 1.00X2.13 |
| D1 | DOOR | 0.91X2.13 |
| D2 | TOILET DOOR | 0.76X2.13 |
| O | OPENING | 0.91X2.13 |
| W | WINDOW | 1.83X1.22 |
| W1 | WINDOW | 1.83X0.91 |
| W2 | WINDOW | 1.22X1.22 |
| V | VENTILATOR | 0.91X0.61 |

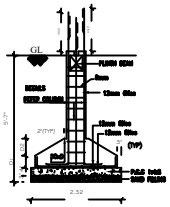



PEC

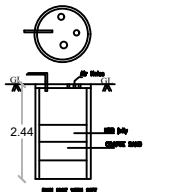



IG 30' WIDE ROAD

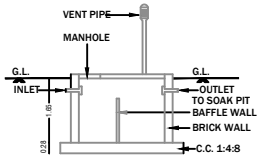
SITE PLAN



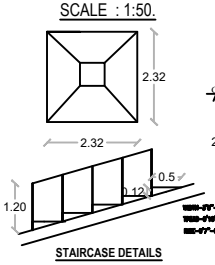

FOUNDATION DETAILS
SCALE : 1:50.



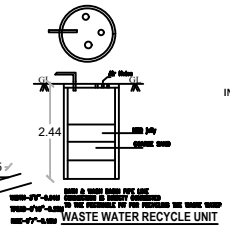

RAIN WATER HARVESTING TANK DETAIL



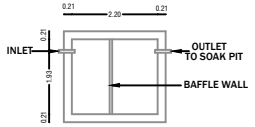

SECTION OF SEP.TANK




STAIRCASE DETAILS




WASTE WATER RECYCLE UNIT




PLAN
SEPTIC. TANK

**COLOUR INDEX:**

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE

NO OF DWELLING UNIT - 1NO

K RAVI

OWNER'S SIGNATURE

REGISTERED ENGINEER SIGNATURE.

Dwg Name :E:59/P&P/B/N.S/APP-2024-059

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

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# 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.