Verified RealEstate™

REFERENCE
281/2020-2025

ISSUED
14 May 2026

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 GROUND FLOOR & FIRST FLOOR RCC. ROOF BUILDING

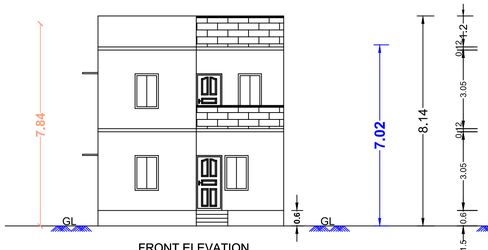
[RESIDENCE] IN DOCUMENT SF.NOS: 40/11B, 41/1, 41/2C, 41/3, 41/4, 41/5, 41/6, 42/6A, 42/8, 42/9, 42/10, 43 & 44 / 5

PLOT. SF.NO: 44 / 5 (NEW SF.NO: 44 / 5A1A1A) , PATTA.NO: 4133 - PATTA. SF.NO: 44 / 10 , " THIPPU SULTHAN NAGAR PHASE - II ",

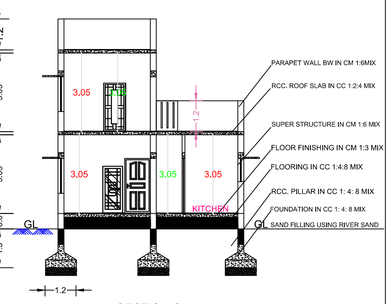
PLOT.NO:5, CHEYYAR TO ARCOT HIGHWAYS ROAD WEST EXTENSION, PAINKINAR VILLAGE PANCHAYAT, CHEYYAR UNION,

CHEYYAR TALUK, TIRUVANNAMALAI DISTRICT,. SCALE:1: 100

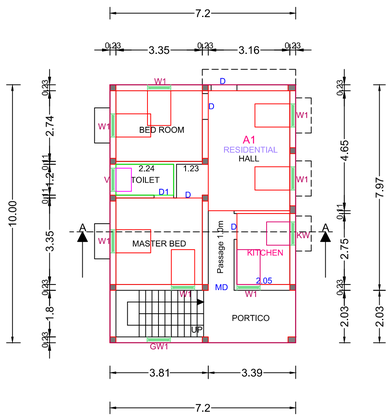
வரன்மு றைப்படுத்தப்பட்டD.T.C.P. அங்கீகார எண் : ம.வ.ந.உள.து.இ.(வே.எ)278 (R) / 2018



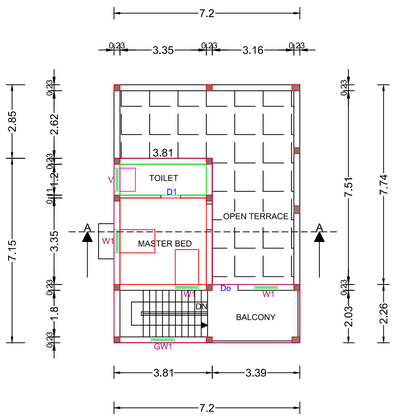
FRONT ELEVATION



SECTION ON A-A

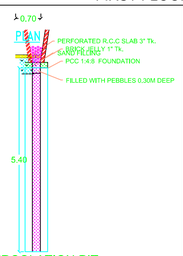


GROUND FLOOR PLAN

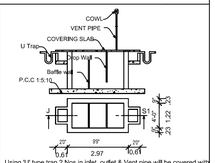


FIRST FLOOR PLAN

OFFICE USE:



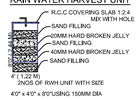
PERCOLATION PIT
SECTION OF RAIN WATER
RWH_CAPACITY_L=3.76



Using 'U' type trap 2 Nos in inlet, outlet & Vent pipe will be covered with Mosquito proof covering net in inner side and top of vent pipe.

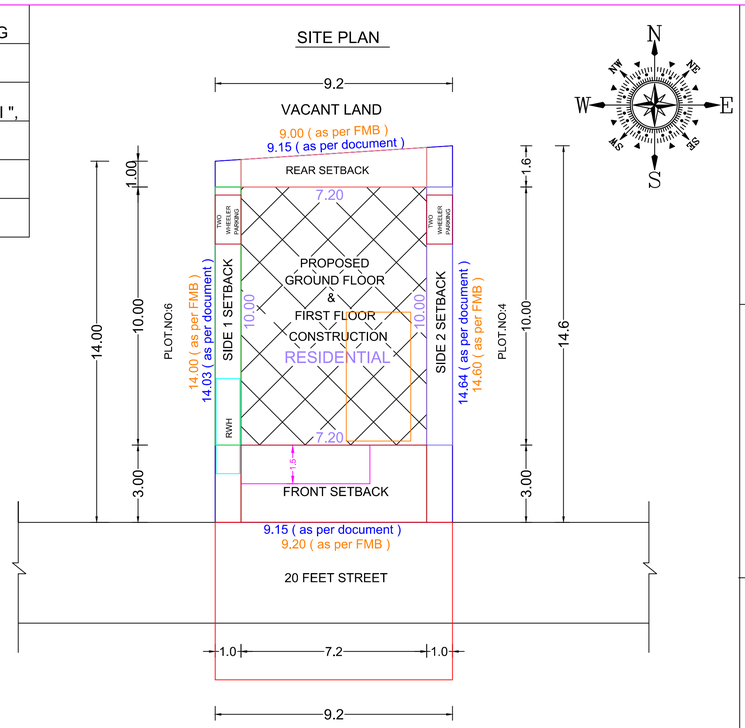
SEPTIC TANK DETAILS

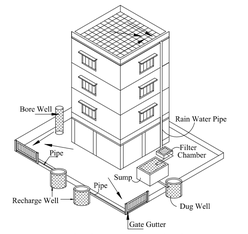
RAIN WATER HARVEST UNIT



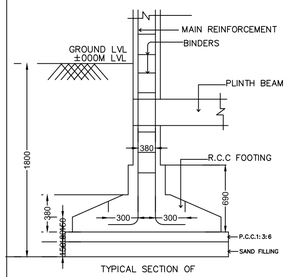
4' (1.22 M)
2NOS OF RWH UNIT WITH SIZE
4'0" x 4'0" x 8'0"USING 150MM DIA
PVC PIPE WITH NECESSARY FITTINGS.

SITE PLAN





Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



TYPICAL SECTION OF
R.C.C COLUMN FOUNDATION
SCALE : 1" = 2'-0"

PLAN INFO
SURVEY_NO=44/5
PLOT_NO=5
PATTA_NO=4133
PATTA_SF_NO=44/10
DOOR_NO=0
TALUK=CHEYYAR
DISTRICT=TIRUVANNAMALAI
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.00
AVG_PLOT_DEPTH=14.60
AVG_PLOT_WIDTH=9.20
AREA_TYPE=OTHERS
ROAD_WIDTH=6.00
ROAD_LENGTH=150.00
AS_PER_DOCUMENT=130.98
FMB_OR_PLR=131.00
AS_AT_SITE=131.00
LAND_USE_ZONE=INDIVIDUAL RESIDENTIAL
RWH_DECLARED=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
PLOT_AREA_M2=130.98
AREA_TYPE_PLAN=OTHERS
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
OSR_APPLICABLE=NO
JURISDICTION_TYPE=PANCHAYAT

NO	JOINERY DETAILS	SQ.FT	SQ.MT
1	MD - MAIN DOOR	4'0"X7'0"	1.22MX2.13M
2	D - DOOR	3'3"X7'0"	1.00MX2.13M
3	D1 - DOOR	2'6"X6'0"	0.76MX1.80M
4	FW - FRENCH WINDOW	5'0"X6'0"	1.50MX1.80M
5	W - WINDOW	5'0"X4'6"	1.50MX1.35M
6	W1 - WINDOW	3'0"X4'6"	0.90MX1.35M
7	KW - KITCHEN WINDOW	5'0"X4'6"	1.50MX1.35M
8	V - VENTILATOR	3'0"X2'0"	0.90MX0.60M
9	J - JOLLY	5'0"X3'0"	1.50MX0.90M

LOCATION PLAN

REFERENCE

	SFT	SQM
AREA OF THE SITE [AS PER DOCUMENT]	1410.00	130.98
AREA OF THE SITE [AS PER SUB DIVISION]	1410.00	131.00
AREA OF THE SITE [AS PER SITE]	1410.00	131.00
AREA OF THE GROUND FLOOR BUILDING	775.03	72.00
AREA OF THE FIRST FLOOR BUILDING	375.67	34.90
TOTAL AREA OF THE GROUND & FIRST FLOOR BUILDING	1150.70	106.90
NET OPEN SPACE AREA	634.97	58.98

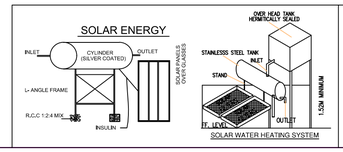
APPLICANT

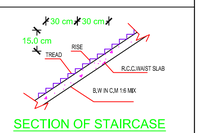
[THIRU.M.PONNARASU]

ENGINEER

AMMAN BUILDERS "

SOLAR ENERGY





SECTION OF STAIRCASE

Roc.No.039/CP/24-25/0000153 Dated: 01-Apr-2024
Er. A. ARASU , B.E.,D.Arch.,CADD..
Engineers Grade I - RE
Architect Register No: 039/LS/2019/00002
G.O(M.S.)No: 18 MAWS/Dept.Dated:04/Feb/2019
Consulting Civil Engineer & Licensed Building Surveyor
Thiruvathipuram Muncipality,
57/30, ARCOT ROAD
(OPP.BOYS HIGHER SECONDARY SCHOOL)
CHEYYAR 604 407
CELL: 94428 10724 , 97886 62810

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.