Verified RealEstate™

REFERENCE
04/2024

ISSUED
05 December 2024

PP APPROVAL RECORD

Planning Permission

Tiruvarur 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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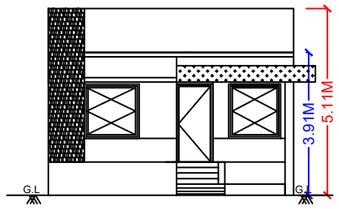
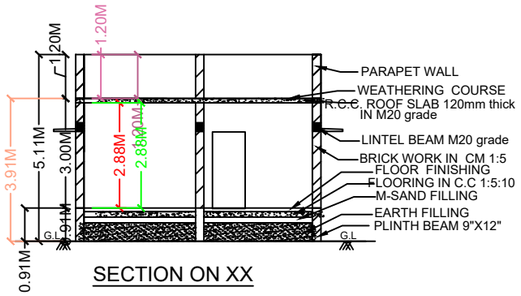
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR RCC ROOF RESIDENTIAL BUILDING AT RS NO 131-13(OLD RS.NO 131-1B), KORADACHERI MAIN ROAD, NATHAM SUB VILLAGE, KANKODUTHAVANITHAM VILLAGE & PANCHAYAT,KORADACHERI UNION, KOOTHANALLUR TALUK AND THIRUVARUR DISTRICT.

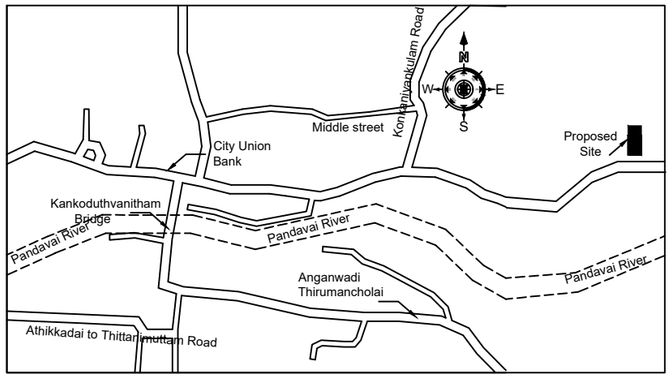
OWNER: Mrs. K.SINDHU



ELEVATION

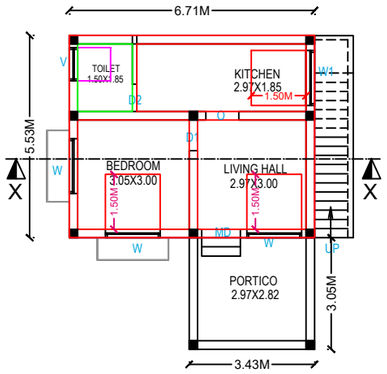


SECTION ON XX

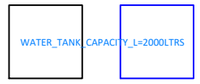


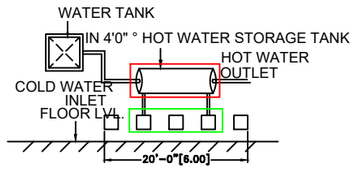
KEY PLAN
NOT TO SCALE

PLAN_INFO
PLOT_NO=-
PLOT_AREA_M2=170.49
AS_AT_SITE=170.49
FMB_OR_PLR=1900.00
AS_PER_DOCUMENT=1902.00
WATER_BODIES_BEYOND_15M=NO
RESERVE_FOREST_WOODED_LAND_BEYOND_150M=NO
BLDG_LENGTH_MORETHAN_10M=NO
BURIAL_PLACE_BEYOND_90M=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
SINGLE_FAMILY_BLDG=YES
RWH_DECLARED=YES
LAND_USE_ZONE=RESIDENTIAL
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AREA_TYPE=OTHERS
ACCESS_WIDTH_M=10.0
ROAD_WIDTH=9.0
ROAD_LENGTH=500.00
MIN_PLOT_DEPTH=11.75
MIN_PLOT_WIDTH=13.43
AVG_PLOT_DEPTH=12.50
AVG_PLOT_WIDTH=13.50
PATTA_NO=755
SURVEY_NO=131-13
VILLAGE=KANKODUTHAVANITHAM
TALUK=KOOTHANALLUR
DISTRICT=THIRUVARUR
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_PRIVATE_EXCLUSIVE_PASSAGE=YES

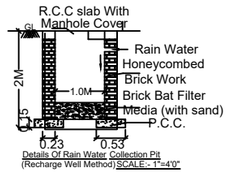


PRO.GROUND FLOOR PLAN



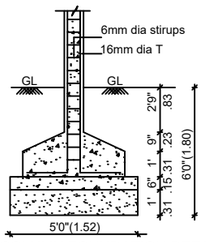


SOLAR HOT WATER SYSTEM DETAIL

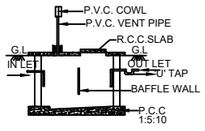


Details Of Rain Water Collection Pit
(Recharge Well Method) SCALE:- 1"=4'0"

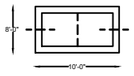
STAIRCASE DETAILS
SCALE (1:50)



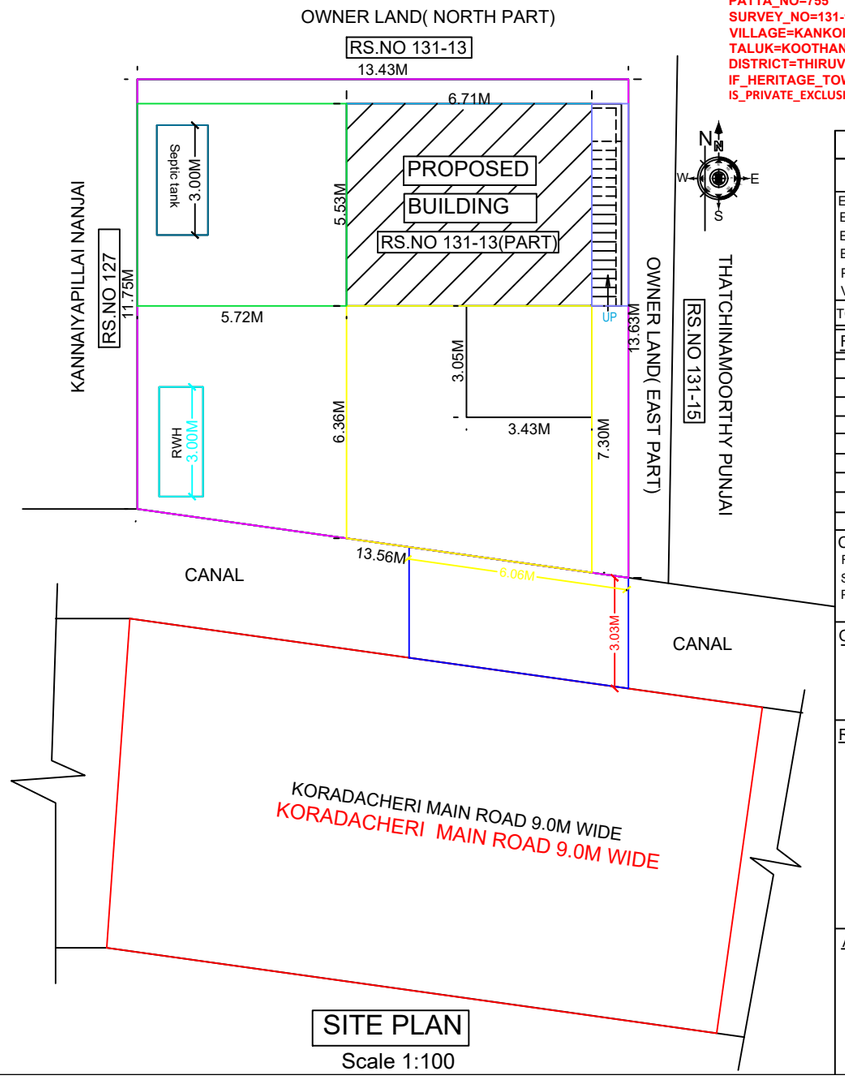
COLUMN FOUNDATION DETAIL
SCALE (1:50)



SEC. OF SEPTIC TANK



PLAN OF SEPTIC TANK
SCALE (1:50)



SITE PLAN
Scale 1:100

SCALE - 1:100
ALL DIMENSIONS AREA IN METER

AREA STATEMENT	Area in Sq.ft	Area in Sq.m
EXTENT AS PER DOCUMENT	20,476	1902.00
EXTENT AS PER PATTA	20,452	1900.00
EXTENT AS PER FMB	20,452	1900.00
EXTENT AS PER SITE	1,835	170.49
PROPOSED GROUND FLOOR	400	37.11
VACANT AREA	20,052	1,862.89
TOTAL BUILT-UP AREA	400	37.11

FSI 37.11 / 1900 =0.019

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE IN M
MD	MAIN DOOR	1.00 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.75 x 2.10
W	WINDOW	1.50 x 1.50
W1	WINDOW 1	1.20 X 0.90
V	VENTILATOR	0.6x 0.75
GG	GRILL GATE	1.20x 1.50

COLOUR CODE :
ROAD
SITE BOUNDARY
PRO. BUILDING

STAIR DETAILS
WIDTH 3'0"(.91)
TREAD - 10"(.25)
RISE - 7"(.15)

OWNER / APPLICANT :

Mrs.K.SINDHU (w/o Kamaraj)

REGISTERED ENGINEER

G. PRAKASH, B.Tech.,M.E (STRUCTURAL)
Registered Engineer Grade-I (RE)
TVR/RE-I/2024/001
VILAMAL,THIRUVARUR-610 004.
Mobile No:90039 50402
Mail ID:redstone.6104@gmail.com

APPROVAL AUTHORITY

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.