

PP

APPROVAL RECORD

# Planning Permission

Thandalai  
Tiruvarur district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

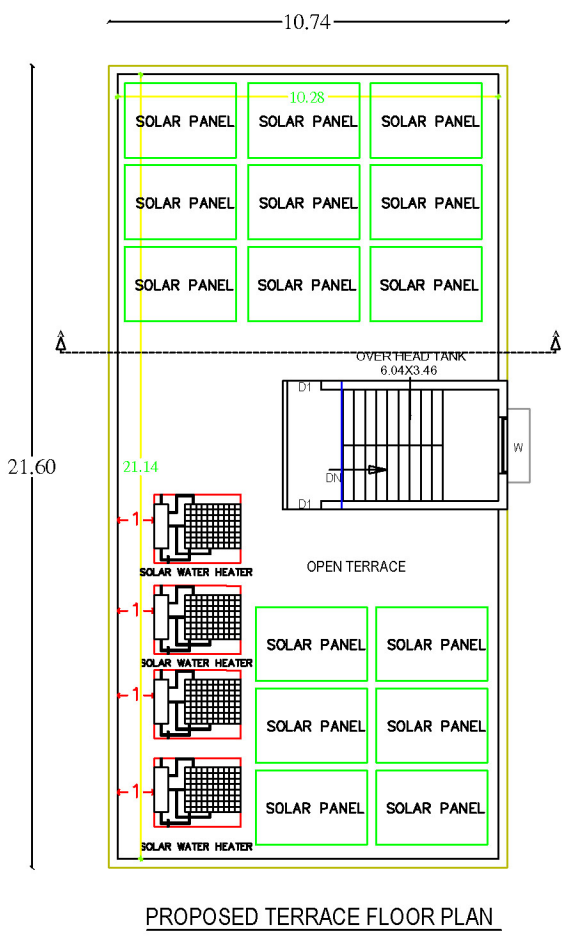
ISSUING AUTHORITY  
**Rural Panchayat**

PURPOSE  
**Residential**

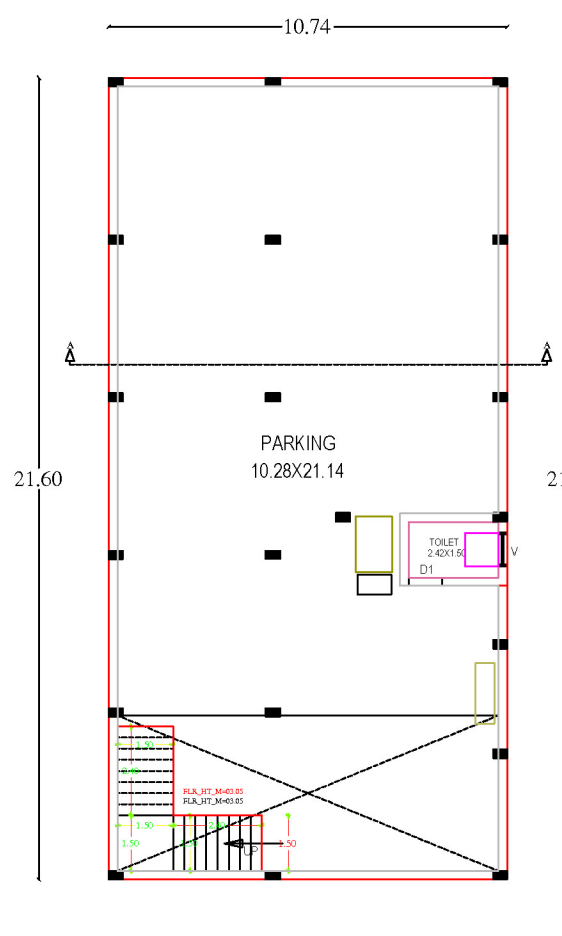
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

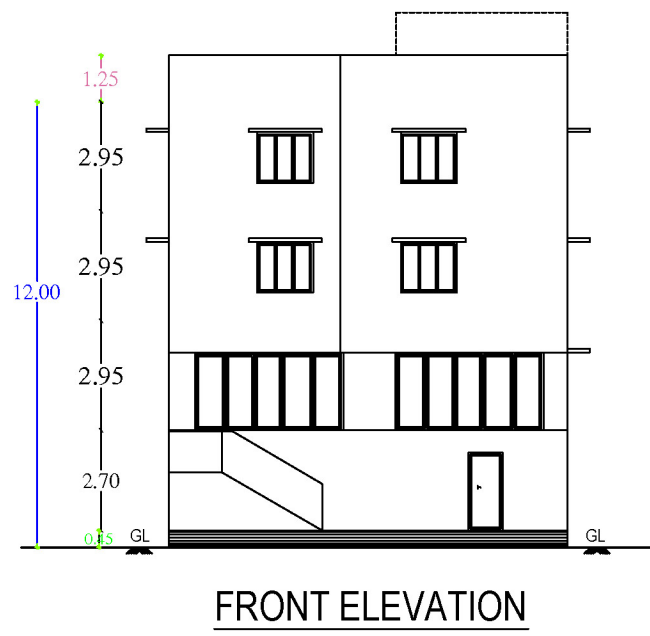
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILIT, FIRST, SECOND & THIRD FLOOR RESIDENTIAL BUILDING AT R.S.NO. 453-1C3, 453-1D3, (OLD NO. 453-1C, 453-1D), PATT A NO. 1981, 1980, VILAMAL VILLAGE, THANDALAI PANCHAYATH, THIRUVARUR TALUK & DISTRICT,



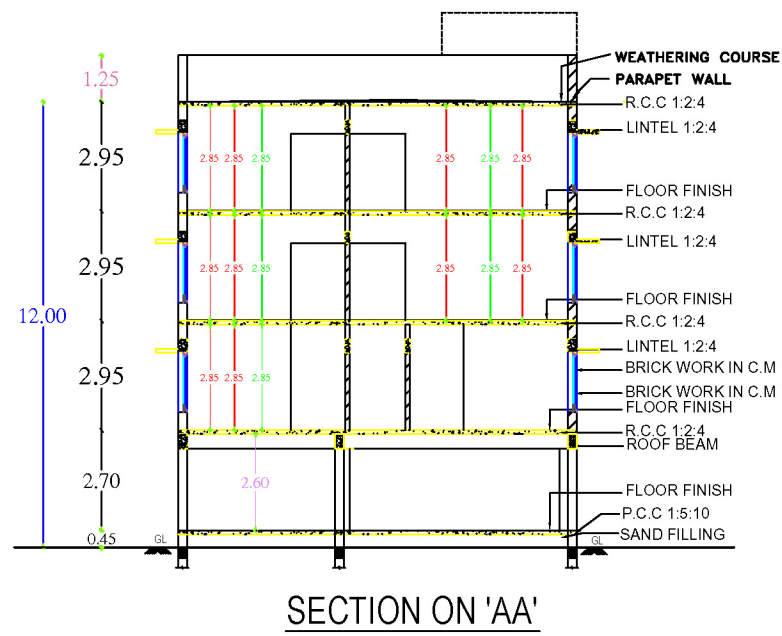
PROPOSED TERRACE FLOOR PLAN



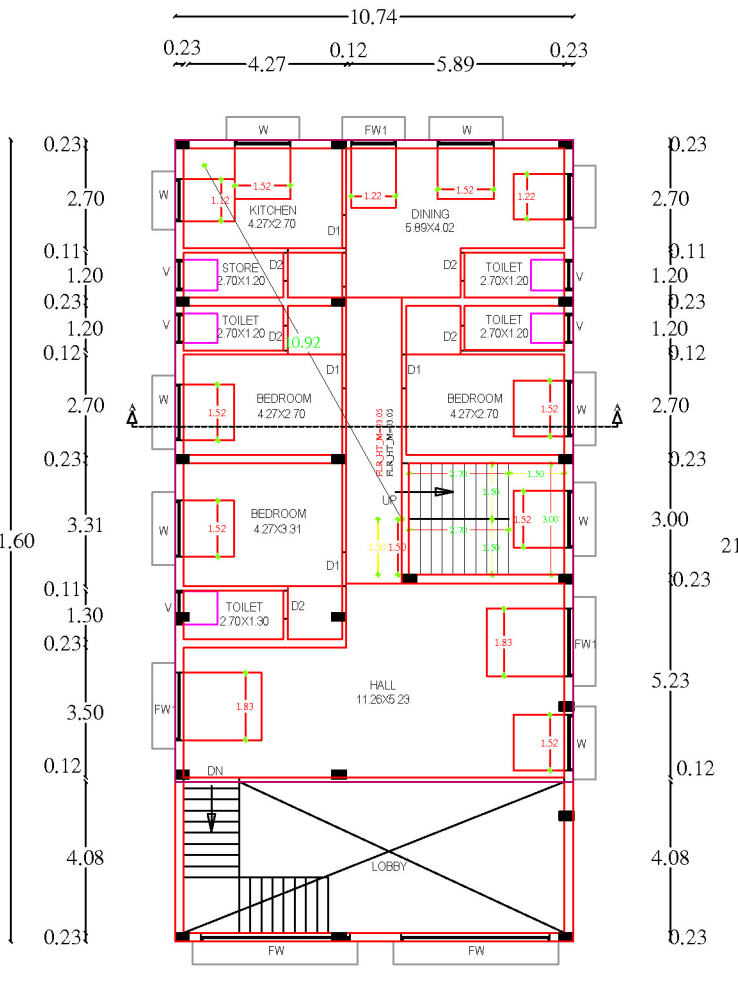
STILT FLOOR PLAN



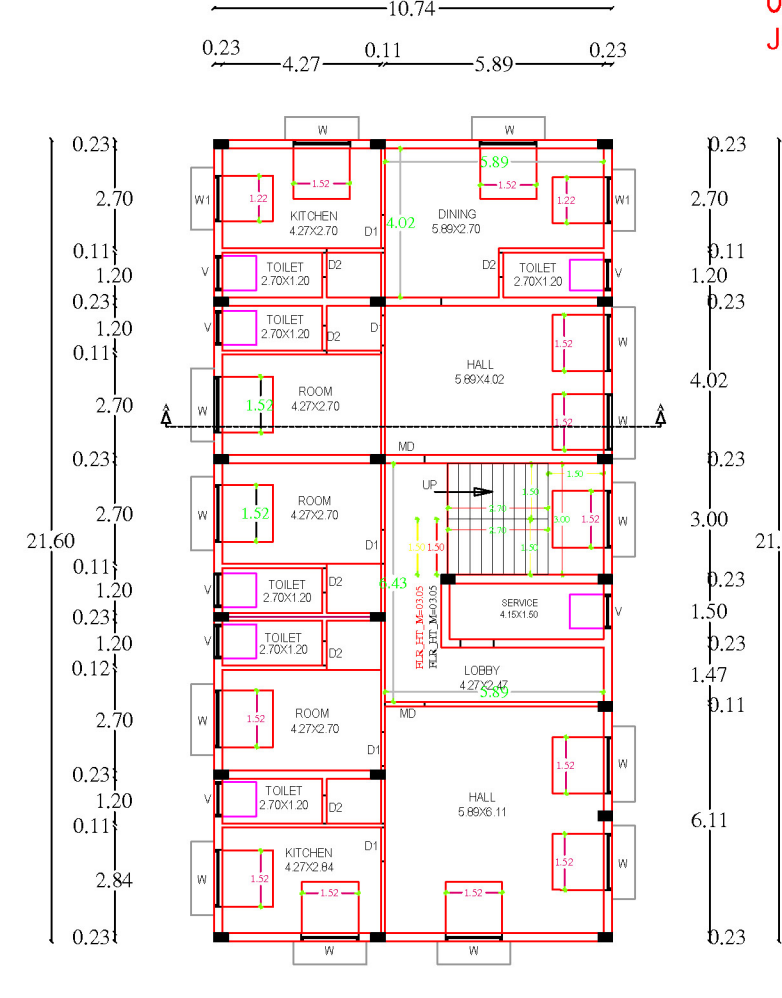
FRONT ELEVATION



SECTION ON 'AA'



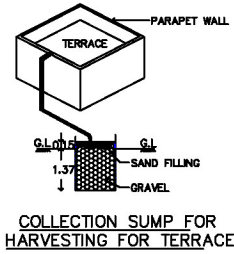
FIRST FLOOR PLAN



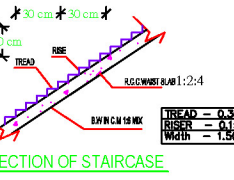
TYPICAL SECOND & THIRD FLOOR PLAN

TYPICAL\_FLOOR\_PLAN=2,3

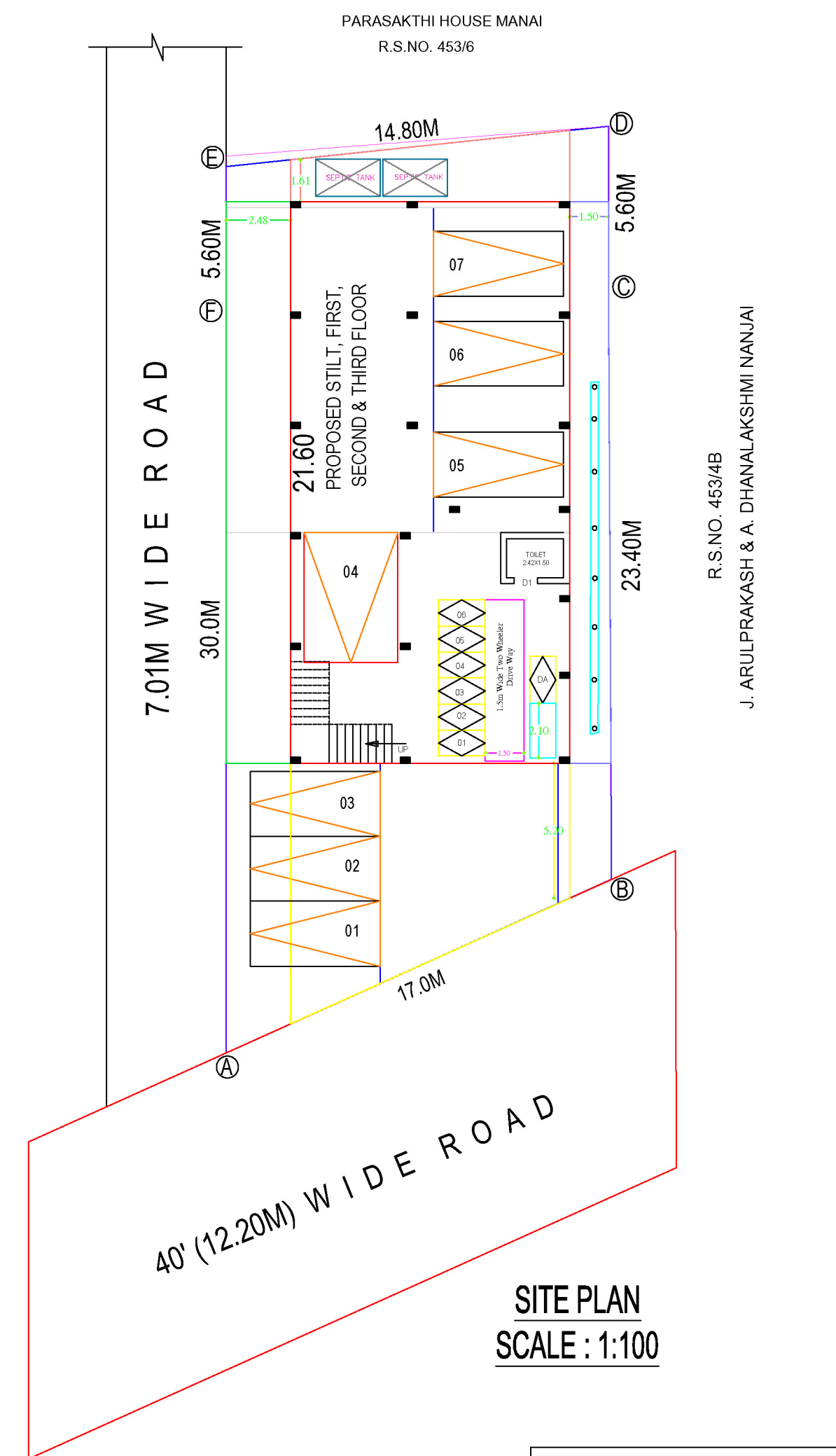
PLAN INFO  
SURVEY\_NO=453-1C3, 453-1D3  
PLOT\_NO=0  
PATT A NO=1981, 1980  
TALUK=THIRUVARUR  
DISTRICT=THIRUVARUR  
ACCESS\_WIDTH\_M=17.0  
AVG\_PLOT\_DEPTH=29.20  
AVG\_PLOT\_WIDTH=17.80  
ROAD\_WIDTH=12.20  
ROAD\_LENGTH=500  
AS\_PER\_DOCUMENT=466.00  
FMB\_OR\_PLR=466.00  
AS\_AT\_SITE=466.00  
PLOT\_AREA\_M2=466.00  
LAND\_USE\_ZONE=RESIDENTIAL BUILDING  
RWL\_DECLARED=YES  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_APPROVED\_LAYOUT=YES  
IS\_SWIMMING\_POOL\_EXISTS=NO  
AREA\_TYPE=OTHERS  
AREA\_TYPE\_PLAN=OTHER  
CRZ=NO  
SECURITY\_ZONE=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO  
OSR\_APPLICABLE=NO  
JURISDICTION\_TYPE=PANCHAYAT



COLLECTION SUMP FOR RAIN WATER HARVESTING



SECTION OF STAIRCASE



SITE PLAN  
SCALE : 1:100

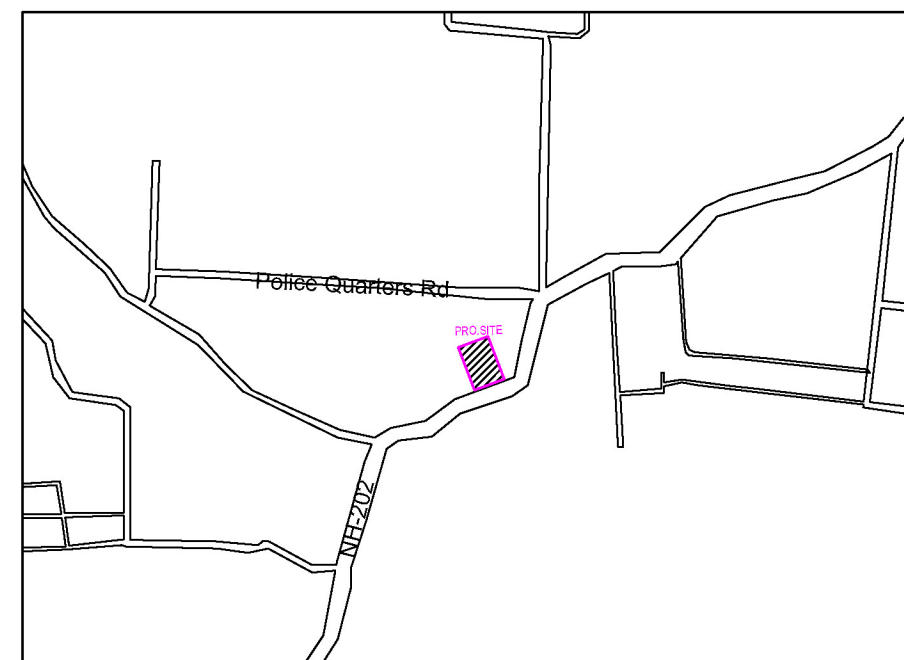
NOTE:  
1. The Rain Water Harvesting Provided.  
2. Solar water Heater System provided at the Topmost Level of the building.  
3. All Dimensions Are In Meter.  
4. Sewage Pipe line's are connected to be Under Ground Drainage system

NOTE:  
ROAD  
SITE BOUNDARY  
PROPOSED BUILDING

Floor Units:

| Block   | Floor   | Unit Number | Unit Area   |
|---------|---------|-------------|-------------|
| Block 1 | Floor 1 | 1           | 185.64 Sqm. |
|         | Floor 2 | 1           | 112.70 Sqm. |
|         | Floor 2 | 1           | 79.87 Sqm.  |
|         | Floor 3 | 1           | 112.70 Sqm. |
|         | Floor 3 | 1           | 79.87 Sqm.  |

PLOT COVERAGE : 59.85 %  
FSI : 1.616  
(FLOOR SPACE INDEX RATIO : 753.37/466.0 = 1.616)  
CAR PARKING PROVIDED : 6 Nos  
TWO WHEELAR PARKING PROVIDED : 6 Nos  
DA FOUR WHEELAR PARKING PROVIDED : 1 Nos



KEY PLAN  
SCALE - NTS

## SCHEDULE OF JOINERY

| TYPE | DESCRIPTION   | SIZE        |
|------|---------------|-------------|
| MD   | MAIN DOOR     | 1.07 X 2.10 |
| D1   | DOOR          | 0.91 X 2.10 |
| D2   | DOOR          | 0.76 X 2.10 |
| W    | WINDOW        | 1.52 X 1.37 |
| W1   | WINDOW        | 1.22 X 1.37 |
| FW   | FRENCH WINDOW | 4.00 X 2.10 |
| FW1  | FRENCH WINDOW | 1.83 X 2.10 |
| V1   | VENTILATOR    | 0.91 X 0.61 |

| AREA STATEMENT               | SQ.FT.  | SQ.M.  |
|------------------------------|---------|--------|
| PLOT EXTENT AS PER SITE AREA | 5048.00 | 469.00 |
| PLOT EXTENT AS PER DOCUMENT  | 5015.50 | 466.00 |
| PLOT EXTENT AS PER TSLR      | 5015.50 | 466.00 |
| OPEN AERA                    | 2519.74 | 234.09 |

| AREA STATEMENT    | FSI    | NON FSI | DEDUCTION | TOTAL  |
|-------------------|--------|---------|-----------|--------|
| STILT FLOOR AREA  | 5.65   |         | 226.26    | 231.91 |
| FIRST FLOOR AREA  | 177.37 |         | 54.54     | 231.91 |
| SECOND FLOOR AREA | 219.30 | —       | 12.61     | 231.91 |
| THIRD FLOOR AREA  | 219.30 | —       | 12.61     | 231.91 |
| HEADROOM AREA     | —      | —       | —         | —      |
| TOTAL             | 621.62 |         | 306.02    | 927.64 |

|                                                                                                                                                                                                                                                                    |                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:                                                                                                                                                                                                                                                         | REGISTERED ENGINEER/ARCHITECT                                                                                                                                              |
| OWNER: (Mr. J. ARUL PRAKASH- & Mrs. A. DHANALAKSHMI)<br>POWER: Mr. S. JAYABALAN                                                                                                                                                                                    | <b>Ar. M.BALAMOZHANA,</b><br>Registered Architects Grade -II<br>Thiruvavur Municipality,<br>Register No: 104/LS/2019/00039<br>THIRUVARUR<br>Cell: 70104 23271, 89735 21657 |
| REGISTERED STRUCTURAL ENGINEER                                                                                                                                                                                                                                     | REGISTERED GEO-TECH ENGINEER                                                                                                                                               |
| <b>J. RAGHAVENDIRAN, B.E., F.I.V.,</b><br>STRUCTURAL CONSULTANT<br>No:83, 1 <sup>st</sup> Floor, Aanandam Nagar,<br>3 <sup>rd</sup> Cross, Behind Ammayappa Nagar,<br>Vayalur Road, Trichy - 620 017.<br>M : 98424 45688, 63317 55326<br>SR/Gr.U/TLPA/JULY2019/145 |                                                                                                                                                                            |

APPROVAL



# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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+91 9996 12 9996

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.

