

PP

APPROVAL RECORD

Planning Permission

Tiruvarur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

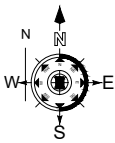
The approval as the planning authority issued it, reproduced in full behind this page.

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



PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR RCC ROOF RESIDENTIAL BUILDING AT RS NO 164/49 (OLD RS.NO 164/49), THAIKAL COLONY, THAIKAL SUB VILLAGE, ENGAN VILLAGE AND PANCHAYAT, KORADACHERI UNION, THIRUVARUR TALUK AND DISTRICT.

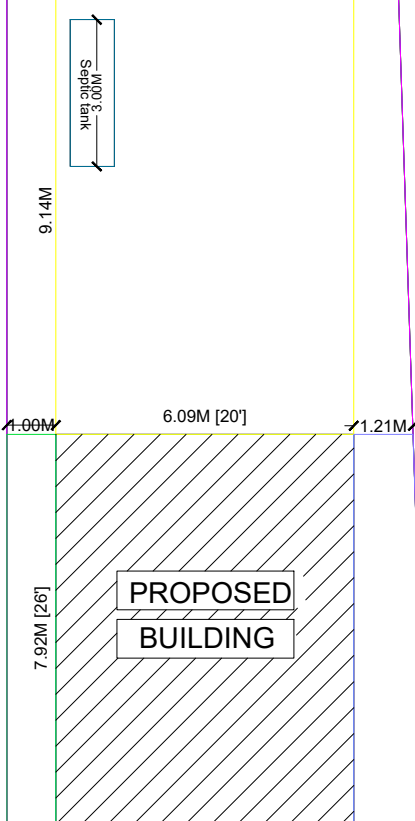
OWNER: Mr. R.SELVAM



PLAN_INFO
PLOT_NO=-
PLOT_AREA_M2=246.77
AS_AT_SITE=246.77
FMB_OR_PLR=250
AS_PER_DOCUMENT=250
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=8.00
ROAD_WIDTH=7.20
ROAD_LENGTH=250.00
MIN_PLOT_DEPTH=28.00
MIN_PLOT_WIDTH=8.00
AVG_PLOT_DEPTH=29.10
AVG_PLOT_WIDTH=8.60
PATTA_NO=195
SURVEY_NO=164/49
VILLAGE=ENGAN
TALUK=THIRUVARUR
DISTRICT=THIRUVARUR
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

THAIKAL COLONY ROAD WIDTH 7.20M
THAIKAL COLONY ROAD WIDTH 7.20M
RS.NO 164/29

8.00M [26'-3"]



RS.NO 164/49

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	-	-
EXTENT AS PER PATTA	2,691	250.00
EXTENT AS PER FMB	2,691	250.00
EXTENT AS PER SITE	2,691	250.00
PROPOSED GROUND FLOOR	520	48.23
VACANT SPACE	2,171	201.77
TOTAL BUILT-UP AREA	520	48.23

FSI 48.23 / 250 = 0.192

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	0.60 x 0.75
O	OPENING	0.91 x 2.10
GG	GRILL GATE	1.20 x 1.50

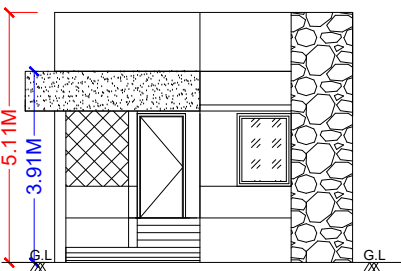
COLOUR CODE :	STAIR DETAILS
ROAD	WIDTH 3'0"(.91)
SITE BOUNDARY	TREAD - 11"(.30)
PRO. BUILDING	RISE - 7"(.15)

OWNER / APPLICANT :

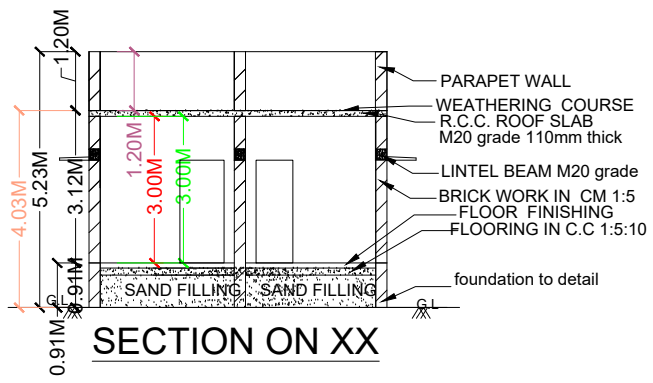
Mr. R.SELVAM (s/o Rethinam)

REGISTERED ENGINEER

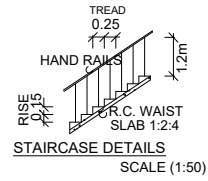
G. PRAKASH, B.Tech., M.E (STRUCTURAL)
Registered Engineer Grade-I (RE)
TVR/RE-1/2024/001
VILAMAL, THIRUVARUR-610 004.
Mobile No: 90039 50402
Mail ID: redstone.6104@gmail.com



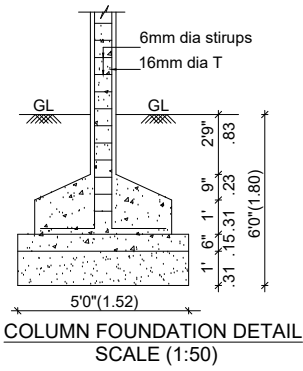
ELEVATION



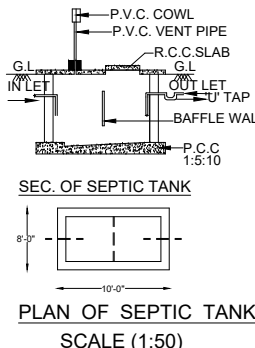
SECTION ON XX



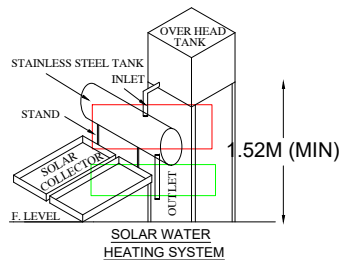
STAIRCASE DETAILS
SCALE (1:50)



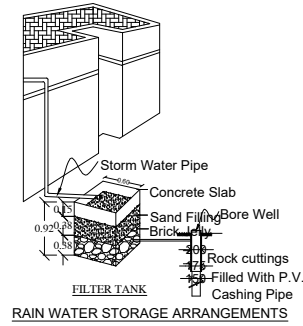
COLUMN FOUNDATION DETAIL
SCALE (1:50)



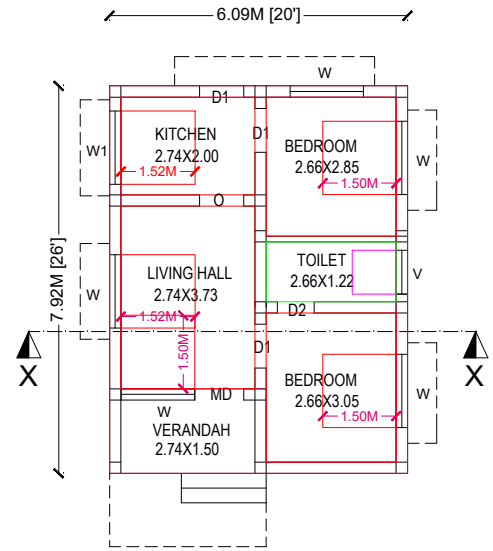
PLAN OF SEPTIC TANK
SCALE (1:50)



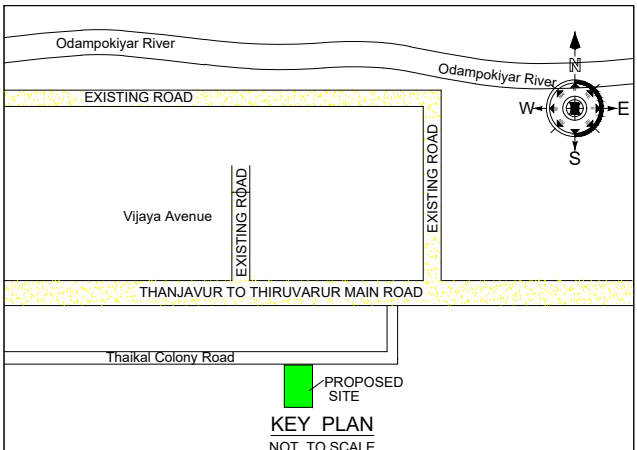
SOLAR WATER HEATING SYSTEM



RAIN WATER STORAGE ARRANGEMENTS



PRO. GROUND FLOOR PLAN



KEY PLAN
NOT TO SCALE

APPROVAL AUTHORITY

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.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.

