

PP

APPROVAL RECORD

# Planning Permission

Tiruvarur district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

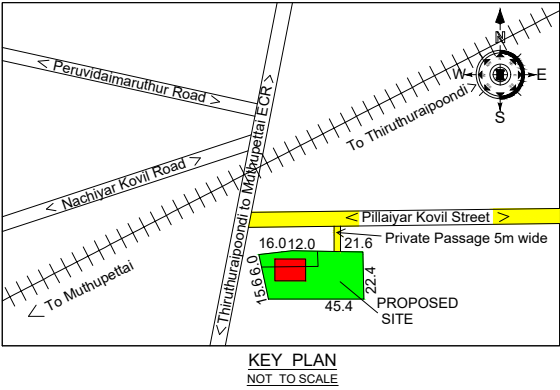
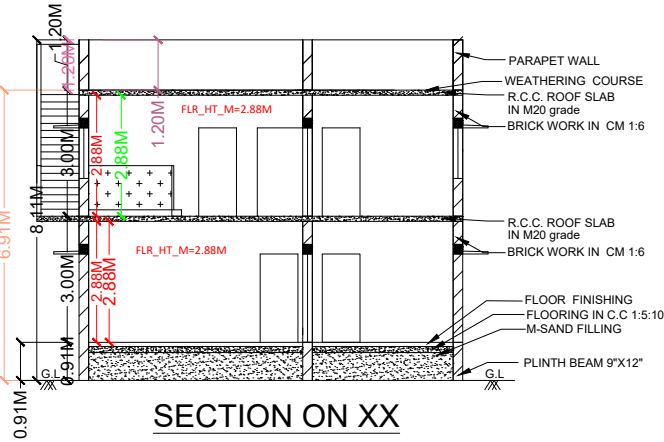
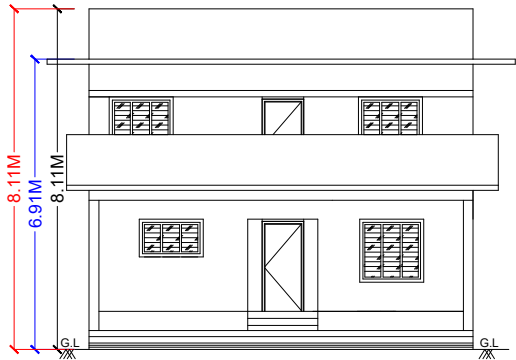
**Rural Panchayat**

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

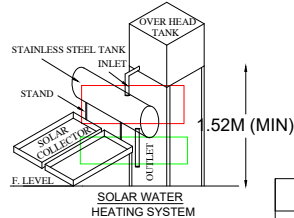
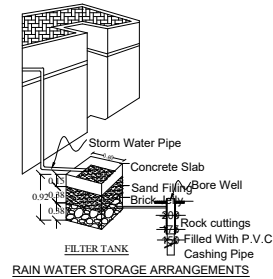
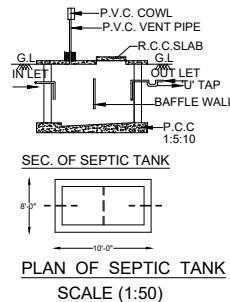
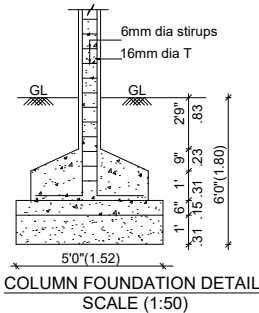
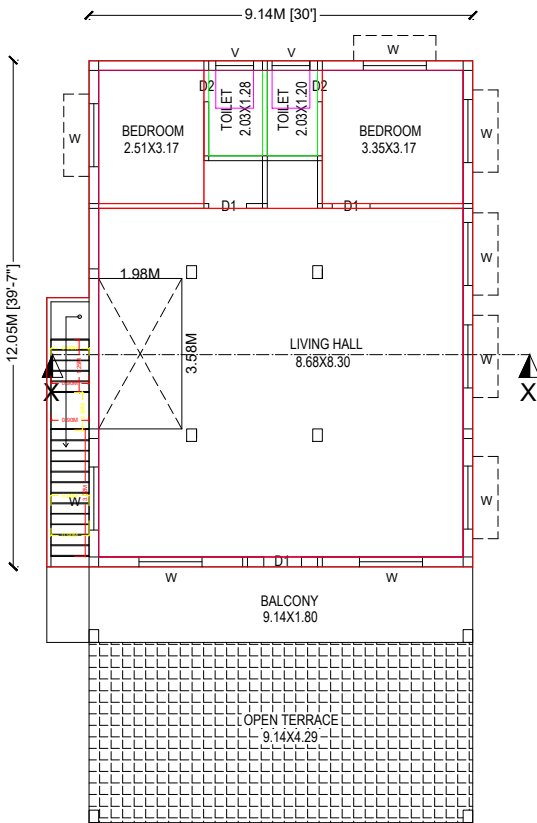
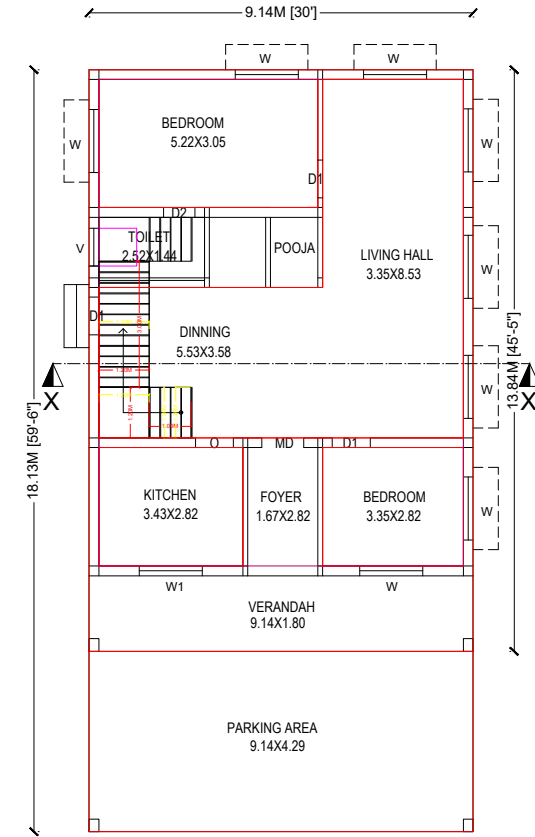
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR AND FIRST FLOOR RCC ROOF RESIDENTIAL BUILDING AT RS NO: 159/1A4A & 159/1H, PILLAIYAR KOVIL STREET, UDHAYAMARTHANDAPURAM VILLAGE AND PANCHAYAT, MUTHUPETTAI UNION, MUTHUPETTAI TALUK AND THIRUVARUR DISTRICT.

OWNER: Mr. BALASUBRAMANIYAN



PLAN\_INFO  
PLOT\_NO=-  
PLOT\_AREA\_M2=388.86  
AS\_AT\_SITE=388.86  
FMB\_OR\_PLR=1068.00  
AS\_PER\_DOCUMENT=1068.00  
WATER\_BODIES\_BEYOND\_15M=NO  
RESERVE\_FOREST\_WOODED\_LAND\_BEYOND\_150M=NO  
BLDG\_LENGTH\_MORETHAN\_10M=YES  
BURIAL\_PLACE\_BEYOND\_90M=NO  
IS\_SWIMMING\_POOL\_EXISTS=NO  
CRZ=NO  
SECURITY\_ZONE=NO  
SINGLE\_FAMILY\_BLDG=YES  
RWL\_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=YES  
AREA\_TYPE=OTHERS  
ACCESS\_WIDTH\_M=5.00  
ROAD\_WIDTH=5.00  
ROAD\_LENGTH=250.00  
MIN\_PLOT\_DEPTH=45.40  
MIN\_PLOT\_WIDTH=22.40  
AVG\_PLOT\_DEPTH=45.40  
AVG\_PLOT\_WIDTH=22.40  
PATTA\_NO=701/745  
SURVEY\_NO=159/1A4A&159/1H  
VILLAGE=UDHAYAMARTHANDAPURAM  
TALUK=MUTHUPETTAI  
DISTRICT=THIRUVARUR  
IF\_HERITAGE\_TOWN\_LESSTHAN\_1KM\_RADIUS=NO



| SCALE - 1:100<br>ALL DIMENSIONS AREA IN METER |               |              |
|-----------------------------------------------|---------------|--------------|
| AREA STATEMENT                                |               |              |
|                                               | Area in Sq.ft | Area in Sq.m |
| EXTENT AS PER DOCUMENT                        | 11,496        | 1068.0       |
| EXTENT AS PER PATTA                           | 11,496        | 1068.0       |
| EXTENT AS PER FMB                             | 11,496        | 1068.0       |
| PROPOSED GROUND FLOOR                         | 1,362         | 126.5        |
| PROPOSED PARKING AREA                         | 422           | 39.2         |
| PROPOSED FIRST FLOOR                          | 1,253         | 116.4        |
| VACANT SPACE                                  | 8,459         | 785.8        |
| TOTAL FSI AREA                                | 2,615         | 242.95       |
| TOTAL BUILT-UP AREA                           | 3,037         | 282.16       |

FSI 242.95 / 1068 = 0.227

| 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)  |

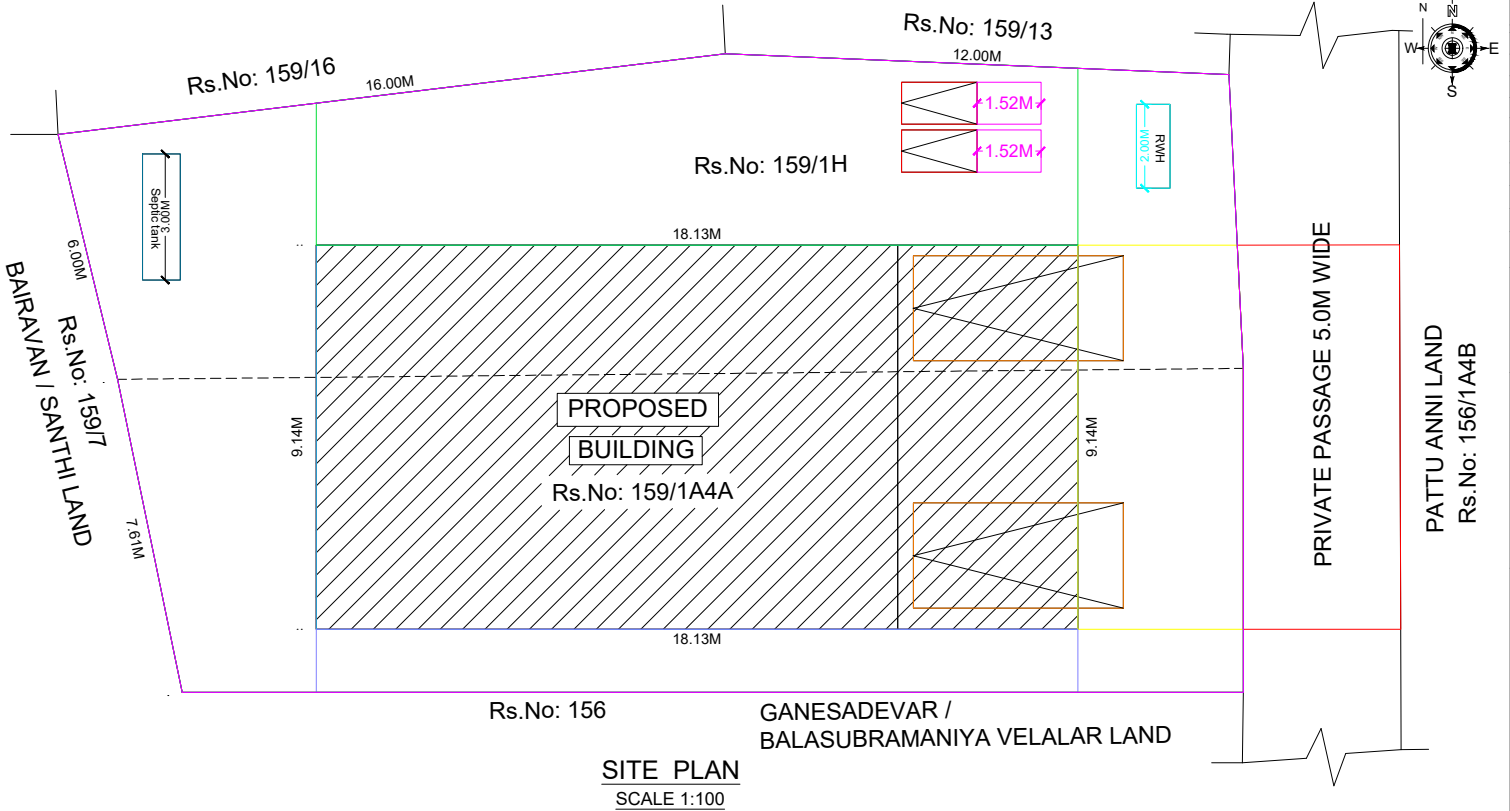
OWNER / APPLICANT :

Mr. BALASUBRAMANIYAN  
(S/o Ramanathan)

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



# 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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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.

