

PP

APPROVAL RECORD

Planning Permission

Tiruvarur district, Tamil Nadu

APPROVAL TYPE

Building Plan

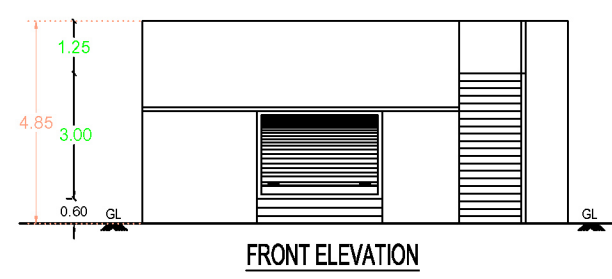
ISSUING AUTHORITY

Rural Panchayat

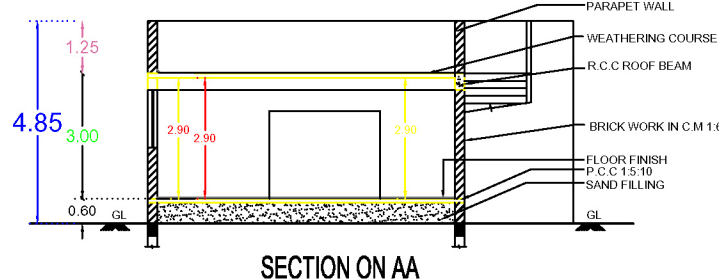
The approval as the planning authority issued it, reproduced in full behind this page.

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

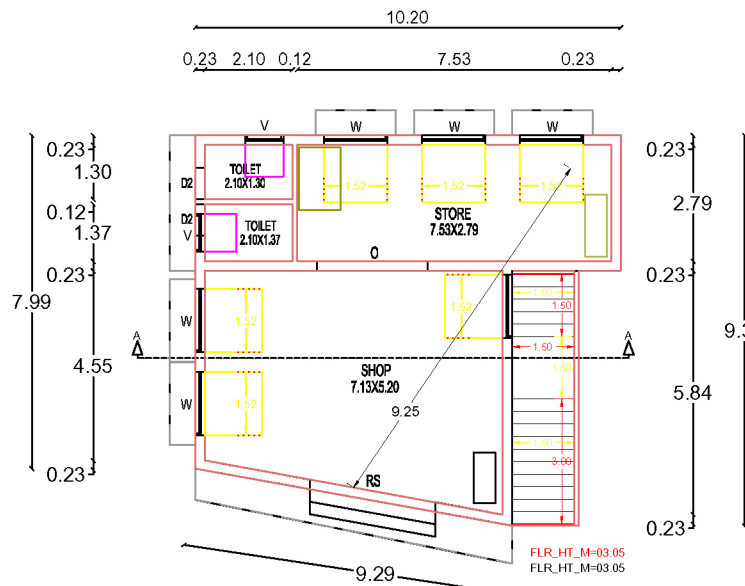
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR R.C.C ROOF COMMERCIAL BUILDING IN R.S.NO. 159-33A, 159-33B, (OLD NO. 159-24), PATTA NO. 953, 941, PLOT NO. 33 (EAST & WEST SIDE) AT VIJAYA AVENUE LAYOUT, ENKAN VILLAGE & PANCHAYATH, THIRUVARUR TALUK & DISTRICT,



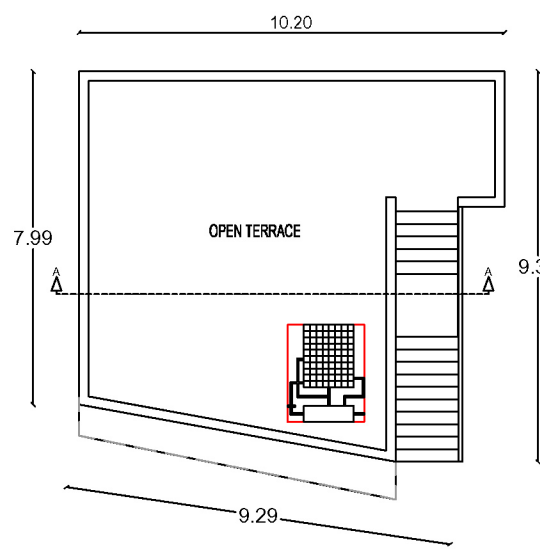
FRONT ELEVATION



SECTION ON AA



GROUND FLOOR PLAN

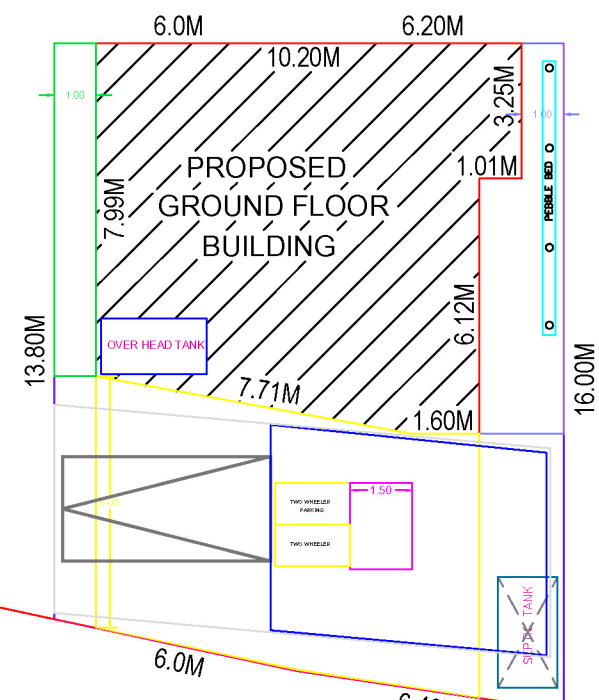


TERRACE FLOOR PLAN

PLAN INFO
SURVEY_NO=159-33A, 159-33B
PLOT_NO=33
PATTA_NO=953, 941
TALUK=THIRUVARUR
DISTRICT=THIRUVARUR
GRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.40
AVG_PLOT_DEPTH=10.80
AVG_PLOT_WIDTH=12.20
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
ROAD_LENGTH=300+
AS_PER_DOCUMENT=182.79
FMB_OR_PLR=183.00
AS_AT_SITE=183.00
PLOT_AREA_M2=183.00
LAND_USE_ZONE=INDIVIDUAL SHOP
RWH_DECLARED=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE_PLAN=OTHER
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
OSR_APPLICABLE=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-SHOP_MEMBER_COUNT=3

PLOT NO. 33 & 35

PLOT NO. 41

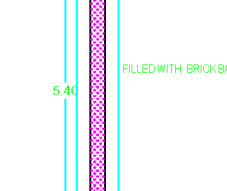
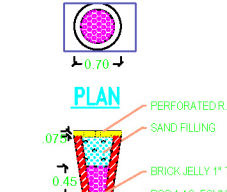
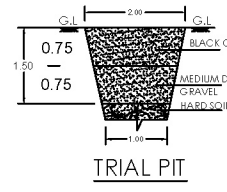


PLOT NO. 32

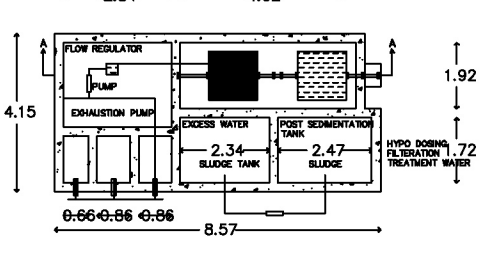
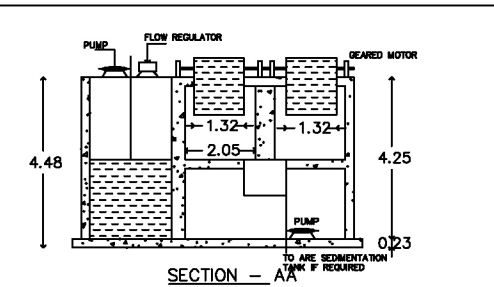
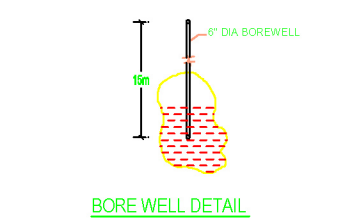
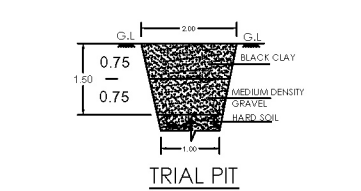
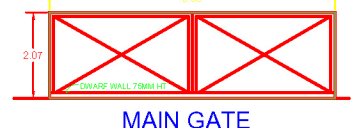
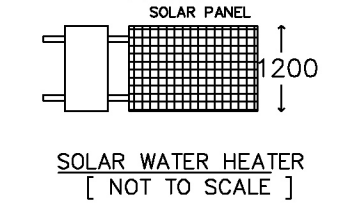
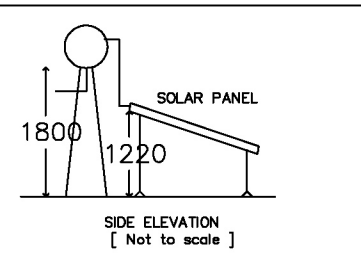
7.20 M LAYOUT ROAD

NH - 83 ROAD

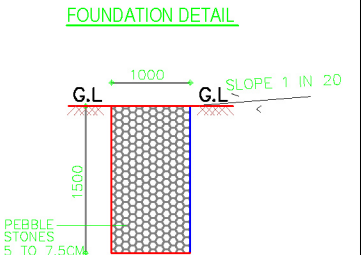
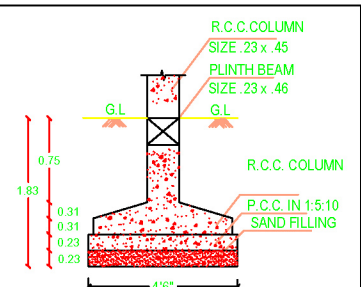
SITE PLAN
SCALE : 1:100



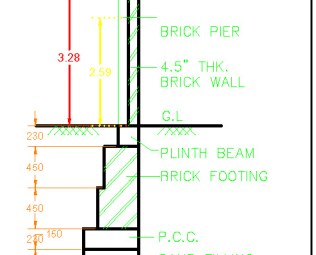
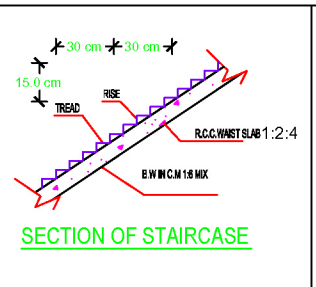
PERCOLATION PIT
SECTION OF RAIN WATER
RWH_CAPACITY_L=3.76



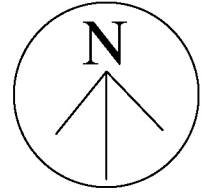
SEWAGE TREATMENT PLANT (S.T.P.)
WATER FILTERATION SYSTEM
G.O.MSI NO.138 DT-11-10-02
SCALE 1:100



SECTION OF PEBBLE TRENCH
SCALE : 1: = 100



COMPOUND WALL DETAIL



APPLICANT : Mr. R. SURENDRAN
S/O, Mr. RADHAKRISHNAN

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.00 X 2.10
D2	DOOR	0.76 X 2.10
W	WINDOW	1.52 X 1.37
V1	VENTILATOR	0.91 X 0.76

AREA STATEMENT	SQ.FT	SQ.M
PLOT EXTENT AS PER SITE AREA	1970.00	183.00
PLOT EXTENT AS PER DOCUMENT	1967.00	182.79
PLOT EXTENT AS PER PATTA	1970.00	183.00
GROUND FLOOR AREA	905.14	84.09
OPEN AERA	1061.86	98.70

FLOOR SPACE INDEX :
 $\frac{FSI \text{ AREA (GF)}}{PLOT \text{ AREA}} = \frac{84.09}{182.79} = 0.460 < 2$

PLOT COVERAGE :
 $\frac{ALL \text{ FLOOR AREA (GF)}}{PLOT \text{ AREA}} \times 100 = \frac{74.92}{182.79} \times 100 = 40.98\%$

COLOUR INDEX : ROAD SITE BOUNDARY PROPOSED BUILDING

APPLICANT:

REGISTERED ENGINEER

Ar. M. BALAMOZHANA,
Registered Architects Grade - II
Thiruvavur Municipality,
Register No: 104/LS/2019/00039
THIRUVARUR.
Cell: 70104 23271, 89735 21657

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.

