

PP

APPROVAL RECORD

Planning Permission

Tiruvarur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

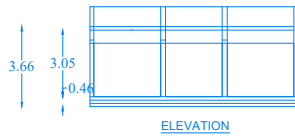
The approval as the planning authority issued it, reproduced in full behind this page.

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

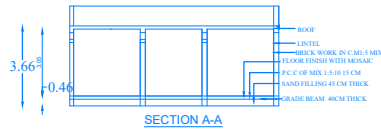


PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF GROUND OF
COMMERCIAL SHOP BUILDING IN R.S NO : 254 / 10 AT PLOT NO-1 ,DIAMOND NAGAR,
UTHUKADU VILLAGE AND PANCHAYAT , VALANGAIMAN TALUK & THIRUVARUR DISTRICT.

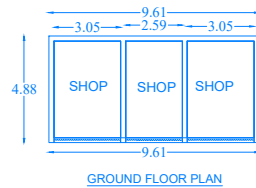
NAME OF THE OWNER:KARPURAJOTHI
ALL DIMENSION ARE IN METRE



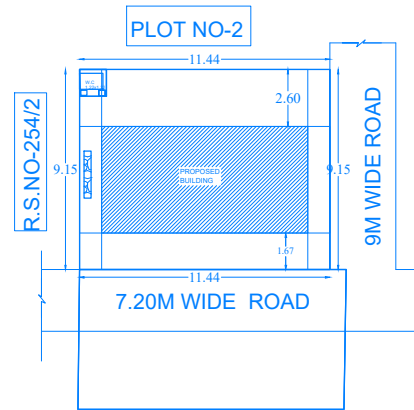
ELEVATION



SECTION A-A



GROUND FLOOR PLAN



TRIAL PIT DETAILS



COMPOUND GATE
(NOT TO SCALE)



RAIN WATER HARVESTING
SYSTEM



SECTION
PLAN
RAIN WATER HARVESTING
PERCOLATION BED

PLAN INFO
PLOT AREA: 101.68
AS PER DOCUMENT: 101.68
AS AT SITE: 101.65
PMB OR PLR: 101.68
SINGLE FAMILY BLDG: NO
CCE: NO
SECURITY ZONE: NO
ACCESS WIDTH: 3M-12
WHETHER GOVT OR AIDED SCHOOL: NO
ROAD WIDTH: 7M
ROAD LENGTH: 50-100
AREA TYPE: OTHERS
AVG PLOT DEPTH: 18.74
AVG PLOT WIDTH: 12.19
LAND USE ZONE: COMMERCIAL
BUILDING NEAR TO RIVER: NO
BLOCK 1 B-SHOP MEMBER COUNT: 10
BLOCK 1 B-SHOP NON RESIDENTIAL MEMBER COUNT: 10
BLOCK 1 B-SHOP STAFF MEMBER COUNT: 10
BLOCK 1 B-SHOP PUBLIC MEMBER COUNT: 10
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS: YES
RIVER: NO-2410
DISTRICT: THIRUVARUR
JURISDICTION TYPE: PANCHAYAT
TALUK: VALANGAIMAN
OR APPLICABLE: NO
PREMIUM FOR REGD-BED: NO
R APPROVED LAYOUT: NO
RWH DISCLOSED: YES
R SWIMMING POOL EXISTS: NO
PATTA: NO-185
IF HERITAGE TOWN / ESTABLISHMENT, 1KM RADIUS: NO

JOINERY DETAILS

R.S	ROLLINGSHUTTER	3.05 X 2.13
W	WINDOW	1.22 X 1.37

AREA STATEMENT

DESCRIPTION	AREA IN Sq.mt	AREA IN Sq.ft
Plot Area (As per Document)	103.68	1116.00
Ground Floor Area	46.88	504.61
Open Area	56.80	611.39

FLOOR SPACE INDEX (FSI)

$$\frac{13.40}{150} = 0.089$$

PLOT COVERAGE (PC) - 60.92%

COLOUR INDEX

BOUNDARY

PROPOSED

ROAD

OWNER

R. Senthil

ENGINEER

Er.R.SENTHIL, B.Tech.,
Grade-II Engineer
Reg No: 105/LS/2019/00020
CIVIL CARE TECHNIC
36, VIP Nagar, Valayapettai
Kumbakonam - 612 702
Ph: 0435 - 2416322
Cell: 99654 24222

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.

