PP APPROVAL RECORD

Planning Permission

Survey 283/1A and 1 more

Keelapalur

Ariyalur district, Tamil Nadu

APPROVAL TYPE
Building Plan

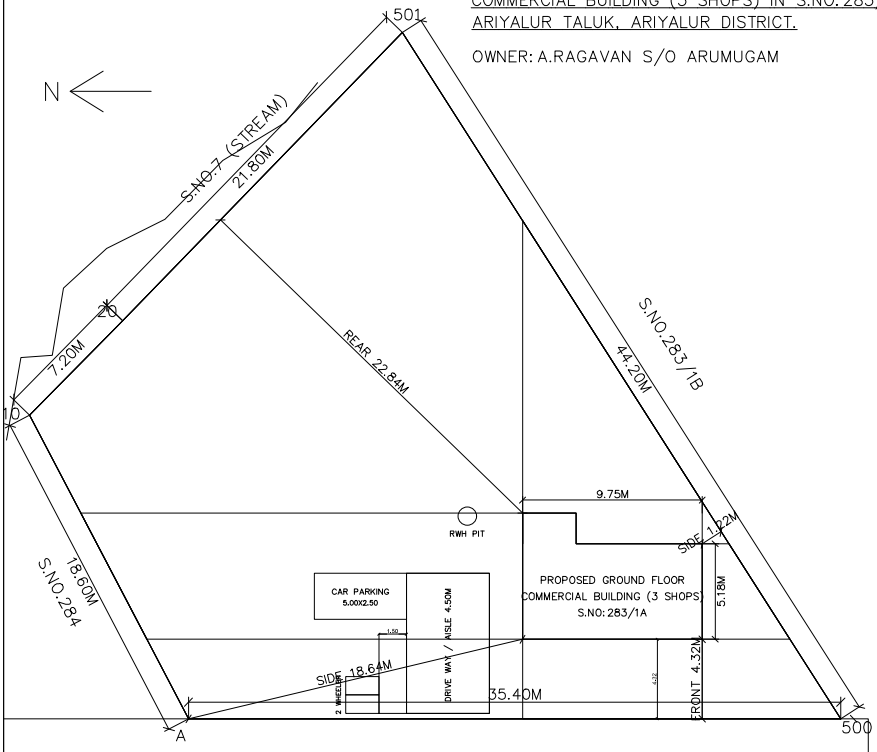
ISSUING AUTHORITY
Rural Panchayat

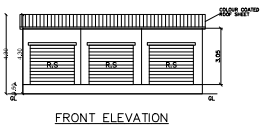
The approval as the planning authority issued it, reproduced in full behind this page.

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

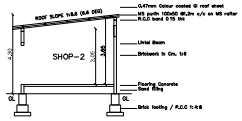
PLAN SHOWING THE PROPOSED CONSTRUCTION OF SHEET ROOF GROUND FLOOR COMMERCIAL BUILDING (3 SHOPS) IN S.NO:283/1A, AT KEELAPALUR VILLAGE & PANCHAYAT ARIYALUR TALUK, ARIYALUR DISTRICT.

OWNER: A.RAGAVAN S/O ARUMUGAM

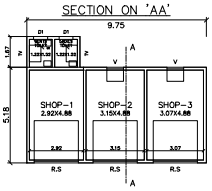




FRONT ELEVATION



SECTION ON 'AA'

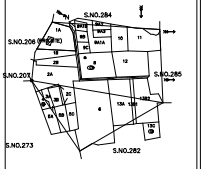


PRO.GROUND FLOOR PLAN

ALL SHOPS FACING ROAD (WEST)

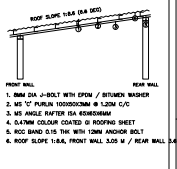
LOCATION PLAN / KEY PLAN

(AS PER C-FMB S.NO.283, KEELAPALUR (R) VILLAGE)



SHEET ROOF DETAIL

(NOT TO SCALE)



1. 8MM DIA J-BOLT WITH EPDM / BITUMEN WASHER
2. MS 'U' PURLIN 100X50X2MM @ 1.20M C/C
3. MS ANGLE RAFTER 15A 65X65X6MM
4. 0.47MM COLOUR COATED GI ROOFING SHEET
5. RCC BAND 0.15 THK WITH 12MM ANCHOR BOLT
6. ROOF SLOPE 1:8.6, FRONT WALL 3.05 M / REAR WALL 3.65 M

SITE DETAILS :-

SURVEY NO	283/1A (PATTA NO. 95)
VILLAGE	KEELAPALUR (R)
TALUK / DISTRICT	ARIYALUR / ARIYALUR
EXTENT	0-09.15 HA (915.00 SQ.M)
LAND USE	COMMERCIAL (3 SHOPS)
OWNER	A.RAGAVAN S/O ARUMUGAM

SPECIFICATIONS :-

FOUNDATION	BRICK FOOTING ON P.C.C 1:4:8
BASEMENT	BRICKWORK IN CM 1:6, PLINTH 0.50 M
SUPER STRUCTURE	BRICKWORK IN CM 1:6 (150 MM)
ROOF	0.47MM COLOUR COATED GI SHEET
ROOF FRAME	MS ANGLE RAFTER + C-PURLIN
FLOORING	CEMENT CONCRETE FLOORING
SHUTTERS	MS ROLLING SHUTTER 2.40 X 2.13
FINISH	CEMENT PLASTER 1:4 + EMULSION

ABBREVIATIONS :-

R.S – ROLLING SHUTTER
V – VENTILATOR
RWH – RAIN WATER HARVESTING
GL – GROUND LEVEL
GI – GALVANSED IRON
MS – MILD STEEL
C/C – CENTRE TO CENTRE
THK – THICKNESS

SCALE :-

ALL DIMENSIONS ARE IN METRE
SCALE 1 : 100

AREA DETAILS :-

DESCRIPTION	SQFT	SQM
Area of the Site (as per Document)	9848.98	915.00
Proposed Ground Floor (Commercial)	596.15	55.38
Total Proposed Area	596.15	55.38
Area of the Open Space	9252.82	859.62

FSI = Total Builtup Area / Total Site Area = 0.061
PLOT COVERAGE = 6.05 % BUILDING HEIGHT = 4.30 M

FLOOR DETAILS :-

DESCRIPTION	NO.OF UNITS
Proposed Ground Floor (Commercial Shops)	3
Toilet block (Gents W.C + Ladies W.C)	2

SETBACK DETAILS :-

DESCRIPTION	PROVIDED (M)
Front – West (Road side)	4.32
Side – South (S.No.283/1B)	1.22
Side – North (S.No.284)	18.64
Rear – East (Stream / S.No.7)	22.84

PARKING DETAILS :-

DESCRIPTION	NOS	SIZE IN M
Car Parking	1	2.50 X 5.00
Two Wheeler Parking	2	1.00 X 1.80

LEGEND

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING

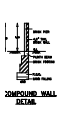
JOINERY DETAILS :-

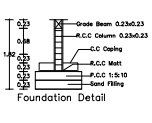
S.NO	DESCRIPTION	SIZE IN M
1	ROLLING SHUTTER – R.S	2.40 X 2.13
2	VENTILATOR – V	0.91 X 0.61
3	DOOR – D1 (W.C)	0.76 X 2.10
4	TOILET VENTILATOR – TV	0.61 X 0.91

Mr.A.RAGAVAN
(OWNER)

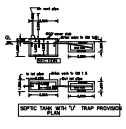
SITE P

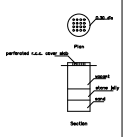
SCALE 1:100 (ALL DIMEI





Foundation Detail





T RAIN WATER PERCOLATION PIT

Er. ARAVINDKUMAR.R B.E(Civil)
DTCP-Registered Engineer Grade-II(RE)
REG.No.RE/DTCPAD/DEC-2023/2
North Street, Gunamangalam
Mobile: 7904458722

REGISTERED ENGINEER

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.