Verified RealEstate™

REFERENCE
150/2024/A4

ISSUED
14 September 2024

PP APPROVAL RECORD

Planning Permission

Kallakurichi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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.

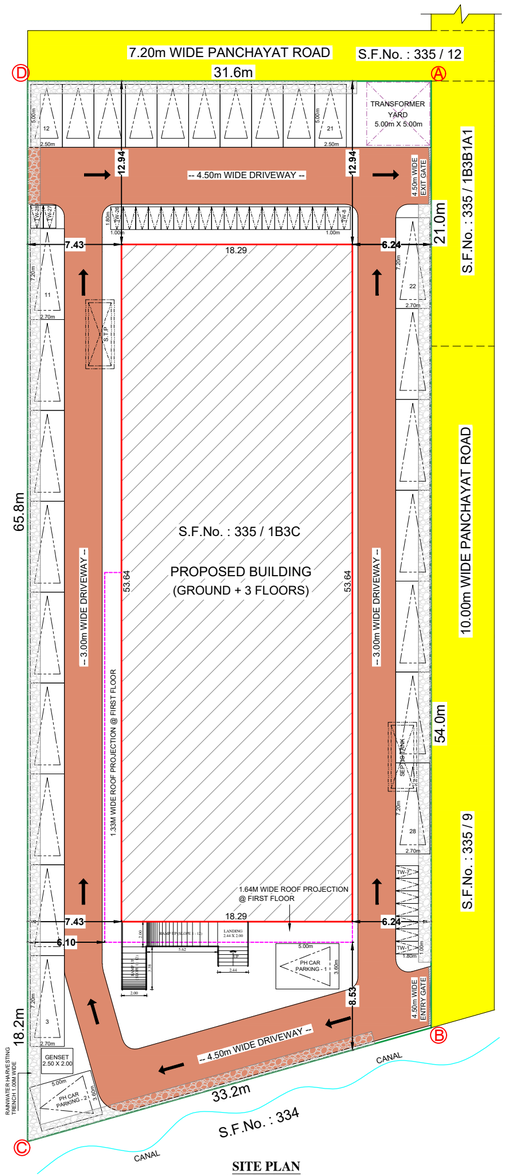
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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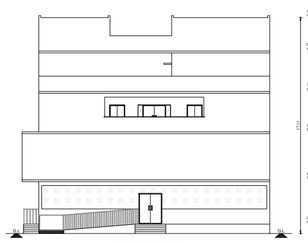
DIGITALLY VERIFIED RECORD

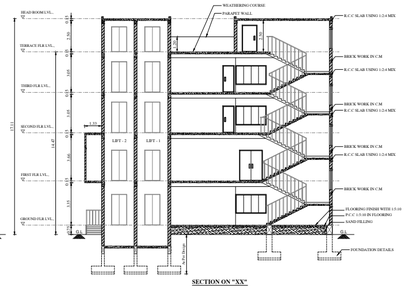
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACE ROOF HOSPITAL BUILDING (GROUND + 3 FLOORS), COMPRISED IN S.F.No. - 335/1B3C, OF CHINNASALEM NORTH VILLAGE, CHINNASALEM TOWN PANCHAYAT, CHINNASALEM TALUK, KALLAKURICHI DISTRICT.

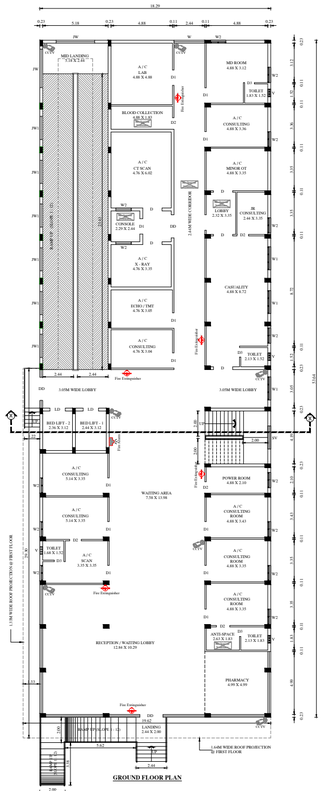
APPLICANT : Mrs. YOGABRINDHA, W/o. Dr.VIJAYBASKAR

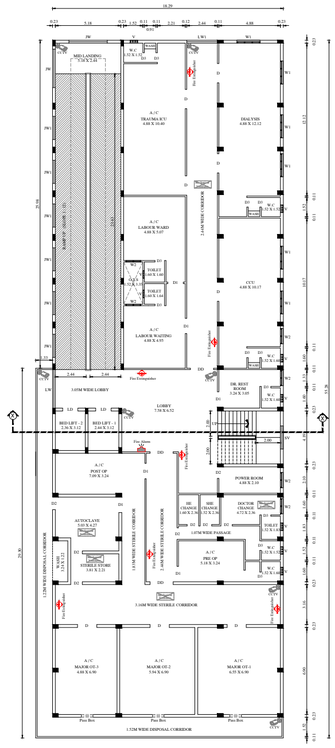


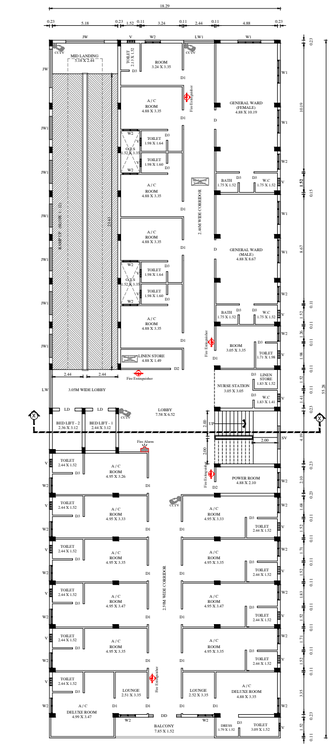
SITE PLAN
(SCALE 1 : 100)

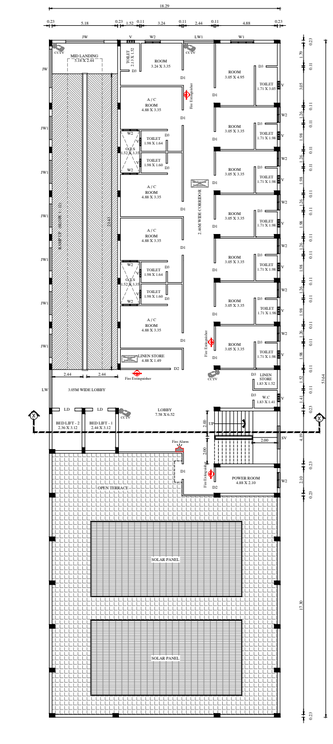


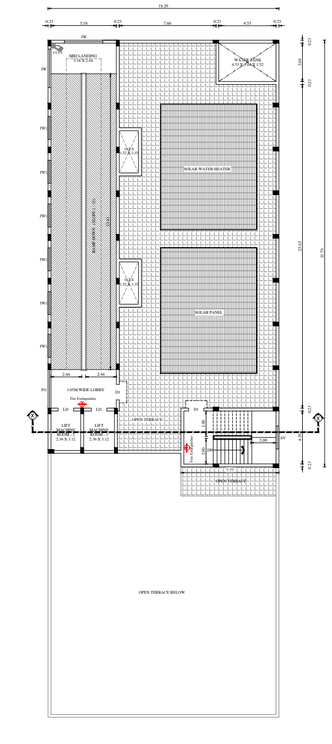












FOR OFFICE USE :

SITE APPROVAL

Roc.No.SWP/BPA/0133841/2024
Site Boundary Shown as "A TO D" and Numbered as SWP/DTCP/KALLAKURICHI/ Site Approval No.003/2024

BUILDING PERMISSION

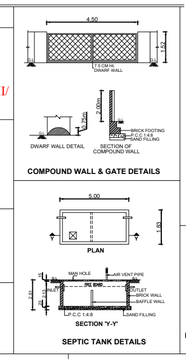
Roc.No.SWP/BPA/0133841/2024
Planning Permission No.SWP/DTCP /KALLAKURICHI/BUILDING PLAN No.004/2024

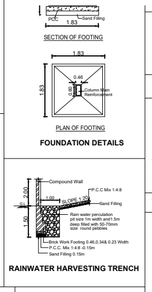
K.MATHI
SUPERVISOR/ DRAUGHTSMAN GRADE-II
DISTRICT TOWN AND COUNTRY PLANNING OFFICE, KALLAKURICHI DISTRICT.

S.GOPALAKRISHNAN
SURVEYOR/ ASSISTANT DRAUGHTSMAN
DISTRICT TOWN AND COUNTRY PLANNING OFFICE, KALLAKURICHI DISTRICT.

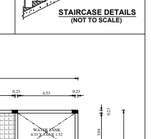
NOTE :

1. CCTV CAMERA TO BE PROVIDED.
2. CENTRALIZED AIR - CONDITION SYSTEM TO BE PROVIDED.
3. FIRE EXTINGUISHER AND FIRE ALARMS TO BE PROVIDED.
4. LOUVERED WINDOWS TO BE PROVIDED IN EACH FLOOR.
5. RAMP 1:12 SLOPE TO BE PROVIDED.





- FIRE EXTINGUISHER
- FIRE ALARM
- CCTV CAMERA



N

	In Sq.m
SITE AREA AS PER DOCUMENT [0.63 ACRES]	2549.49
SITE AREA AS PER PATTA	2550.00
SUPERIMPOSED PLOT AREA	2540.54

FLOOR DETAILS	FSI AREA	NON-FSI AREA	TOTAL BUILUP AREA
GROUND FLOOR AREA	981.06	0.00	981.06
FIRST FLOOR AREA	1050.09	0.00	1050.09
SECOND FLOOR AREA	1011.02	0.00	1011.02
THIRD FLOOR AREA	624.87	0.00	624.87
HEAD ROOM AREA	0.00	220.15	220.15
TOTAL	3667.04	220.15	3887.19

FLOOR SPACE INDEX [F.S.I] = 3667.04 / 2540.54 = 1.44

PLOT COVEREAGE [P.C] = 1050.09 / 2540.54 x 100 = 41.33 %

SCHEDULE OF JOINERIES		IN METRE
DD	DOUBLE DOOR	1.83 X 2.44
D	DOOR	1.52 X 2.44
D1	DOOR	1.22 X 2.44
D2	DOOR	0.91 X 2.13
D3	TOILET DOOR	0.76 X 2.13
LD	LIFT DOOR	1.22 X 2.44
W	WINDOW	2.44 X 1.52
W1	WINDOW	1.83 X 1.37
W2	WINDOW	1.22 X 1.37
LW	LOUVERED WINDOW	3.05 X 1.83
LW1	LOUVERED WINDOW	2.44 X 1.83
JW	JOLLY WORK	3.05 X 1.83
JW1	JOLLY WORK	1.83 X 1.83
SV	STAIR VENTILATION	1.52 X 1.22
V	VENTILATOR	0.90 X 0.60

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	26 Nos.	26 Nos.
P.H CAR PARKING	02 Nos.	02 Nos.
TWO WHEELERS	28 Nos.	28 Nos.

COLOUR REFERENCES

- SITE BOUNDARY SHOWN IN
- PROPOSED BUILDING SHOWN IN
- DRIVEWAY SHOWN IN
- EXISTING ROAD SHOWN IN

APPLICANT SIGNATURE :

REGISTERED GEO - TECHNICAL ENGINEER :

GEOTECHNICAL ENGINEER
Er. K. PRAKASH, M.E., (Geo Tech),
Reg. No. : GPA/GTE/1/2023
prakash.civil87@gmail.com Ph:9994738316

REGISTERED STRUCTURAL ENGINEER :

Dr.R.SHAFI MOHAMED,M.TECH.,A.M.I.E., DTCP Registered Structural Engineer Grade-I Reg.No. RSE/GR-I/TVM/JULY-2021/01 Rawdah Builders & Design Consultant 5A-Bhedmeiya Complex, Raja Nagar, Kallakurichi - 606 202, Ph.No. 98429 40511

REGISTERED CONSTRUCTION ENGINEER :

S. DURGADEVI
Reg. No: CE/TLPA/JAN2020/228,
153-2, Sai Ram Nagar, Nethimedu,
SALEM - 636 002.
Cell : 90037 74333

REGISTERED ENGINEER :

E.A.CHINRASU B.E.,
REGISTERED ENGINEER GRADE II (RE)
REG NO.REGN.TN/RA/LIC/1.2019/644
NO.16-D,SALEM MAIN ROAD, EMAPPER
KALLAKURICHI (TK) & (DT)-606202
CELL: +916369136*,
mail:annamalaicad5dcentre@gmail.com

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
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OMR Thoraipakkam,
Chennai 600 097, India
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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.