

PP

APPROVAL RECORD

Planning Permission

Namakkal 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.

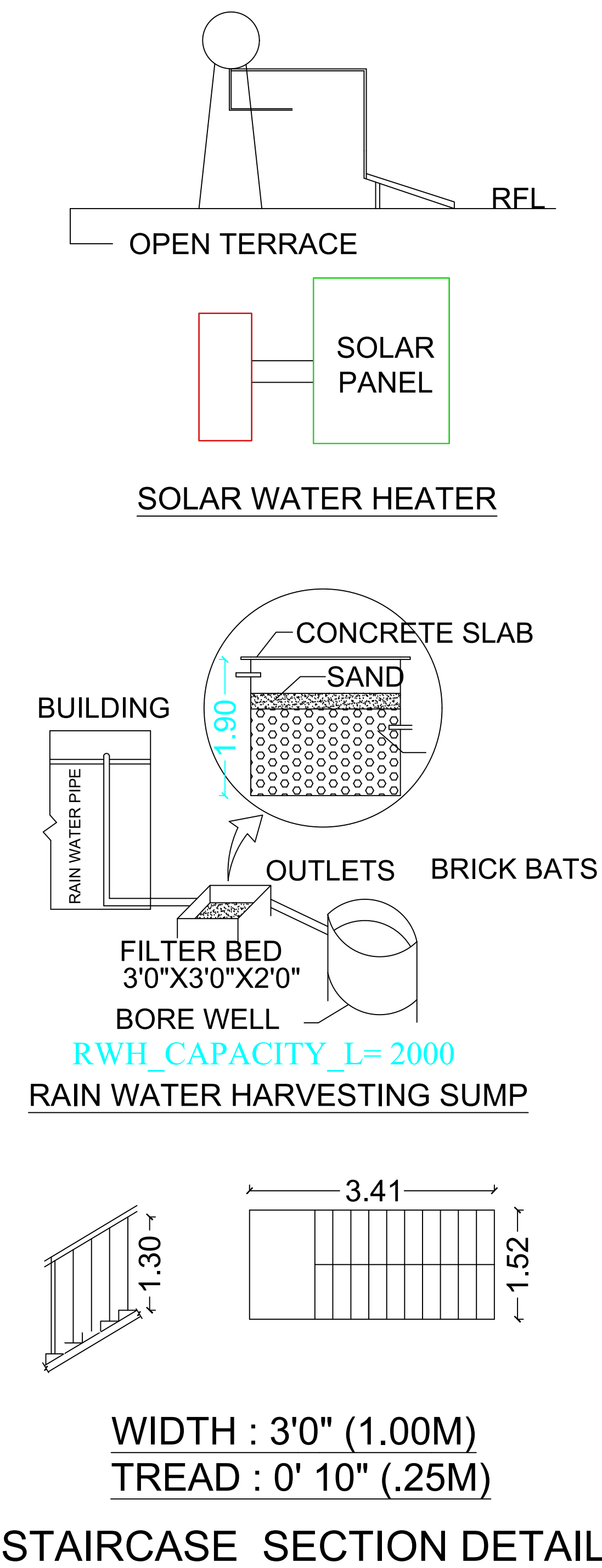
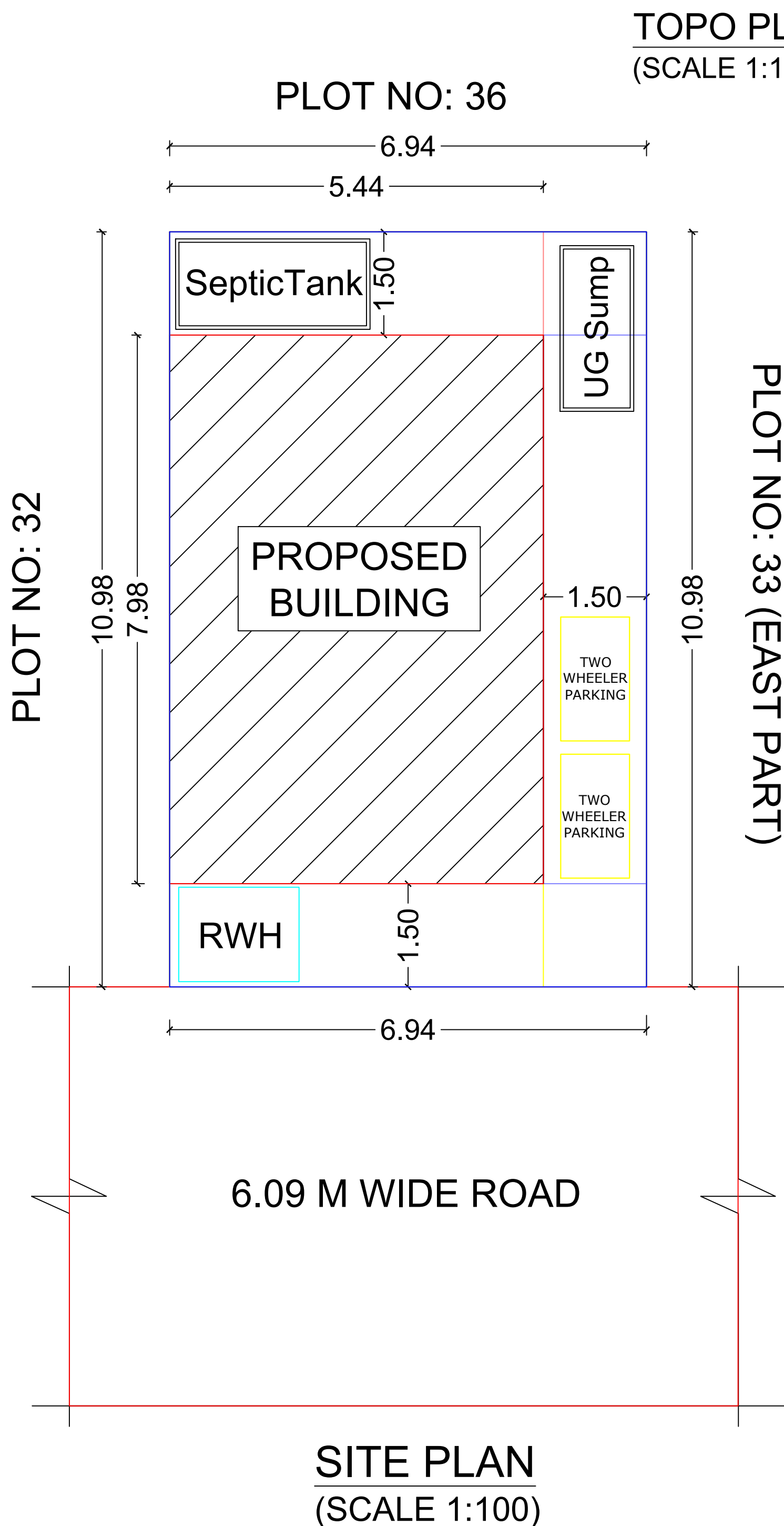
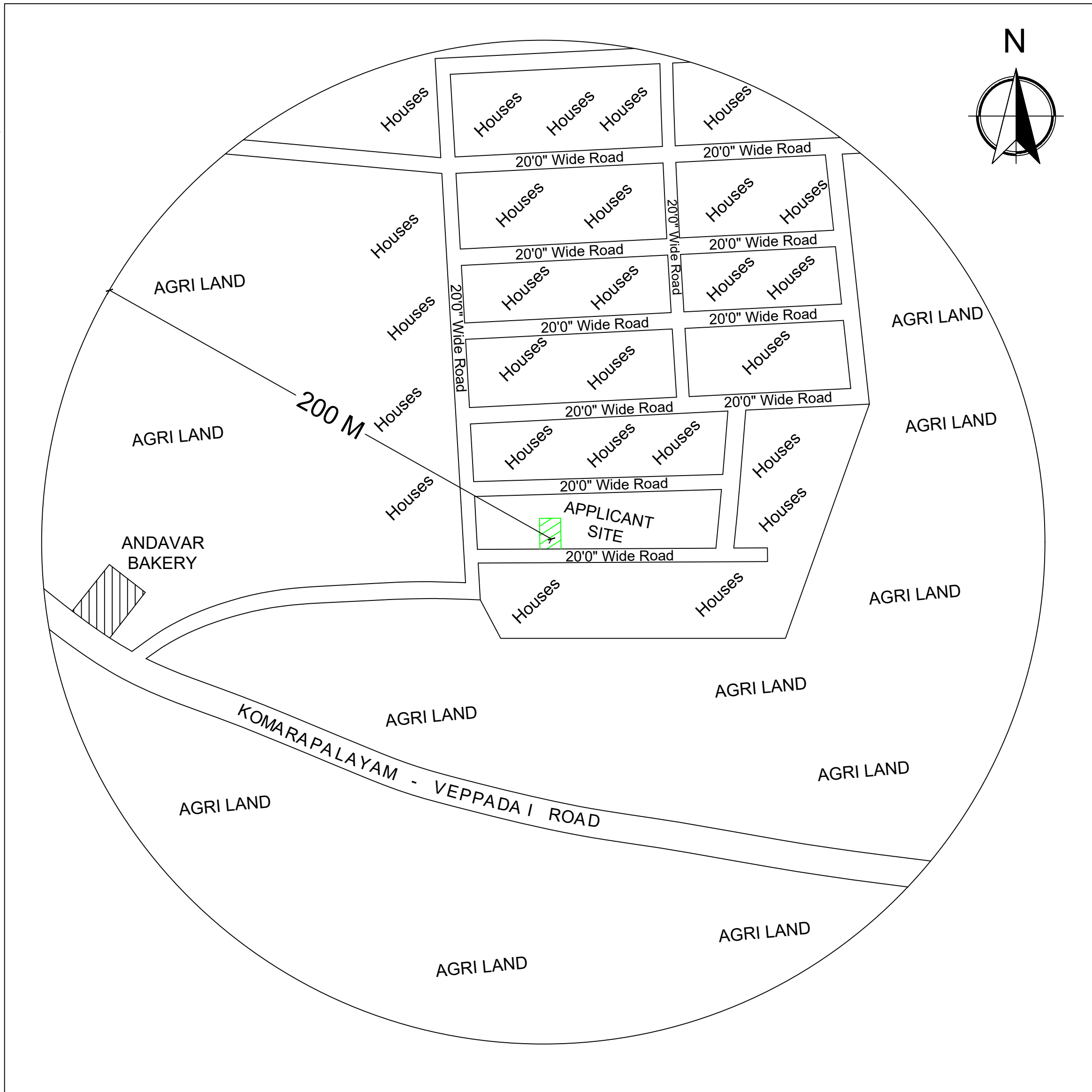
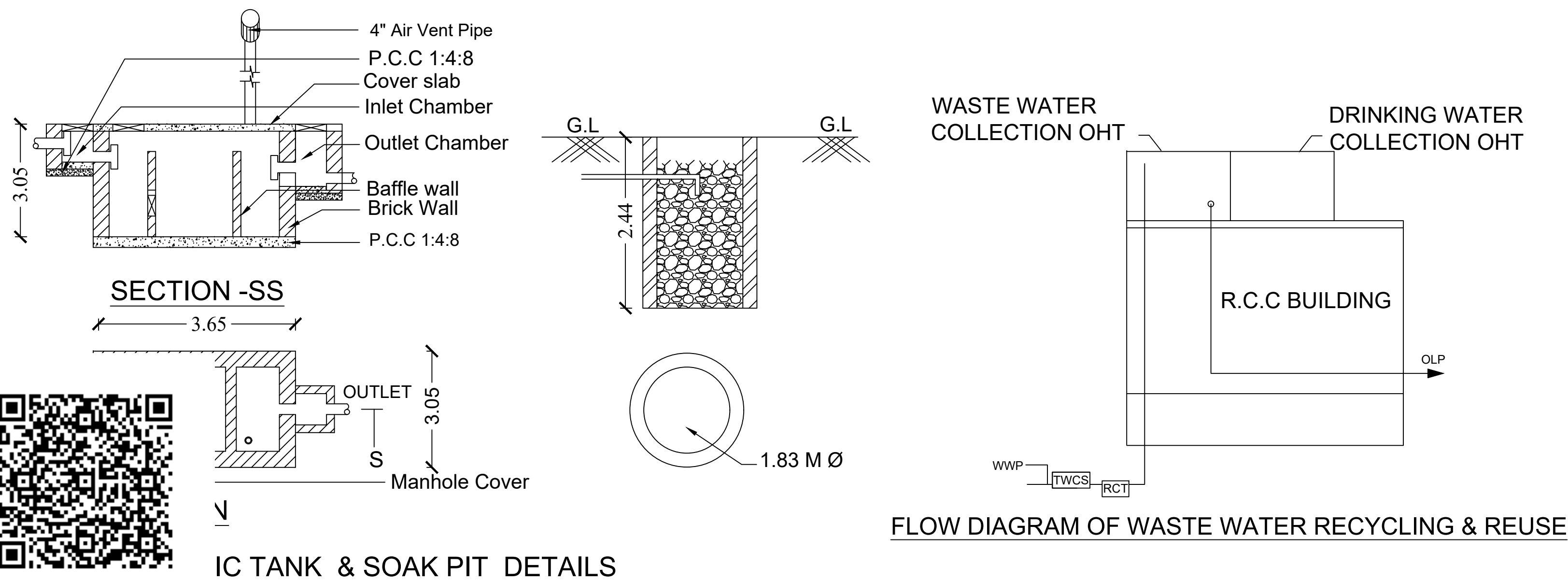
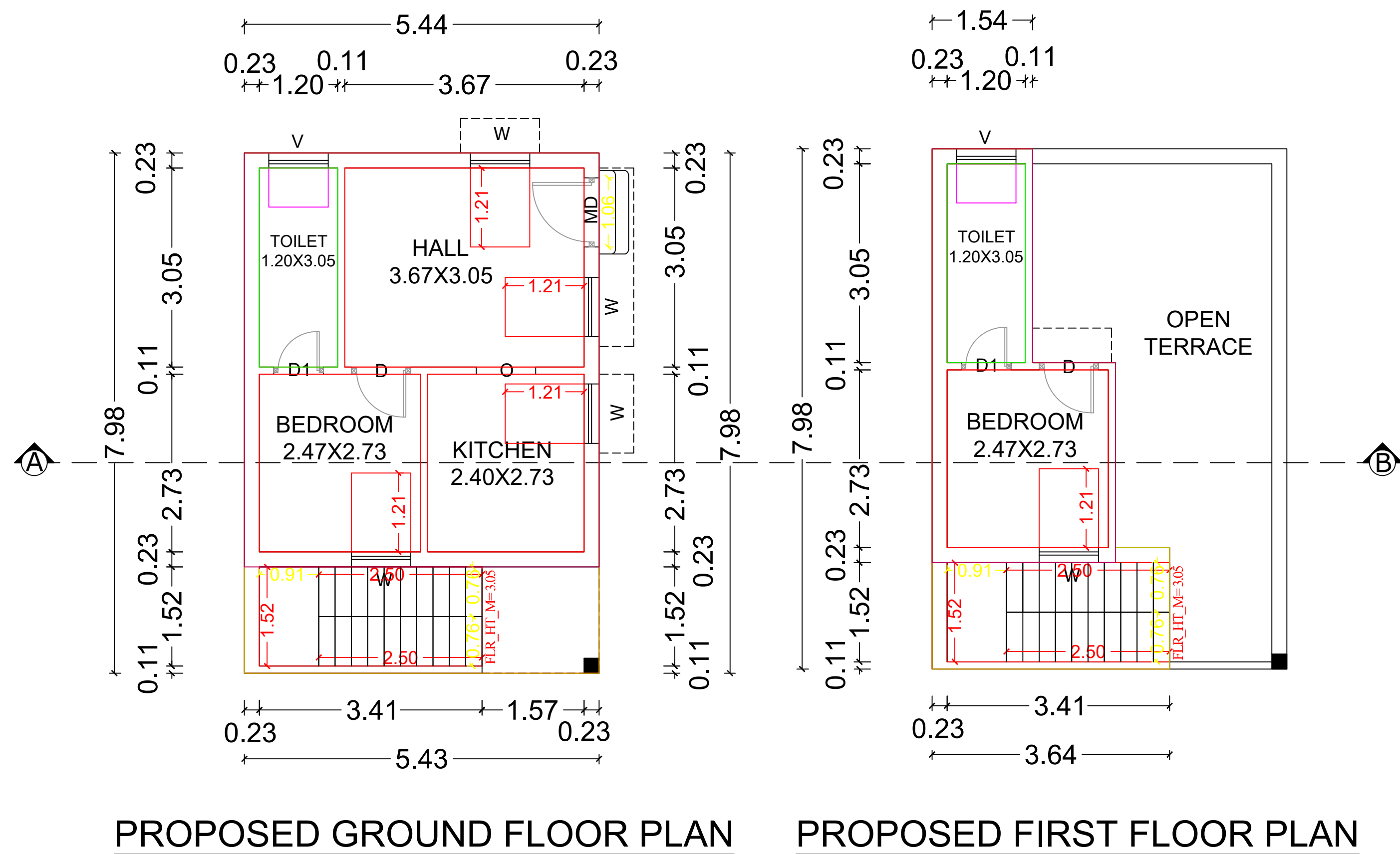
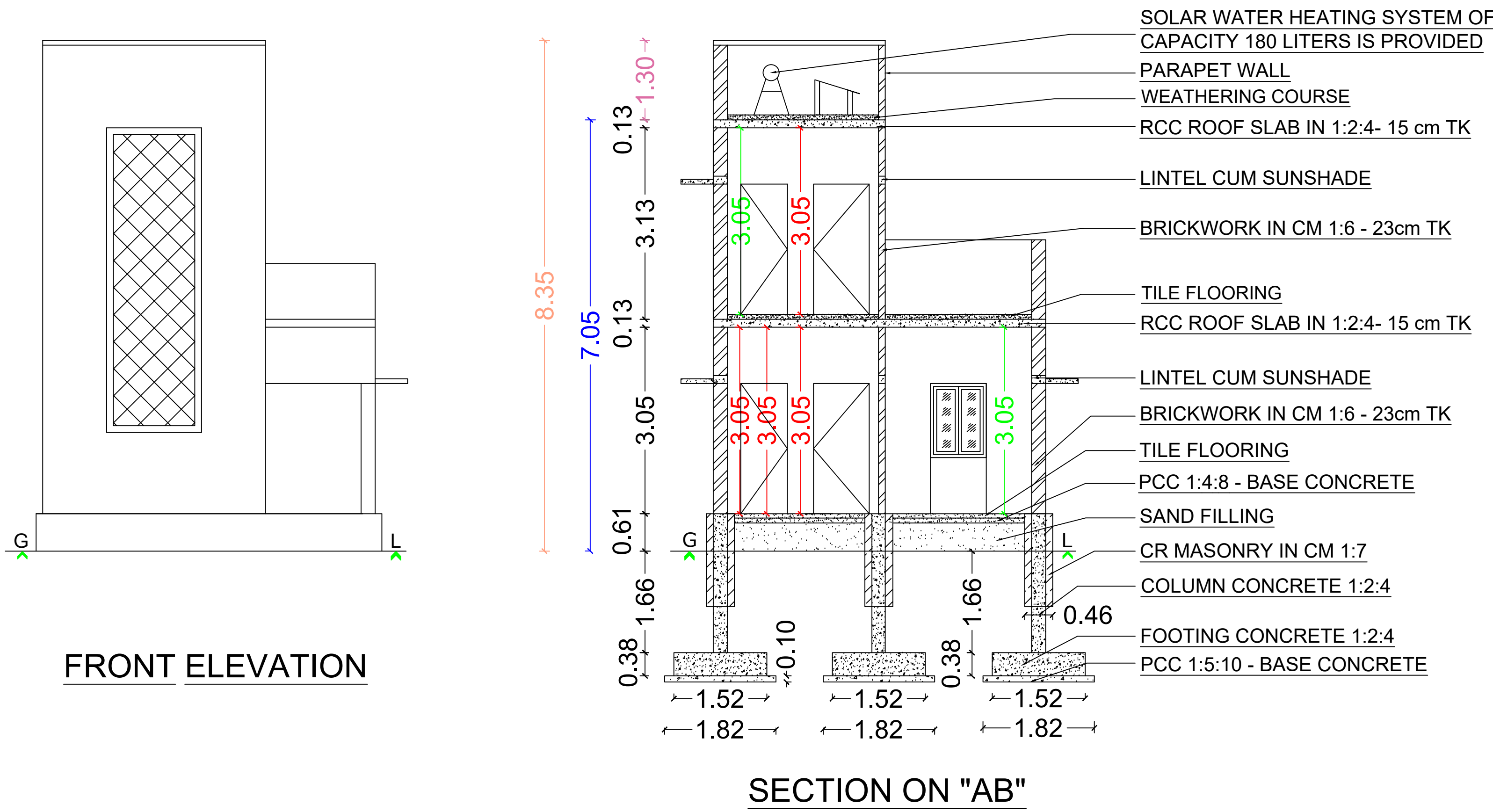
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOFED GROUND FLOOR AND FIRST FLOOR RESIDENTIAL BUILDING

AT PLOT NO: 33 (WEST PART), AT 'V.I.P NAGAR', SURVEY NO: 475/2A1, PATTA NO: 2037, KOMARAPALAYAM AMANI VILLAGE, THATTANKUTTAI VILLAGE PANCHAYAT, PALLIPALAYAM UNION LIMIT, KOMARAPALAYAM TALUK, NAMAKKAL DISTRICT.

APPLICANT:-

Thirumathi. S. DHANALAKSHMI, W/o, Thiru. SHANMUGAM.



PLAN INFO
PLOT_AREA_M2=76.11
AS_PER_DOCUMENT=76.11
FMB_OR_PLR = 76.11
AS_AT_SITE = 76.11
ACCESS_WIDTH_M=6.09
ROAD_WIDTH=6.09
ROAD_LENGTH=180
AVG_PLOT_WIDTH=6.92
AVG_PLOT_DEPTH=10.98
SURVEY_NO=475/2A1
PATTA_NO=2037
DISTRICT=NAMAKKAL
TALUK=KOMARAPALAYAM
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=MIXED RESIDENCE
AREA_TYPE=OTHERS
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURRENDER_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

AREA OF THE PROPOSED BUILDING

AREA DETAILS	IN SQ.MT	IN SQ.FT
APPLICANT SITE AS ON DOCUMENT	76.11	819.00
APPLICANT SITE AS ON SITE	76.11	819.00
PRO. R.C.C ROOF GROUND FLOOR AREA	43.34	466.51
PRO. R.C.C ROOF FIRST FLOOR AREA	19.79	213.01
OPEN SPACE	32.77	352.73
CARPET AREA OF PRO. GROUND FLOOR	24.48	263.50
CARPET AREA OF PRO. FIRST FLOOR	6.74	72.54

ALL DIMENSIONS ARE IN METRES
SUFFICIENT VENTILATIONS ARE PROVIDED FOR ALL ROOMS
PRO. SEPTIC TANK & SOAK PIT EACH 1 NO
PRO. RAIN WATER HARVESTING SUMP 1 NO
SOLAR WATER HEATING SYSTEM OF 180 LITRES CAPACITY IS PROVIDED.

PLOT COVERAGE = $\frac{43.34}{76.11} \times 100 = 56.94\%$
F.S.I = $\frac{63.13}{76.11} = 0.82$

SCALE - 1:100

SCHEDULE OF JOINERIES

JOINERY DETAILS	SYMBOLS	METRE	FEET
MAIN DOOR MD	M.D	1.06 X 2.13	3'6" X 7'0"
DOOR D	D	0.91 X 2.13	3'0" X 7'0"
DOOR D1	D1	0.76 X 2.13	2'6" X 7'0"
OPEN O	O	0.91 X 2.13	3'0" X 7'0"
WINDOW W	W	0.91 X 1.21	3'0" X 4'0"
WINDOW W1	W1	1.21 X 1.21	3'6" X 4'0"
WINDOW W2	W2	1.52 X 1.21	4'6" X 4'0"
WINDOW W3	W3	1.82 X 1.21	6'0" X 4'0"
KITCHEN WINDOW KW	KW	0.91 X 1.06	3'0" X 3'6"
VENTILATOR V	V	0.91 X 0.60	3'0" X 2'0"

Er. N.GOPINATH , B.E., M.I.E., A.I.V.,
CHARTERED ENGINEER, APPROVED VALUER &
REGISTERED ENGINEER GRADE - I
36, First Floor, Maruthi Iyer Mess Upstairs,
K.O.N Theatre Road, B.Komarapalayam - 638183
Contact: 9944201108
e-mail: praneeshconstro@gmail.com

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APPLICANT ENGINEER

S. Shanmugam

Er. N. GOPINATH, B.E.,
CONSULTING CIVIL ENGINEER,
REGISTERED ENGINEER GRADE - I,
LICENSE NO : 050/LS/2019/00002,
39A, FIRST FLOOR, MARUTHI IYER MESS UPSTAIRS,
K.O.N. THEATRE ROAD,
KOMARAPALAYAM - 638 183,
CONTACT : 99442 01108

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.

