

PP

APPROVAL RECORD

Planning Permission

Namakkal district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

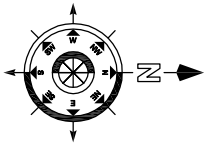
Rural Panchayat

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

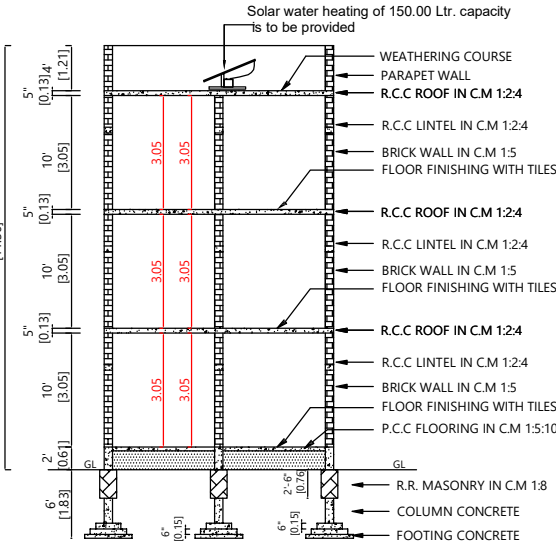
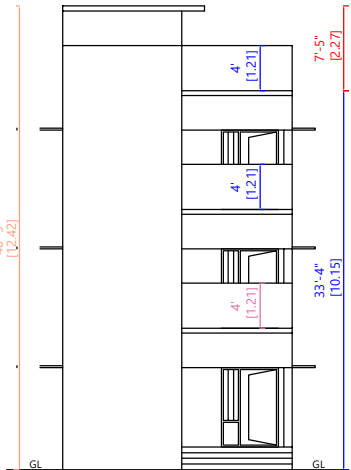
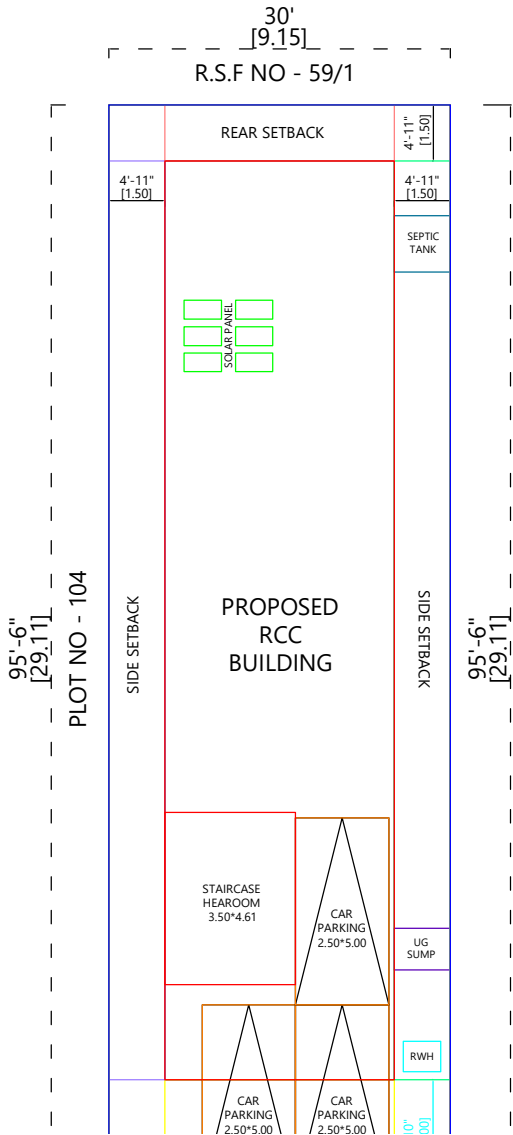
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING DETAILS OF THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND, FIRST AND SECOND FLOOR RESIDENTIAL BUILDING IN NEW R.S.F NO - 59/7A2 & 59/8A2, BHARATHI ESTATE - 6 PART- II , PLOT NO - 103, KOMARAPALAYAM AMANI VILLAGE, THATTANGKUTTAI VILLAGE PANCHAYAT, PALLIPALAYAM UNION, KOMARAPALAYAM TALUK, NAMAKKAL DISTRICT.

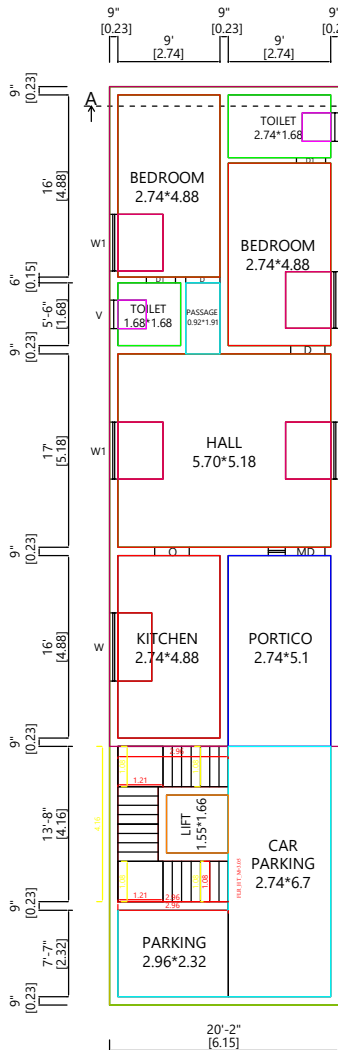
APPLICANT : Mr S. BASKAR S/O CHANDRAN



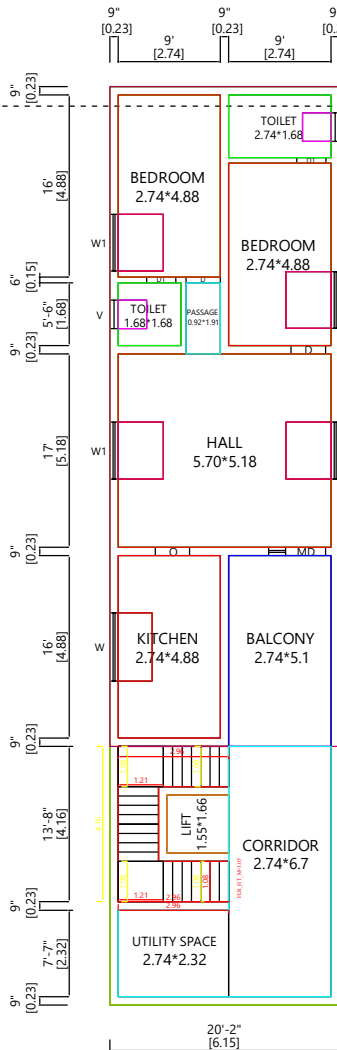
DTCP APPROVED - SALEM REGION
IN PRINCIPAL LAYOUT
FILE NO - 2584/2019
DISTRICT SERIAL NO - 876/2019
APPROVED LAYOUT NO - 716/2019



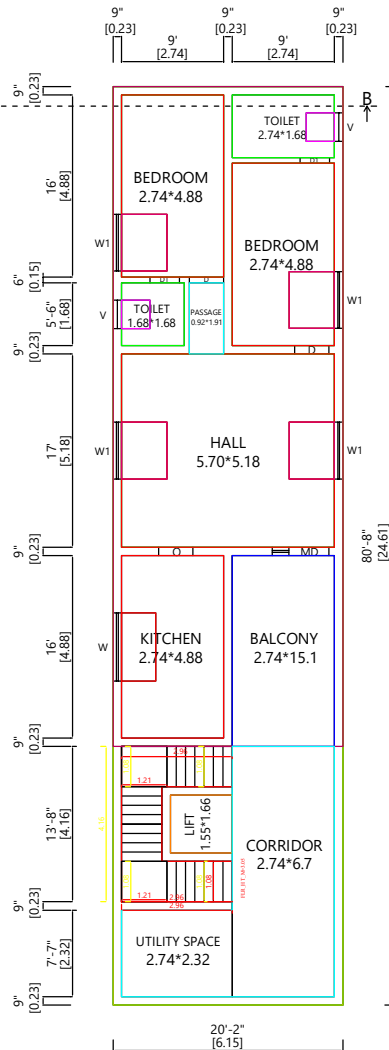
PLAN INFO
PLOT_AREA_M2= 266.26
AS_PER_DOCUMENT = 266.26
SINGLE_FAMILY_BLDG= YES
RZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT= NAMAKKAL
TALUK= KOMARAPALAYAM
JURISDICTION_TYPE= PANCHAYAT
SURVEY_NO= 59/7A2,8A2
PATTA_NO= 12957
PLOT_NO= 103
ACCESS_WIDTH_M= 12.20
ROAD_WIDTH= 12.20
ROAD_LENGTH= 244.00
AVG_PLOT_DEPTH= 9.15
AVG_PLOT_WIDTH= 29.11
LAND_USE_ZONE= INDIVIDUAL RESIDENCE
RWH_DECLARED= YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
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_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
IS_EXISTINGBUILDING_EXCEPTION=YES
FMB_OR_PLR = 266.26
AS_AT_SITE = 266.26



PROPOSED GROUND FLOOR PLAN

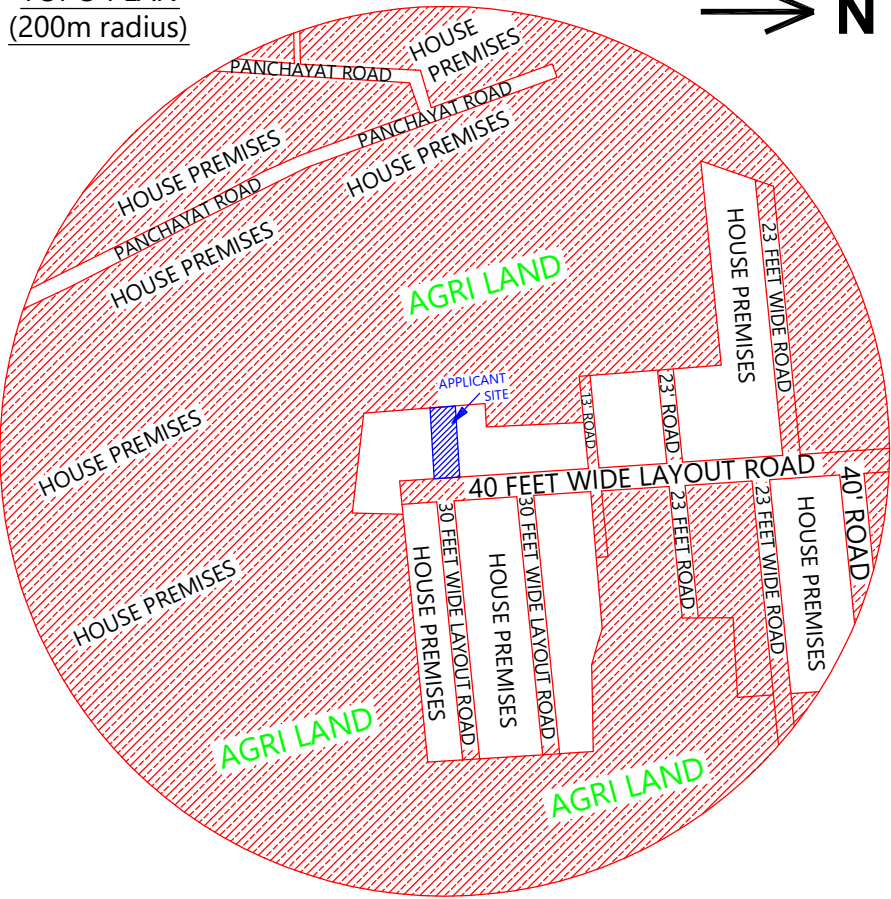


PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

TOPO PLAN
(200m radius)



AREA DETAILS				SQ.M	SQ.FT
APPLICANT SITE (DOC NO - 3280/2025)				266.26	2865.00
APPLICANT SITE AS PER PATTA				266.00	2863.25
APPLICANT SITE AS PER FIELD				266.26	2865.00
FSI AREA OF PROPOSED GROUND FLOOR BUILDING				151.29	1628.50
FSI AREA OF PROPOSED FIRST FLOOR BUILDING				151.29	1628.50
FSI AREA OF PROPOSED SECOND FLOOR BUILDING				151.29	1628.50
TOTAL FSI AREA OF ALL FLOOR IN BUILDING				453.87	4885.50
TOTAL CARPET AREA OF ALL FLOOR IN BUILDING				168.81	1817.00
OPEN AREA				114.71	1234.75
STAIRCASE HEADROOM AREA				16.13	173.75
JOINERY DETAILS		FEET	METER	JOINERY DETAILS	
MD - DOOR	5'0" X 7'0"	1.52 X 2.13		W - WINDOW	6'0" X 3'0"
D - DOOR	3'0" X 7'0"	0.91 X 2.13		W1 - WINDOW	5'0" X 4'0"
D1 - DOOR	2'6" X 7'0"	0.76 X 2.13		V - VENTILATOR	2'6" X 2'6"
O - OPEN	3'0" X 7'0"	0.91 X 2.13			
PLOT COVERAGE = $\frac{151.29}{266.26} \times 100 \Rightarrow 56.82 \%$				FSI = $\frac{453.87}{266.26} = 1.70 < 2$	

Er P.DINESHKUMAR B.E. CIVIL
REGISTERED ENGINEER (RE-GRADE-II-050/LS/2019/00009)

APPLICANT

ENGINEER

Er. P. DINESHKUMAR B.E., Civil
REGISTERED ENGINEER
RE - GRADE II - 050/LS/2019/00009
45/35, KUMARARAJA BUILDING
NEAR NEW SUB REGISTER OFFICE
B.KOMARAPALAYAM - 638 183
PH : 97887 28730, 90804 71144

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.

