Verified RealEstate™

REFERENCE
03/226108/2026-27

ISSUED
02 September 2026

PP APPROVAL RECORD

Planning Permission

Survey 404A

Valayappatti

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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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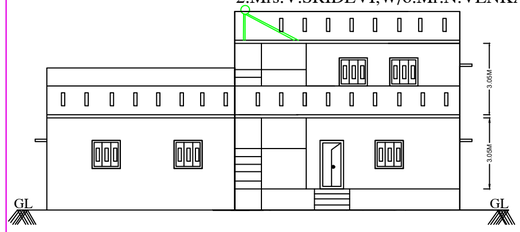
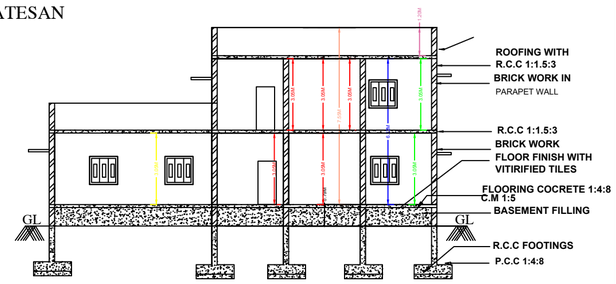
PLAN SHOWING THE PROPOSED CONSTRUCTION OF FIRST FLOOR RCC ROOF RESIDENTIAL BUILDING AND EXISTING THE GROUND FLOOR BUILDING IN S.F.NO.404A/1C1,404A/1C2, PATTA NO:12566,12567, VALAYAPPATTI VILLAGE & PANCHAYAT, MOHANUR UNION , MOHANUR TALUK, NAMAKKAL DISTRICT,

APPLICANT NAME:- 1.Mr.N.VENKATESAN,S/o.Mr.NARASAMACHITTIYER

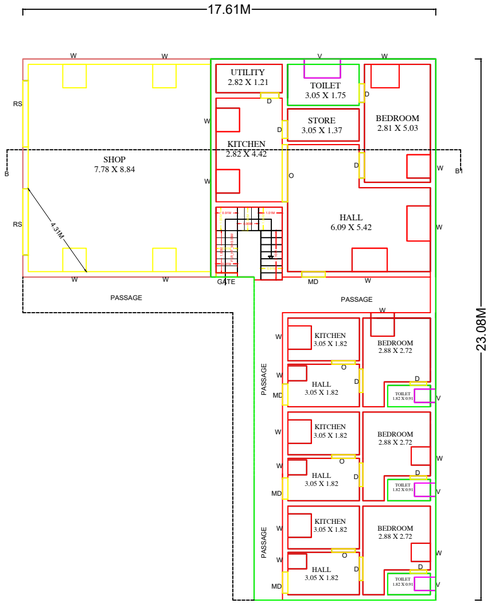
2.Mrs.V.SRIDEVI,W/o.Mr.N.VENKATESAN



ELEVATION



SECTION ON "BB1"



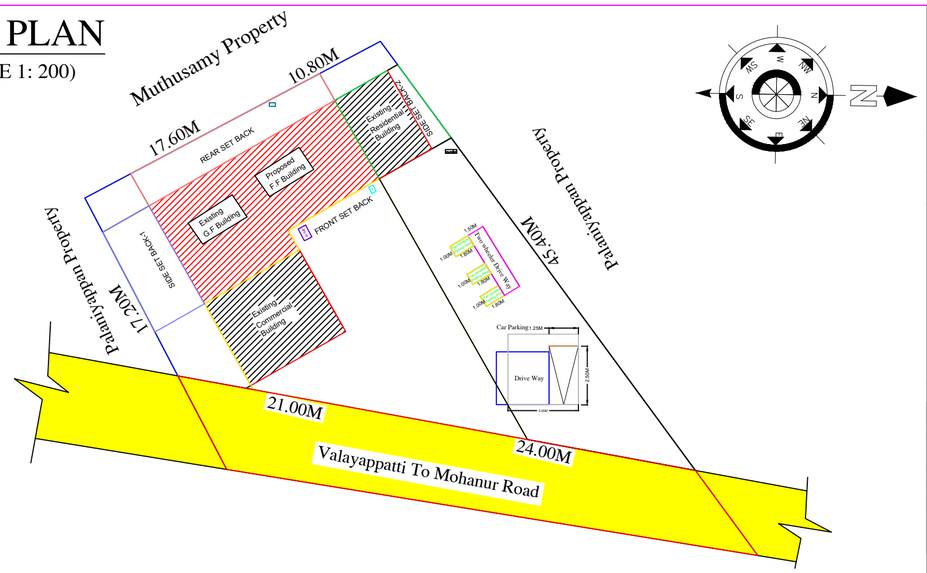
EXISTING GROUND FLOOR PLAN



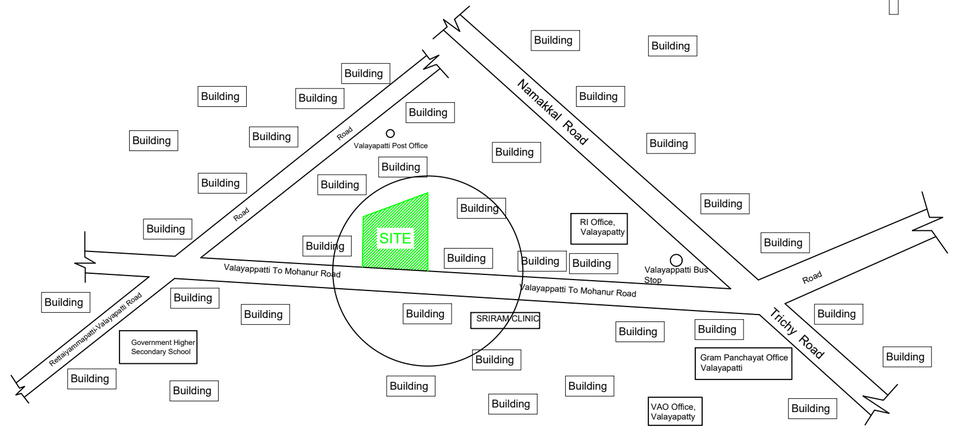
PROPOSED FIRST FLOOR PLAN

SITE PLAN

(SCALE 1: 200)



Key Plan (Not To Scale)



Office Use:--

AREA DETAILS	SQ.M	SQ.FEET
AREA OF THE DEED (20.00 Cent)	810.00	8720.00
AREA OF THE PATTA	900.00	9687.52
PROPOSED F.F. BUILDING	157.95	1700.15
EXISTING G.F. RESIDENTIAL	196.02	2109.94
EXISTING G.F. COMMERCIAL	74.49	801.10
CARPET AREA OF F.F. BUILDING	134.25	1445.05
CARPET AREA OF G.F. RESIDENTIAL	166.61	1793.37
CARPET AREA OF G.F. COMMERCIAL	63.31	681.46
AREA OF OPEN SPACE	539.49	5808.96
PARKING	PROVIDED	
CARS SPACE	PROVIDED	
TWO WHEELER SPACE	3	
FSI	0.52	
PLOT COVERAGE	33.39%	

TOTAL BUILT UP AREA= 1700.15 SQ.FEET (157.95 SQ.M)
(FIRST FLOOR)

TOTAL BUILT UP AREA= 2911.04 SQ.FEET (270.51 SQ.M)
(EXISTING GROUND FLOOR(COMMERCIAL & RESIDENTIAL))

FSI = TOTAL PLINTH AREA OF BUILDING / AREA OF SITE = 428.46SQ M / 810.00SQ M = 0.52< 2.00

COLOUR INDEX

SITE BOUNDARY	
PRO.F.F RCC ROOF BUILDING	
RAINWATER STORAGE PIT	
ROAD	

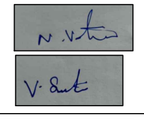
JOINERIES DETAILS

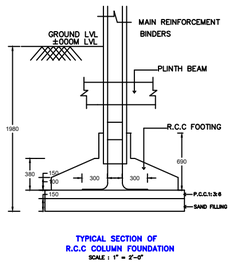
	DESCRIPTION	MT	FT
MD	MAIN DOOR	1.52 x 2.13	4'0" x 7'0"
D	DOOR	0.91 x 2.13	3'0" x 7'0"
D1	DOOR	0.76 x 2.13	2'6" x 7'0"
A/o	ARCH OPEN	1.22 x 2.13	4'0" x 7'0"
W1	WINDOW	1.22 x 1.22	4'0" x 4'0"
W2	WINDOW	2.00 x 1.22	6'6" x 4'0"
W3	WINDOW	2.0 x 1.50	6'6" x 5'0"
O	OPEN	1.22 x 2.13	8'0" x 7'0"
V	VENTILATOR	1.00 x 1.00	3'3" x 3'3"

NOTE:

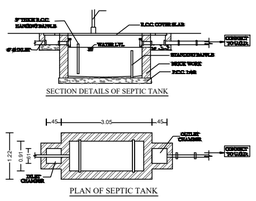
All Dimension are in Metre (Scale 1:100)

APPLICANT:-

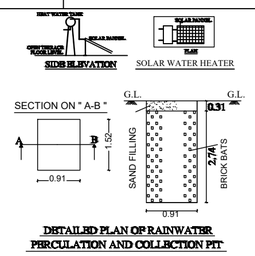




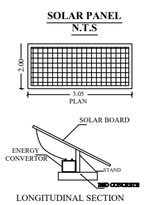
TYPICAL SECTION OF R.C.C COLUMN FOUNDATION
SCALE : 1" = 2'-0"



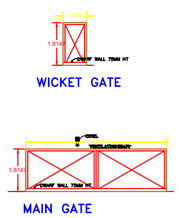
DETAILS OF SEPTIC TANK (N.T.S.)

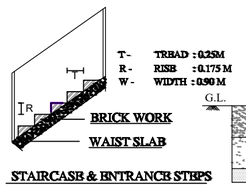


DETAILED PLAN OF RAINWATER PERCULATION AND COLLECTION PIT

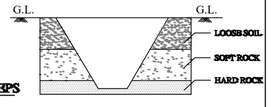


LONGITUDINAL SECTION





STAIRCASE & ENTRANCE STEPS



TRIAL PIT



GURU ASSOCIATES & VALUERS

Er.G.SENGODAN BE.,AMIE.,AIV

Govt.Approved Valuer:A-31318,

Govt.Reg.No:DTCP/NKL/RE-II/02/2025

Govt.Reg. No:051/LS/2024/00009,

Old RTO Office Opp,Salem Main Road,Namakkal-637001

Cell:8124890189

REGISTERED ENGINEER / LBS

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

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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.