PP APPROVAL RECORD

Planning Permission

Survey 171/1B3B and 2 more

Valavanthicombai

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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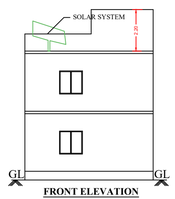
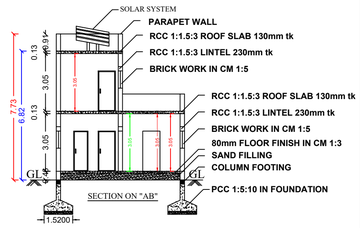
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL BUILDING FOR GROUND AND FIRST FLOOR IN S.F.NO:171/1B3B, 171/2A1A2, PATTA NO.2911, AT VALAVANTHICOMBAI VILLAGE PANCHAYAT, SENTHAMANGALAM UNION LIMIT, SENTHAMANGALAM - TK, NAMAKKAL - DT.

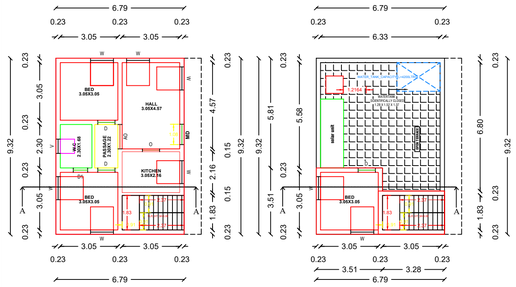
NAME OF THE APPLICANT : Mr. P.ASHOK KUMAR,
S/O. Mr.PONUSWAMY.



FRONT ELEVATION

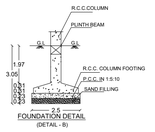


SECTION ON "AB"



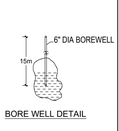
PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST CUM TERRACE FLOOR PLAN

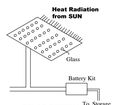


FOUNDATION DETAIL (DETAIL - B)





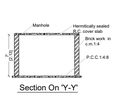
BORE WELL DETAIL



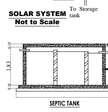
SOLAR SYSTEM Not to Scale



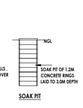
STAIRCASE DETAIL



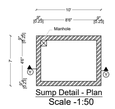
Section On 'Y-Y'



SEPTIC TANK



SOAK PIT



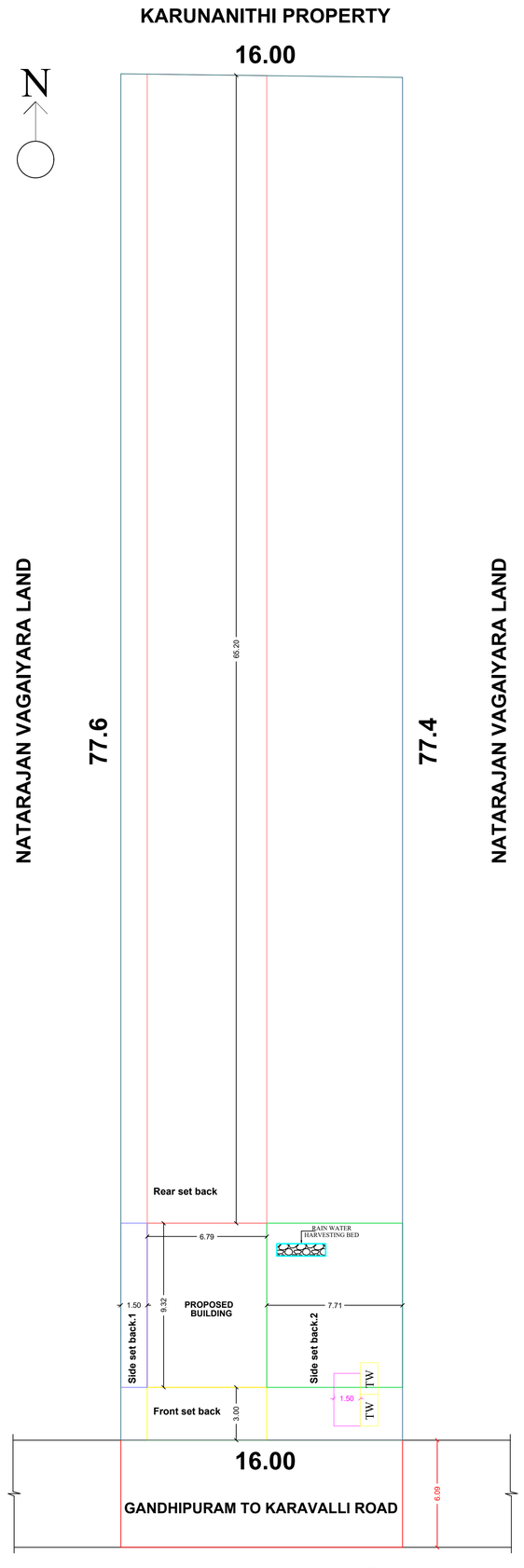
PLAN INFO
PLOT_AREA_MD=1254.51
PLOT_NO=NO
SURVEY_NO=171/1B3B, 171/2A1A2
AS_PER_DOCUMENT=1254.51
AS_PER_PLR=1254.51
AREA_DIFF=0.00
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=2911
TALUK=SENTHAMANGALAM
DISTRICT=NAMAKKAL
ROAD=YES
ACCESS_WIDTH_M=18.00 M
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
AVG_PLOT_DEPTH= 77.40
AVG_PLOT_WIDTH= 16.00
ROAD_WIDTH=18.00
ROAD_WIDTH=18.00
ROAD_LENGTH=350
LAND_USE_ZONE = EWS
RWH_DECLARED=YES
GSR_APPLICABLE=NO
IS APPROVED LAYOUT=NO
BUILDING_NEAR_RIVER=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_HEIGHT=NO
GSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LEESTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT

AREA DETAILS:

AREA OF CALCULATION	SQ.FT	SQ.M
TOTAL AREA OF THE SITE (AS PER AOS - 31.00 CENT)	13503.60	1254.51
AREA OF SUPER IMPOSED PLOT BOUNDARY	13503.60	1254.51
AREA AS PER FMB/PLR	13503.60	1254.51
AREA OF RCC PROPOSED GROUND FLOOR RESIDENTIAL BUILDING	681.14	63.28
AREA OF RCC PROPOSED FIRST FLOOR RESIDENTIAL BUILDING	213.45	19.83
TOTAL BUILDING AREA	894.59	83.10
AREA OF OPEN SPACE	12822.46	1191.23
CARPET AREA	521.30	48.43

PLOT COVERAGE : $\frac{681.14}{13503.60}$ = 5.04 %

FSI AREA : $\frac{894.59}{13503.60}$ = 0.06 < 2



SITE PLAN
SCALE 1:100

SCHEDULE OF JOINERIES

REFERENCE		IN FEET	IN METER
MD	MAIN DOOR	3'6"X7'0"	1.07X2.13
D	DOOR	3'0"X7'0"	0.91X2.13
D1	DOOR	2'6"X7'0"	0.76X2.13
O	OPEN	3'0"X7'0"	0.91X2.13
W	WINDOW	5'0"X6'0"	1.52X1.80
W1	WINDOW	4'0"X5'3"	1.22X1.60
W2	WINDOW	4'0"X4'0"	1.22X1.22
V	VENTILATION	2'6"X2'0"	0.82X0.64



KEY PLAN
NOT TO SCALE

COLORS INDEX:
ROAD SHOWN IN
BOUNDARY SHOWN IN
PROPOSED BUILDING SHOWN IN

ALL DIMENSIONS ARE IN METRE

APPLICANT :

(P.ASHOK KUMAR)

REGISTERED ENGINEER :

A.PRAKASH.D.C.E., B.E.
REGISTERED ENGINEER GRADE-II
Reg.No: 053/LS/2024/00001
ARAVIND ASSOCIATES
104, Town Bank Street, Rasipuram.
CELL: 98943 69921, 90431 74934

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.