

PP

APPROVAL RECORD

Planning Permission

Salem

Salem district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

PURPOSE

Residential

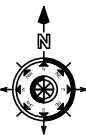
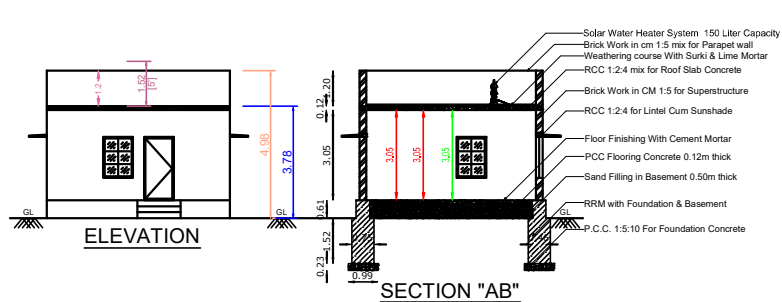
The approval as the planning authority issued it, reproduced in full behind this page.

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

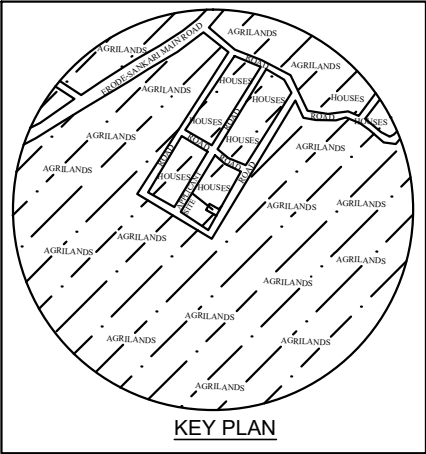
PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF R.C.C ROOF BUILDING FOR RESIDENTIAL PURPOSE IN NEW S.F.No.45/1A1 PART, WARD -15, D.No.155, ASSESSMENT No.11439, IN THAMOS COLONY, SANKARI VILLAGE & SPECIAL GRADE TOWN PANCHAYAT, SANKARI TALUK, SALEM DISTRICT.

APPLICANT:

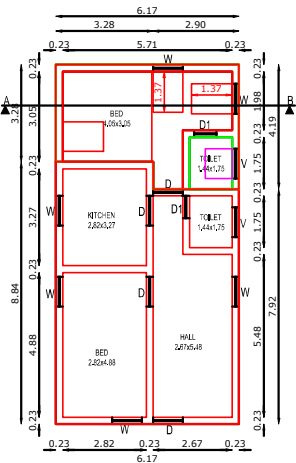
Thiru.S.RANGANATHAN, S/o.Thiru.SHANMUGASUNDARAM.



PLAN INFO
PLOT_AREA_M2= 120.77
AS_PER_DOCUMENT = 120.77
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT= SALEM
TALUK= SANKARI
JURISDICTION_TYPE=TOWN PANCHAYAT
SURVEY_NO= 45/1A1 PART
PATTA_NO=1744
ACCESS_WIDTH_M=9.00
ROAD_WIDTH=9.00
ROAD_LENGTH=300.00
AVG_PLOT_WIDTH= 7.92
AVG_PLOT_DEPTH= 15.24
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=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
FMB_OR_PLR = 120.77
AS_AT_SITE = 120.77

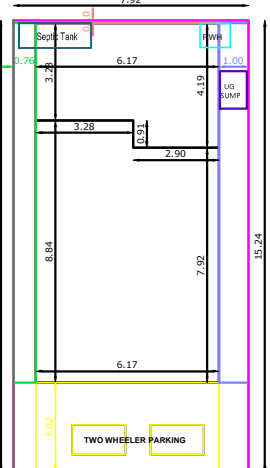


PLOT No.50 MATHEWS PROPERTY

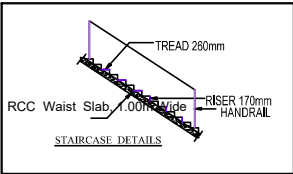
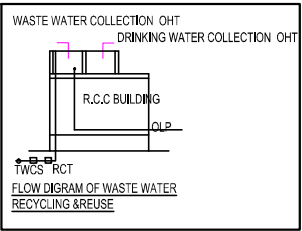
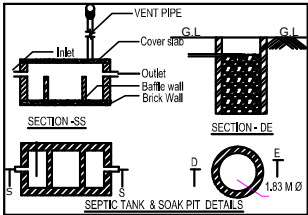
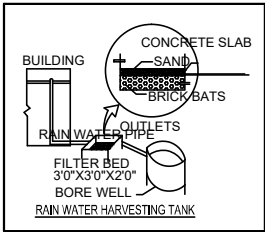


EXISTING & PROPOSED
GROUND FLOOR PLAN

PLOT No.54 BALASUBRAMANIAN PROPERTY



PLOT No.56 Soudarajan PROPERTY



JOINERY DETAILS:-

Main Door	MD	1.22 x 2.13	Ventilator	V	1.00 x 0.76
Door	D	1.00 x 2.13	Window	W	1.00 x 1.37
Door	D1	0.76 x 2.13	Window	W1	1.50 x 1.37
Window	W2	1.20 x 1.37	Arch Open	AO	1.22 x 2.13

ALL DIMENSIONS ARE IN "METER"
ALL ROOMS ARE HAVING SUFFICIENT "VENTILATION"
U DROP WILL BE PROVIDED IN THE OUTLET
COLLECTION TANK WATER WILL BE REUSE TOILET & BATH ROOM OUTLET
SOLAR WATER HEATER SYSTEM OF 180LIT CAPACITY IS TO BE PROVIDED (1 NOS)

SCALE - 1:100

AREA DETAILS			SQ.FT	SQ.MT
APPLICANT SITE AREA AS ON DOCUMENT			1300.00	120.77
APPLICANT SITE AREA AS ON FMB PATTA			1300.00	120.77
APPLICANT SITE AREA AS ON SUPER IMPOSED PLOT BOUNDARY			1300.00	120.77
PLINTH AREA OF PROPOSED ADDITIONAL RCC ROOF BUILDING IN G.F			246.10	22.87
PLINTH AREA OF EXISTING RCC ROOF BUILDING IN G.F.			558.55	51.91
CARPET AREA OF PROPOSED RCC ROOF BUILDING IN G.F.			177.99	16.54
OPEN SPACE AREA			495.35	45.99
PRO. SEPTIC TANK & SOAK PIT - EACH			1 NO	
PRO. STAIR CASE			1 NO	
PRO. RAIN WATER HARVESTING SUMP			1 NO	

PLOT COVERAGE = $\frac{74.78}{120.77} \times 100 = 61.92\%$
F.S.I = $\frac{74.78}{120.77} = 0.619$

APPLICANT

S. Ranganathan

ENGINEER

Er. R. YUVARAJ, B.TECH., L.B.S.
Licenced Building Surveyor
YUVARAJ CONSTRUCTIONS
Civil Engineer & Building Contractor
Sankari West, Salem Dt - 637 303.
Cell : 94430 54039

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.

