

PP

APPROVAL RECORD

# Planning Permission

Vellar

Salem district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**ISSUING AUTHORITY  
**Rural Panchayat**PURPOSE  
**Commercial**

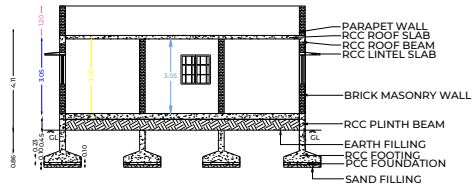
The approval as the planning authority issued it, reproduced in full behind this page.

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

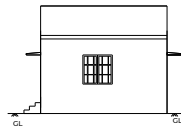
PLAN SHOWING THE PROPOSED NEW COMMERCIAL BUILDING SHOP AT OLD SURVEY NO:436/1,NEW SURVEY NO:436/1B

PATTA NO:1921,VELLAR VLLAGE,MECHERI PANCHAYAT UNION,METTUR(T.K),SALEM(D.T).

APPLICANT:Mr KULANDAIVELU S/O ARUMUGAM, VELLAR VILLAGE.



SECTION-AA



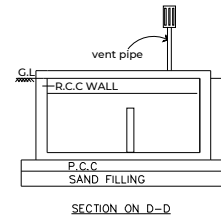
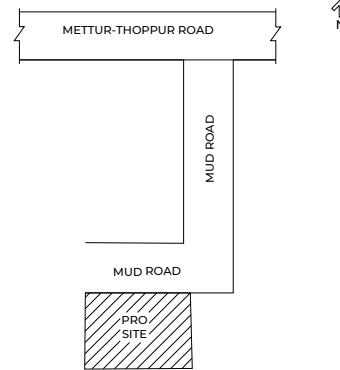
ELEVATION - A

PLAN INFO:  
PLOT\_AREA\_M2=106.75  
MECHANICAL\_PARKING=0  
EXISTING\_FLOOR\_AREA\_TO\_BE\_DEMOLISHED\_M2=0  
SINGLE\_FAMILY\_BLDG=NO  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=6.00  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
ROAD\_WIDTH=6.00  
ROAD\_LENGTH=15  
AREA\_TYPE=OTHERS  
MIN\_PLOT\_DEPTH=13.05  
MIN\_PLOT\_WIDTH=8.18  
LEASEHOLD\_LAND=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
BLOCK\_1\_B\_SHOP\_MEMBER\_COUNT=5  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=NO  
SURVEY\_NO=436/1B  
DISTRICT=SALEM  
JURISDICTION\_TYPE=PANCHAYAT  
OSR\_APPLICABLE=NO  
OSR\_SURR-BUYBACK\_RETAIN-RETAIN  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_APPROVED\_LAYOUT=NO  
IS\_SWIMMING\_POOL\_EXISTS=YES/NO  
IS\_DATA\_CENTER=YES  
IS\_PRIVATE\_EXCLUSIVE\_PASSAGE=NO  
BLOCK\_1\_B\_SHOP\_MEMBER\_COUNT=10  
LAND\_USE\_ZONE=RESIDENTIAL  
BUILDING\_NEAR\_TO\_RIVER=NO  
LAND\_USE\_ZONE=COMMERCIAL  
RWH\_DECLARED=YES  
BLK\_1\_NON\_FSI\_AREA=0  
BLK\_1\_FLR\_0\_BLT\_UP\_AREA=0  
BLK\_1\_FLR\_0\_BLT\_UP\_AREA\_DUCT=0  
BLK\_1\_EXISTING\_NO\_OF\_DWELLING\_UNITS=0  
BLK\_1\_FLR\_0\_SUB\_OCCUPANCY\_COLOUR\_CODE=0  
BLK\_1\_FLR\_0\_CARPET\_AREA=0  
BLK\_1\_FLR\_0\_CARPET\_AREA\_DUCT=0  
BLK\_1\_EXISTING\_HEAD\_ROOM=0  
IS\_EXISTINGBUILDING\_EXCEPTION=NO  
PATTA\_NO=1921  
FMB\_OR\_PLR=106.75  
AS\_PER\_DOCUMENT=8000  
AVG\_PLOT\_DEPTH=8.18m  
AVG\_PLOT\_WIDTH=13.05m  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO  
BUILDING\_OCCUPANCY=COMMERCIAL  
AS\_AT\_SITE=106.75

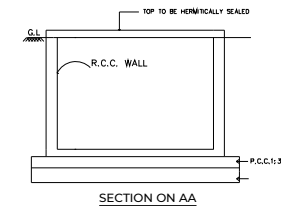


MUI

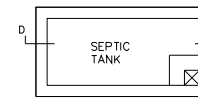
KEY PLAN :  
NOT TO SCALE



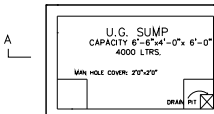
SECTION ON D-D



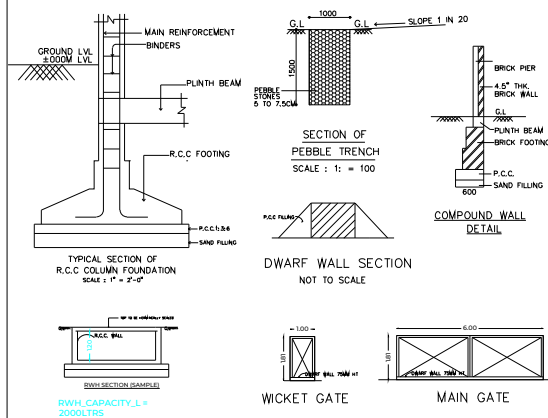
SECTION ON AA



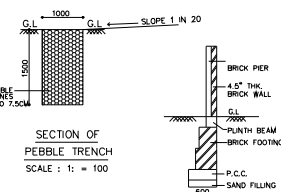
PLAN OF SEPTIC TANK  
SCALE 1"=2'-0"



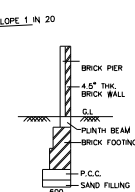
SUMP DETAIL  
SCALE 1"=4'-0"



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

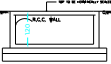


SECTION OF  
PEBBLE TRENCH  
SCALE : 1" = 100

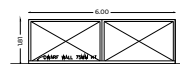


COMPOUND WALL  
DETAIL

DWARF WALL SECTION  
NOT TO SCALE



WICKET GATE



MAIN GATE

## CSML REALTORS

csmlrealtors@gmail.com

04298-278755, 04298-290766

https://csmlrealtors.com/

### SCHEDULE OF JOINERY:-

| ID | DESCRIPTION     | SIZE IN METER |
|----|-----------------|---------------|
| RS | ROLLING SHUTTER | 2.43X2.13     |
| OA | OPEN AREA       | 1.21X2.13     |
| W1 | WINDOW -1       | 0.91 X 1.22   |

### AREA DETAILS:-

|                             |                |              |
|-----------------------------|----------------|--------------|
| PLOT AREA (as per document) | 86466.60 Sq.Ft | 8033.01 Sq.M |
| PLOT AREA (as per patta)    | 8611.28 Sq.Ft  | 8000 Sq.M    |
| GF BUILT UP AREA            | 560.36 Sq.Ft   | 52.06 Sq.M   |
| TOTAL BUILT UP AREA         | 560.36 Sq.Ft   | 52.06 Sq.M   |
| VACANT LAND                 | 85550 Sq.Ft    | 7947.94 Sq.M |

### SPECIFICATIONS AND NOTES:-

- ALL DIMENSIONS ARE IN METRIC SYSTEM UNLESS SPECIFIED.
- R.C.C GRADE FOR FOOTING, COLUMN, PLINTH BEAM, ROOF BEAM, LINTEL BEAM, SLAB, SUNSHADE ARE IN M20 (1:1.5:3 MIX RATIO).
- P.C.C GRADE CONCRETE FOR FOOTINGS & FLOORING ARE IN M10 (1:3:6 MIX RATIO).
- ALL BRICK WORK ARE IN C.M 1:6 MIX RATIO.
- GLAZED CERAMIC TILE FLOORING IN C.M 1:6 MIX RATIO.
- SUNSHADE, LOFT, PLATFORM : WIDTH - 0.6 M; THICKNESS = 100mm.
- G.L ELEVATION TILL FLOOR LEVEL - 450mm.
- FOUNDATION DEPTH - 1.2 m to 1.5 m.

| CSML REALTORS  |                  | DRAWING NO. DWG. 001 |
|----------------|------------------|----------------------|
| PROJECT NUMBER | 2023_CSML_613_PP |                      |
| DATE           | 22.10.2024       |                      |
| DRAWN BY       | Er.AS            | SHEET NO. SH001      |
| CHECKED BY     |                  |                      |
| APPROVED BY    |                  | SCALE 1:100          |

CLIENT:-

*Mr. Kulandaivelu*

ENGINEER:-

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

