Verified RealEstate™

REFERENCE
326/2024

ISSUED
24 January 2025

PP APPROVAL RECORD

Planning Permission

Survey 132

Kolathur

Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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

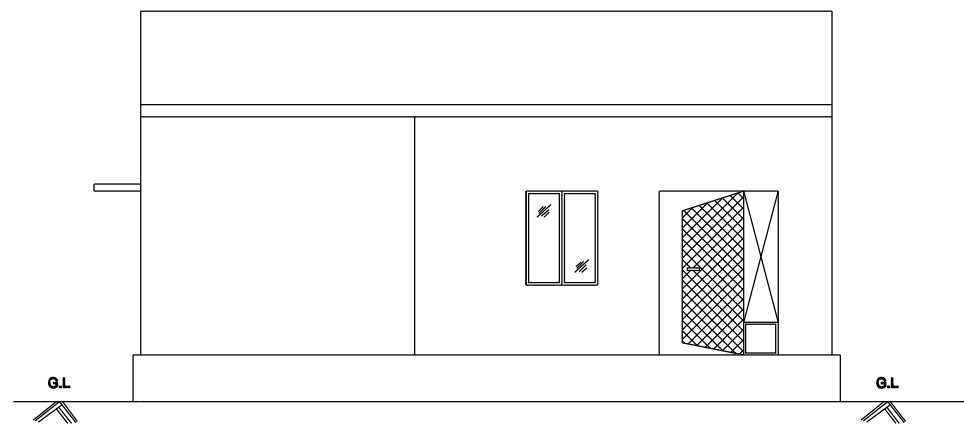
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DIGITALLY VERIFIED RECORD

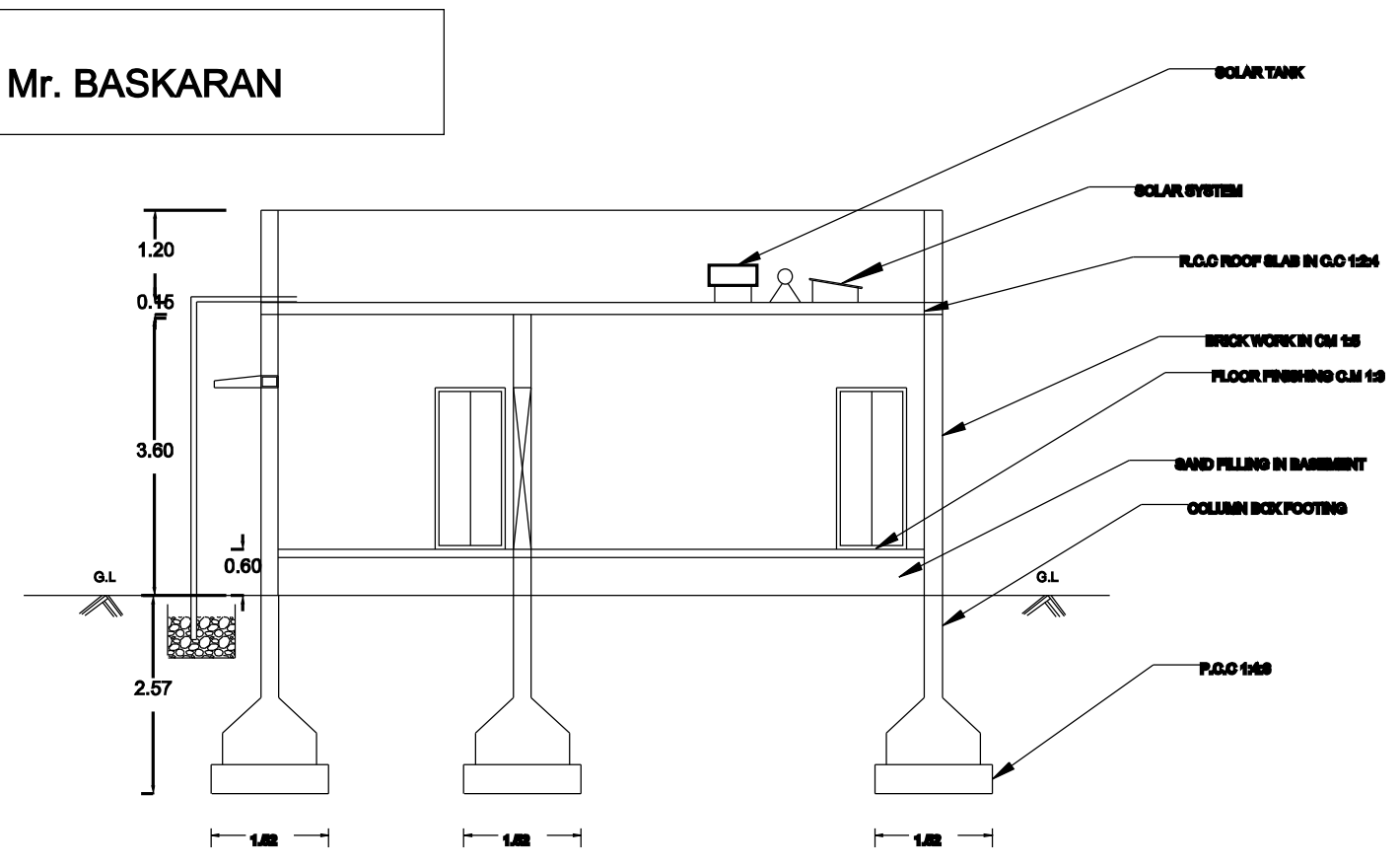
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR R.C.C ROOF OF RESIDENTIAL BUILDING IN NEW SURVEY NO: 132/2D1,

PATTA NO: 2928, VEERAKARAN KOVIL STREET , CHINNA METTUR AT KOLATHUR SPECIAL GRADE TOWN PANCHAYAT, METTUR TALUK, SALEM DISTRICT.

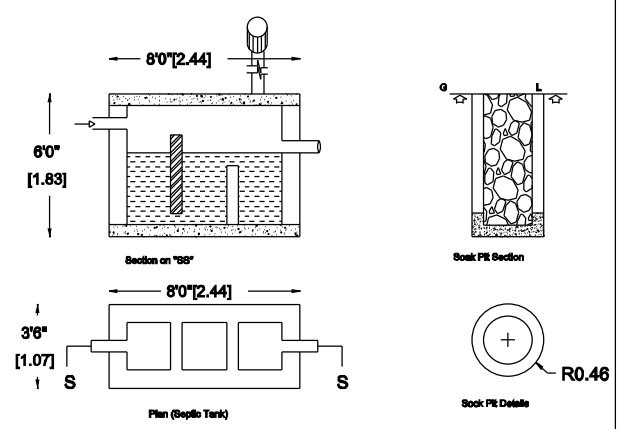
APPLICANT :- Mr. PRAVEEN KUMAR BASKARAN S/O Mr. BASKARAN



ELEVATION



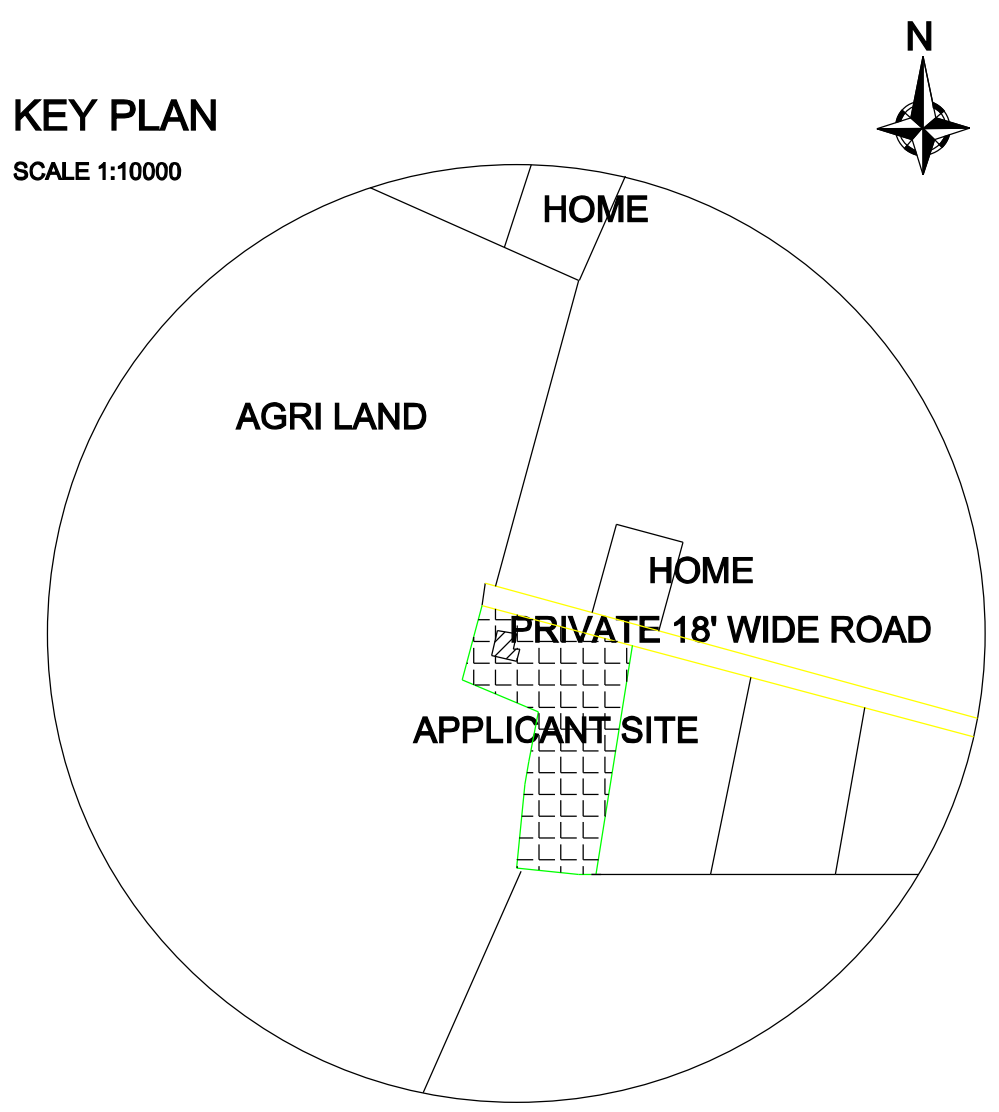
SECTION ON AB



Septic Tank & Soak Pit Details

KEY PLAN

SCALE 1:10000

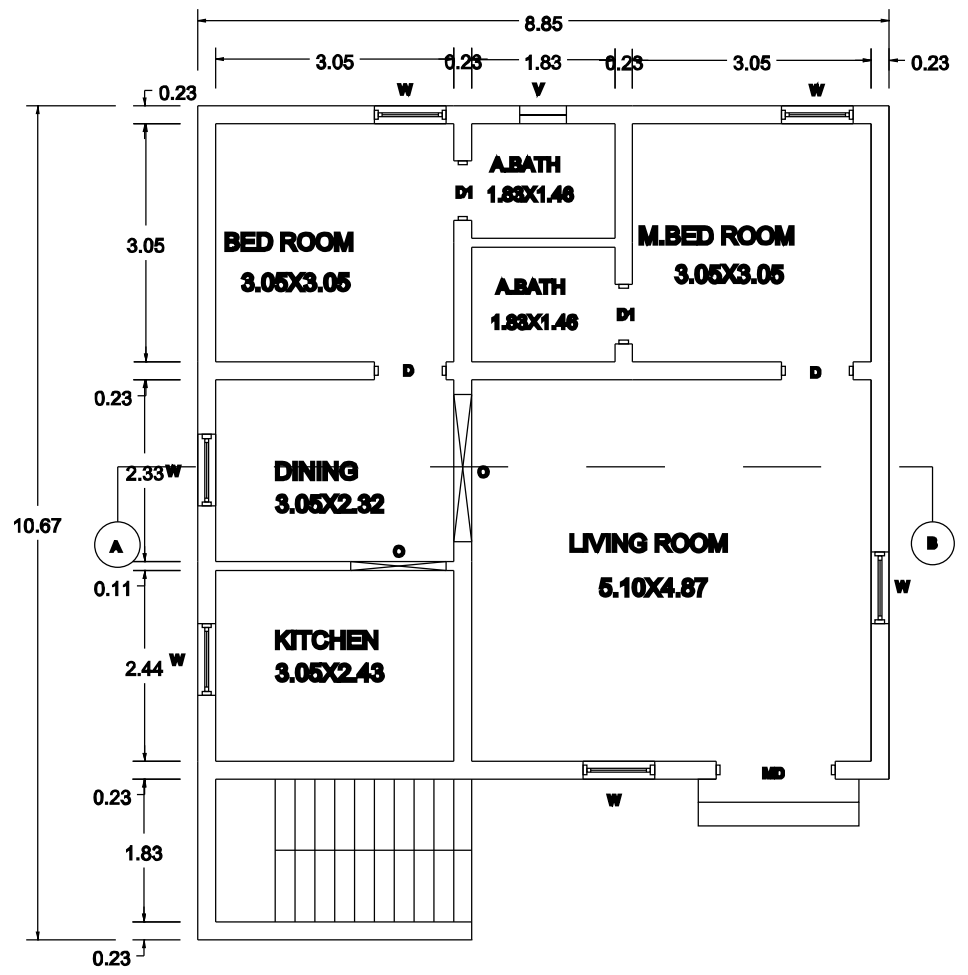


(FOR OFFICE USE ONLY)

SCALE: 1 : 100

AREA OF PROPOSED CONSTRUCTION:-

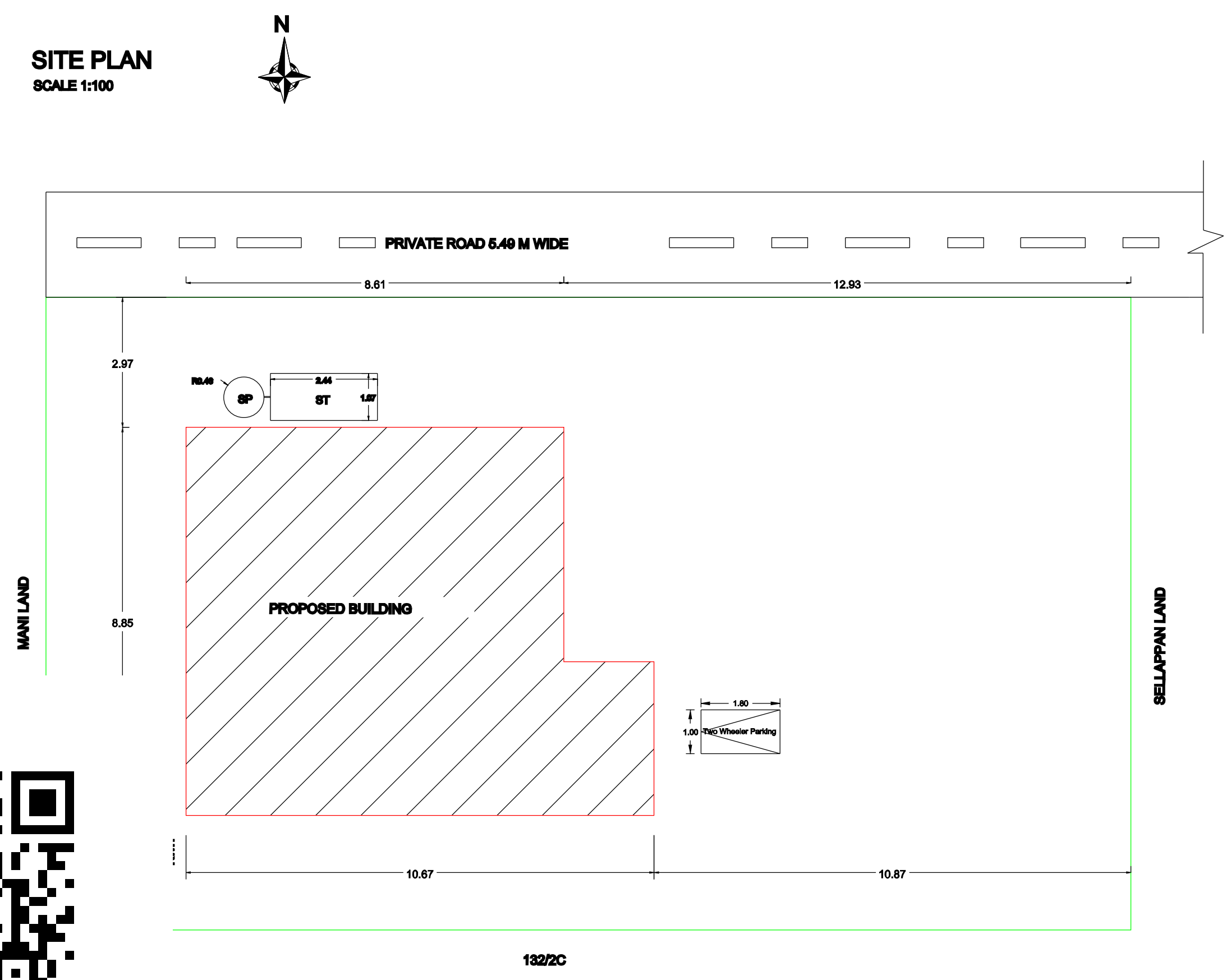
DESCRIPTION	SQ.MT	SQ.FT
APPLICANT SITE AS PER DOCUMENT FOR APPROVAL	2600.00	27986.16
AS PER PATTA	2600.00	27986.16
PLINTH AREA OF THE FLOOR - GROUND	83.44	898.14
TOTAL BUILT UP AREA	83.44	898.14
TOTAL CARPET AREA	64.74	696.85
OPEN SPACE AREA IN GROUND FLOOR	2516.56	27088.02
PROPOSED SEPTIC TANK & SOAKPIT		
PROPOSED RAINWATER HARWESTING		



PROPOSED BUILDING OF GROUND FLOOR

SITE PLAN

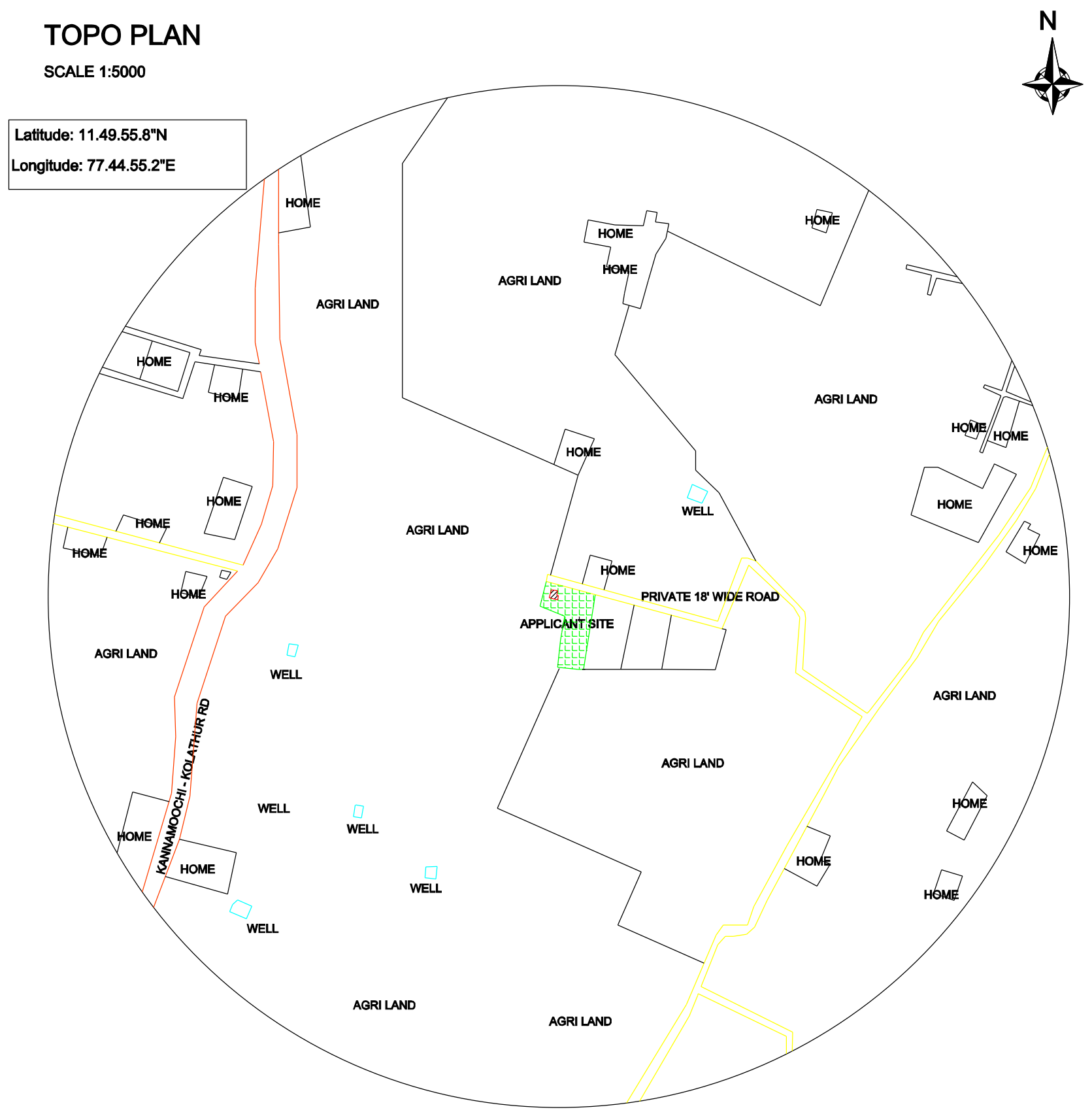
SCALE 1:100



TOPO PLAN

SCALE 1:5000

Latitude: 11.49.55.8"N
Longitude: 77.44.55.2"E

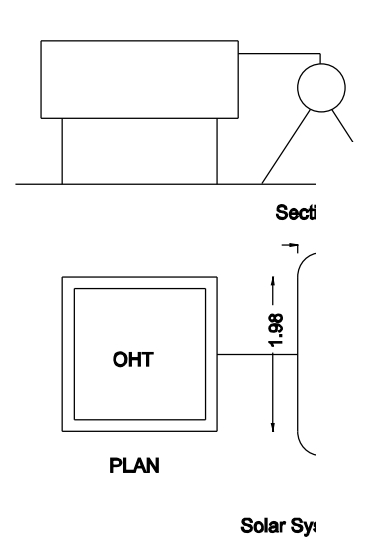


JOINERY DETAILS :-

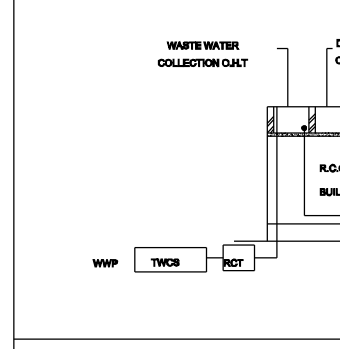
DESCRIPTION	IN METER	IN FEET
MAIN DOOR - MD	1.53X2.13	5'0"X7'0"
DOOR - D	1.00X2.13	3'3"X7'0"
DOOR - D1	0.75X2.13	2'6"X7'0"
WINDOW - W1	1.00X1.23	3'3"X4'0"
VENTILATOR - V	0.61X0.61	2'0"X2'0"

NOTE:-

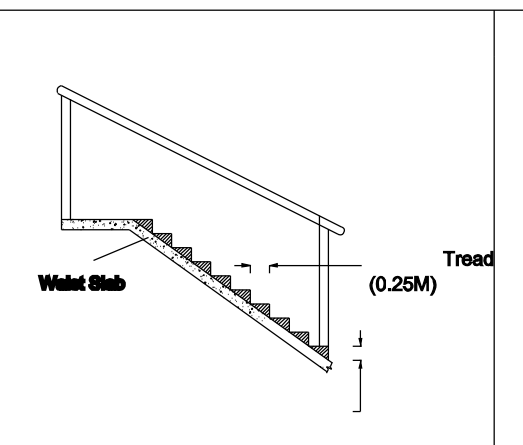
- ALL MEASUREMENTS ARE IN METRE
- SUMP & SEPTIC TANK PROVIDED.
- RAINWATER PERCOLATION TRENCH PROVIDED.
- SOLAR PANEL PROVIDED.



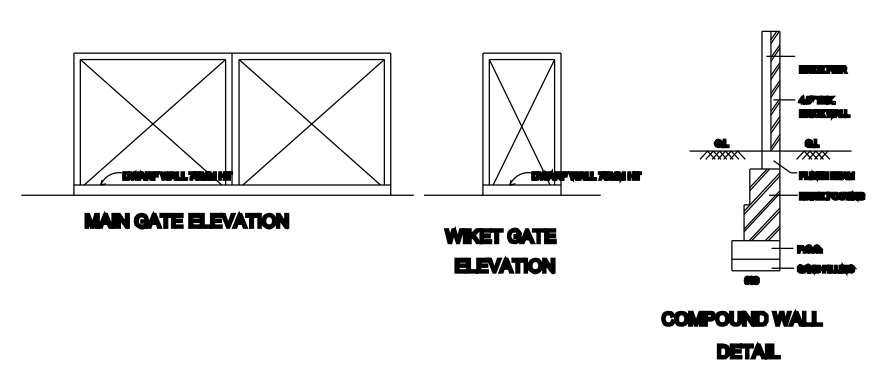
FLOW DIAGRAM OF WAST
RECYCLNG & REUSI



WWP - WASTE WATER PIPE LINE 2"DIA.FROM KITCHEN,BATH
C - COLLECTION CHAMBER
RCT - ORGANIC (OR) MECHANICAL RECYCLING TANK
TWCS - TREATED WASTE WATER COLLECTION TANK
TWS OHTC - TREATED WASTE WATER STORAGE TANK
OLP - TREATED WATER OUTLET PIPE LINE 3"DIA, TO WC&FLU



Staircase Details



COLOUR INDEX:-

SITE BOUNDRY	(green)
PROPOSED BUILDING	(red)
EXISTING ROAD	(yellow)

APPLICANT	REGISTERED ENGINEER
	Er.M.MANIKANDAN, B.E., (Civil) TN Govt. Reg. Engineer in DTCP Engineer Grade - III SRI SABARII VAASAN BUILDERS 208, ST-4, KS Thooran Towers, Near Check Post, Kolathur, Salem - Dt, PIN: 636 303. Cell: 99443 20077

Plot Coverage Area:-

$\frac{\text{plinth area in g.f}}{\text{plot area}} \times 100 < 50\%$

$\frac{83.44}{2600.00} \times 100 = 3.20 < 50\%$

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.