PP APPROVAL RECORD

Planning Permission

Survey 167

Muthu Nagar of Pethanaickenpalayam

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,
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RCC ROOF COMMERCIAL BUILDING IN GROUND FLOOR AND RESIDENTIAL BUILDING IN FIRST FLOOR AT S.F.NO:167/6, SUB DIVISION S.F.NO:167/6A1A1A1A3, PATTA NO:3126, PLOT NO: 91, MUTHU NAGAR, PETHANAICKENPALAYAM TOWN PANCHAYET LIMIT, PETHANAICKENPALAYAM TALUK, SALEM DISTRICT.

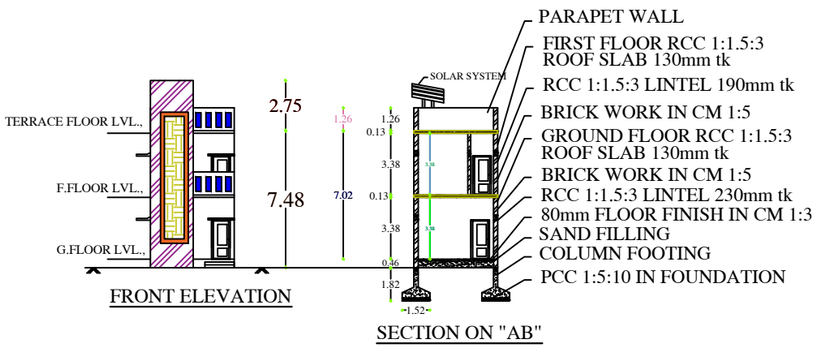
SCALE:- 1 :100

NAME OF APPLICANTS : 1.Mr.V.SENTHILKUMAR, S/O. VELUSAMY,
2.Mrs.M.SELVI, W/O. V.SENTHILKUMAR.

PLOT REGULARAISED R.O.C.NO:170/2024/A2, DATED:09.01.2025 BY EXECUTIVE OFFICER, PETHANAICKENPALAYAM SELECTION GRADE TOWN PANCHAYET.

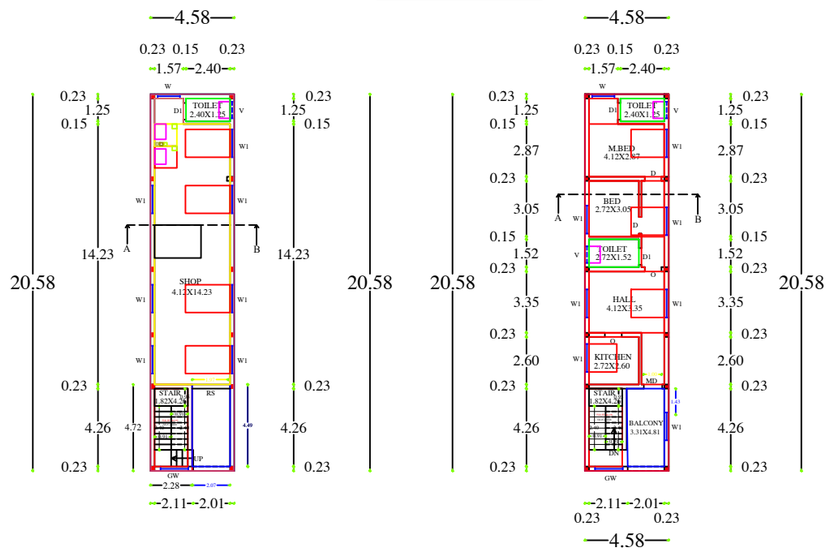
LAYOUT APPROVAL NO:712/2018

LAYOUT REGULARISATION NO:599/2018



FRONT ELEVATION

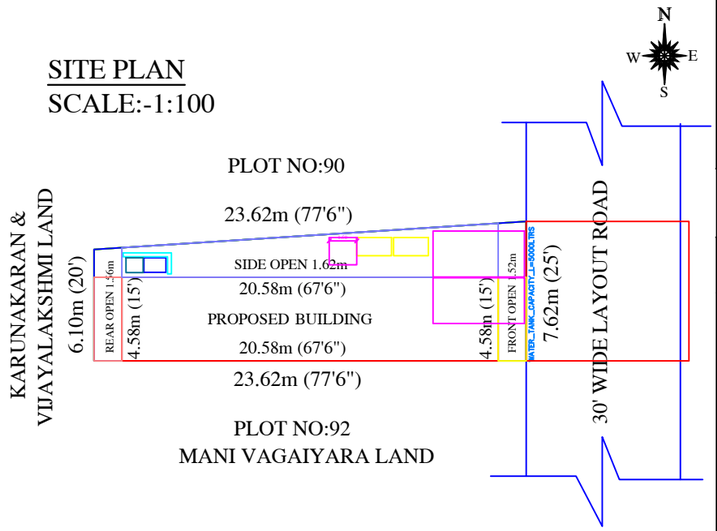
SECTION ON "AB"



PRO.FIRST FLOOR PLAN

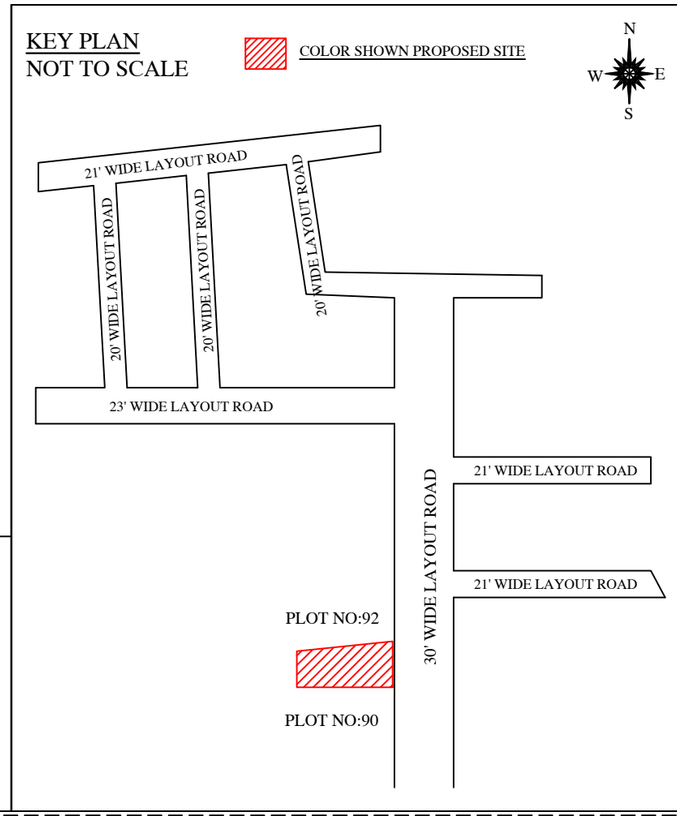
N

SITE PLAN
SCALE:-1:100



KEY PLAN
NOT TO SCALE

COLOR SHOWN PROPOSED SITE



AREA PARTICULARS		IN SQM	IN SFT
TOTAL SITE AREA	=	162.05m²	1743.75 sft
PROPOSED BUILDING			
GROUND FLOOR	=	94.25m²	1014.50 sft
FIRST FLOOR	=	94.25m²	1014.50 sft
TOTAL	=	188.50m²	2029.00 sft
CARPET AREA (GF+FF)	=	97.70m²	1051.64 sft
HEAD ROOM (NON FSI)	=	10.76m²	115.82 sft
AREA OF OPEN SPACE (GF)	=	67.74m²	729.25 sft

PLAN ELEVATION AND SECTION	SCALE 1:100	ALL DIMENSIONS ARE IN "METRE"

SCHEDULE OF JOINERIES :-

JOINERYS	Ft	M
MD-MAIN DOOR	3'6" X 7'0"	1.07 X 2.13
D-DOOR	3'3" X 7'0"	1.00 X 2.13
D1 - DOOR	3'0" X 7'0"	0.91 X 2.13
W - WINDOW	3'6" X 4'0"	1.06 X 1.22
W1 - WINDOW	5'0" X 6'0"	1.52 X 1.83
RS-ROLLING SHUTTER	6'0" X 8'0"	1.83 X 2.44
V - VENTILATOR	3'0" X 2'0"	0.91 X 0.61

F.S.I = 188.50 / 162.05 = 1.16 < 2

PLOT COVEREGE = 58.16%

APPLICANTS:

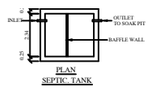
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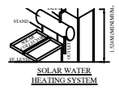
REGISTERED ENGINEER

Er.P.ANGAMUTHU, M.E., (STRL)
PMP CONSTRUCTION
Registered Engineer (Grade-II)
Reg.No:DTCP/SALEM/RE-II/011/2020
PETHANAICKENPALAYAM TOWN
PANCHAYET & TALUK
SALEM DISTRICT
Cell: 97877 - 74286

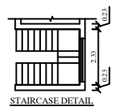




PLAN
SEPTIC TANK



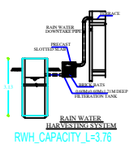
SOLAR WATER HEATING SYSTEM



STAIRCASE DETAIL



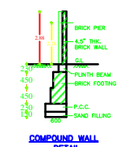
DETAILS OF PERCULATION PIT



RAIN WATER HARVESTING SYSTEM



MAIN GATE



COMPOUND WALL DETAIL

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.