

PP

APPROVAL RECORD

Planning Permission

Agraharam

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 CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING FOR SHOP PURPOSE

IN S.F.NO : 12 / 1, 12 / 2 ,(PYMAS NO : 74), NOW NEW SUB - DIVISION R.S.F. NO : 12 / 1C36, 12 / 2B2 , PATTa NO: 1918, PLOT NO : 2 ,

AT " ANBU AVENUE PHASE - 2 " , PULLAGOUNDAMPATTI AGRAHARAM VILLAGE & PANCHAYAT, SANGAGIRI PANCHAYAT UNION & TALUK AND SALEM DISTRICT.

சலேம் மாவட்ட நகர் ஊரமைப்பு அலுவலகம், (DTCP) சலேம், உதவி இயக்கஸர் , க பேர எண் .ROC No : SLM/ELPFY9KX / 18007 / 2023 / 2024 / TCP

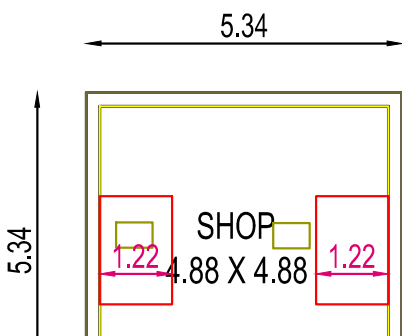
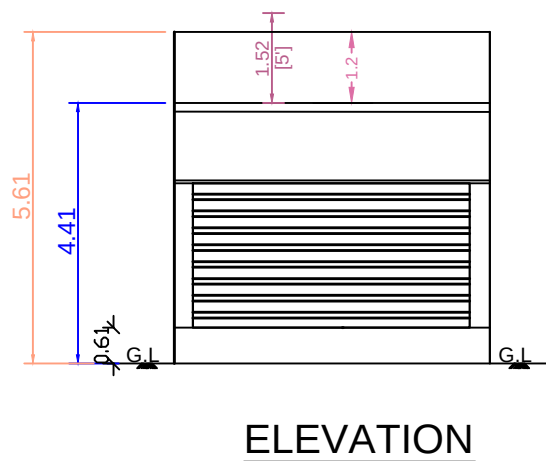
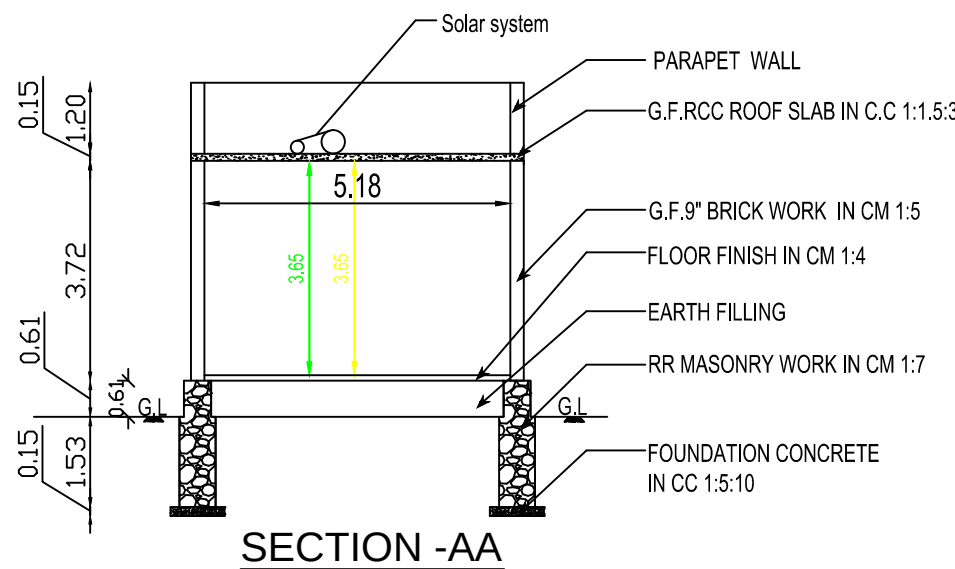
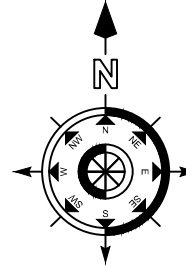
மனப்பிரிவு ஒப்பந்தல் எண் : SWP / DTCP / SALEM / LAY OUT No : 65 / 2024

RERA CERTIFICATE FORM- C (TN / 7 / LAYOUT / 1478 / 2024) DATE : 01-04-2024.

முள்ள கண்டம்ப்பட்டி அக்ரஹாரம் கிராம ஊராட்சி தலைவர் அவர்களின் ROC :NO : 001/ 2024 Date : 15-03-2024.

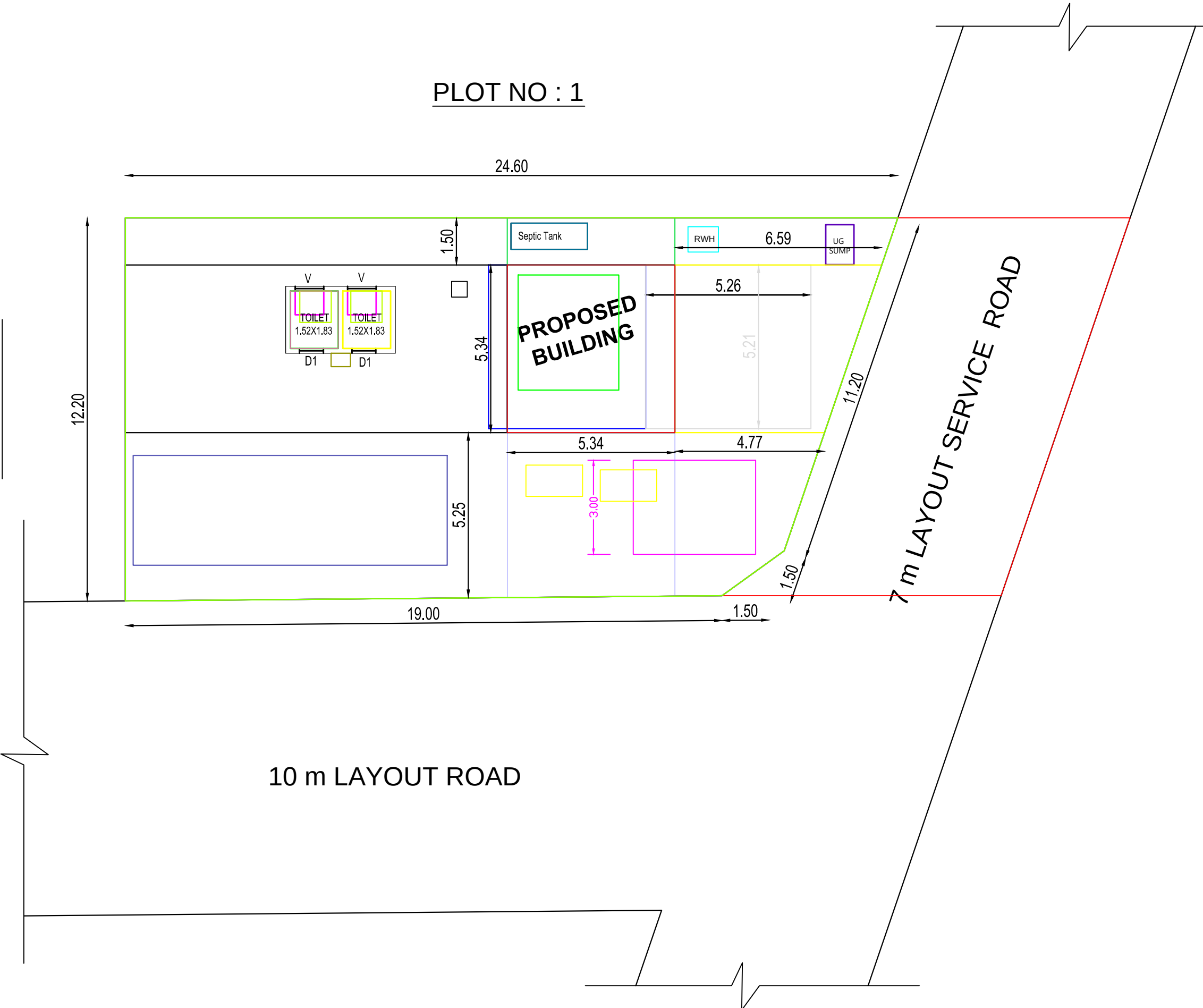
APPLICANT: Mrs. B.KAVITHA ,

W/O M.BABU,

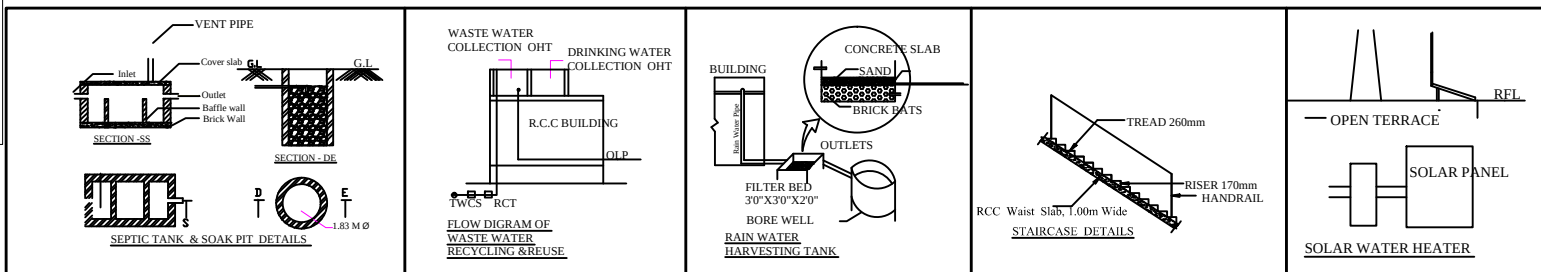
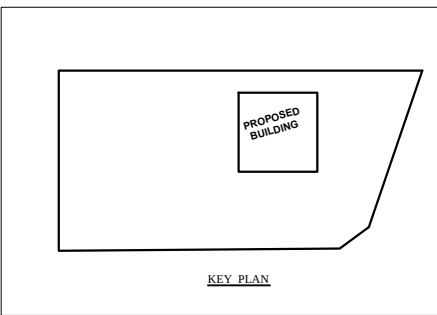


PLOT NO : 3

PLOT NO : 1



SITE PLAN
(Scale 1:100)



PLAN INFO
PLOT_AREA_M2= 271.83
AS_PER_DOCUMENT = 271.83
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
BLOCK_1_G-GWFC_MEMBER_COUNT=5
DISTRICT= SALEM
TALUK= SANGAGIRI
JURISDICTION_TYPE= PANCHAYAT
SURVEY_NO= 12 / 1C36 , 12 / 2B2
PATTa_NO=1918
ACCESS_WIDTH_M=7.00
ROAD_WIDTH=7.00
ROAD_LENGTH=200.00
AVG_PLOT_WIDTH= 12.70
AVG_PLOT_DEPTH=22.55
LAND_USE_ZONE = COMMERCIAL
RW_H_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_SURRE_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO
FMB_OR_PLR = 271.83
AS_AT_SITE = 271.83

AREA DETAILS	SQ.FT	SQ.MT
APPLICANT LAND AREA AS ON DOCUMENT	2937.00	272.95
APPLICANT SITE AREA AS ON FMB PATTa	2937.00	272.95
APPLICANT SITE AREA AS ON SUPER IMPOSED PLOT BOUNDARY	2937.00	272.95
PLINTH AREA OF PROPOSED RCC ROOF BUILDING	306.83	28.52
CARPET AREA	256.00	23.81
OPEN SPACE AREA	2630.17	244.44
PRO. SEPTIC TANK & SOAK PIT - EACH		1 NO
PRO. STAIR CASE		1 NO
PRO. RAIN WATER HARVESTING SUMP		1 NO

PLOT COVERAGE = $\frac{183.53}{370.00} \times 100 = 49.60\%$
F.S.I = $\frac{183.53}{370.00} = 0.496$

JOINERY DETAILS	FEET	METRE	JOINERY DETAILS	FEET
D - DOOR	4'0" X 7'0"	1.22 X 2.13	V - VENTILATOR	2'6" X 4'0"
D1 - DOOR	2'6" X 7'0"	0.76 X 2.13	V1 - VENTILATOR	2'6" X 2'6"
W - WINDOW	4'0" X 4'0"	1.22 X 1.22	RS - ROLLING SHUTTER	8'0" X 7'0"

APPLICANT	ENGINEER
	 Er. S. PRABHUKUMAR, B.E., Registered Engineer - Grade II Registration No: 055/LS/2019/00005 Sri Veeramathi Planners, Varnapuram 5th Street, Opp. Murugan Kovil, 1st Floor, Bhayani Cell: 98427 72750

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

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

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

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.

