PP APPROVAL RECORD

Planning Permission

Salem

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

hello@verified.realestate

+91 9996 12 9996

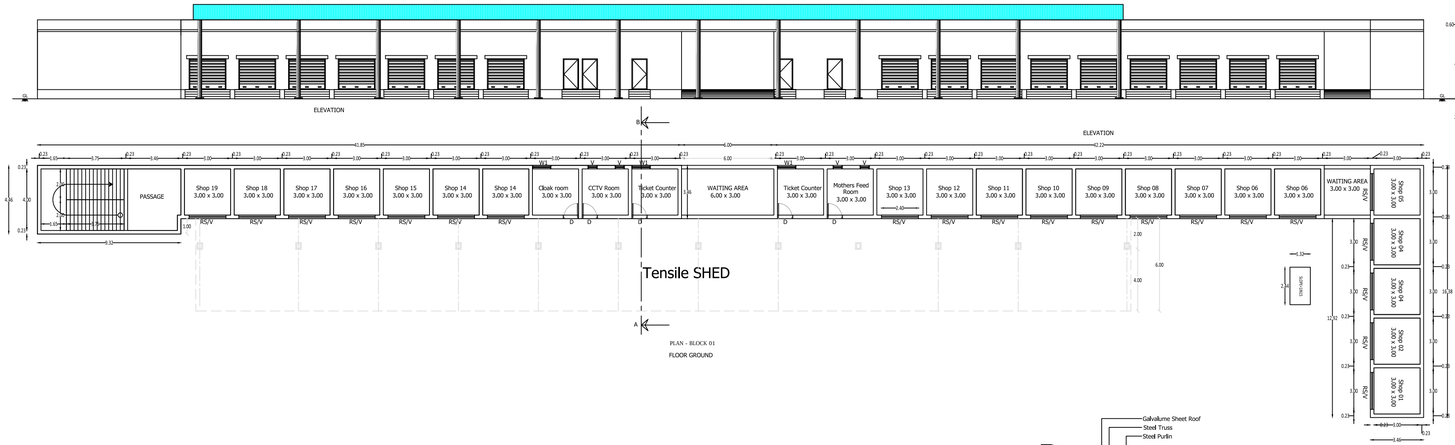
verified.realestate

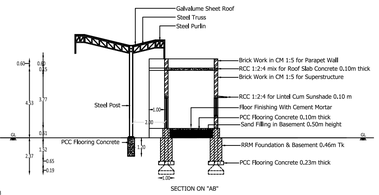
PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF BUSSTAND AND COMMERCIAL SHOP BUILDING IN WARD:B, BLOCK: 31, T.S.NO: 3/1, KOMARAPALAYAM AGRAHARAM VILLAGE, KOMARAPALAYAM MUNICIPALITY, KOMARAPALAYAM, KOMARAPALAYAM TALUK, NAMAKKAL DISTRICT.

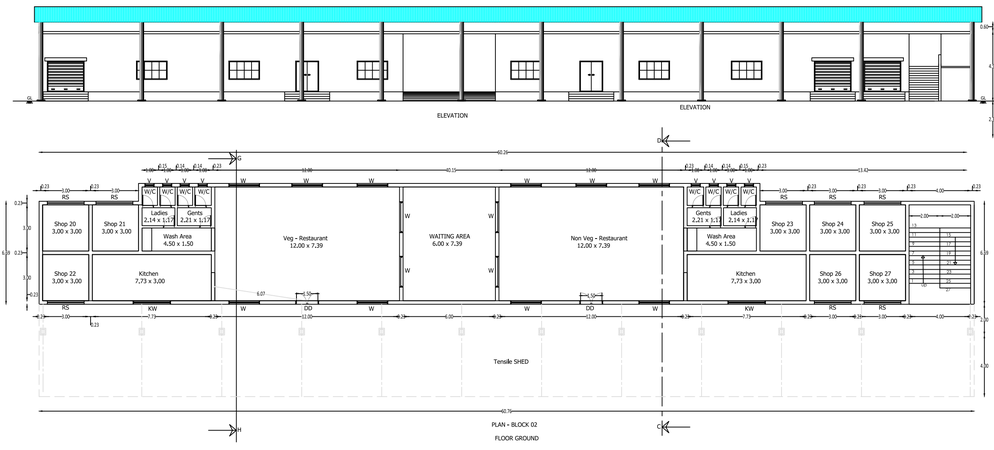
SHEET NO : 01/ 02

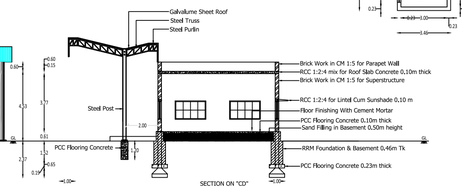
APPLICANT :-

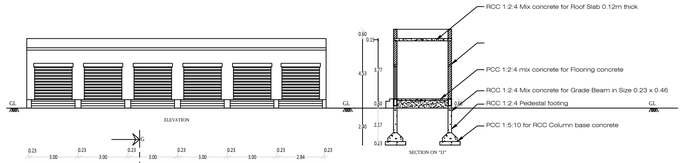
THE COMMISSIONER, KOMARAPALAYAM MUNICIPALITY.

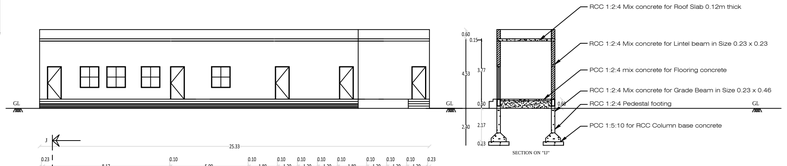


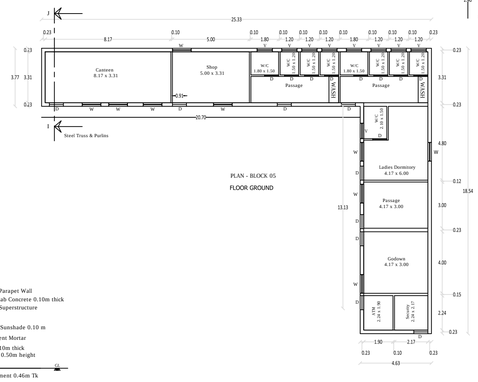


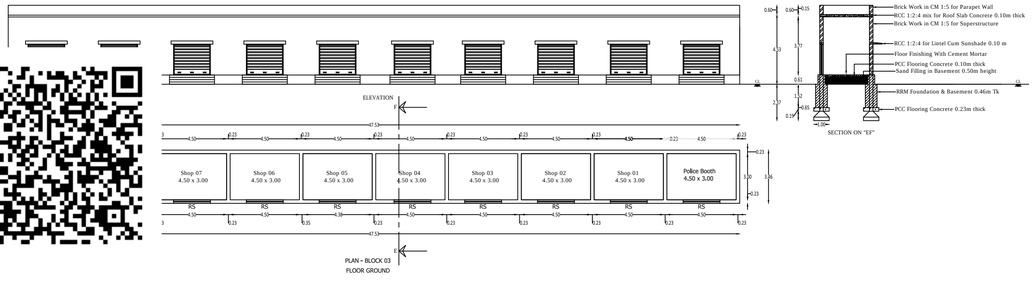












AREA STATEMENT

PLOT EXTENT (AS PER DOCUMENT) : 14787.00 Sq.m

PLOT EXTENT (AS PER DRAWING) : 14730.58 Sq.m

EXISTING AREA STATEMENT (Sq.m)

S.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILDUP AREA (Sq.m)	BUILDING HEIGHT (m)
1.	SHOP BUILDING	GROUND FLOOR	131.64	----	131.64	3.76
2.	AMMA UNAVAGAM	GROUND FLOOR	370.33	----	370.33	3.76
3.	TOILET BLOCK	GROUND FLOOR	77.51	----	77.51	2.40
4.	MOTHER'S FEED ROOM	GROUND FLOOR	33.09	----	33.09	2.40
TOTAL AREA			612.57	----	612.57	

PROPOSED AREA STATEMENT (Sq.m)

S.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILDUP AREA (Sq.m)	BUILDING HEIGHT (m)
4.	BLOCK 01 (SHOP & Tensile Shed)	GROUND FLOOR	365.66	380.48	746.14	4.53
5.	BLOCK 02 (Restaurants & Tensile Shed)	GROUND FLOOR	453.33	380.48	833.81	4.53
6.	BLOCK 03 (SHOP)	GROUND FLOOR	164.45	----	164.45	4.53
7.	BLOCK 04 (MARKET SHOP)	GROUND FLOOR	73.33	----	73.33	4.53
8.	BLOCK 05 (MARKET SHOP)	GROUND FLOOR	163.88	----	163.88	4.53
	TOTAL AREA		1220.65	760.96	1981.61	

JOINERY DETAILS:-

Rolling Shutter	RS	2.40 x 2.13 (8'0"x 7'0")	Door	DD	1.50 x 2.13 (5'0" x 7'0")
Door	D	1.00 x 2.13 (3'3" x 7'0")	Window	W	2.00 x 1.37 (6'9" x 4'6")
Window	W1	1.20 x 1.37 (4'0" x 4'6")	Ventilator	V	0.91 x 0.61 (3'0" x 2'0")
Kitchen Window	KW	2.44 x 1.37 (8'0" x 4'6")			

APPLICANT

COMMISSIONER
Komarapalayam Municipality

ARCHITECT

Ar. K.K.KARTHE
B.Arch, M.S(UK), M.Sc(R.E & Val),
REGISTERED ARCHITECT GRADE - I,
(COA No : CA/2014/62467),
ELPA Reg. No : 01/2019/RA-GR-I/ELPA,
"GURU ILLAM", 6/113, Vasuki 5th Street,
Erode - 638 001.
Ph : 0424 - 2256955, Cell : 89039 59000.

REGISTERED ENGINEER

D. Siva Kumar, B.E., M.E.,
Registered Engineer
Grade I (RE-GrI)
Regd. No: 07/2020/RE-GrI/EDTCP

ALL DIMENSIONS ARE IN "METER"

ALL ROOMS ARE HAVING SUFFICIENT "VENTILATION"

U DROP WILL BE PROVIDED IN THE OUTLET

SCALE - 1:100

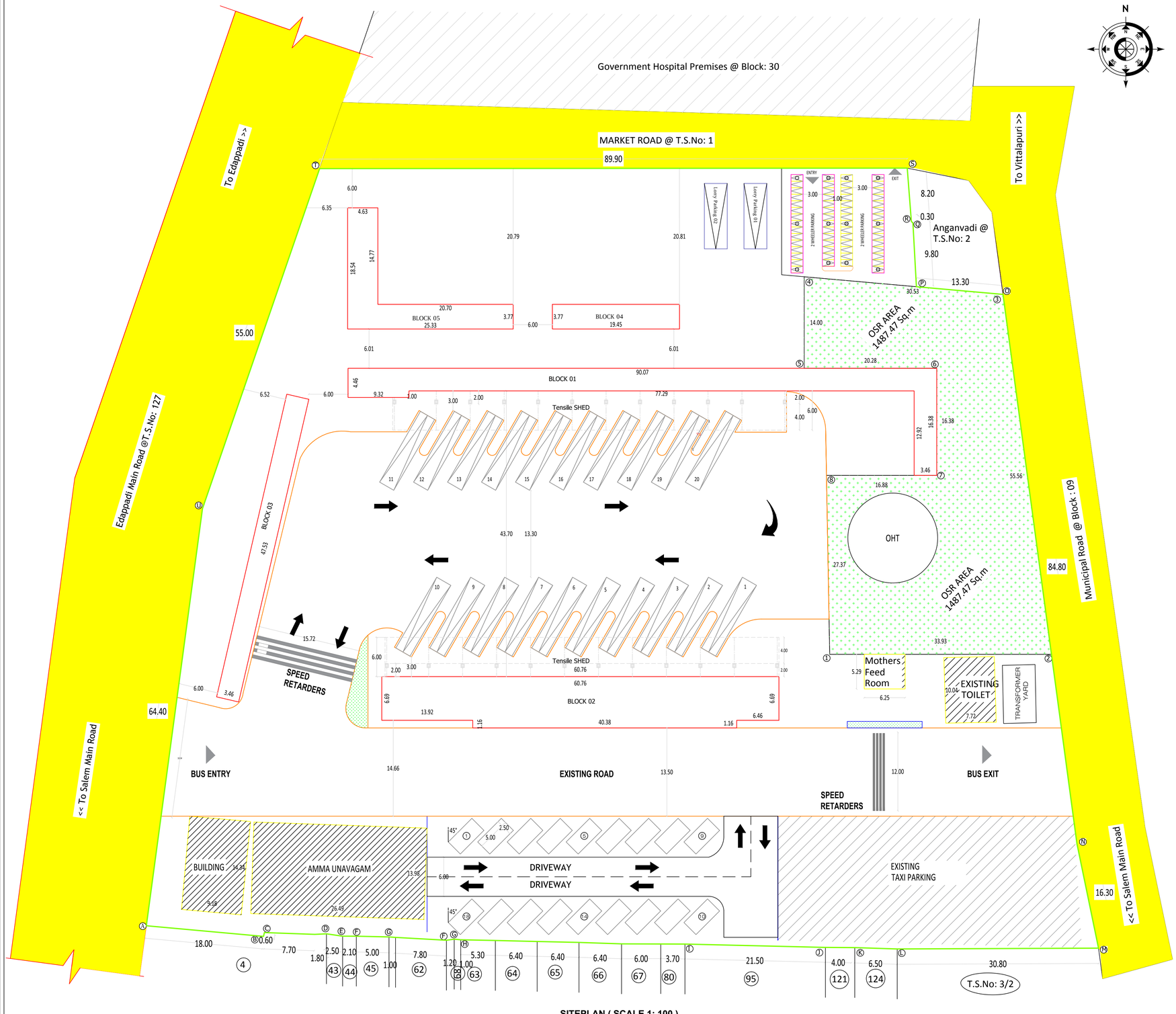
COLLECTION TANK WATER WILL BE REUSE TOILET & BATH ROOM OUTLET

SOLAR WATER HEATER SYSTEM OF 180LIT CAPACITY IS TO BE PROVIDED (1NOS)

PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF BUS STAND AND COMMERCIAL SHOP BUILDING IN WARD:B, BLOCK: 31, T.S.NO: 3/1, KOMARAPALAYAM AGRAHARAM VILLAGE, KOMARAPALAYAM MUNICIPALITY, KOMARAPALAYAM TALUK, NAMAKKAL DISTRICT.

APPLICANT :-

THE COMMISSIONER, KOMARAPALAYAM MUNICIPALITY.



SITEPLAN (SCALE 1: 100)

OFFICE USE

Online Application No: SWP/BPA/092967/2024

Site Boundary is marked as "A to U" and

Building Approval No: SWP/DTCP/Namakkal/BP.No: 38/2024,

(SWP Online Approval)

E-Signed by

Assistant Director

District Town and Country Planning Office

Namakkal District.

AREA STATEMENT

PLOT EXTENT (AS PER DOCUMENT) : 14787.00 Sq.m

PLOT EXTENT (AS PER DRAWING) : 14730.58 Sq.m

EXISTING AREA STATEMENT (Sq.m)

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4.	MOTHER'S FEED ROOM	GROUND FLOOR	33.09	----	33.09	2.40
TOTAL AREA			612.57	----	612.57	

PROPOSED AREA STATEMENT (Sq.m)

S.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILDUP AREA (Sq.m)	BUILDING HEIGHT (m)
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8.	BLOCK 05 (MARKET SHOP)	GROUND FLOOR	163.88	----	163.88	4.53
	TOTAL AREA		1220.65	760.96	1981.61	

EXISTING AREA (+) = 612.57 SQM

PROPOSED AREA (+) = 1220.65 SQM

DEMOLITION AREA (-) = 0.00 SQM

TOTAL BUILD UP AREA = 1833.22 SQM

FSI = TOTAL FSI AREA / SITE EXTENT = 1833.22 / 14730.58 = 0.1244

SCALE :-

* ALL DIMENSIONS ARE IN "METRE"
* SCALE 1 : 100 (OR) 1"=8'0" (OR) 1 CM = 1M

FE FIRE EXTINGUISHERS APPARATUS PROVIDED IN NECESSARY PLACES

FIRE ALARM

* SOLAR APPARATUS TO BE PROVIDED
* RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLAN & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS

PARKING DETAILS :

NUMBER OF BUS PARKING STALLS PROVIDED = 20 Nos

NUMBER OF DA CAR PARKING STALLS PROVIDED = 18 Nos

NUMBER OF TWO WHEELER PARKING STALLS PROVIDED = 59 Nos

COLOUR INDEX :

* SITE BOUNDARY
* PROPOSED BUILDING
* EXISTING BUILDING
* DRIVEWAY
* EXISTING ROAD
* RWH
* OSR

APPLICANT	ARCHITECT	REGISTERED ENGINEER
COMMISSIONER Komarapalayam Municipality	Ar. K.K.KARTHE M.Arch., M.S(UK)., M.Sc(K.E & W Val)., REGISTERED ARCHITECT GRADE - I, (COA No : CA/2014/63447) ELPA Reg. No : 01/2019/AA-GR-I/ELPA "GURU ILLAM", 6/111, Vandi Sth Street, Erode - 638 001. Ph : 0424 - 2256905, Cell : 89039 59[illegible]	D. Siva Kumar, B.E., M.E., Registered Engineer Grade I (RE-Gr.I) Regd. No: 07/2020/RE-Gr.I/EDTCP

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

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.