PP APPROVAL RECORD

Planning Permission

Survey 21

Kottamettupatti

Salem district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural 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™

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OMR Thoraipakkam,
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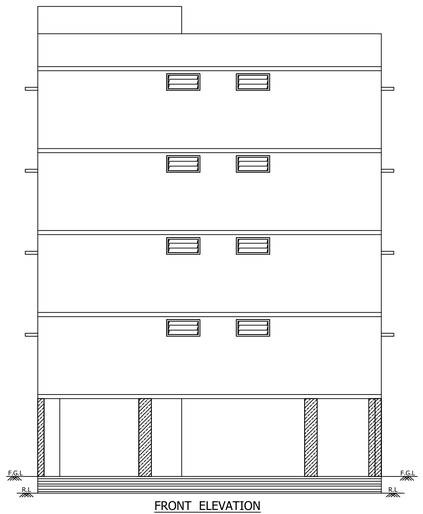
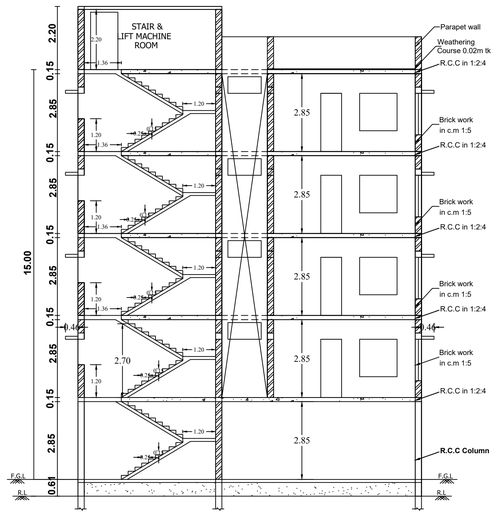
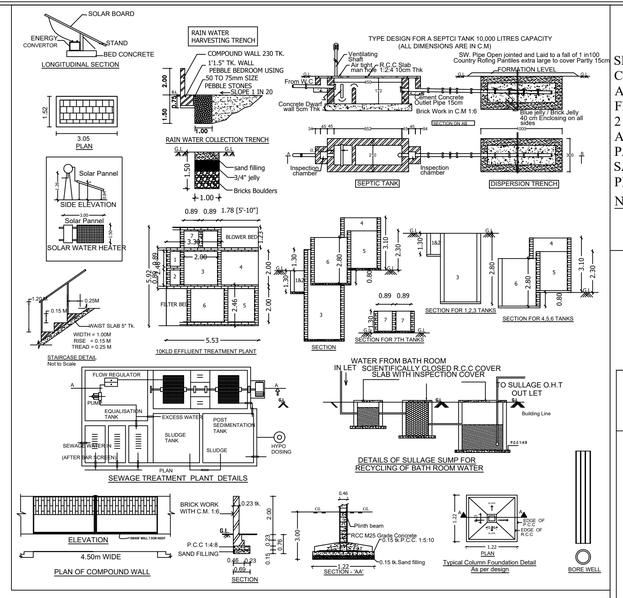
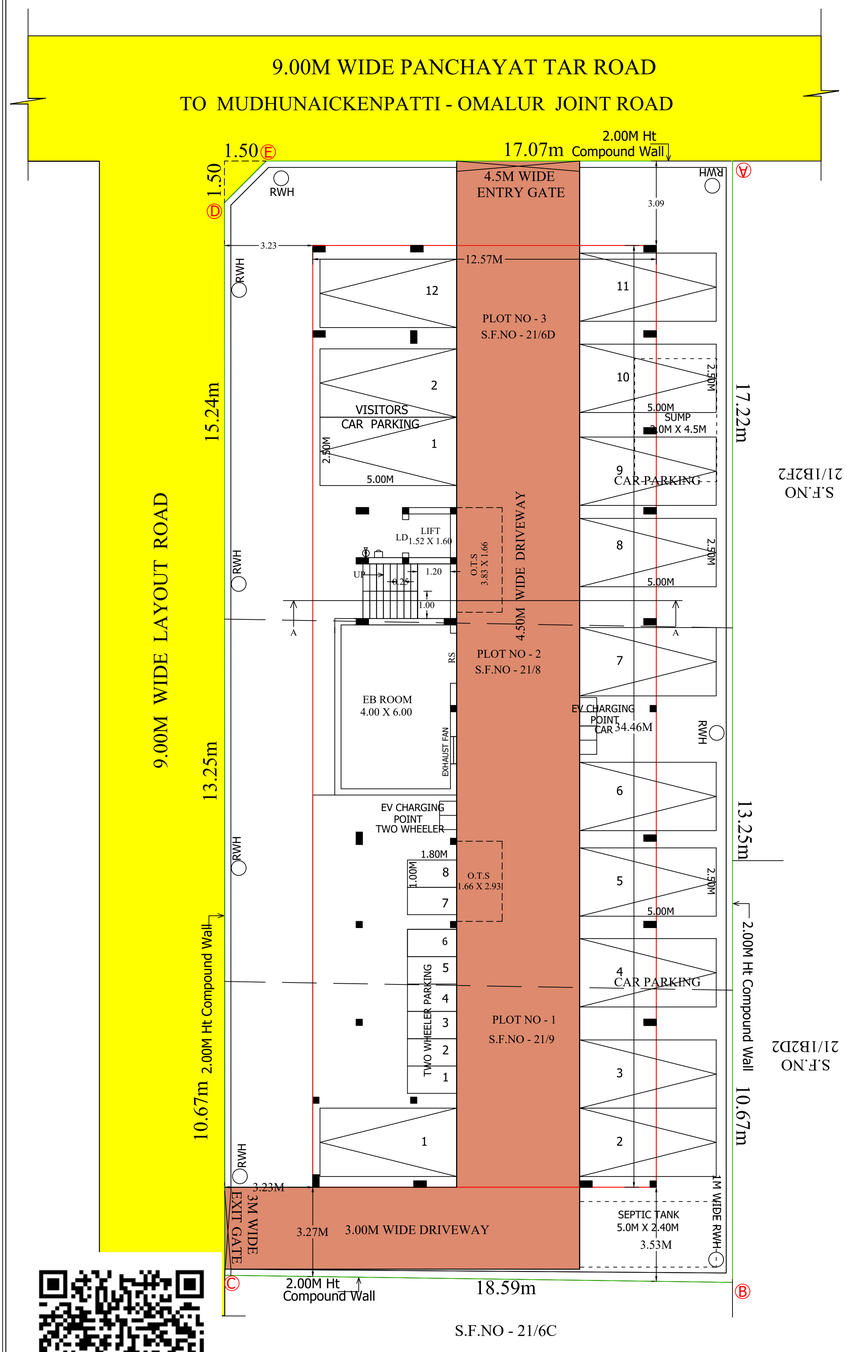


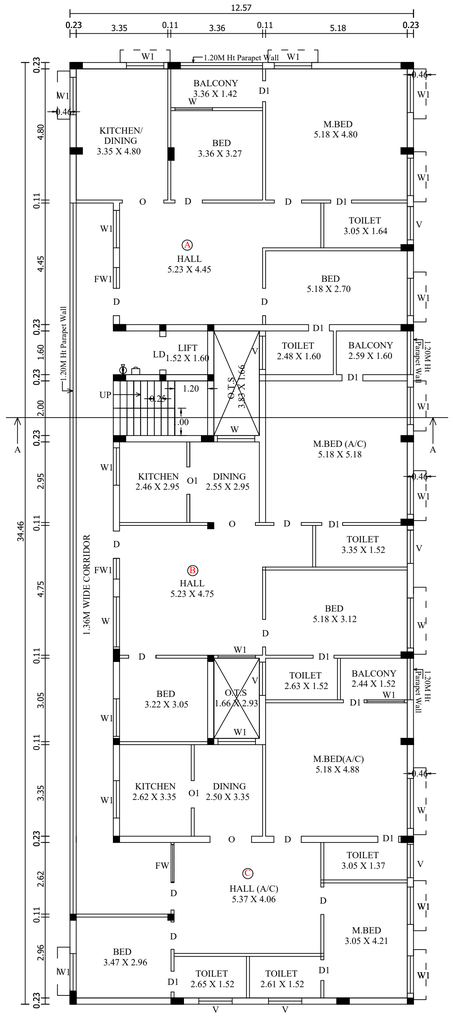
FRONT ELEVATION



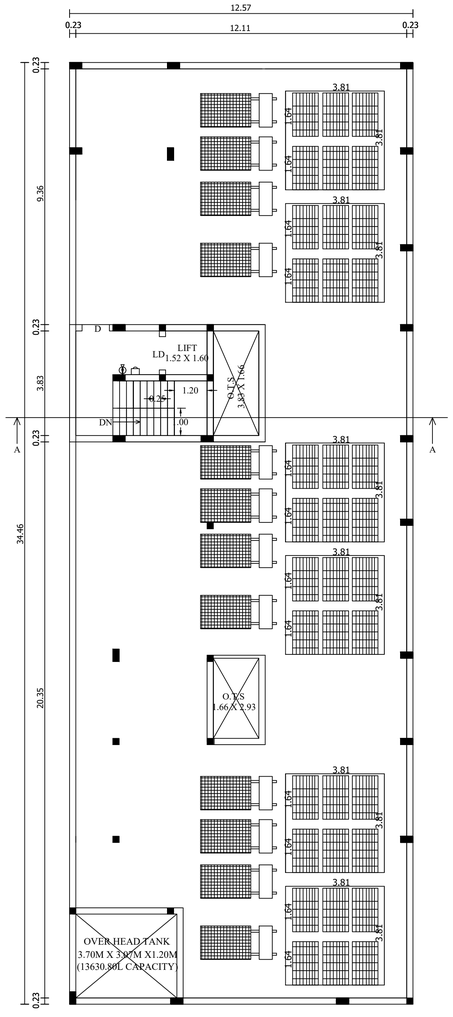
SECTION ON "AA"







TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

N

SCALE 1:100

SITE & DETAIL PLAN SHOWING THE REVISED PROPOSED CONSTRUCTION OF R.C.C TERRACED ROOF RESIDENTIAL APARTMENT BUILDING IN (12 NOS.OF DWELLING UNITS) STILT , FIRST, SECOND, THIRD & FOURTH FLOOR IN NEW.S.F.NO -21/6D , 21/8, 21/9, AMALGAMATION OF PLOT NOS - 1,2,3, AT KULLAMANAICKENPATTI VILLAGE, KOTTAMETTUPATTI PANCHAYAT,OMALUR PANCHAYAT UNION,OMALUR TALUK, SALEM DISTRICT.(LAYOUT APPROVED NO-154/2024 & PLANNING PERMISSION:58/2024)

NAME OF THE APPLICANTS :

1.Mr.G.GOPI,S/O .Mr.GOVINDHAN.
2.Mr.R.S.DINESHKUMAR,S/O .Mr.R.SELVAM

AREA DETAILS : Sq.Mtrs

AS PER DOCUMENT = 759.63
AS PER PATTA = 760.00
SUPER IMPOSED AREA = 759.14

AREA OF THE RCC ROOF CONSTRUCTION IN

DESCRIPTION	F.S.I AREA	NON F.S.I		TOTAL BUILT UP AREA	NO.OF DWEL-LING UNITS
		DEDUC-TION			
STILT FLOOR AREA	28.81	404.35	------	433.16	-----
FIRST FLOOR AREA	421.90	11.26	-----	433.16	3
SECOND FLOOR AREA	421.90	11.26	-----	433.16	3
THIRD FLOOR AREA	421.90	11.26	-----	433.16	3
FOURTH FLOOR PLAN	421.90	11.26	-----	433.16	3
HEAD ROOM AREA	-----	-----	22.59	22.59	-----
AREA OF THE TOTAL CONSTRUCTION	1716.41	449.39	22.59	2188.39	12 NOS

FSI AREA = 1716.41 Sq.mt

FLOOR SPACE INDEX = $\frac{1716.41}{759.14}$ = 2.26

PLOT COVERAGE = $\frac{433.16}{759.14}$ X 100 = 57.05%

FLOOR NAME	DECRIPTION	FSI AREA (Sq.mt)
FLOOR 01,02, 03,04	DWELLING UNIT - A	126.34
	DWELLING UNIT - B	117.28
	DWELLING UNIT - C	117.41
	TOTAL DWELLING UNIT AREA	361.03
	TOTAL DWELLING UNIT 12 NOS	

PARKING DETAILS:-

PARKING CATEGORY	NO OF DWELLING UNITS	CAR		TWO WHEELER	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
RESIDENTIAL ABOVE 75Sq.mt	12	12	12	------	7
10% VISITOR CAR PARKING	------	2	2	------	1

CAR SIZE - 2.50M X 5.00M

TWO WHEELER SIZE - 1.00M X 1.80M

JOINERY DETAILS :

D - DOOR	-	1.00 X 2.13
D1 - DOOR	-	0.76 X 2.10
LD - LIFT DOOR	-	1.22 X 2.00
O - OPEN	-	1.52 X 2.13
O1 - OPEN	-	1.00 X 2.13
RS - ROLLING SHUTTER	-	1.83 X 2.13
FW - WINDOW	-	1.37 X 2.00
FW1- WINDOW	-	0.76 X 2.00
W - WINDOW	-	1.83 X 1.52
W1 - WINDOW	-	1.37 X 1.52
V - VENTILATOR	-	1.00 X 0.61

(FE) FIRE EXTINGUISHER -

(FA) FIRE ALARAM -

(RWH)RAIN WATER HARVESTING -

SITE BOUNDARY SHOWN AS Ⓐ TO Ⓔ -

PROPOSED BUILDING SHOWN -

EXISTING ROAD SHOWN -

ALL DIMENSIONS ARE IN METER

SCALE 1:100

APPLICANT :

STRUCTURAL ENGINEER :-

Er. A.MEENACHI, M.E.,(Struct),MIE.
Registered Structural Engineer Grade-I (RSE-I)
Reg. No: DTCP/SALEM/RSE-I/008/2025
Email ID:meenachi40@gmail.com
Mobile: 9655* 47652

ENGINEER :-

Er. N. SABARIRAJA, B.E.,M.E.,PGDQSV.,
Registered Engineer (Reg. No: 008/RE-I/SLPA)
Registered Valuer (Reg. No: 25/2019-20/Trichy)
M/s. Divine Associates
75/2, GV Complex, Chinnery Vayal Kadu,
Near New Bus Stand, Salem-636 009.
Contact: 097897 73873

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.