PP APPROVAL RECORD

Planning Permission

Survey 641/44 and 1 more

Katheri

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™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

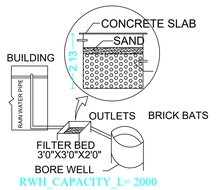
+91 9996 12 9996

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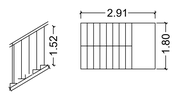
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR, FIRST AND SECOND FLOOR RESIDENTIAL BUILDING AT PLOT NO: 114, DHANALAKSHMI NATARAJA NAGAR, SURVEY NO: 641/44, PATTA NO: 10061, KATHERI VILLAGE, VALAIYAKARANUR, SANKAGIRI UNION LIMIT, SANKAGIRI TALUK, SALEM DISTRICT.

APPLICANT:-

Thiru.P. SURESHKUMAR, S/o, Thiru. PERUMAL.

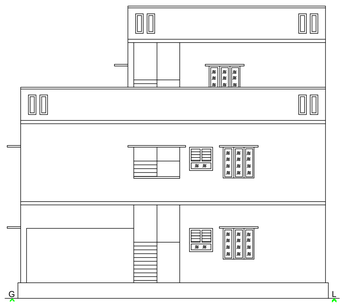


RAIN WATER HARVESTING SUMP

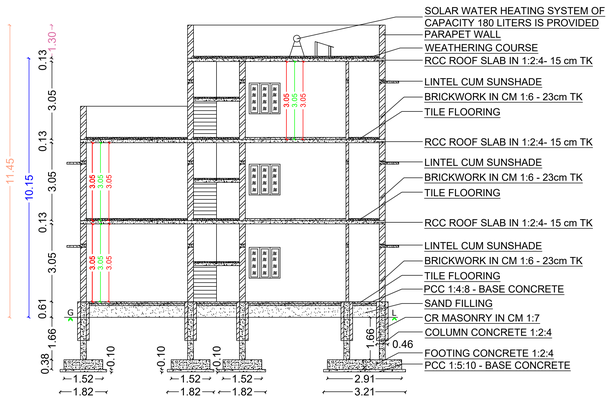


WIDTH : 3'0" (1.00M)
TREAD : 0' 10" (.25M)

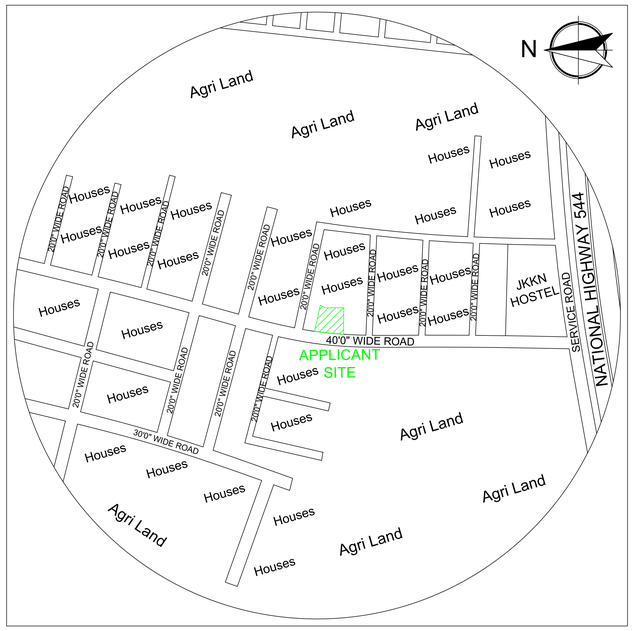
STAIRCASE SECTION DETAIL



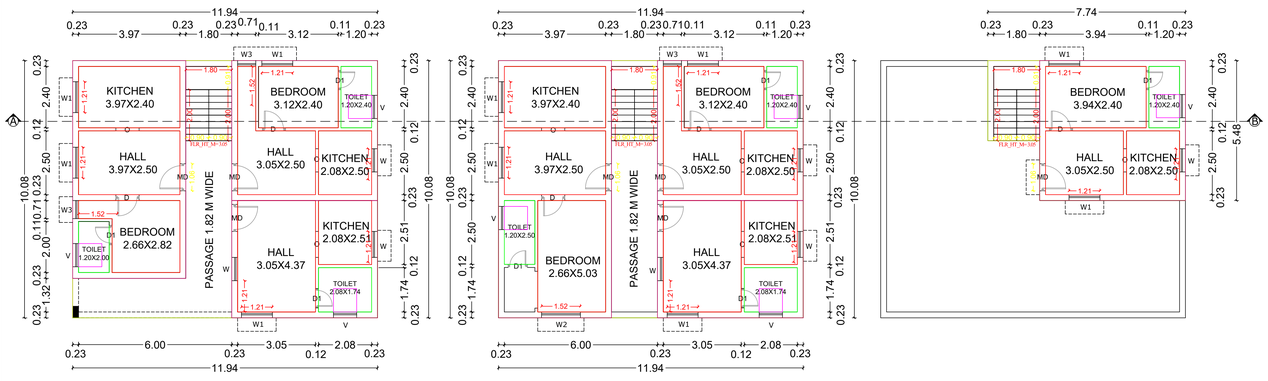
FRONT ELEVATION



SECTION ON "AB"



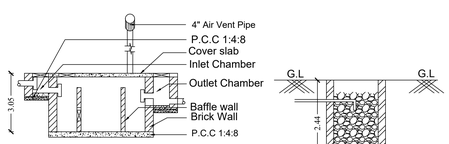
TOPO PLAN
(SCALE 1:1000)



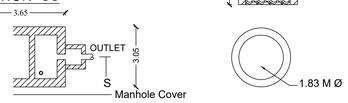
PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

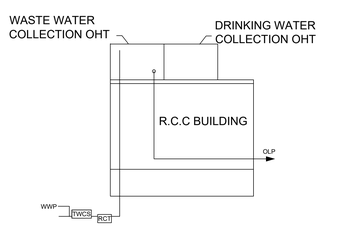


SECTION -SS

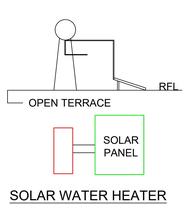


AN

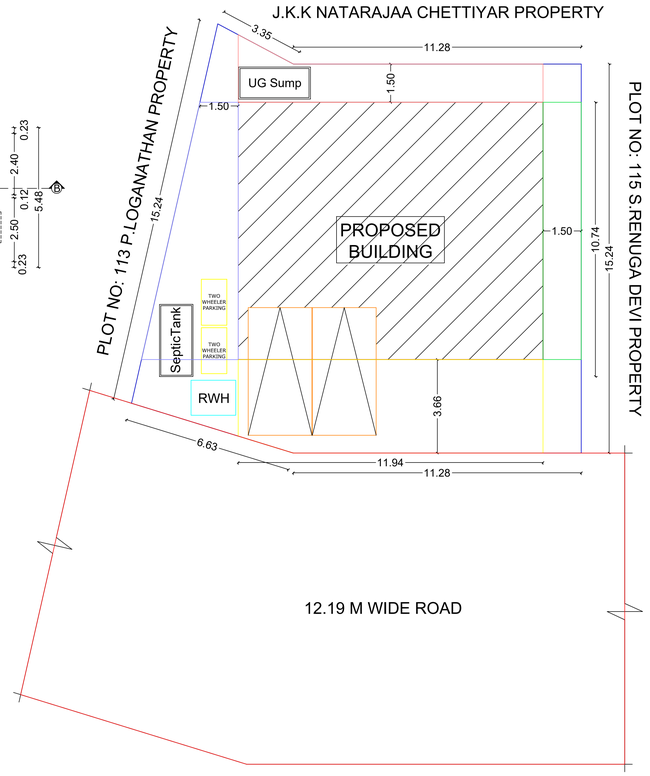
TIC TANK & SOAK PIT DETAILS



FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE



SOLAR WATER HEATER



SITE PLAN
(SCALE 1:100)

N

PLAN INFO
PLOT_AREA_M2=244.90
AS_PER_DOCUMENT=245.72
FMB_OR_PLR = 244.90
AS_AT_SITE = 244.90
ACCESS_WIDTH_M=12.19
ROAD_WIDTH=12.19
ROAD_LENGTH=200
AVG_PLOT_WIDTH=15.93
AVG_PLOT_DEPTH=15.24
SURVEY_NO=641/44
PLOT_NO=114
PATTA_NO=10061
DISTRICT=SALEM
TALUK=SANKAGIRI
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=MIXED RESIDENCE
AREA_TYPE=OTHERS
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
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_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

AREA OF THE PROPOSED BUILDING

AREA DETAILS	IN SQ.MT	IN SQ.FT
APPLICANT SITE AS ON DOCUMENT NO: 7505/2025	245.72	2645.00
APPLICANT SITE AS ON SITE	244.90	2636.10
PROPOSED R.C.C ROOF GROUND FLOOR AREA	120.35	1295.44
PROPOSED R.C.C ROOF FIRST FLOOR AREA	120.35	1295.44
PROPOSED R.C.C ROOF SECOND FLOOR AREA	37.68	405.60
OPEN SPACE	124.55	1340.66
CARPET AREA OF PROPOSED GROUND FLOOR	57.33	617.10
CARPET AREA OF PROPOSED FIRST FLOOR	57.33	617.10
CARPET AREA OF PROPOSED SECOND FLOOR	17.07	183.74
ALL DIMENSIONS ARE IN METRES		
SUFFICIENT VENTILATIONS ARE PROVIDED FOR ALL ROOMS		
PRO. SEPTIC TANK & SOAK PIT EACH	1 NO	
PRO. RAIN WATER HARVESTING SUMP	1 NO	
SOLAR WATER HEATING SYSTEM OF 180 LITRES CAPACITY IS PROVIDED.		

PLOT COVERAGE = $\frac{120.35}{244.90}$ X 100 = 49.14%

F.S.I = $\frac{278.38}{244.90}$ = 1.13

SCALE - 1:100

SCHEDULE OF JOINERIES

JOINERY DETAILS	SYMBOLS	METRE	FEET
MAIN DOOR MD	M.D	1.06 X 2.13	3'6" X 7'0"
DOOR D	D	0.91 X 2.13	3'0" X 7'0"
DOOR D1	D1	0.76 X 2.13	2'6" X 7'0"
OPEN O	O	0.91 X 2.13	3'0" X 7'0"
WINDOW W	W	0.91 X 1.21	3'0" X 4'0"
WINDOW W1	W1	1.21 X 1.21	3'6" X 4'0"
WINDOW W2	W2	1.52 X 1.21	5'0" X 4'0"
WINDOW W3	W3	0.71 X 1.52	2'4" X 5'0"
KITCHEN WINDOW KW	KW	0.91 X 1.06	3'0" X 3'6"
VENTILATOR V	V	0.91 X 0.91	3'0" X 3'0"

Er. N.GOPINATH , B.E., M.I.E., A.I.V.,
CHARTERED ENGINEER, APPROVED VALUER &
REGISTERED ENGINEER GRADE - I
36, First Floor, Maruthi Iyer Mess Upstairs,
K.O.N Theatre Road, B.Komarapalayam - 638183
Contact: 9944201108
e-mail: praneeshconstro@gmail.com

PRANEESH CONSTRUCTIONS & CONSULTANTS
PRECISION ♦ STABILITY ♦ TRUST

APPLICANT	ENGINEER
	Er. N. GOPINATH, B.E., CONSULTING CIVIL ENGINEER, REGISTERED ENGINEER GRADE - I, LICENSE NO : 050/LS/2019/00002, 39A, FIRST FLOOR, MARUTHI IYER MESS UPSTAIRS, K.O.N. THEATRE ROAD, KOMARAPALAYAM - 638 183, CONTACT : 99442 01108

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.