PP APPROVAL RECORD

Planning Permission

Kathaparai

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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.

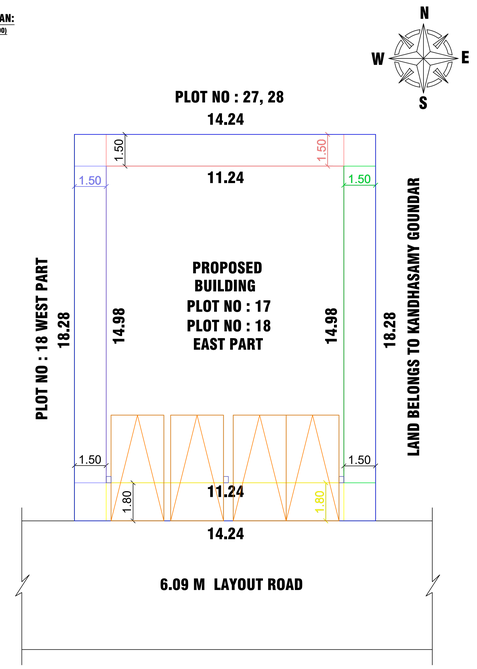
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. ROOF RESIDENTIAL BUILDING IN STILT, FIRST, SECOND AND THIRD FLOOR IN S.F.NO : 87/3A1A1 PART, PLOT NO : 17, 18 EAST PART, AT "CHERAN NAGAR", KADHAPPARAI VILLAGE AND PANCHAYAT, KARUR PANCHAYAT UNION , MANMANGALAM TALUK & KARUR DISTRICT.

THIS PLOT REGULARIZED - ROC No: 3654/2020/, DT: 07.01.2021, S.P.F.W. NO : 2919.

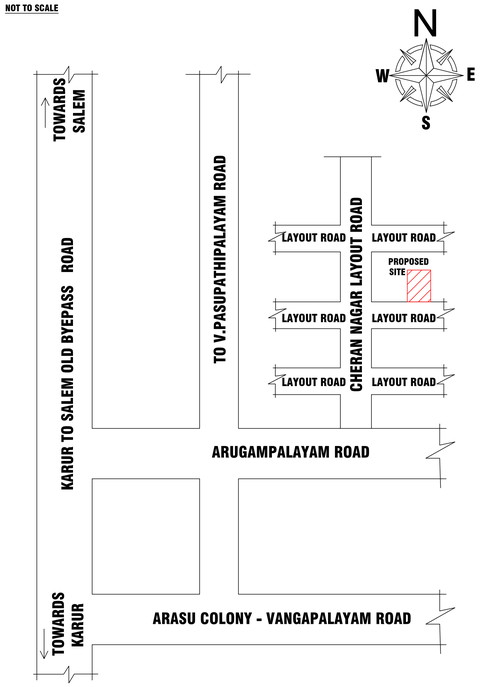
NAME OF THE OWNER : Mrs.M.SUDHA W/o Mr.ARAVIND.

SCALE (1:100)

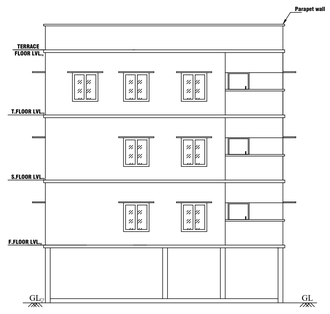
SITE PLAN:
SCALE (1:100)



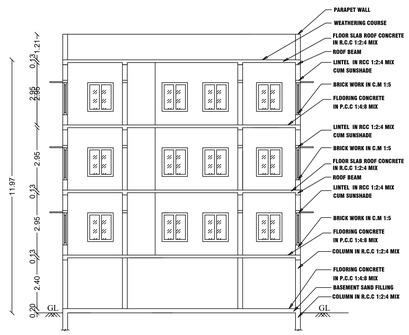
KEY PLAN:
NOT TO SCALE



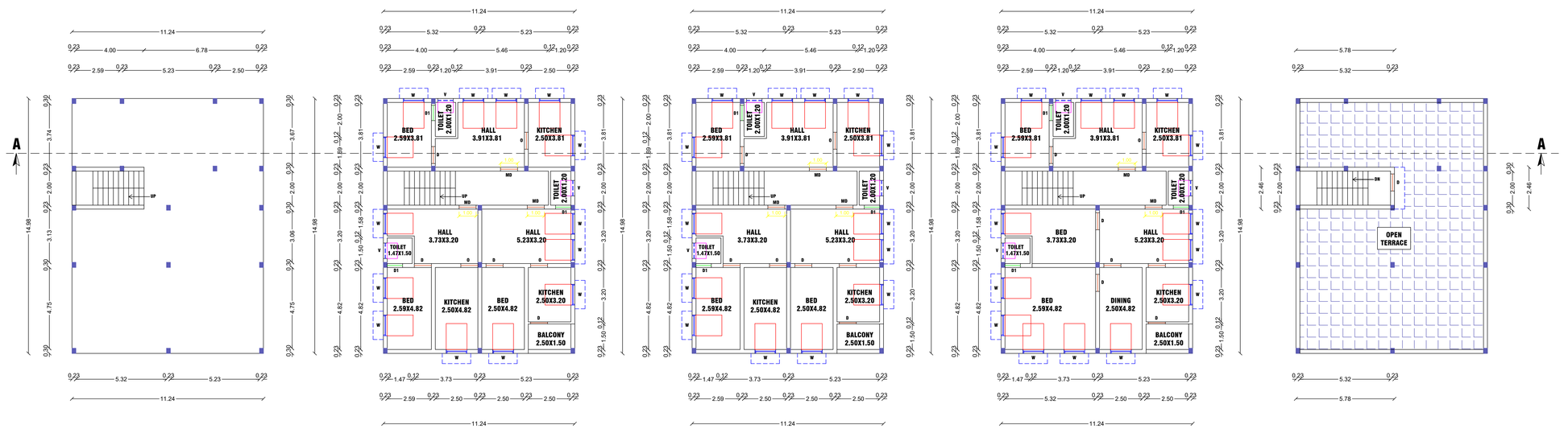
PLAN INFO
SURVEY_NO=158/11B PART
PATTA_NO=470
JURISDICTION_TYPE=PANCHAYAT
TALUK=KULITHALAI
DISTRICT=KARUR
PLOT_AREA_M2=186.06
AS_AT_SITE=185.76
FMB_OR_PLR=186.06
AS_PER_DOCUMENT=186.06
MIN_PLOT_DEPTH=21.63
MIN_PLOT_WIDTH=8.53
AVG_PLOT_DEPTH=21.62M
AVG_PLOT_WIDTH=8.53M
SINGLE_FAMILY_BLDG=NO
ACCESS_WIDTH_M=8.53
ROAD_WIDTH=3.96
ROAD_LENGTH=30.00
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AREA_TYPE=OTHERS
LAND_USE_ZONE=RESIDENTIAL
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



ELEVATION



CROSS SECTION ON "A-A"



FLOOR-STILT

PRO.STILT FLOOR PLAN

RESIDENTIAL
INDIVIDUAL RESIDENCE

FLOOR01

PRO.FIRST FLOOR PLAN

FLOOR02

PRO.SECOND FLOOR PLAN

FLOOR03

PRO.THIRD FLOOR PLAN

FLOOR-TERRACE

PRO.TERRACE FLOOR PLAN

SCHEDULE OF JOINERIES

REFERENCE		IN FEET	IN METER
MD	MAIN DOOR	4'0"X7'0"	1.22X2.13
D	DOOR	3'3"X7'0"	1.00X2.13
D1	DOOR	2'6"X7'0"	0.76X2.13
O	OPEN	4'0"X7'0"	1.22X2.13
FG	FIXED GLASS	4'0"X6'0"	1.22X1.42
W	WINDOW	4'0"X5'0"	1.22X1.52
V	VENTILATOR	3'3"X3'0"	1.00X0.91
EX	EXHAUST FAN	12" DIA	

AREA OF CALCULATION	SQ.FT	SQ.M
AREA OF PLOT EXTENT	2805.00	260.59
FMB/PLR PLOT EXTENT	2805.00	260.59
SUPER IMPOSED PLOT BOUNDARY	2805.00	260.59
AREA OF RCC BUILDING STILT	1812.33	168.37
AREA OF RCC BUILDING FF	1812.33	168.37
AREA OF RCC BUILDING SF	1812.33	168.37
AREA OF RCC BUILDING TF	1812.33	168.37
AREA OF OPEN SPACE	992.67	92.22
CARPET AREA	4349.59	404.08
PLOT COVERAGE		- 64.6 %
FLOOR SPACE INDEX [NON PREMIUM]		- 1.93

COLORS INDEX:

- ROAD SHOWN IN -
- BOUNDARY SHOWN IN -
- PRO.BUILDING SHOWN IN -
- RAIN WATER COLLECTION TANK - (R)
- CAR PARKING [2.50M X 5.0M] - PARKING

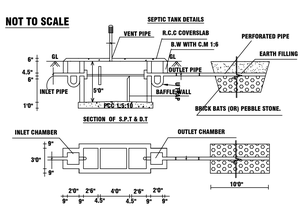
OWNER :

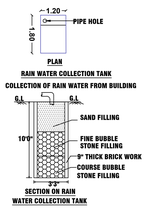
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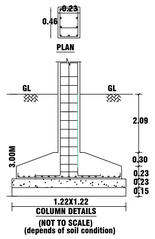
REGISTERED ENGINEER :

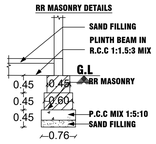
Er. G. GOWTHAM, B.E.,
Consulting Civil Engineer,
Licenced Building Surveyor,
760L, R.A. Nagar, North Gandhigramam,
KARUR - 639 004. Cell: 96557 87850

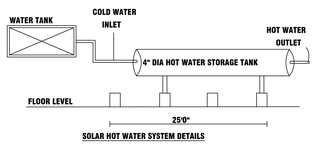
NOT TO SCALE

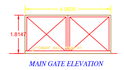




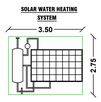


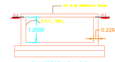












RWH_CAPACITY_L=5000LTRS

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.