PP APPROVAL RECORD

# Planning Permission

Tharagampatti

Karur district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

PURPOSE
**Residential**

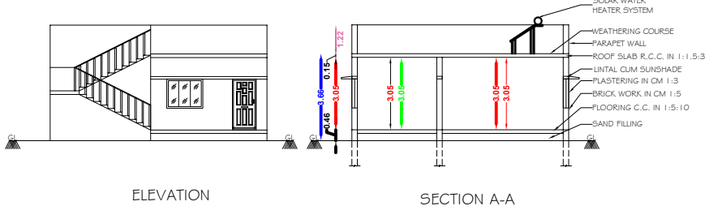
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

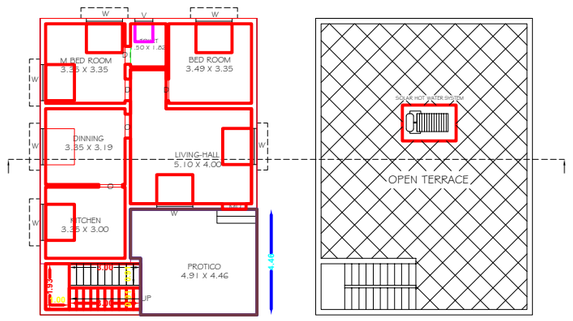
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RCC ROOF GROUND FLOOR RESIDENTIAL BULIDING IN SF.NO:205/1B,AT KEELAPAGUTHI VILLAGE, THARAGAMPATTI PANCHAYAT, KADAVUR PANCHAYAT UNION KADAVUR TALUK, KARUR DISTRICT

APPLICANT: Mr.M.KAMARAJ S/O Mr.MUTHUSAMY GOUNDER

SCALE (1:100)




ELEVATION SECTION A-A

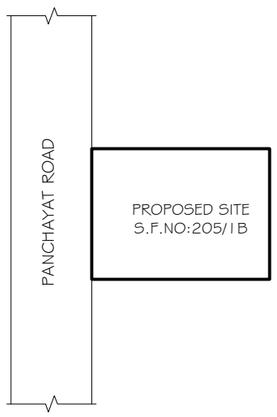



FLOOR - GROUND GROUND FLOOR PLAN

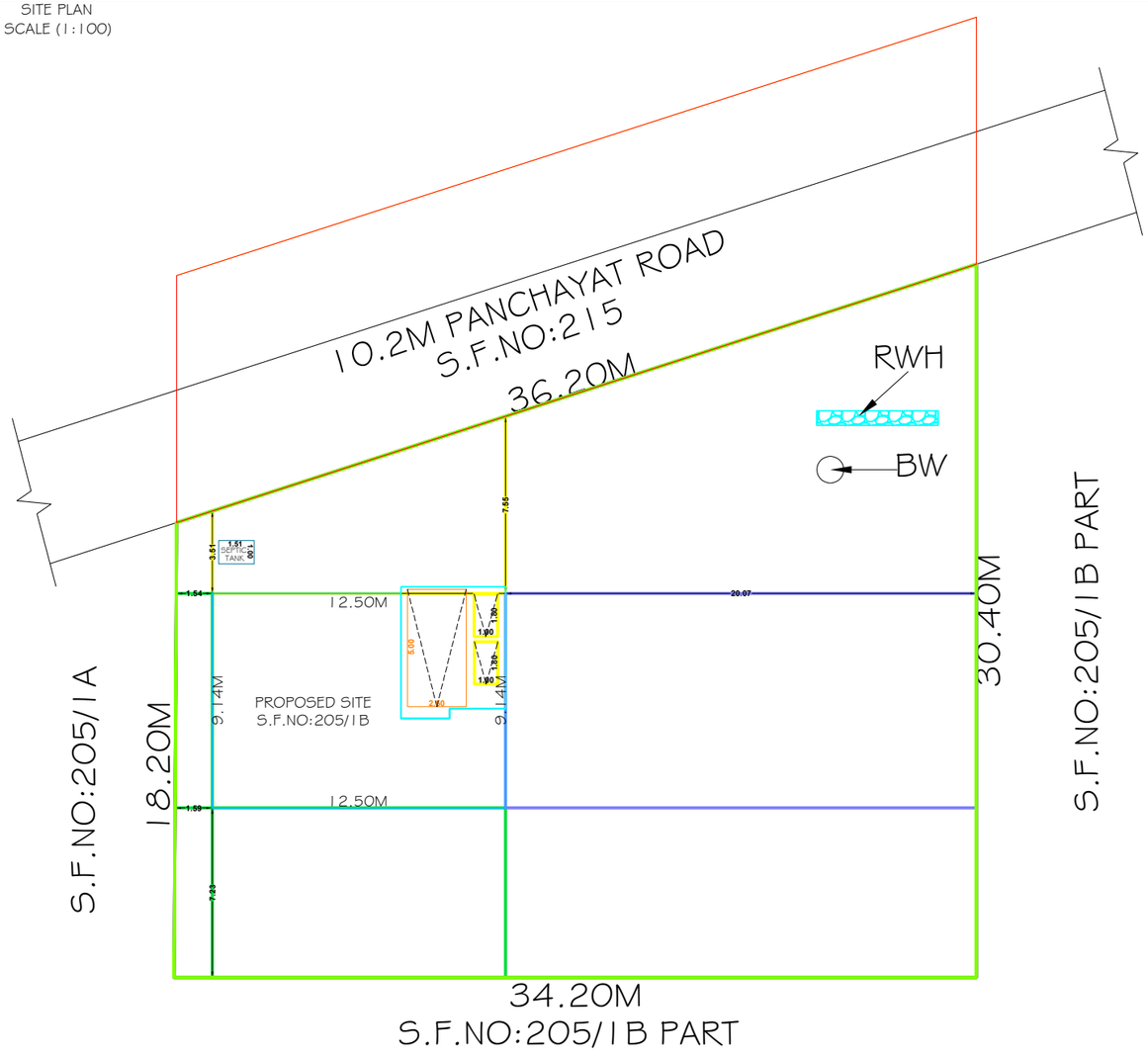
OPEN TERRACE TERRACE FLOOR PLAN

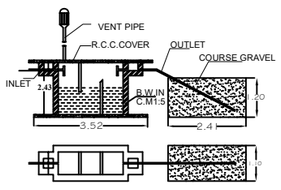
PLAN INFO
PLOT_NO=205/1B
DISTRICT=KARUR
TALUK=KADAVUR
VILLAGE=KEELAPAGUTHI
JURISDICTION_TYPE=RARUL PANCHAYAT
LAND_USE_ZONE = RESIDENTIAL
SINGLE_FAMILY_BLDG=YES
SURVEY_NO=205/1B
PATTA_NO=3088
AS_AT_SITE=849.66
FMB_OR_PLR=849.66
AS_PER_DOCUMENT=849.66
PLOT_BOUNDARY=849.66
PLOT_AREA_M2=849.66
AVG_PLOT_DEPTH= 30.4
AVG_PLOT_WIDTH=36.2
BLK_1_FLR_0_CARPET_AREA=61.88
BLK_1_FLR_0_NAME=GROUND
ROOF_TYPE=RCC
IS_PRIVATE_EXCLUSIVE_PASSAGE=YES
OSR_SURR_BUYBACK_RETAIN=NO
EXISTING_MEZ_HABITABLE_ROOM=NO
IS_EXISTINGBUILDING_EXCEPTION=NO
PREMIUM_FSI_REQUIRED=YES
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 10.02
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PREMIUM_FSI_REQUIRED=NO
AREA_TYPE=OTHERS
ROAD_WIDTH= 10.02
ROAD_LENGTH=36.2
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO

KEY PLAN
SCALE (1:100)

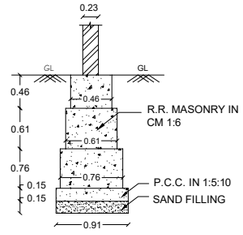



SITE PLAN
SCALE (1:100)

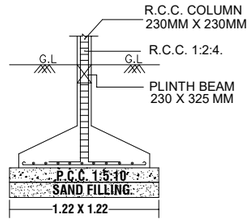


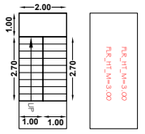

SEPTIC TANK & D-TRENCH DETAILS

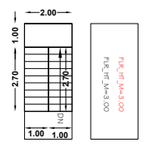


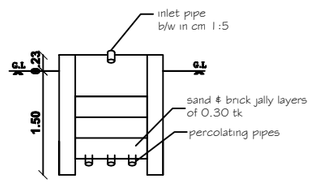

FOOTING DETAIL
(NOT TO SCALE)



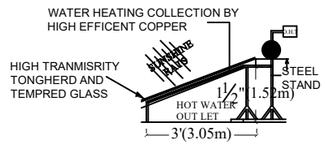

FOUNDATION DETAIL
(NOT TO SCALE)




SECTION OF RAIN WATER HARVESTING PIT




SOLAR HOT WATER SYSTEM DETAIL

OFFICE USE

| JOINERIES DETAILS | IN R.FT | IN R.MT |
|---|---|---|
| MD -MAIN DOOR | 3'3" X 7'0" | 1.00 X 2.13 |
| D - DOOR | 3'0" X 7'0" | 0.91 X 2.13 |
| D1 - DOOR | 2'6" X 7'0" | 0.76 X 2.13 |
| O - OPEN | 4'0" X 7'0" | 1.22 X 2.13 |
| W - WINDOW | 4'6" X 4'0" | 1.37 X 1.22 |
| V - VENTILATOR | 3'0" X 2'9" | 0.91 X 0.84 |
| FG - FIXED GLASS | 6'0" X 20'9" | 1.82 X 6.39 |

| AREA DETAILS | IN Sq.Ft | IN Sq.M |
|---|---|---|
| AREA AS PER THE DOCUMENT | 87120.00 | 8093.71 |
| AREA OF SUPER IMPOSED PLOT | 87120.00 | 8093.71 |
| AREA TAKEN FOR APPROVEL | 9145.74 | 849.66 |
| AREA OF GROUND FLOOR | 1229.78 | 114.25 |
| TOTAL BUILDING AREA | 1229.78 | 114.25 |
| CARPET AREA OF BUILDING | 983.82 | 79.72 |
| AREA OF OPEN SPACE | 7915.96 | 735.41 |
| PLOT COVERAGE | 13.44 % | |
| FSI | 0.13 > 2.00 | |
| CAR PARKING | 1 NOS | |
| TWO WHEELER PARKING | 2 NOS | |

SITE DETAILS:

SITE SHOWN IN

BUILDING SHOWN IN

ROAD SHOWN IN

CAR PARKING [ 2.50M X 5.0M]

TWO WHEELER PARKING [ 1.0M X 1.8M] PARKING

NOTES:-
1. ALL DIMENSIONS ARE IN METER.
2. SOLAR WATER HEATING SYSTEM PROVIDED.
3. RAINWATER HARVESTING FACILITIES PROVIDED.
4. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO EXISTING DRAINAGE SYSTEM.
5. WATER FACILITIES PROVIDED.

APPLICANT

Mr.M.KAMARAJ

S/O Mr.MUTHUSAMY GOUNDER

ENGINEER

Er. L. MANISANKAR, D.C.E.,
Registered Engineer, Reg.No: 082/LS/2019/00004,
ASIA CONSTRUCTIONS
16/E/7, Sri Amman Complex, Trichy Main Road,
Thinnappa Nagar, Karur 639 004.
Cell: 97871 25533

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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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.