Verified RealEstate™

REFERENCE
153/2023-24

ISSUED
15 March 2024

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.

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DIGITALLY VERIFIED RECORD

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL BUILDING IN GROUND FLOOR IN S.F.NO :139/1A1A PART, PLOT NO:04, AT KONGU AVENUE EXTENSION, KATHAPARAI VILLAGE, MANMANGALAM TALUK, KARUR DISTRICT.**

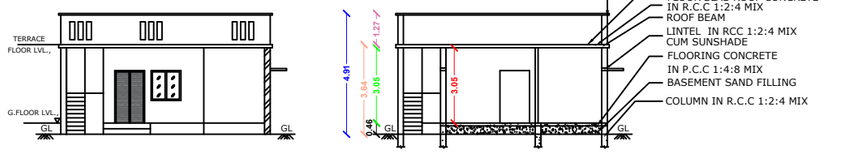
ம.வ/மா.ந.உள.அ(க.மா)எண்:228/2022.

**NAME OF THE APPLICANT : Mr. T.SATHISH KUMAR, S/o. THANGAVEL.**

**Mr. C.PREAMKUMAR, S/o. CHINNATHAMBI.**

**APPROVAL AUTHORITY**

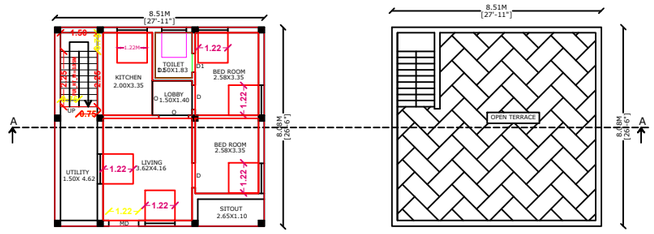
SCALE (1:100)




ELEVATION




CROSS SECTION ON "A-A"




FLOOR - GROUND

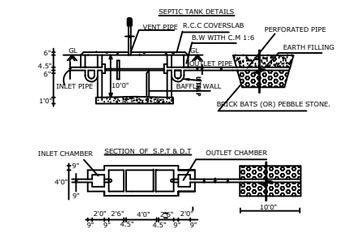
PRO. GROUND FLOOR PLAN

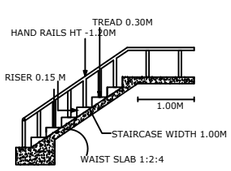



FLOOR - TERRACE

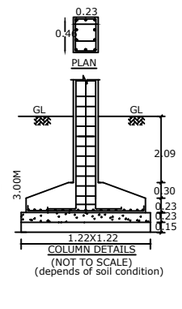
PRO. TERRACE FLOOR PLAN

NOT TO SCALE

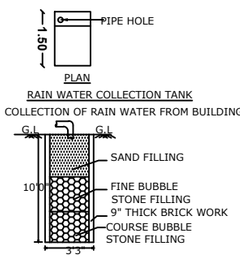


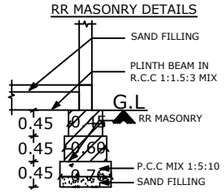



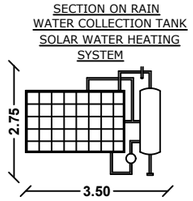

STAIRCASE DETAILS

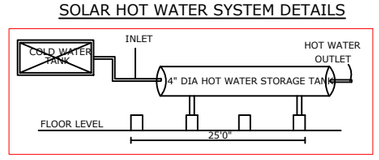


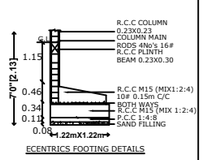

COLUMN DETAILS
(NOT TO SCALE)
(depends of soil condition)



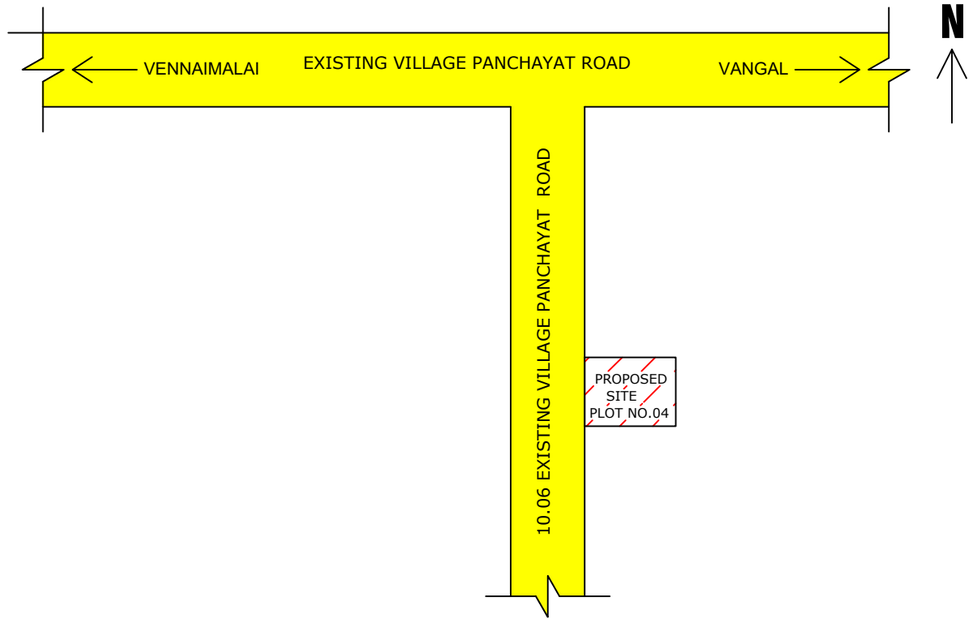



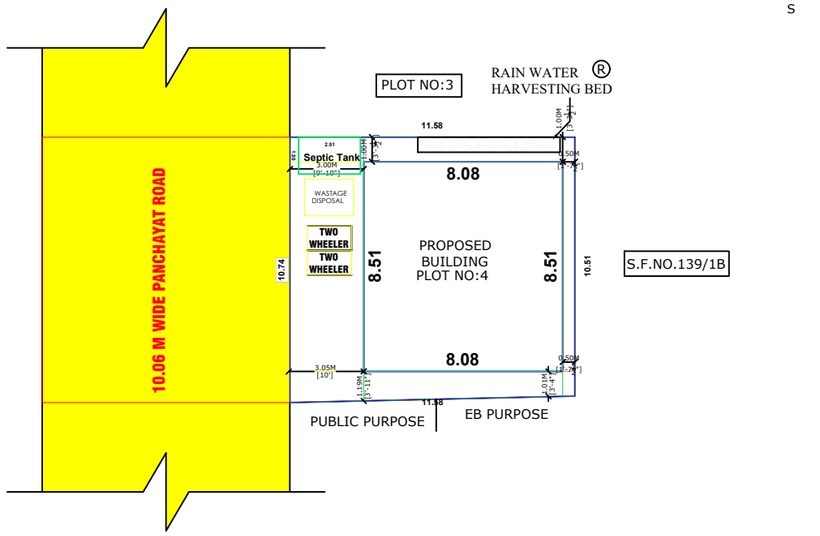




KEY PLAN:
NOT TO SCALE.




SCALE (1:100)

## SITE PLAN




| SCHEDULE OF JOINERIES | | | |
|---|---|---|---|
| REFERENCE | | IN FEET | IN METER |
| MD | MAIN DOOR | 4'0"X7'0" | 1.21X2.13 |
| D1 | DOOR | 3'3"X7'0" | 1.00X2.13 |
| D2 | DOOR | 2'6"X7'0" | 0.76X2.13 |
| O | OPEN | 3'3"X7'0" | 1.00X2.13 |
| FG | FIXED GLASS | 3'3"X6'0" | 1.00X1.82 |
| W | WINDOW | 4'0"X4'0" | 1.21X1.21 |
| V | VENTILATOR | 3'3"X3'0" | 1.00X0.92 |

| AREA OF CALCULATION | SQ.FT | SQ.M |
|---|---|---|
| AREA OF PLOT EXTENT | 1325.25 | 123.12 |
| FMB/PLR PLOT EXTENT | 1325.25 | 123.12 |
| SUPER IMPOSED PLOT BOUNDARY | 1325.25 | 123.12 |
| AREA OF RCC BUILDING G.F | 740.13 | 68.76 |
| AREA OF OPEN SPACE | 585.13 | 54.36 |
| CARPET AREA OF G.F | 470.60 | 43.72 |
| PERCENTAGE OF SITE COVERAGE | | - 55.85 % |
| FLOOR SPACE INDEX | | - 0.55% |

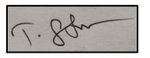
**PARKING**

NO.OF OPEN TWO WHEELER PARKING (1.0X2.00) - 1 NOS.

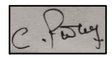
**COLORS INDEX**

| | | |
|---|---|---|
| EXISTING ROAD SHOWN IN | - | |
| BOUNDARY SHOWN IN | - | |
| PRO.BUILDING SHOWN IN | - | |
| RAIN WATER COLLECTION TANK | - | |

**NAME OF THE OWNER :**



Mr. T.SATHISH KUMAR, S/o. THANGAVEL.



Mr. C.PREAMKUMAR, S/o. CHINNATHAMBI.

**REGISTERED ENGINEER :**




**Er.A.R.RAM PRASANTH** B.E.P.G.Dip (VAL).,
Consulting Engineer /Regd.Engineer
DTCP-Trichy-Reg.no. RE/GR-II/TR/MAY2019/001
KCMC-Reg.no. 082/LS/2019/00002
No : 17, Sengunthapuram First Cross,
Near Bank of India, KARUR - 639 002.
Mob : 96987 12221, office : 9698612221

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

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# 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.