PP APPROVAL RECORD

# Planning Permission

East

Karur district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

PURPOSE
**Commercial**

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

hello@verified.realestate
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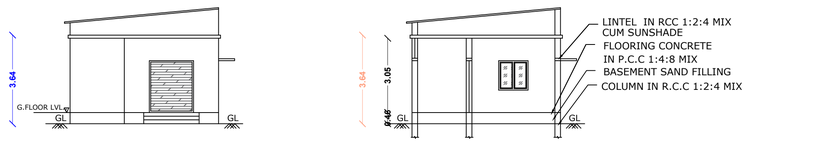
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A ASBESTOS SHEET ROOF COMMERCIAL BUILDING IN GROUND FLOOR IN S.F.NO :146/3A1A1 PART, PLOT NO: 2, AT ANDANKOIL EAST VILLAGE AND PANCHAYAT, THANTHONI UNION, MANMANGALAM TALUK AND KARUR DISTRICT.

THIS PLOT REGULARIZED -249/2021-2022, DT:04.10.2021, நக.எண்-1369/2018திம2, DATE:13.06.2018, S.P.F.W.No:855.

NAME OF THE OWNER : Mr. P.THIYAGARAJAN, S/o. Mr. PALANIAPPAN.

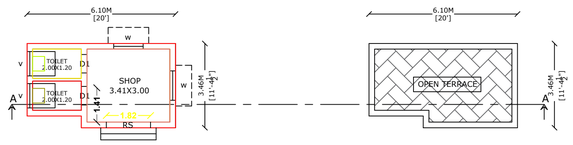
APPROVAL AUTHORITY:




ELEVATION



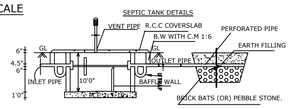

CROSS SECTION ON "A-A"

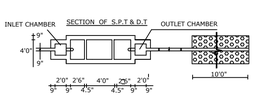


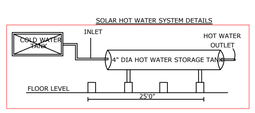

FLOOR - GROUND
PRO. GROUND FLOOR PLAN

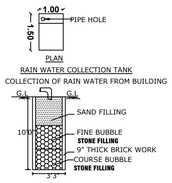
FLOOR - TERRACE
PRO. TERRACE FLOOR PLAN

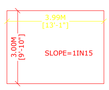
NOT TO SCALE

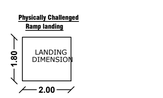


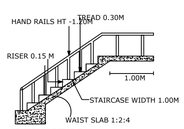



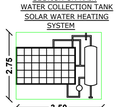



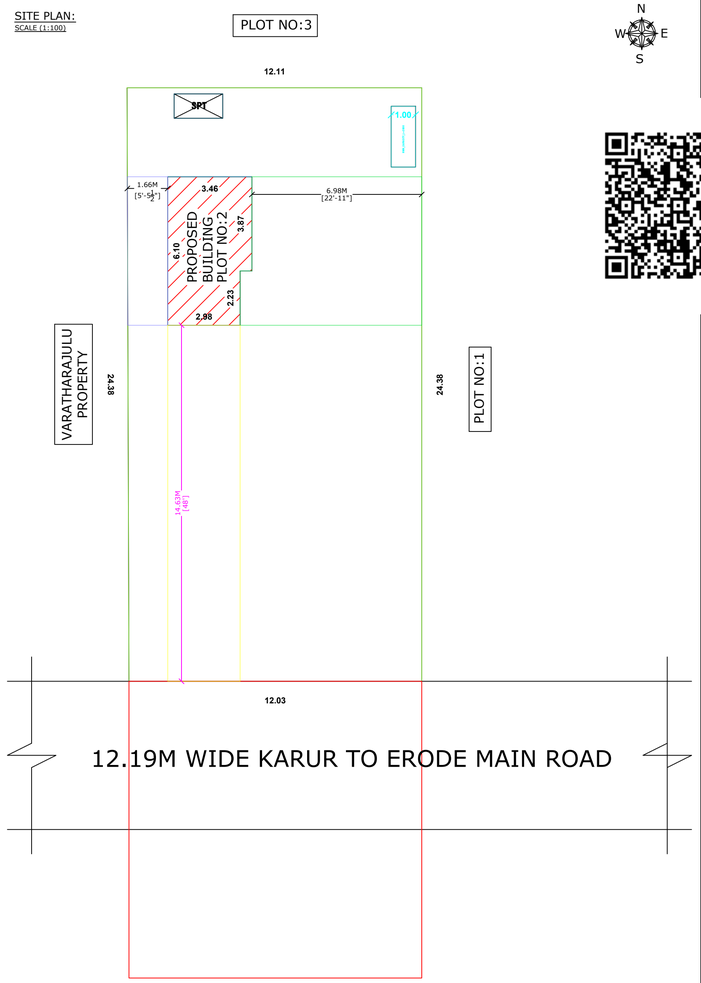




STAIRCASE DETAILS

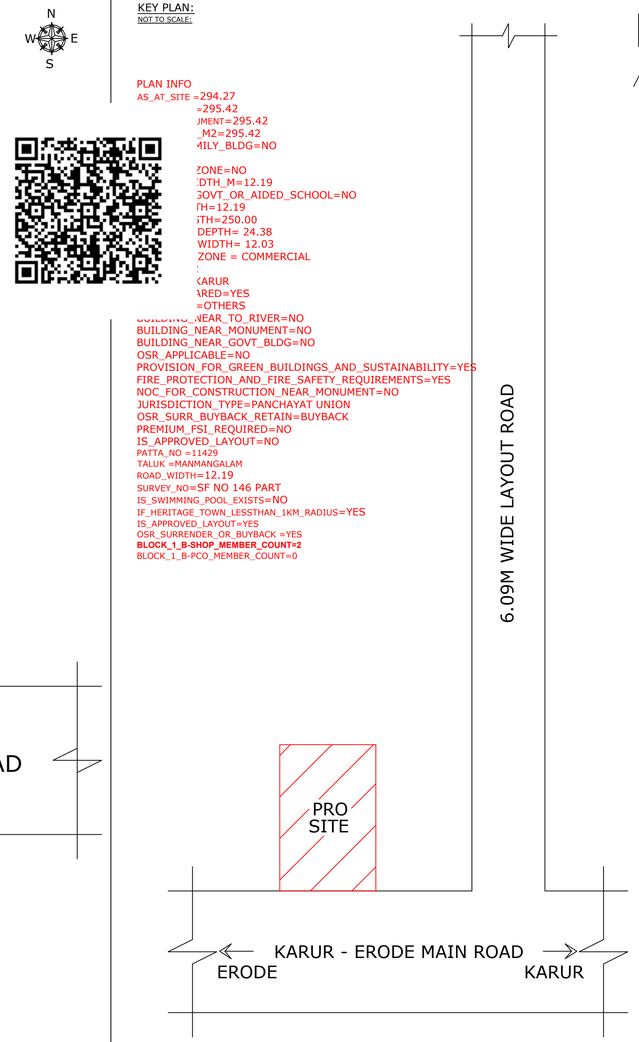
SECTION ON RAIN
WATER COLLECTION TANK
SOLAR WATER HEATING
SYSTEM




SITE PLAN:
SCALE (1:100)




KEY PLAN:
NOT TO SCALE:




PLAN INFO
AS_AT_SITE =294.27
=295.42
JMENT=295.42
_M2=295.42
MILY_BLDG=NO

ZONE=NO
DTH_M=12.19
GOVT_OR_AIDED_SCHOOL=NO
TH=12.19
ITH=250.00
DEPTH= 24.38
WIDTH= 12.03
ZONE = COMMERCIAL
:
KARUR
RED=YES
=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
OSR_APPLICABLE=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT UNION
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
PATTA_NO =11429
TALUK =MANMANGALAM
ROAD_WIDTH=12.19
SURVEY_NO=SF NO 146 PART
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=YES
IS_APPROVED_LAYOUT=YES
OSR_SURRENDER_OR_BUYBACK =YES
**BLOCK_1_B-SHOP_MEMBER_COUNT=2**
BLOCK_1_B-PCO_MEMBER_COUNT=0

SCHEDULE OF JOINERIES

| REFERENCE | | IN FEET | IN METER |
|---|---|---|---|
| RS | ROLLING SHUTTER | 6'0"X7'0" | 1.82X2.13 |
| D1 | DOOR | 2'6"X7'0" | 0.76X2.13 |
| 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 | 3180.00 | 295.42 |
| FMB/PLR PLOT EXTENT | 3180.00 | 295.42 |
| SUPER IMPOSED PLOT BOUNDARY | 3180.00 | 295.42 |
| AREA OF ASBESTOS SHEET BUILDING G.F | 215.49 | 20.02 |
| AREA OF OPEN SPACE | 2964.51 | 275.40 |
| CARPET AREA OF G.F | 161.78 | 15.03 |
| PERCENTAGE OF SITE COVERAGE | | - 6.77% |
| FLOOR SPACE INDEX [NON PREMIUM] | | - 0.06 |

PARKING :
NO.OF OPEN CAR PARKING (2.5X5.00) - 0 NOS.
NO.OF OPEN TWO WHEELER PARKING (1.0X1.80)-0 NOS.

COLORS INDEX:
EXISTING ROAD SHOWN IN -
BOUNDARY SHOWN IN -
PRO.BUILDING SHOWN IN -
RAIN WATER COLLECTION TANK -

NAME OF THE OWNER :

Mr. P.THIYAGARAJAN, S/o. Mr. PALANIAPPAN..

NOTE :
1. L.P. GAS WILL BE USED FOR KITCHEN
2. BORE WELL WITH MOTAR, WATER TANK AND MUNICIPAL WATER SUPPLY WILL BE PROVIDED
3. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO SEPTIC TANK.
4. RAIN WATER PERCOLATION BED 1.0m WIDE PROVIDED AS PER GO (MS) NO: 138 DATED 11-02-02.
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES
6. SOLAR WATER HEATER WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. AT KITCHEN EXHAUST FAN TO BE PROVIDED.

**REGISTERED ENGINEER :**


**Er.T. Karthick DCE.,**
**Consulting / Registered Engineer**
**DTCP-Reg.no:RE/Gr-III/006/Karur/Nov/2022**
**No.1 Engineer Arcade, 5thCross,**
**Sengunthapuram, Karur - 639002.**
**Mobile: 8248205054.**

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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Chennai 600 097, India
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+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.