PP APPROVAL RECORD

Planning Permission

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

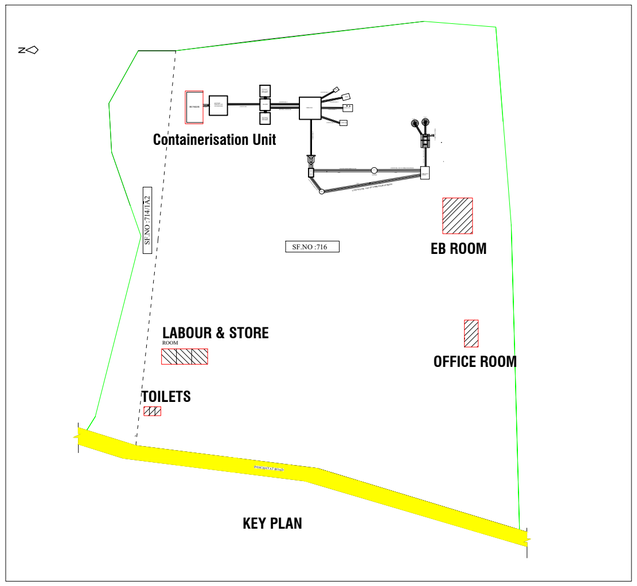
ISSUING AUTHORITY
Rural Panchayat

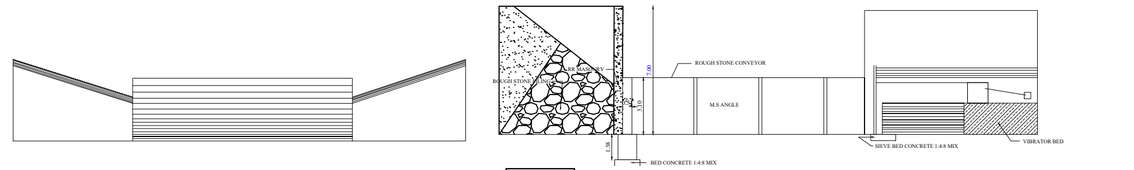
The approval as the planning authority issued it, reproduced in full behind this page.

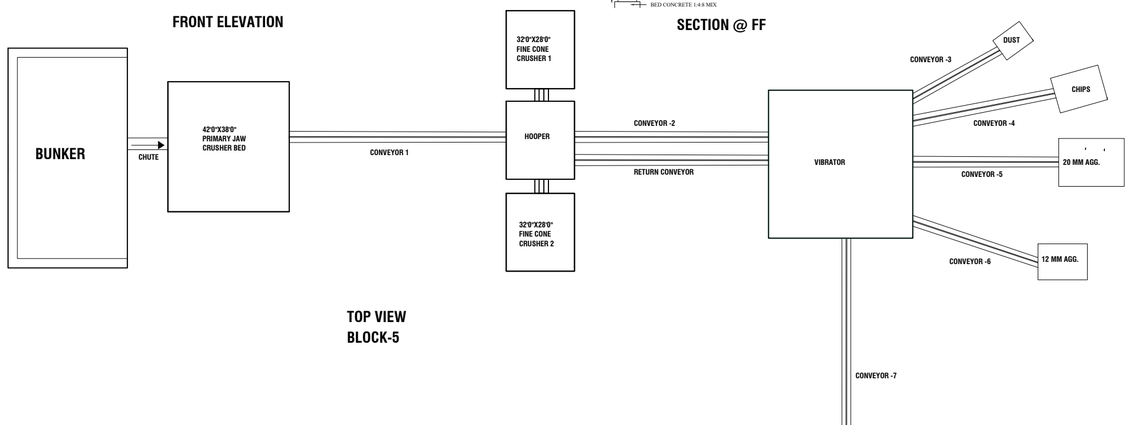
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

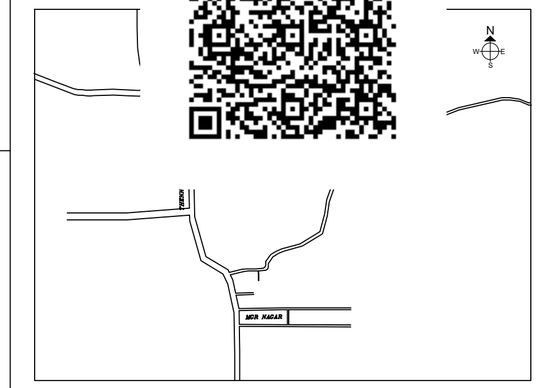
PLAN SHOWING THE PROPOSED TO "RAJAN MINARALS" COMMERCIAL UNITS AND BUILDING AT PATTA NO: 4214 & 4171- SF.NO:714/A2 & 716 IN THENNILAI WEST VILLAGE AND PANCHAYAT, PUGALUR TALUK, KARUR DISTRICT,TN - 639 206.

APPLICANT :Mrs.RAJAN MINARALS
(TMT.R.GOKILA-PARTNER)









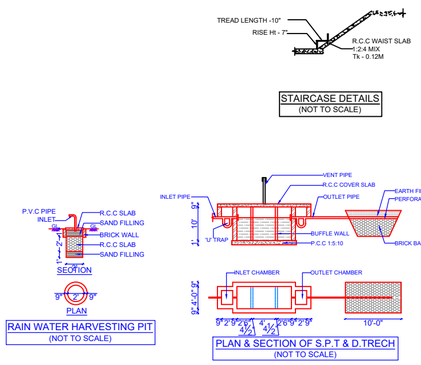
APPLICANT

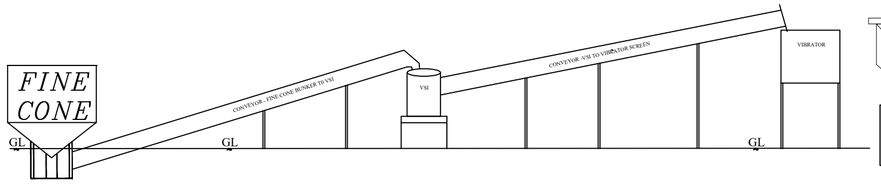
For RAJAN MINERALS
PARTNER

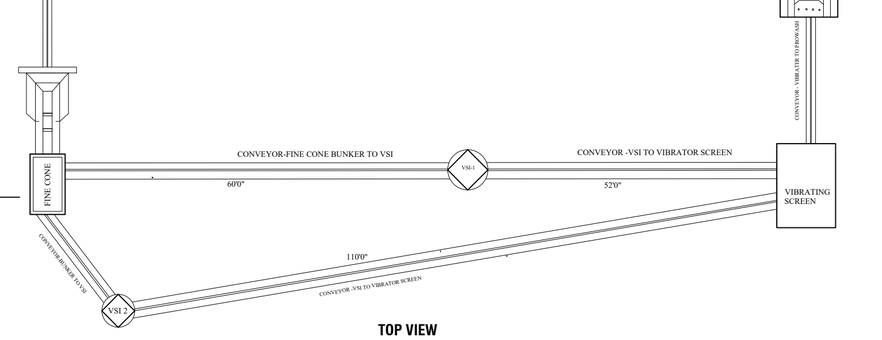
Mrs. RAJAN MINARALS
Tmt.R.GOKILA
PARTNER

REGISTERED ENGINEER

Er.R.PANDIYARAJ, B.E.M.Sc(Vol).A.M.I.E.C.E.,M.B
Chartered Engineer, Approved Valuer, Consulting Civil Engineer,
Registered Engineer Grade - I, (1967/LIS/2017/2041),
B.K.K. Complex 1st Floor,Kowsiya Govil Back Side,
KARUR - 639 001. Cell : 97234 43294







SPECIFICATIONS

1. GI SHEET ROOF WITH PURLINS
2. BRICKWORK IN CM 1:6 MIX
3. RCC LINTEL IN CC 1:2:4 MIX
4. FLOOR CONCRETE IN CC 1:5:10 MIX
5. SAND FILLING IN BASEMENT
6. RCC PLINTH BEAM
7. RR MASONRY IN FOUNDATION & BASEMENT
8. FOUNDATION CONCRETE IN PCC 1:5:10 MIX
9. SAND FILLING IN FOUNDATION
10. RCC PILLER IN 1:2:4 MIX
11. RCC FOOTING IN CC 1:2:4
12. RCC ROOF SLAB CC 1:2:4 MIX
13. PERPET WALL

JOINERIES DETAILS

PARTICULARS		IN R.FT	IN R.MT
D	- DOOR	3'3" X 7'0"	1.00 X 2.13
D1	- DOOR	2'6" X 7'0"	0.76 X 2.13
SD	-STEEL DOOR	3'0" X 7'0"	0.91 X 2.13
W3	- WINDOW	3'3" X 4'0"	1.00 X 1.37
V	- VENTILATOR	2'6" X 2'6"	0.76 X 0.76

COLOUR INDEX

BOUNDARY SHOWN	
PROPOSED SHOWN	
ROAD SHOWN	

AREA DETAILS:	IN Sq.Ft	IN Sq.M
AREA OF PLOT EXTENT	339332.4	31525.00
FMB/PATTA PLOT EXTENT	339332.4	31525.00
AREA OF SITE AS PER DOCUMENT	339332.4	31525.00
BLACK 1-BUILUP AREA	244.14	22.69
BLACK 2-BUILUP AREA	390.69	36.31
BLACK 3-BUILUP AREA	583.2	54.21
BLACK 4-BUILUP AREA	81.23	7.55
BLACK 5-BUILUP AREA	696.81	64.76
TOTAL BUILDUP AREA	1996.51	185.55
AREA OF OPEN SPACE	1996.51	185.55
PERCENTAGE OF SITE COVERAGE		- 0.59 %
FSI		- 0.005

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
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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.