Verified RealEstate™

REFERENCE
29/2024-2025

ISSUED
31 August 2024

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.

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

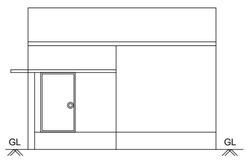
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

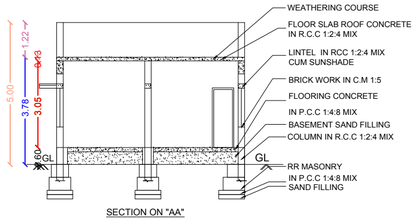
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF RESIDENTIAL GROUND FLOOR BUILDING IN S.F.NO:736/5C1A1A1 PART, PLOT NO: 2, AT RASI VILLA, MANAVADI VILLAGE AND PANCHAYAT, THANTHONI PANCHAYAT UNION, KARUR TALUK AND DISTRICT.

NAME OF THE APPLICANT: 1.Mr.K.RAMALINGAM, S/o.KANDASAMY. SWP/DTCP/KARUR/LAYOUT APPROVAL NO:181/2023. DATED:29.08.2023.
2.Mr.P.MAHALINGAM, S/o.PITCHAIMUTHU.

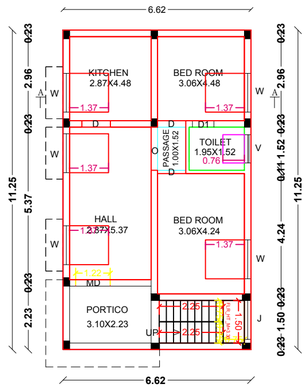
APPROVAL AUTHORITY



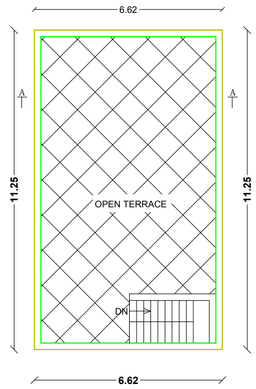
FRONT ELEVATION



SECTION ON "AA"

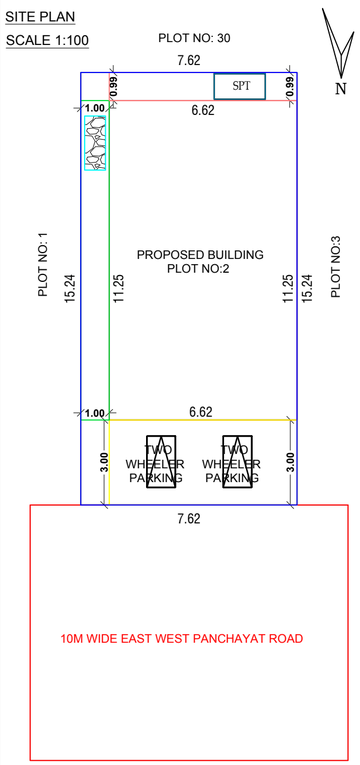


GROUND FLOOR PLAN

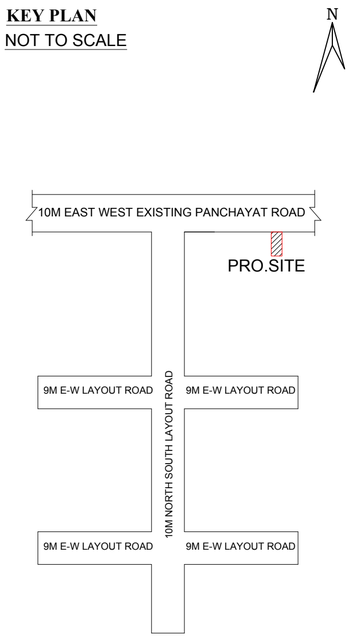


TEARRCE FLOOR PLAN

SITE PLAN
SCALE 1:100



KEY PLAN
NOT TO SCALE



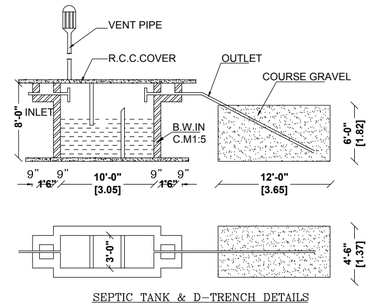
SCHEDULE OF JOINERIES

REFERENCE		IN FEET	IN METER
MD	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	3'3"X7'0"	1.00X2.13
W	WINDOW	4'6"X4'6"	1.37X1.37
V	VENTILATOR	3'3"X2'6"	1.00X0.76
J	JOLLY	4'6"X4'6"	1.37X1.37

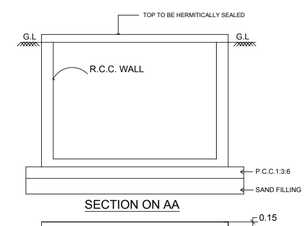
AREA	IN SQ.FT	IN SQ.M
AREA OF SITE	1250.00	116.13
AREA OF RCC PRO.GF	801.70	74.48
AREA OF OPEN	448.30	41.65
CARPET AREA	520.55	48.36
FSI		0.64
PLOT COVERAGE		64.13%
NO OF TWO WHEEL PARKING	2	

APPLICANT:

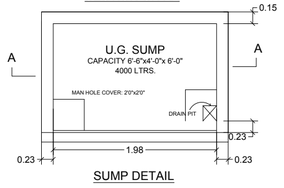




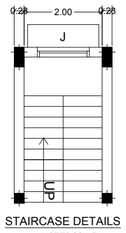
SEPTIC TANK & D-TRENCH DETAILS
(NOT TO SCALE)



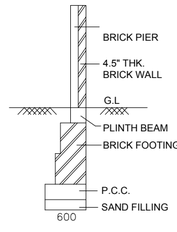
SECTION ON AA



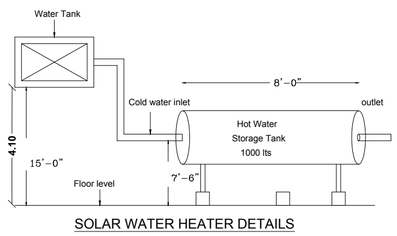
SUMP DETAIL



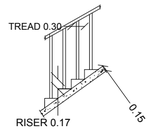
STAIRCASE DETAILS
(NOT TO SCALE)

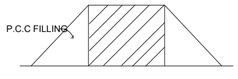


COMPOUND WALL DETAIL

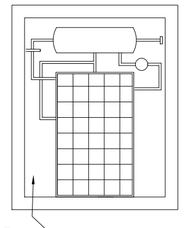


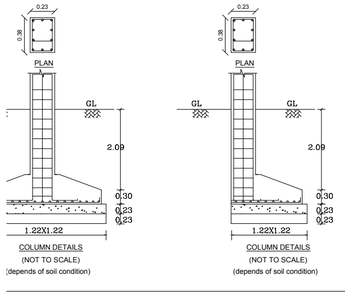
SOLAR WATER HEATER DETAILS





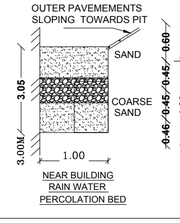
DWARF WALL SECTION
NOT TO SCALE


SOLAR WATER HEATING SYSTEM

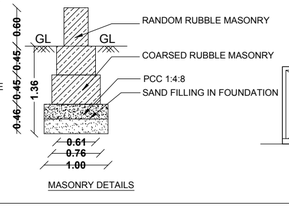


COLUMN DETAILS
(NOT TO SCALE)
(depends of soil condition)

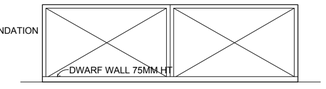
COLUMN DETAILS
(NOT TO SCALE)
(depends of soil condition)



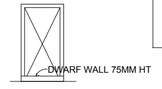
NEAR BUILDING RAIN WATER PERCOLATION BED



MASONRY DETAILS



MAIN GATE



WICKET GATE

Er.V.MANIMAGUPALAM, M.Tech(Struc)., Registered Engineer Grade - II, Reg.No: 082/LS/2022/00002, 231/152, Jawahar Plaza, Jawahar Bazaar, Karur - 639 001. Cell: 97875 88566, 73394 88566

REGISTERED ENGINEER

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.