Verified RealEstate™

REFERENCE
23/2024-2025

ISSUED
09 May 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.

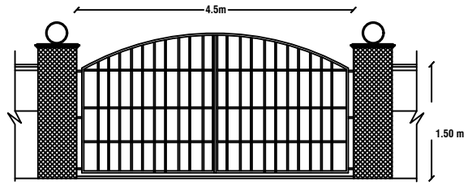
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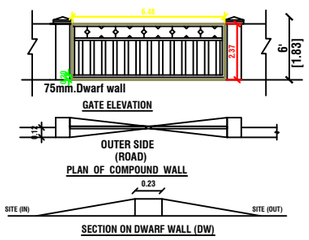
DIGITALLY VERIFIED RECORD

DETAILED PLAN:

(SCALE 1:100)



COMPOUND GATE
(NOT TO SCALE)

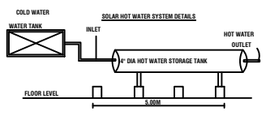


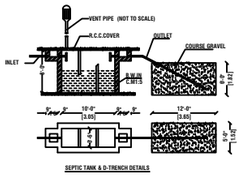
GATE ELEVATION

OUTER SIDE
(ROAD)

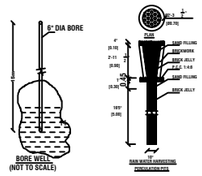
PLAN OF COMPOUND WALL

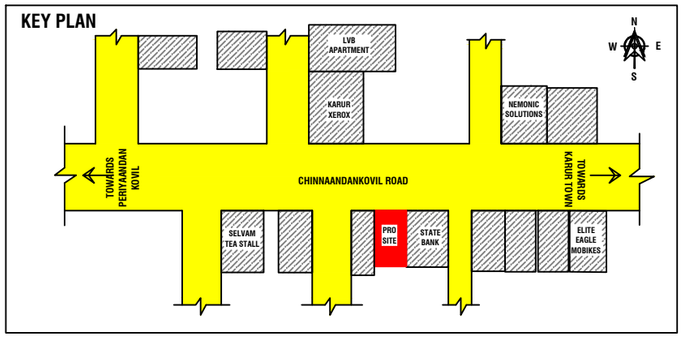
SECTION ON DWARF WALL (DW)

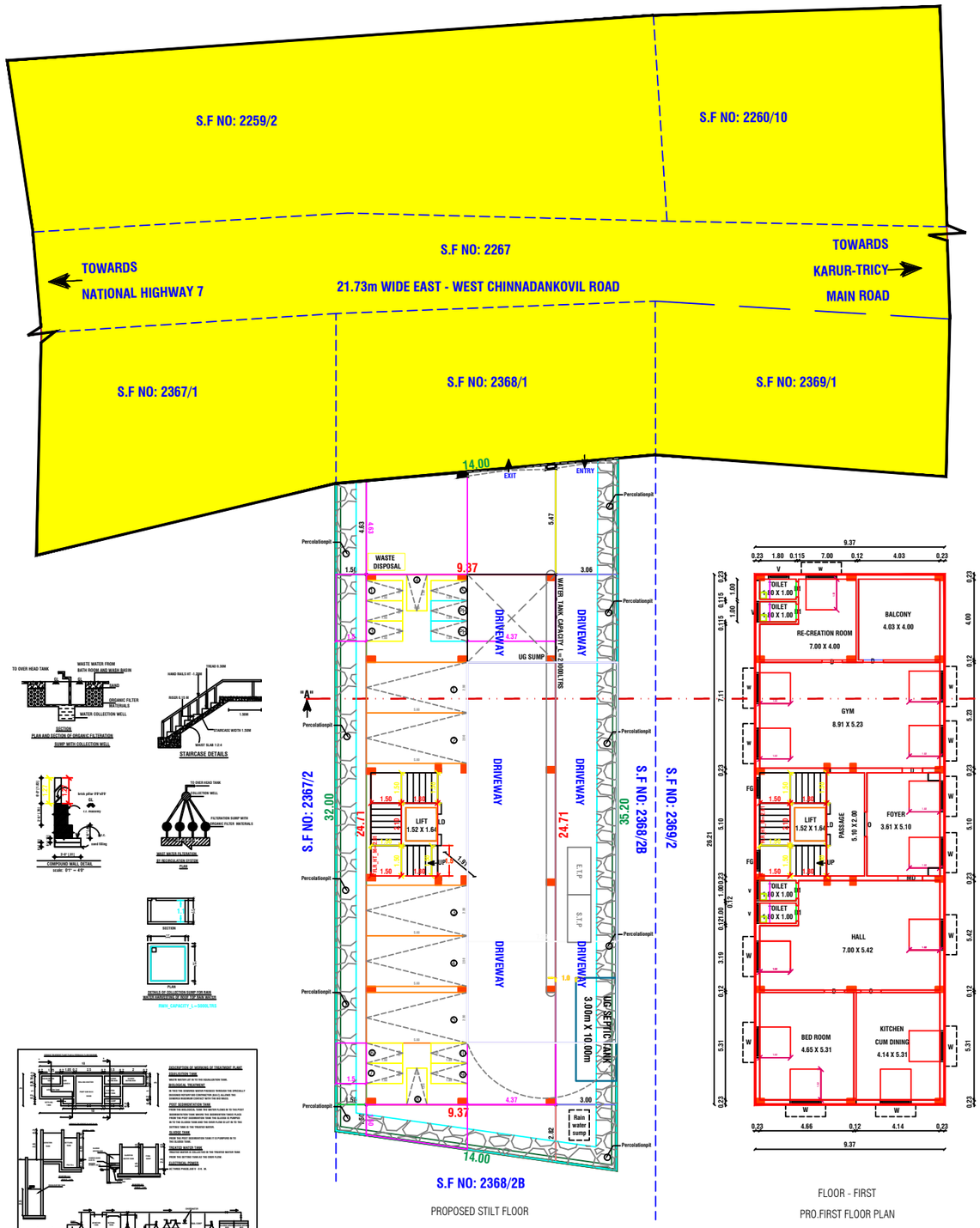




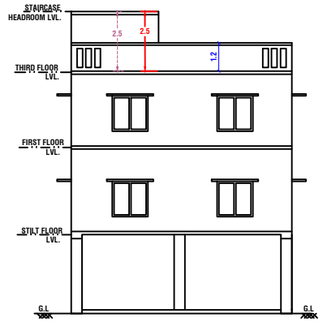
SEPTIC TANK & D-TRENCH DETAILS



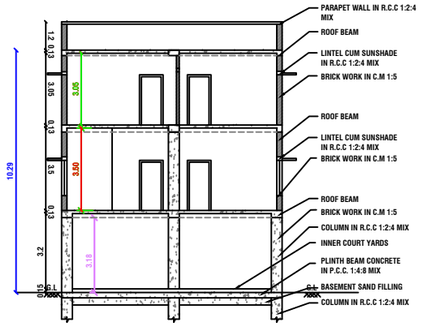




PROPOSED STILT FLOOR



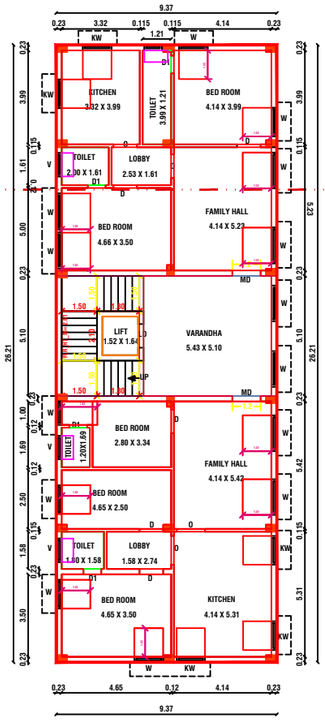
ELEVATION



SECTION 'A' - 'A'

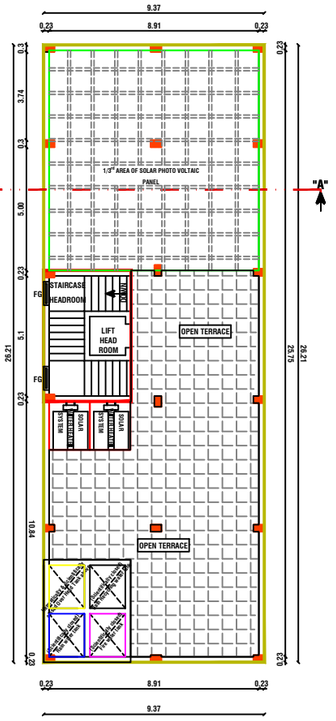
FLOOR - FIRST

PRO.FIRST FLOOR PLAN



FLOOR - SECOND

PRO.SECOND FLOOR PLAN



FLOOR - TERRACE

TERRACE FLOOR PLAN

SHEET NO: 01	SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO:2368/2A AT ANDANKOVIL EAST VILLAGE AND PANCHAYAT, THANTHONI UNION, MANMANGALAM TALUK, KARUR DISTRCT.

AREA DETAILS

SURVEY NO	AREA AS PER SITE IN SQ.MT	AREA AS PER DOCUMENT IN SQ.MT	AREA AS PER PATTA IN SQ.MT	SUPER IMPOSED SITE BOUNDARY
2068/2A	468.60	468.60	469.00	468.60

AREA TAKEN BY CONSIDERATION AS PER SUPER IMPOSED AREA in 468.60 SQ.MT

AREA DETAILS	SQ.MT	SQ.FT
STILT FLOOR AREA	245.59	2643.53
FIRST FLOOR AREA	245.59	2643.53
SECOND FLOOR AREA	245.59	2643.53
HEAD ROOM AREA	20.63	222.06
OPEN SPACE	223.01	2400.47
CARPET AREA OF F.F	245.59	2643.53
CARPET AREA OF S.F	245.59	2643.53

FLOOR CALCULATION	F.S.I. AREA in Sq.mt	NON F.S.I. AREA in Sq.mt	TOTAL BUILTUP AREA in Sq.mt
STILT FLOOR	---	245.59	245.59
FIRST FLOOR	245.59	----	245.59
SECOND FLOOR	245.59	----	245.59
STAIRCASE & LIFT HEADROOM	---	20.63	20.63
TOTAL FLOOR	491.18	266.22	757.40

SCHEDULE OF JOINERIES

REFERENCE		IN METER
MD	MAIN DOOR	4.87 X 4.87
D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.76 X 2.13
SW	S.WINDOW	2.43 X 1.83
W	WINDOW	1.21 X 1.21
W1	WINDOW	1.21 X 1.21
O	OPEN	1.00 X 1.21
O1	OPEN	1.21 X 1.21
V	VENTILATOR	2.43 X 1.50
V1	VENTILATOR	1.00 X 0.61

REFERENCE :-
EXISTING ROAD SHOWN IN -
BOUNDARY SHOWN IN -
PRO.BUILDING SHOWN IN -
DRIVEWAY -

FLOOR SPACE INDEX:

$$FSI = \frac{F.F+S.F}{TOTAL\ SITE\ AREA}$$

$$FSI = \frac{491.18}{468.60} = 1.04$$

FSI = 1.04 < 2.00

PLOT COVERAGE:

$$= \frac{TOTAL\ BUILDUP\ AREA}{SITE\ AREA}$$

$$= \frac{245.59}{468.60} = 52.40\ \%$$

N
W E
S

NOTE:

- ALL DIMENSIONS ARE IN METER
- EXHAUST FAN [MECHANICAL VENTILATION] TO BE PROVIDED
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED.
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDNING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
  FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
  EMERGENCY ALARAM TO BE PROVIDED.
- 1/3 rd AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC PANELS
- LIGHTENING PROTECTION TO BE PROVIDED.
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
- SOLID WASTE TUB TO BE PROVIDED.
- SULLAGE WATER USE TO GARDEN PURPOSE.
- DRINKING WATER FACILITIES AS PER CORPORATION NORMS PROVIDED.
- INSTALLATION OF CCTV UNITS PROVIDED.
- ACOUSTICS, SOUND INSULATION and NOISE CONTROL SYSTEM TO BE PROVIDED.

OFFICE USE:-

APPLICANT:-

Mrs. S.GAYATHIRI W/o Mr.S.RAJA
(LAND OWNER)

Mr.R.P.SIVAKUMAR S/o Mr.RAMASAMY
(POWER OF ATTORNEY)

REGISTERED ENGINEER:-

Er Manivel., B.E., P.G Dip (Val)..
Consulting/Registered Engineer,
DTCP.Reg.no:RE/Gr-II/001/Karur/June/2023,
KCMC-Reg.No:082/LS/2022/00003,
1000C, 2nd Floor, Kandavel Tower,
Covai Main road, Karur - 639 001.
Mobile :97870 20309, 8883367961
Email : buildmayan@gmail.com

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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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.