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.

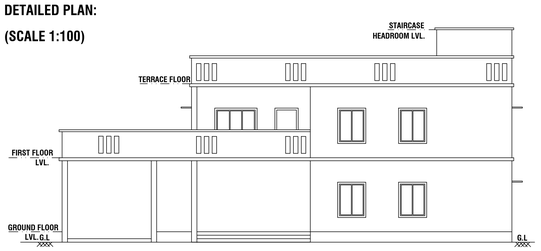
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

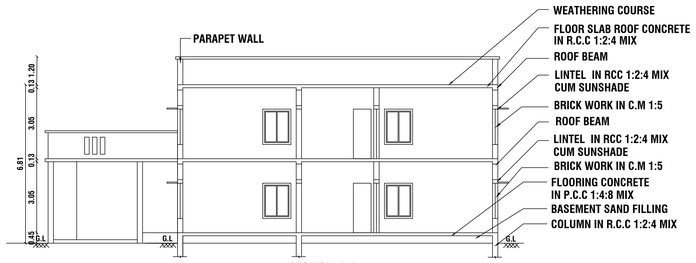
hello@verified.realestate
+91 9996 12 9996
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DETAILED PLAN:

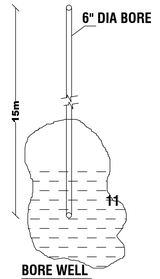
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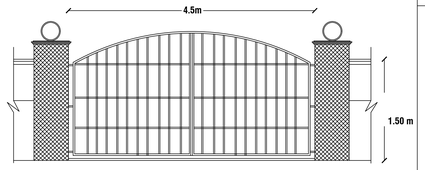
ELEVATION



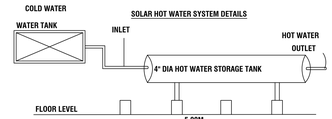
SECTION "B-B"

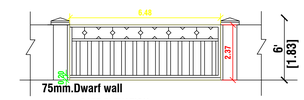


BORE WELL
(NOT TO SCALE)

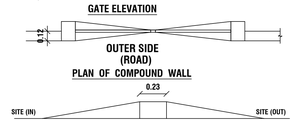


COMPOUND GATE
(NOT TO SCALE)

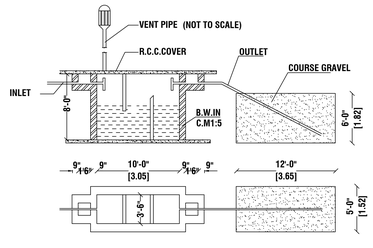




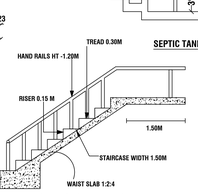
GATE ELEVATION



SECTION ON DWARF WALL (DW)

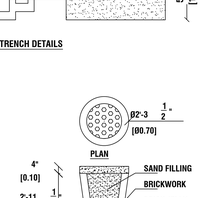


SEPTIC TANK & D-TRENCH DETAILS

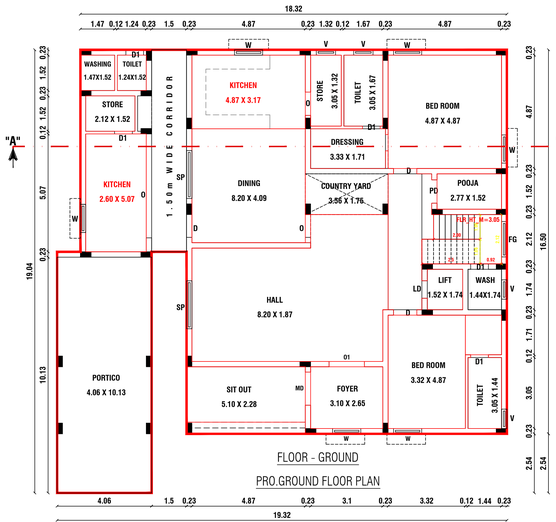


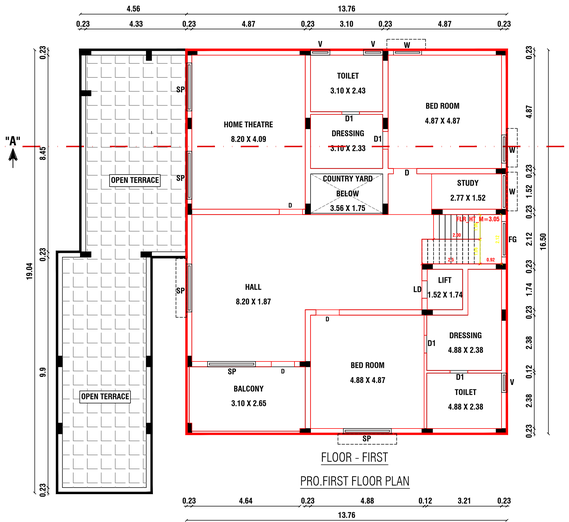
STAIRCASE DETAILS

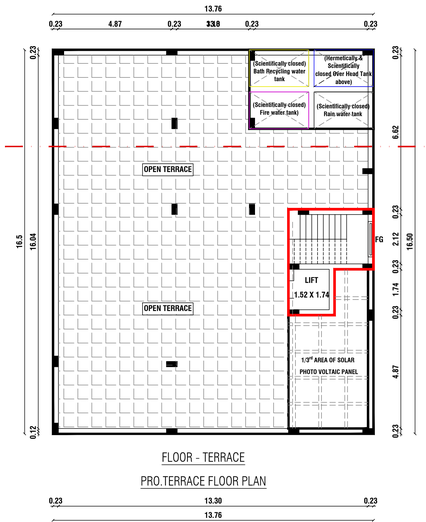
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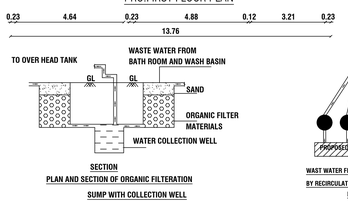


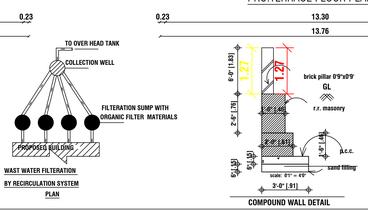
RAIN WATER HARVESTING PERCULATION PITS





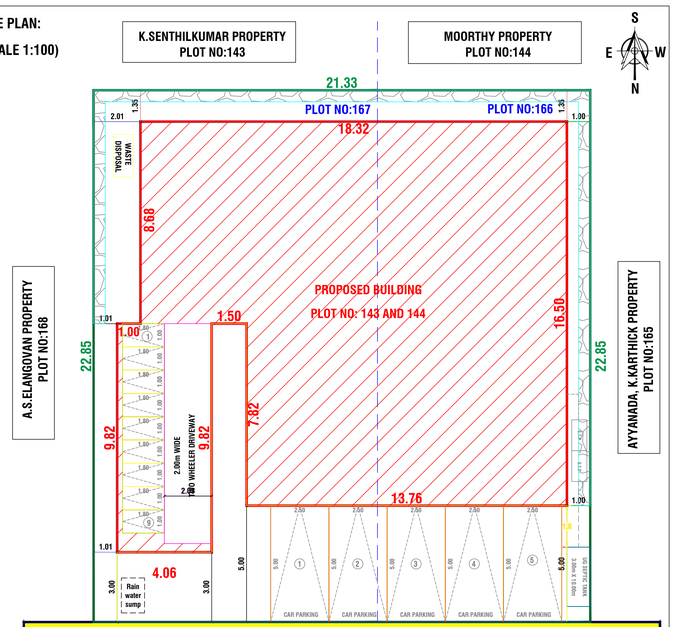


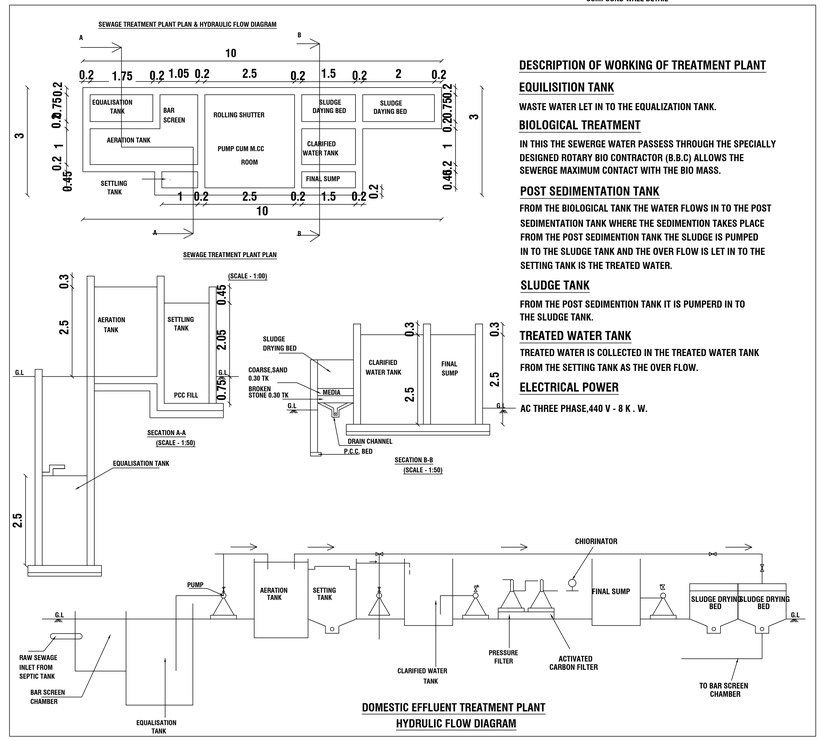




SITE PLAN:

(SCALE 1:100)





DESCRIPTION OF WORKING OF TREATMENT PLANT

EQUILISATION TANK

WASTE WATER LET IN TO THE EQUALIZATION TANK.

BIOLOGICAL TREATMENT

IN THIS THE SEWERGE WATER PASSESS THROUGH THE SPECIALLY DESIGNED ROTARY BIO CONTRACTOR (B.B.C) ALLOWS THE SEWERGE MAXIMUM CONTACT WITH THE BIO MASS.

POST SEDIMENTATION TANK

FROM THE BIOLOGICAL TANK THE WATER FLOWS IN TO THE POST SEDIMENTATION TANK WHERE THE SEDIMENTION TAKES PLACE FROM THE POST SEDIMENTION TANK THE SLUDGE IS PUMPED IN TO THE SLUDGE TANK AND THE OVER FLOW IS LET IN TO THE SETTING TANK IS THE TREATED WATER.

SLUDGE TANK

FROM THE POST SEDIMENTION TANK IT IS PUMPERD IN TO THE SLUDGE TANK.

TREATED WATER TANK

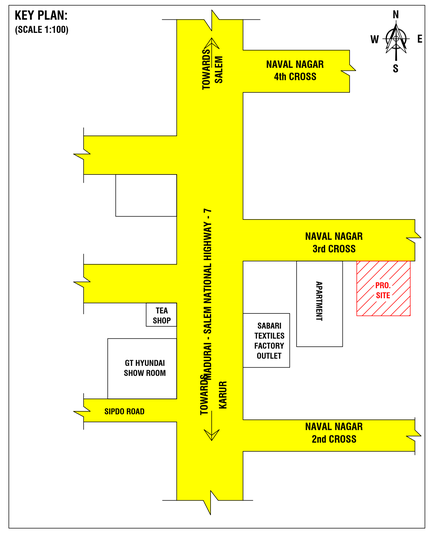
TREATED WATER IS COLLECTED IN THE TREATED WATER TANK FROM THE SETTING TANK AS THE OVER FLOW.

ELECTRICAL POWER

AC THREE PHASE,440 V - 8 K . W.

KEY PLAN:

(SCALE 1:100)



SHEET NO: 01	SCALE 1:100

APPROVAL AUTHORITY (For office use only):

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. ROOF RESIDENTIAL BUILDING IN GROUND, FIRST FLOOR IN S.F.NO:552/3L1A2, 3M1A2, 3L1B, 3M1B, 3N1, PLOT NO:166, 167, AT ATHUR VILLEGE AND PANCHAYAT, KARUR UNION, MANMANGALAM TALUK AND KARUR DISTRICT,

THIS PLOT REGULARIZED NO - Roc NO: ந.க.எண்:அ2/2141/2024, DT:13.06.2024,

THIS PLOT REGULARIZED NO - Roc NO: ந.க.எண்:அ2/1610/2024, DT:06.05.2024,

SOLD PLOT FRAME WORK NO: 3773

NAME OF THE OWNER : Mr.K.MURUGESAN, S/o Mr. KARUPANNA GOUNDAR.

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
PLOT NO - 166	209.03	209.03	209.00	209.00
PLOT NO - 167	278.70	278.70	279.00	278.70
TOTAL	487.73	487.73	488.00	487.70

AREA TAKEN BY CONSIDERATION AS PER SUPER IMPOSED AREA in 487.70 SQ.MT

AREA DETAILS	SQ.MT	SQ.FT
GROUND FLOOR AREA	306.49	3299.05
FIRST FLOOR AREA	227.04	2443.85
HEAD ROOM AREA	13.32	143.37
OPEN SPACE	179.02	1926.97
CARPET AREA OF F.F	205.83	2215.55
CARPET AREA OF S.F	190.01	2,045.26

FLOOR CALCULATION	F.S.I. AREA in Sq.mt	NON F.S.I. AREA in Sq.mt	TOTAL BUILTUP AREA in Sq.mt
GROUND FLOOR	306.49	----	306.49
FIRST FLOOR	227.04	----	227.04
STAIRCASE & LIFT HEADROOM	---	13.32	13.32
TOTAL FLOOR	533.53	13.32	545.85

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
SP	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

PARKING DETAILS:

NO.OF OPEN CAR PARKING - 5 No's.

NO.OF OPEN TWO WHEELER PARKING - 9 No's.

FLOOR SPACE INDEX:

PLOT COVERAGE:

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

$FSI = \frac{533.53}{487.70} = 1.09$

$FSI = 1.09 < 2.00$

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

$= \frac{306.49}{487.70} \times 100 = 62.84\ \%$

REFERENCE :-

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

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.

APPLICANT:-

Mr.K.MURUGESAN,

S/o Mr. KARUPANNA GOUNDAR.

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.