Verified RealEstate™

REFERENCE
63/2024-25

ISSUED
21 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.

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

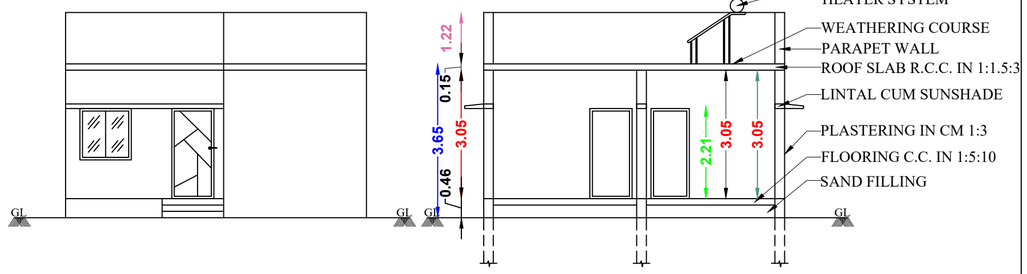
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR RESIDENTIAL BUILDING IN SF.NO:88/B1D1A ,PLOT NO:04, AT SKANDAN NAGAR EXTENSIONS, KADHAPPARI VILLAGE & PANCHAYAT, MANMANGALAM TALUK & KARUR DISTRICT

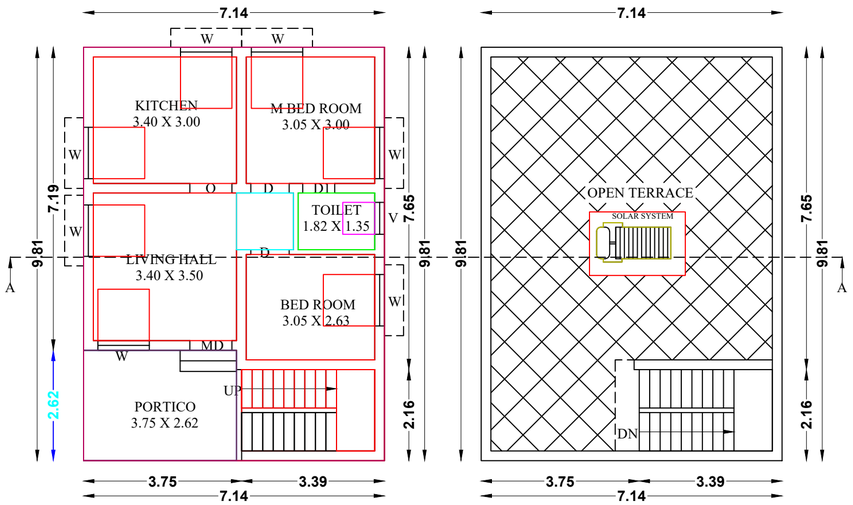
APPLICANT: Mr.V.ARUN KUMAR S/o Mr.VISWANATHAN

SCALE (1:100)



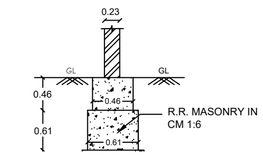
ELEVATION

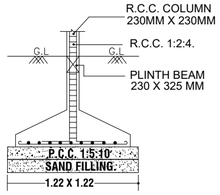
SECTION A-A



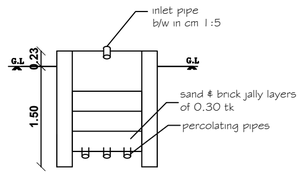
FLOOR - GROUND
GROUND FLOOR PLAN

FLOOR - TERRACE
OPEN TERRACE FLOOR PLAN



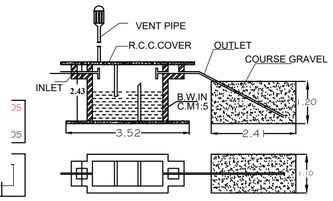


FOUNDATION DETAIL
(NOT TO SCALE)

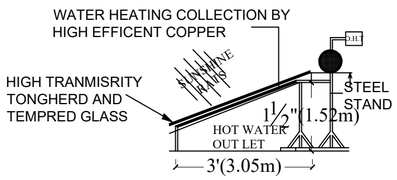


SECTION OF RAIN WATER
HARVESTING PIT





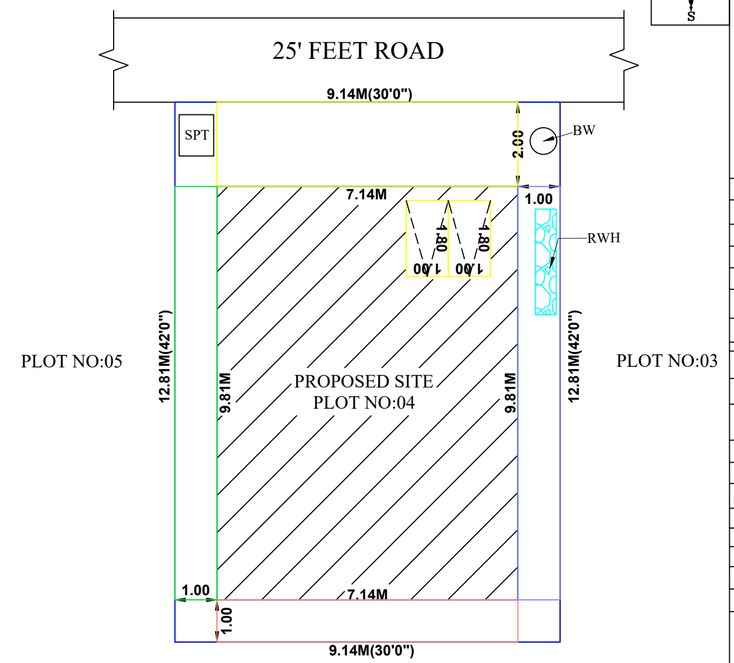
SEPTIC TANK & D-TRENCH DETAILS



SOLAR HOT WATER SYSTEM DETAIL

SITE PLAN
SCALE (1:100)

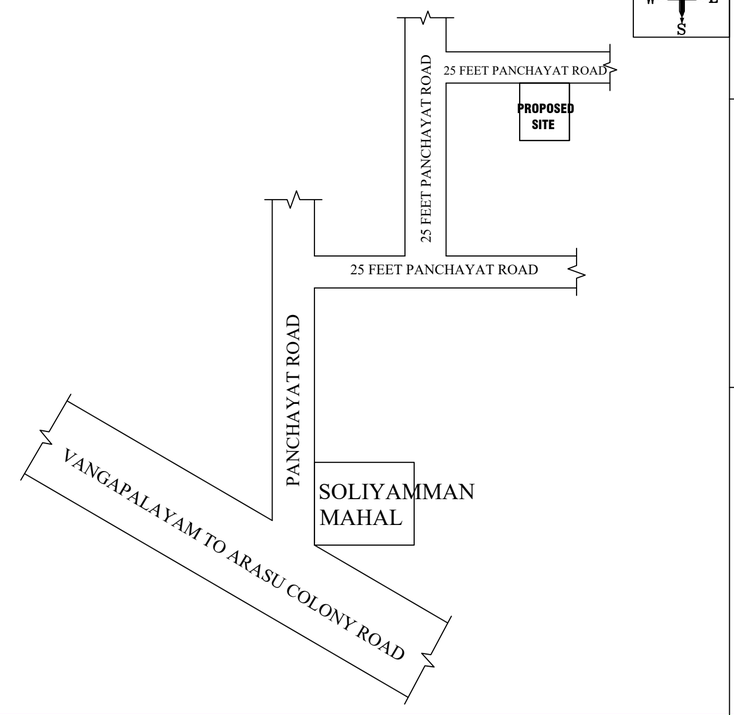
SCALE (1:100)



T.T.KANGARAJ LAND

KEY PLAN
NOT TO SCALE

SCALE (1:100)



OFFICE USE

S.P.F.W.NO:10/2020

ROC NO:ந.க.ஆ2/395/2021

JOINERIES DETAILS	IN R.FT	IN R.MT
MD -MAIN DOOR	3'3" X 7'0"	1.00 X 2.13
D - DOOR	3'0" X 7'0"	0.91 X 2.13
D1 - DOOR	2'6" X 7'0"	0.76 X 2.13
O - OPEN	4'0" X 7'0"	1.22 X 2.13
W - WINDOW	4'6" X 4'0"	1.37 X 1.22
V - VENTILATOR	3'0" X 2'9"	0.91 X 0.84

AREA DETAILS	IN Sq.Ft	IN Sq.M
AREA AS PER THE DOCUMENT	1260.00	117.06
AREA OF SUPER IMPOSED PLOT	1260.00	117.06
AREA OF THE GROUND FLOOR	753.80	70.03
TOTAL BUILDUP AREA	753.80	70.03
CARPET AREA OF BUILDING	603.04	56.02
AREA OF OPEN SPACE	506.20	47.02
PLOT COVERAGE	59.82 %	
FSI	0.59 > 2.00	
TWO WHEELER PARKING	2 NOS	
CAR PARKING	0 NOS	

SITE DETAILS:

SITE SHOWN IN
BUILDING SHOWN IN
ROAD SHOWN IN
CAR PARKING [2.50M X 5.0M]
TWO WHEELER PARKING [1.0M X 1.8M] PARKING

NOTES:-

1. ALL DIMENSIONS ARE IN METER.
2. SOLAR WATER HEATING SYSTEM PROVIDED.
3. RAINWATER HARVESTING FACILITIES PROVIDED.
4. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO EXISTING DRAINAGE SYSTEM.
5. WATER FACILITIES PROVIDED.

APPLICANT

Mr.V.ARUN KUMAR
S/o Mr.VISWANATHAN

ENGINEER

Er.V.NANTHAGOPAL, M.Tech(Struc)
Licensed Building Surveyor,
No: 14, DSM Complex,
Narasimmapuram (West), Karur -1.
Cell: 97875 88566, 73394 88566.

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.