Verified RealEstate™

REFERENCE
11/2024-2025

ISSUED
01 October 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

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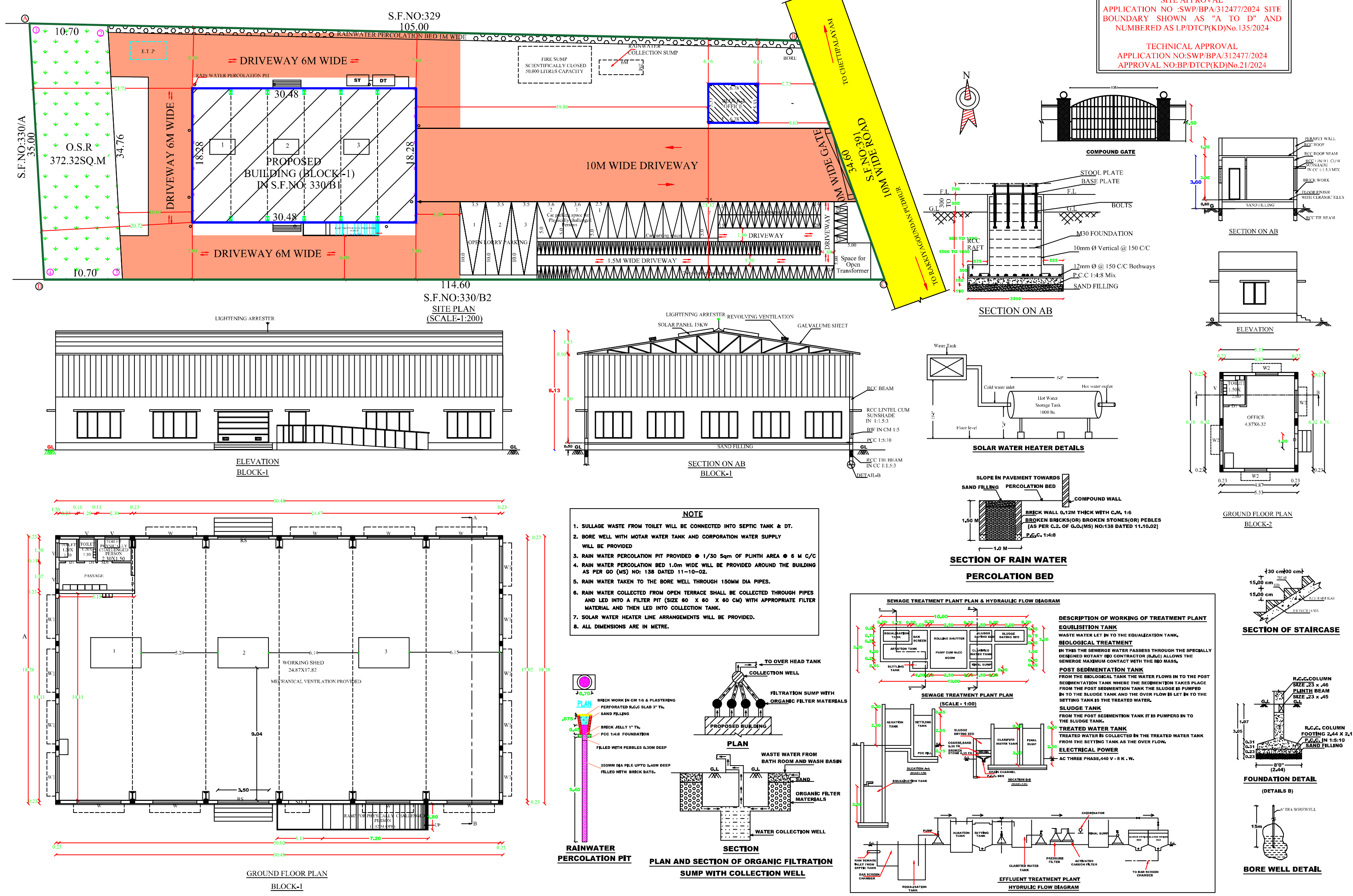
DIGITALLY VERIFIED RECORD



SITE APPROVAL
APPLICATION NO :SWP/BPA/312477/2024 SITE BOUNDARY SHOWN AS "A TO D" AND NUMBERED AS LP/DTCP(KD)No.135/2024

TECHNICAL APPROVAL
APPLICATION NO:SWP/BPA/312477/2024
APPROVAL NO:BP/DTCP(KD)No.21/2024

NOTE

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO SEPTIC TANK & DT.
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.
8. ALL DIMENSIONS ARE IN METRE.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (RED INDUSTRY - MANUFACTURING OF PAINTS, ENAMELS VARNISHES IN S.F.NO:330/B1 , APPIPALAYAM VILLAGE & PANCHAYAT, MANMANGALM TALUK, KARUR DISTRICT.

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	3700.00	39826.46
	GROUND FLOOR AREA (Block-1)	557.17	5997.32
	GROUND FLOOR AREA (Block-2)	36.14	389.00
	OPEN SPACE	3106.69	33440.13
	EXISTING ROAD		

MACHINERY DETAILS

S.L.NO	ITEM	HP DETAILS
1	HIGH SPEED DISPERSER MACHINE-1	45HP
2	HIGH SPEED DISPERSER MACHINE-2	15HP
3	HIGH SPEED DISPERSER MACHINE-3	15HP
	TOTAL	75 HP

NUMBER OF WORKERS

MALE WORKERS	5
FEMALE WORKERS	4
TOTAL NO OF WORKERS	9

SCHEDULE OF JOINERIES:

REFERENCE	METRE
RS – ROLLING SHUTTER	3.50 x 2.13
SD – SLIDING DOOR	1.20 x 2.13
SD1 – SLIDING DOOR	1.00 x 2.44
D – FLUSH DOOR	1.00 x 2.13
D1 – FLUSH DOOR	0.76 x 2.13
W – GLAZED WINDOW	3.00 x 1.82
W1 – GLAZED WINDOW	2.50 X 1.82
W2 – GLAZED WINDOW	1.52 X 1.52
V – VENTILATOR	1.00 x 1.00

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA AS PER DOCUMENT	3700.00
PLOT AREA AS PER PATTA	3700.00
O.S.R	372.09 (10.06%)
SUPER IMPOSED PLOT AREA	3699.04

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	GROUND FLOOR AREA -GL SHEET BLOCK-1	557.17	-	557.17
2)	GROUND FLOOR AREA-RCC BLOCK-2	36.14	-	36.14
3)	TOTAL AREA	593.31	-	593.31
4)	VACANT AREA			3085.73

P.C = 593.31 / 3700.00 X 100 = 16.039 %
F.S.I = 593.31 / 3700.00 = 0.160<1.5

PARKING DETAILS

S.L NO	DESCRIPTION	PROVIDED
1)	OPEN LORRY PARKING SPACE	3 NOS
2)	OPEN CAR PARKING	9 NOS
3)	OPEN TWO WHEELER PARKING	64 NOS
4)	OPEN CYCLE PARKING	77 NOS

ALL DIMENSION ARE IN METRE.
SCALE – 1:100.

APPLICANT	REGISTERED ENGINEER
	Er. N. Nanthakumar, M.E(Struct)., M.Sc(REV), Registered Engineer
REGISTERED STRUCTURAL ENGINEER	GEO-TECH EXPERT
Er. N. Nanthakumar, Structural Engineer	

Signature valid

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

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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.