Verified RealEstate™

REFERENCE
67/2024-2025

ISSUED
18 November 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

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF A GALVALUME SHEET ROOF COMMERCIAL BUILDING IN GROUND FLOOR IN S.F.NO:2358/1 PART, PLOT NO:14, AT ANDANKOVIL EAST VILLEGE, MANMANGALAM TALUK AND KARUR DISTRICT.**

**THIS PLOT REGULARIZED BDO(VP) ROC NO:**e.f.vz;:M**2/3862/2024, DATE:13.08.2024.**

**SOLD PLOT FRAME WORK NO:08/2022**

**NAME OF THE OWNER : Mr.R.RAJARAM, S/o Mr. R.RAMANATHAN.**

**APPROVAL AUTHORITY (For office use only):**

## SCHEDULE OF JOINERIES

| REFERENCE | | IN FEET | IN METER |
|---|---|---|---|
| RS | ROLLING SHUTTER | 10'0" X 8'0" | 3.05 X 2.44 |
| RS1 | ROLLING SHUTTER | 8'0" X 8'0" | 2.44 X 2.44 |
| D1 | DOOR | 2'6" X 7'0" | 0.76 X 2.13 |
| W1 | WINDOW | 4'0" X 5'0" | 1.21 X 1.52 |
| W | WINDOW | 6'0" X 6'0" | 1.82 X 1.82 |
| V | VENTILATOR | 6'0" X 2'0" | 1.82 X 0.61 |
| V1 | VENTILATOR | 4'0" X 2'0" | 1.21 X 0.61 |
| V2 | VENTILATOR | 2'9" X 2'0" | 0.83 X 0.61 |

| AREA OF CALCULATION | SQ.FT | SQ.M |
|---|---|---|
| AREA OF PLOT EXTENT | 2407.50 | 223.66 |
| FMB/TSLR PLOT EXTENT | 2407.50 | 223.66 |
| AREA AS PER DOCUMENT | 2407.50 | 223.66 |
| SUPER IMPOSED PLOT BOUNDARY | 2407.50 | 223.66 |
| AREA OF THE GROUND FLOOR | 1398.99 | 129.97 |
| AREA OF OPEN SPACE | 1008.51 | 93.69 |
| CARPET AREA OF GROUND FLOOR | 1257.55 | 116.83 |
| PLOT COVERAGE | - | 58.10 % |
| FSI [NON PREMIUM] | - | 0.58 |

**PARKING DETAILS:**

| | | |
|---|---|---|
| NO.OF OPEN CAR PARKING | - | 2 No's. |
| NO.OF OPEN TWO WHEELER PARKING | - | 4 No's. |

**COLOURS OF INDEX:**

| | | |
|---|---|---|
| EXISTING ROAD SHOWN IN | - | |
| BOUNDARY SHOWN IN | - | |
| PRO.BUILDING SHOWN IN | - | |
| RAIN WATER COLLECTION TANK | - | |

**NAME OF THE OWNER:**

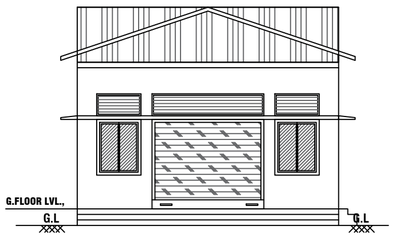
Mr.R.RAJARAM, S/o Mr. R.RAMANATHAN.

**REGISTERED ENGINEER:**

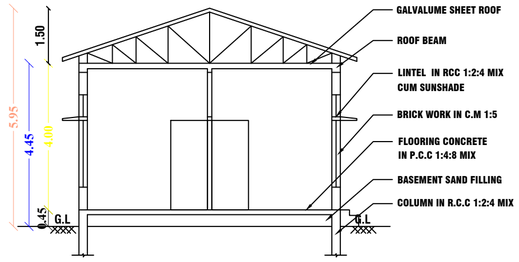

Er Manivel., B.E., P.G Dip (Val).,
Consulting/Registered Engineer,
DTCP.Reg.no:RE/Gr-II/001/Karur/June/2023,
KCMC-Reg.No:082/LS/2022/00003,
1000C, 2nd Floor, Kandavel Tower,
Covai Main road, Karur - 639 001.
Mobile :97870 20309, 8883367961
Email : buildmayan@gmail.com


**DETAILED PLAN:**

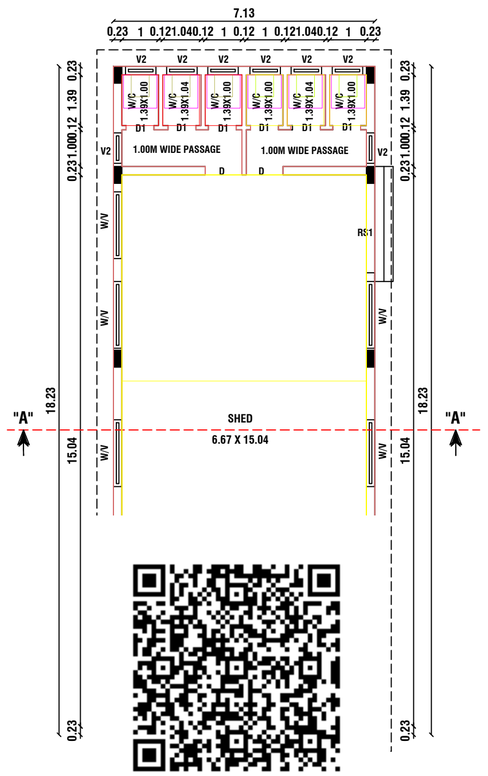
SCALE 1:100




ELEVATION

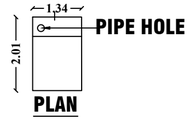



SECTION ON - "A"




PRO. GROUND FLOOR PLAN

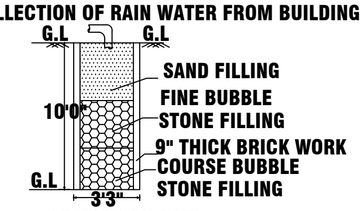
**NOT TO SCALE:**




PLAN

**RAIN WATER COLLECTION TANK**

**COLLECTION OF RAIN WATER FROM BUILDING**

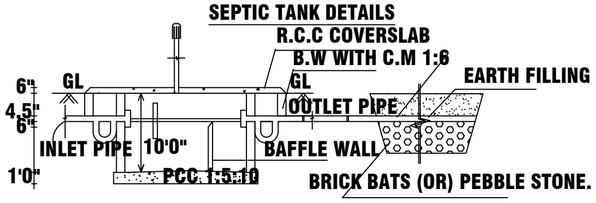



SECTION ON RAIN WATER COLLECTION TANK

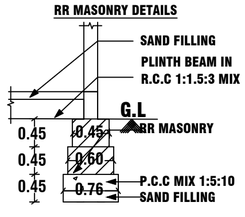
**SOLAR WATER HEATING SYSTEM**



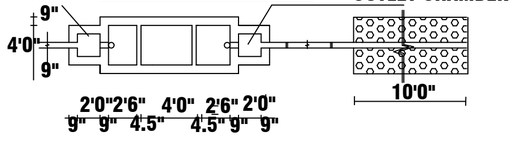

**SEPTIC TANK DETAILS**




**RR MASONRY DETAILS**




**INLET CHAMBER SECTION OF S.P.T & D.T OUTLET CHAMBER**

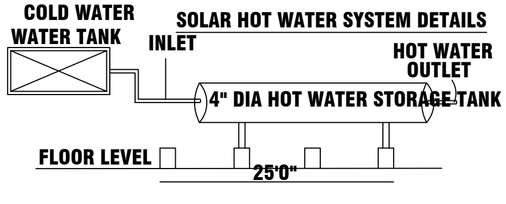


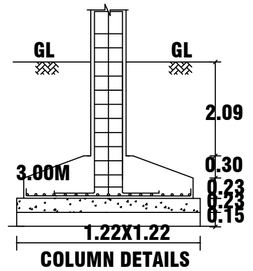




PLAN

**SOLAR HOT WATER SYSTEM DETAILS**

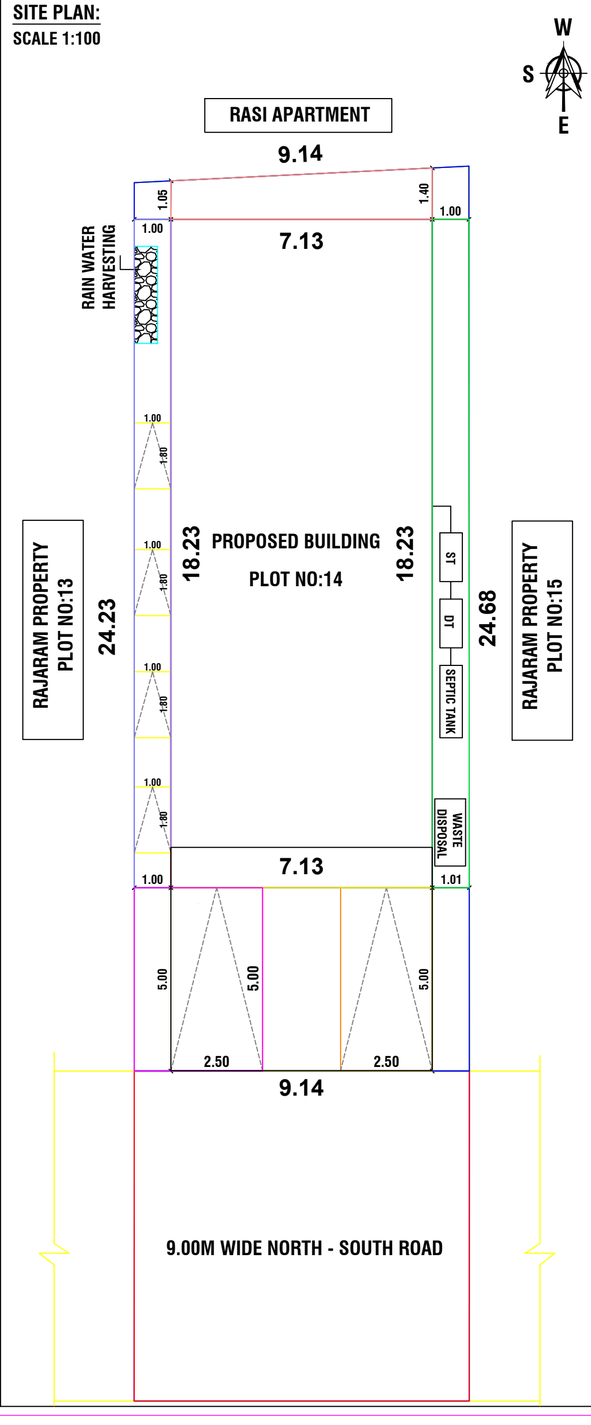



**COLUMN DETAILS**
**(NOT TO SCALE)**
**(depends of soil condition)**

**SITE PLAN:**

SCALE 1:100



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.