Verified RealEstate™

REFERENCE
3/2024-2025

ISSUED
10 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.

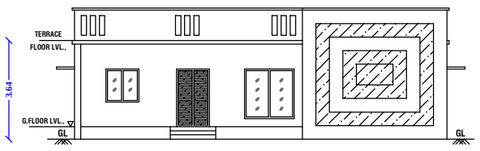
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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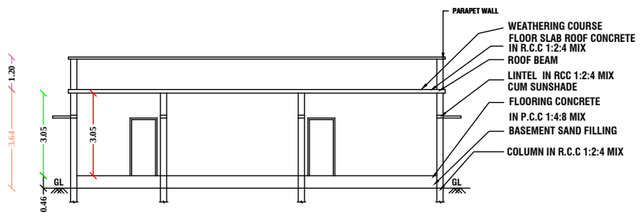
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION GROUND FLOOR OF R.C.C. ROOF RESIDENTIAL BUILDING IN S.F.NO :27/A3, AT THOKKUPATTI VILLAGE AND PANCHAYAT, ARAVAKURICHI PANCHAYAT UNION, ARAVAKURICHI TALUK, KARUR DISTRICT.

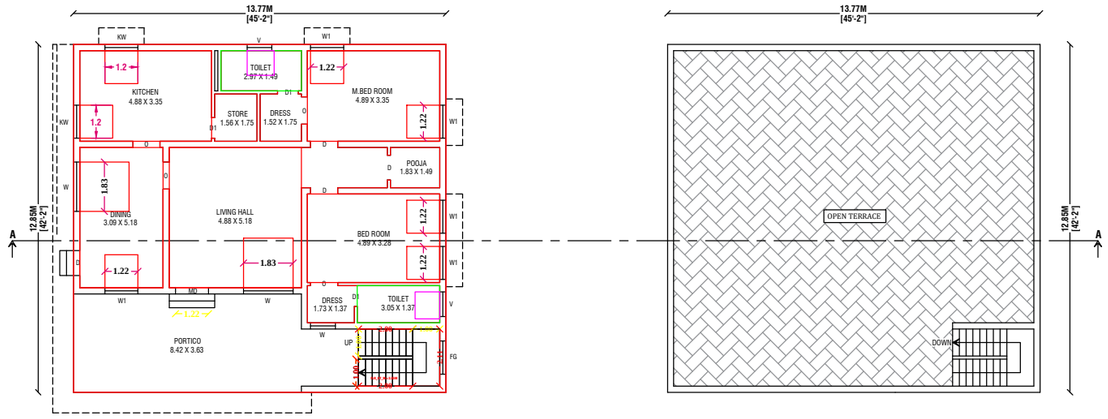
NAME OF THE OWNER : Mr. M.RAJESHKUMAR, S/o. Mr. MANI.



ELEVATION



CROSS SECTION ON "A-A"



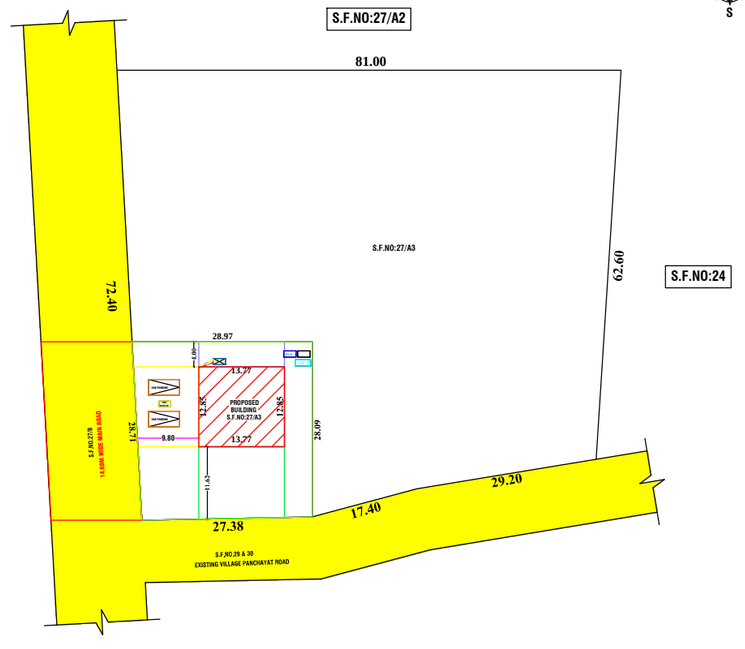
FLOOR - GROUND

PRO. GROUND FLOOR PLAN

FLOOR - TERRACE

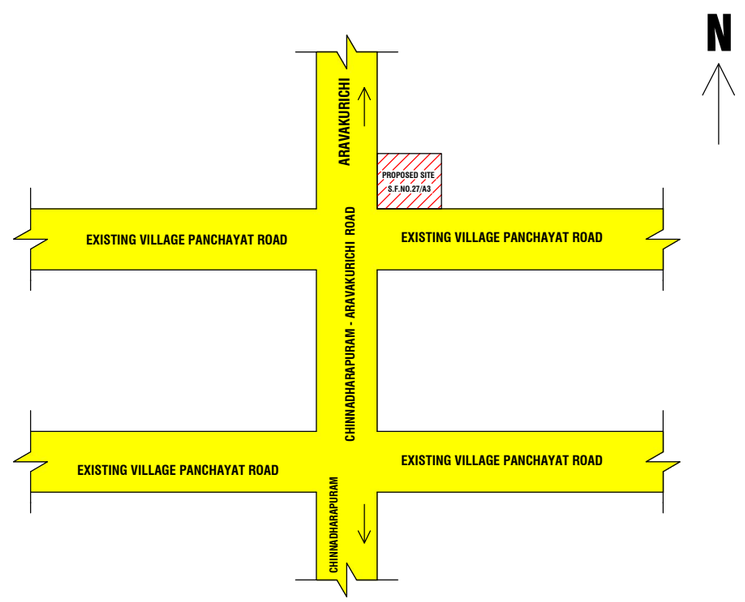
PRO. TERRACE FLOOR PLAN

SITE PLAN:



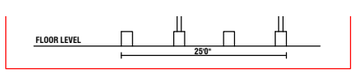
KEY PLAN:

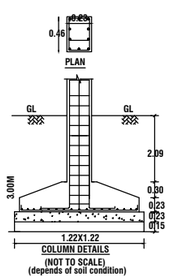
NOT TO SCALE

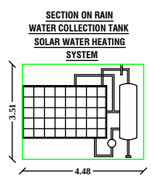


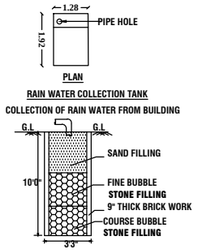
NOT TO

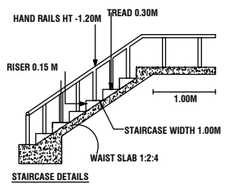


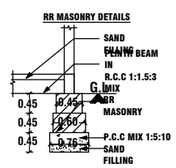












APPROVAL AUTHORITY:

PLAN INFO
AS_AT_SITE = 799.66
FNN_SH_PLR = 799.66
AS_PER_DOCUMENT =799.66
PLOT_AREA_M2=799.66
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=14.60
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=14.60
ROAD_LENGTH=250.00
AVG_PLOT_DEPTH= 28.00
AVG_PLOT_WIDTH= 28.97
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=S.F.NO:27/A3
DISTRICT=KARUR
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
OSR_APPLICABLE =NO
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC FOR CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
PATH_ID =2007
TALUK =ARAVAKURICHI
ROAD_WIDTH =14.60
SURVEY_NO =SF NO 27/A3
IS_SWIMMING_POOL_EXISTS =NO
IF_HERITAGE_TOWN_LEGISTRAN_1KM_RADIUS =YES
IS_APPROVED_LAYOUT=YES
OSR_SURRENDER_OR_BUYBACK=YES
BLOCK_1_B-PCO_MEMBER_COUNT=4

SCHEDULE OF JOINERIES

REFERENCE		IN FEET	IN METER
MD	MAIN DOOR	4'0"X7'0"	1.21X2.13
D	DOOR	3'3"X7'0"	1.00X2.13
D1	DOOR	2'6"X7'0"	0.76X2.13
O	OPEN	3'3"X7'0"	1.00X2.13
W	WINDOW	4'0"X4'0"	1.21X1.21
V	VENTILATOR	3'3"X3'0"	1.00X0.92
EX	EXHAUST FAN	12" DIA	

AREA OF CALCULATION	SQ.FT	SQ.M
AREA OF PLOT EXTENT	62431.20	5800.00
FMB/PLR PLOT EXTENT	62431.20	5800.00
AREA OF PROPOSED EXTENT (TAKEN AREA)	8607.54	799.66
SUPER IMPOSED PLOT BOUNDARY	8607.54	799.66
AREA OF R.C.C ROOF BUILDING G.F	1904.58	176.94
AREA OF OPEN SPACE	6702.96	622.72
CARPET AREA OF G.F	1242.81	115.46
PERCENTAGE OF SITE COVERAGE	- 22.12%	
FLOOR SPACE INDEX [NON PREMIUM]	- 0.22	

PARKING :

NO.OF OPEN CAR PARKING (2.5X5.00) - 2 NOS.

NO.OF OPEN TWO WHEELER PARKING (1.0X1.80)-1 NOS.

COLORS INDEX:

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

NAME OF THE OWNER :

Mr. M.RAJESHKUMAR, S/o. Mr. MANI.

NOTE :

1. L.P. GAS WILL BE USED FOR KITCHEN
2. BORE WELL WITH MOTAR, WATER TANK AND MUNICIPAL WATER SUPPLY WILL BE PROVIDED
3. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO SEPTIC TANK.
4. RAIN WATER PERCOLATION BED 1.0m WIDE PROVIDED AS PER GO (MS) NO: 138 DATED 11-02-02.
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES
6. SOLAR WATER HEATER WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. AT KITCHEN EXHAUST FAN TO BE PROVIDED.

REGISTERED ENGINEER :

Er.T. Karthick DCE.,
Consulting / Registered Engineer
DTCP-Reg.no:RE/Gr-III/006/Karur/Nov/2022
No.1 Engineer Arcade, 5thCross,
Sengunthapuram, Karur - 639002.
Mobile: 8248205054,9786147589

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.