Verified RealEstate™

REFERENCE
106/2024-25

ISSUED
23 December 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

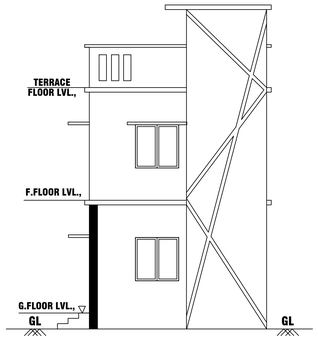
PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN R.C.C. ROOF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING IN S.F.NO: 190/B1 PART, 190/B2A1A PART,

PLOT NO: 29 NORTH PART - WEST PORTION, AMMAN NAGAR, KADHAPPARAI VILLAGE & PANCHAYAT, KARUR PANCHAYAT UNION, MANMANGALAM TK, KARUR DT.

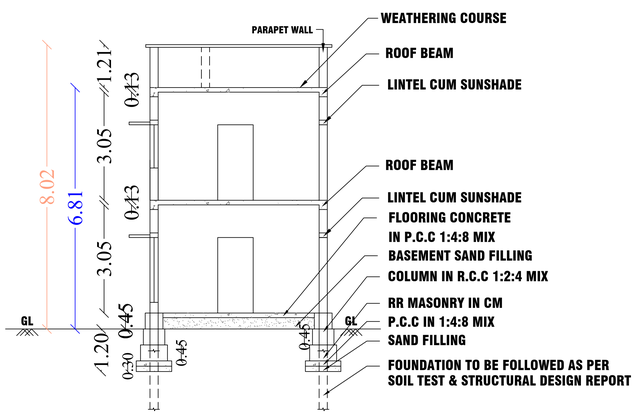
PLOT REGULARIZED - ROC NO: A2/1073/2024, DT: 13.03.2024, S.P.F.W NO: 2931.

NAME OF THE APPLICANT : Mrs.P.BABY SHALINI, D/o.Mr.KARUNANITHI

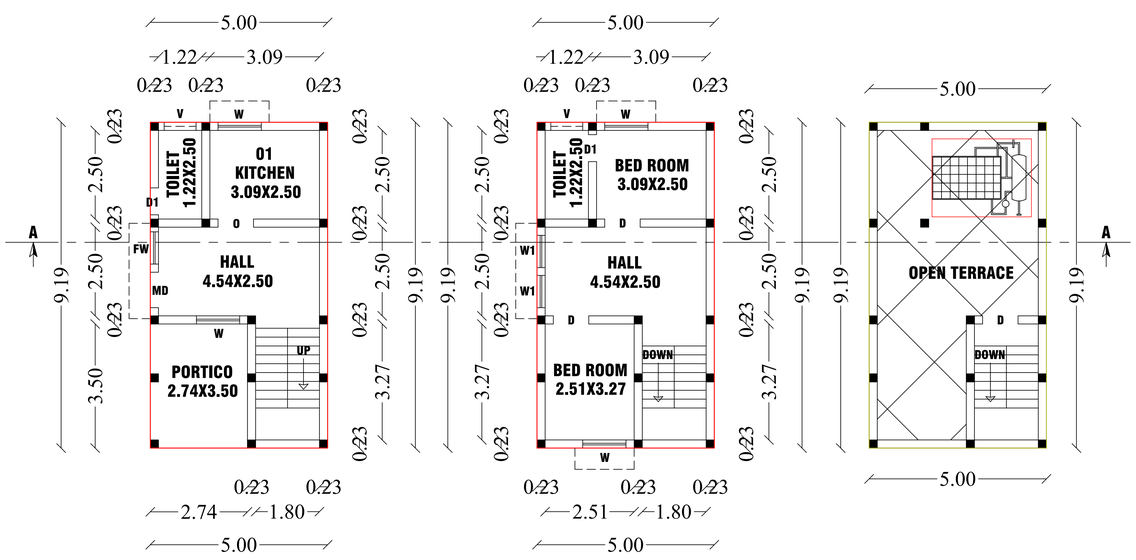
APPROVAL AUTHORITY



ELEVATION



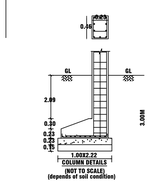
CROSS SECTION ON "A-A"



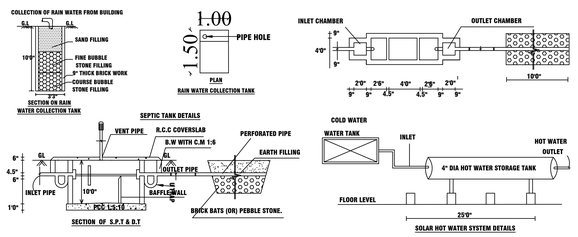
GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

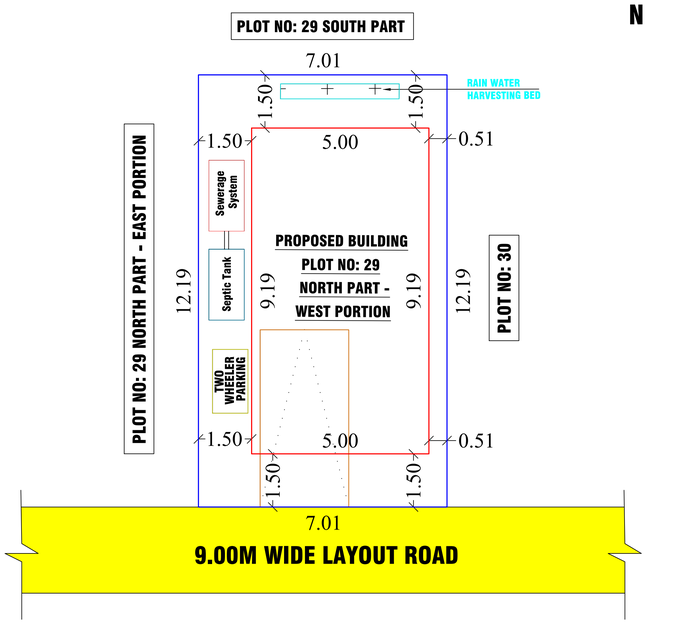


APP



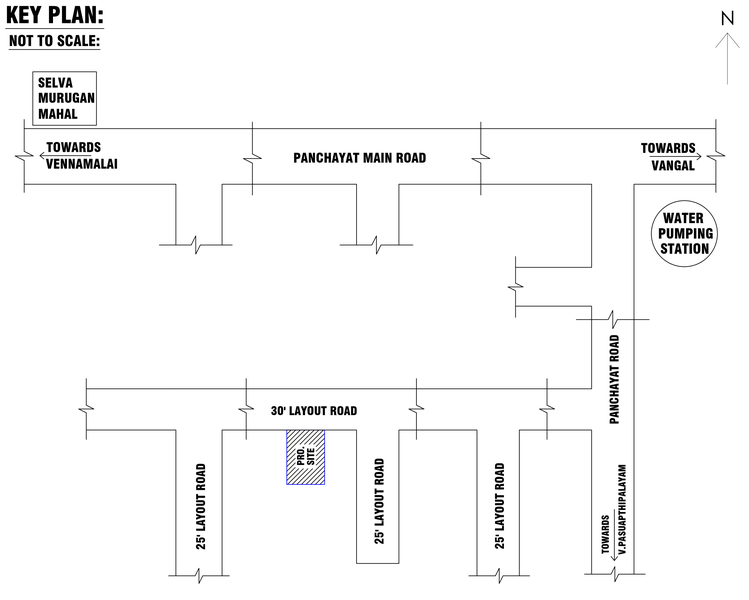
SITE PLAN:

SCALE (1:1000)



KEY PLAN:

NOT TO SCALE:



SCHEDULE OF JOINERIES

REFERENCE		IN FEET	IN METER
MD	MAIN DOOR	3'3"X7'0"	1.00X2.13
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
O1	OPEN	5'0"X7'0"	1.50X2.13
FG	FIXED GLASS	3'0"X7'0"	0.91X2.13
FW	FRENCH WINDOW	3'0"X6'0"	0.91X1.83
W	WINDOW	4'0"X4'0"	1.22X1.22
W1	WINDOW	5'0"X4'0"	1.50X1.22
W2	WINDOW	6'0"X4'0"	1.83X1.22
W3	WINDOW	3'0"X4'0"	0.91X1.22
V	VENTILATION	3'0"X2'0"	0.90X0.60
EX	EXHAUST FAN	12" DIA	

AREA CALCULATION	SQ.FT	SQ.M
AREA OF PLOT EXTENT (AS PER DOC)	920.00	85.47
FMB/PLR PLOT EXTENT	920.00	85.47
SUPER IMPOSED PLOT BOUNDARY	920.00	85.47
AREA OF PRO. G.F RESIDENTIAL	494.61	45.95
AREA OF PRO. F.F RESIDENTIAL	494.61	45.95
HEAD ROOM	90.74	8.43
AREA OF OPEN SPACE	425.39	39.52
CARPET AREA OF G.F & F.F	564.68	52.46

PERCENTAGE OF SITE COVERAGE - 53.76%

FLOOR SPACE INDEX [NON PREMIUM] - 1.08

PARKING :

NO. OF CAR PARKING (2.50X5.00) - 1 NO.

NO. OF TWO WHEELER PARKING (1.00X1.80) - 1 NO.

COLOUR INDEX:

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

OWNER:

P.Babyshalini

P.BABY SHALINI, D/o.Mr.KARUNANITHI

REGISTERED ENGINEER:

Er.G.VIVEK B.E., M.Sc., (Vel)., PG.DIP.(OSV)., A.M.I.E.,
Govt. Regd. Valuer, Chartered Civil Engine
Registered Engineer Grade - I
KCMC-Reg.No:082/LS/2024/00004
No.128, K.P.S. Complex, Covai Road,
KARUR - 639002. Mob: 80567 49490

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.