PP APPROVAL RECORD

Planning Permission

Survey 458/7

Sivayam

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

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

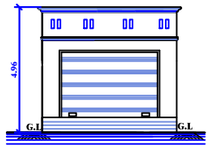
hello@verified.realestate

+91 9996 12 9996

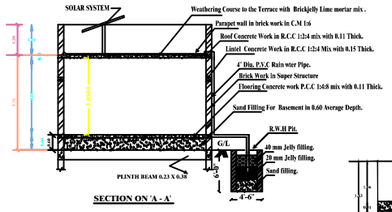
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A NEW GROUND FLOOR RCC ROOF COMMERCIAL "SEETHARAMAN CRACKER'S SHOP", BUILDING IN OLD S.F.NO:- 458/ 7C, NEW S.F.NO:- 458/ 7C1, AT SIVAYAM NORTH VILLAGE & PANCHAYAT, KRISHNARAYAPURAM TALUK, KARUR DISTRICT- 639120.

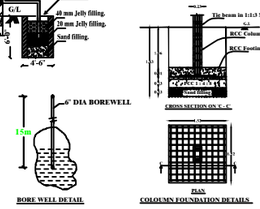
OWNER NAME:- Mr.R.SEETHARAMAN S/o Mr.RAJ



FRONT ELEVATION

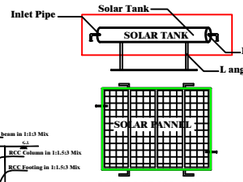


SECTION ON 'A - A'

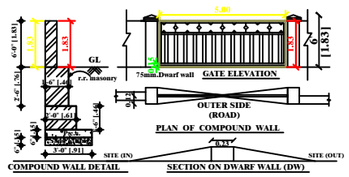


BORE WELL DETAIL

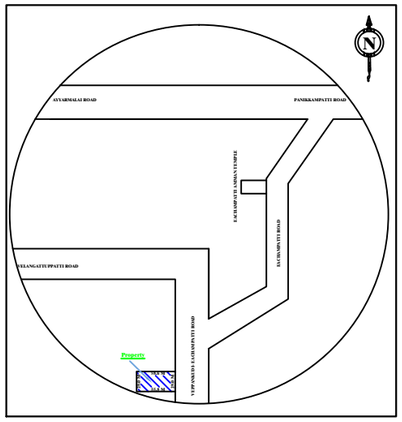
CROSS SECTION ON 'C - C'
COLOUMN FOUNDATION DETAILS



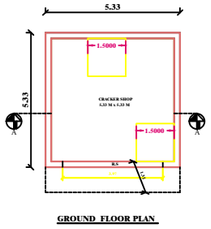
DETAILS OF SOLAR SYSTEM



COMPOUND WALL DETAIL
SECTION ON DWARF WALL (DW)

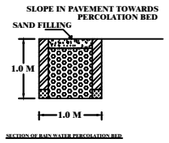


TOPO SKETCH
(Not to Scale)

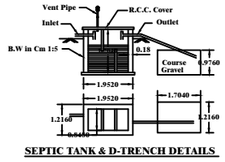


GROUND FLOOR PLAN





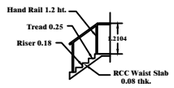
SECTION OF RAIN WATER PERCOLATION BED



SEPTIC TANK & D-TRENCH DETAILS



RWH CAPACITY 3 - 5000LTRS
DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER

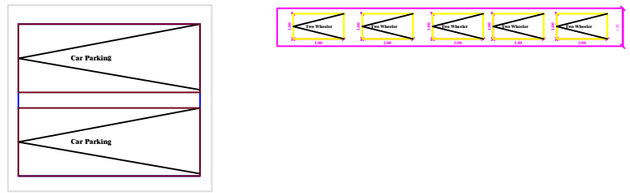


STAIRCASE DETAILS

S.F.NO: 458/ 4B- LAND
58.60 M (192'3")

S.F.NO: 458/ 7B- LAND
M (95'0")

20.30



47.32

55.80 M (183'0")
S.F.NO: 458/ 7C- LAND

29.00 M (95'0")
VEPPANGUDI- EACHAMPATTI TAR ROAD
ROAD WIDTH 6.09 M

SITE PLAN

APPROVAL AUTHORITY

SCHEDULE OF JOINERIES:

TYPE	REFERENCE	SIZE IN METER
RS	ROLLING SHUTTER	3.97 x 2.74
W1	WINDOW	1.52 x 1.52
J	JALLY	0.91 x 1.83

AREA DETAILS

DESCRIPTION	SQ.M	SQ.FT
PLOT AREA (as per Document)	1699.66	18295.20
PLOT AREA (as per FMB)	1699.66	18295.20
SUPER IMPOSED PLOT AREA	1697.81	18275.22
DESCRIPTION	**F.S.I AREA (in SQ.M)**	**F.S.I AREA (in SQ.FT)**
PROPOSED BUILDING PLINTH AREA		
PROPOSED GROUND FLOOR AREA	28.41	305.80
PROPOSED FIRST FLOOR AREA	–	–
HEAD ROOM AREA	–	–
TOTAL AREA	28.41	305.80
OPEN SPACE AREA	1669.40	

PLOT COVERAGE = 28.41 / 1697.81 X 100 = 1.67 %

F.S.I = 28.41 / 1697.81 = 1: 0.01

PARKING

1. TWO WHEELER PARKING SPACE 5 NOS PROVIDED.
2. CAR PARKING SPACE 2 NOS PROVIDED.

NOTES:

1. FIRE EXTINGUISHER FE
2. ALL DIMENSION ARE IN METER
3. SCALE - 1:100
4. WASTE WATER UTILISED FOR GARDEN PURPOSE.
5. SOLAR WATER HEATER PROVIDED IN TERRACE FLOOR.

COLOUR INDEX:

BOUNDARY SHOWN IN GREEN –
PROPOSED BUILDING IN RED –

APPLICANT

Er.N.THIRUMURUGAN, B.E.,M.I.E.,F.I.V
Licensed Building Surveyor,
(Register No: 083/LS/2019/00016),
T.M.CONSTRUCTION,
Plot No: 26, Jai Mahal Avenue, Second Cross,
Kulithalai,Karur Dt.
(Mob:94434 05045)

ENGINEER

PLAN_INFO
AS_AT_SITE=1697.81
FMB_OR_PLR=1699.66
AS_PER_DOCUMENT=1699.66
PLOT_AREA_M2=1697.81
PLOT_NO=--
PATTA_NO= 5146
SURVEY_NO= S.F.NO: 458/ 7C1
TALUK=KRISHNARAYAPURAM
DISTRICT=KARUR
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=NO
LAND_USE_ZONE=COMMERCIAL
ROAD_WIDTH=6.09
ROAD_LENGTH=100
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=29.00
AVG_PLOT_WIDTH=57.20
LEASEHOLD_LAND=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
OSR_APPICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS= NO
IS_PRIVATE_EXCLUSIVE_PASSAGE=NO
RWH_DECLARED=YES
BLOCK_1_B-SHOP_MEMBER_COUNT=05
BLOCK_1_B-PCO_MEMBER_COUNT=05
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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
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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.