PP APPROVAL RECORD

Planning Permission

Survey 262/1A and 3 more

Sivayam, Panchayat Krishnarayapuram taluk

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™

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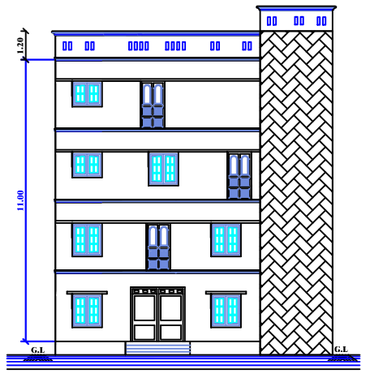
PLAN SHOWING THE EXISTING GROUND & FIRST FLOOR MINI MARRIAGE HALL COMMERCIAL BUILDING AND EXISTING SECOND FLOOR RESIDENTIAL BUILDING AND ADDITIONAL PROPOSED CONSTRUCTION OF A NEW THIRD FLOOR RCC ROOF RESIDENTIAL BUILDING IN EXISTING DOOR NO: 1/ 252, 1/ 252/A, OLD S.F.NO: 262/ 1A PART, NEW SUB DIVISION S.F.NO: 262/ 1A2, NEW S.F.NO: 262/ 1A2B, AT MANAPPARAI-KULITHALAI MAIN ROAD, IRUMPOOTHIPATTI, SIVAYAM NORTH VILLAGE & PANCHAYAT, KRISHNARAYAPURAM TALUK, KARUR DISTRICT-639120. **(ITEM NO: 1 PROPERTY)**

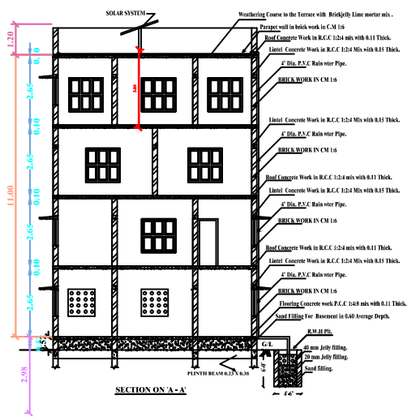
OWNER NAME:- Mr.K.THIYAGARAJAN S/o Mr.KATHIRVEL.

EXISTING APPROVAL DETAILS :- ROC NO: 01/2024-2025, SWP/BPA/468540/2025, B.A.NO: 01/2024-2025, DATE: 11.04.2025 to 11.04.2030.

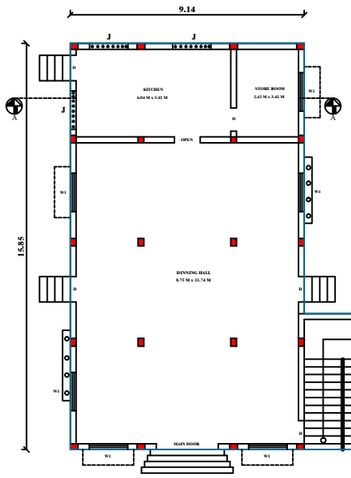
APPROVAL AUTHORITY



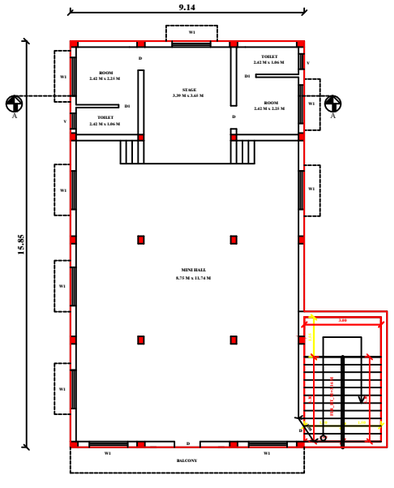
FRONT ELEVATION



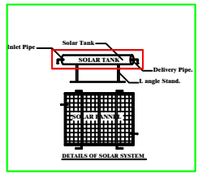
SECTION ON 'A - A'



EXISTING STILT (OR) GROUND FLOOR PLAN

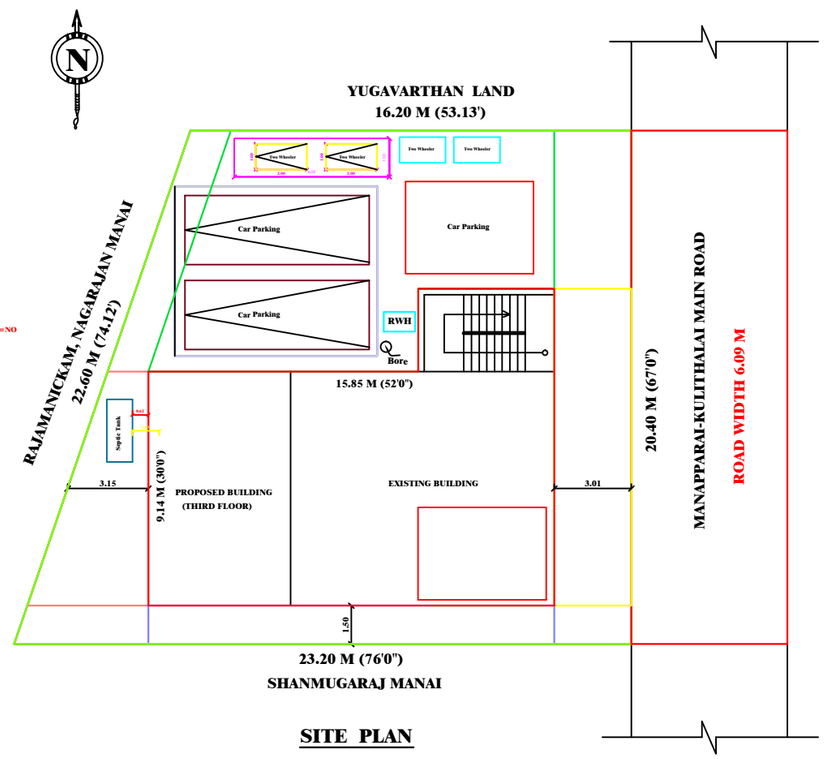


EXISTING FIRST FLOOR PLAN



DETAILS OF SOLAR SYSTEM

PLAN_INFO
AS_AT_SITE=414.03
FMB_OR_PLR=416.00
AS_PER_DOCUMENT=416.00
PLOT_AREA_M2=414.03
PLOT_NO= --
PATTA_NO= 4260
SURVEY_NO= S.F.NO: 262/ 1A2B
TALUK=KRISHNARAYAPURAM
DISTRICT=KARUR
JURISDICTION_TYPE=PANCHAYAT
SINGLE_FAMILY_BLDG=YES
LAND_USE_ZONE=RESIDENTIAL
ROAD_WIDTH=6.09
ROAD_LENGTH=100
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=21.50
AVG_PLOT_WIDTH=19.70
LEASEHOLD_LAND=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS= NO
IS_PRIVATE_EXCLUSIVE_PASSAGE=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



SITE PLAN

Vent Pipe
Inlet
R.C.C. Cover
Outlet
R.W in Cm 1:5
Coarse Gravel
1.50
1.20
1.50
1.20
0.60
0.60
0.60

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

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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.