PP APPROVAL RECORD

# Planning Permission

## Survey 2024/3 and 1 more

Velliyanai, KARUR 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.

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3/350/2 Mettukuppam,
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Chennai 600 097, India

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# PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. ROOF GROUND FLOOR COMMERCIAL BUILDING IN S.F.NO:2024/3 ,

# VELLIYANAI SOUTH VILLAGE AND PANCHAYAT, THANTHONI PANCHAYAT UNION, KARUR TALUK AND KARUR DISTRICT

**NAME OF THE OWNER's :** Mr A.PERIYASAMY S/o ARUMUGAM

Mrs B.SAMPURNAM W/o BALUSAMY

Mr B.KARTHIKEYAN S/o BALUSAMY

Mr B. SURESH S/o BALUSAMY

## DETAILED PLAN:

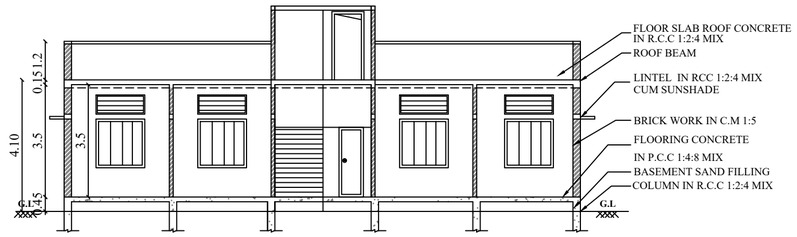
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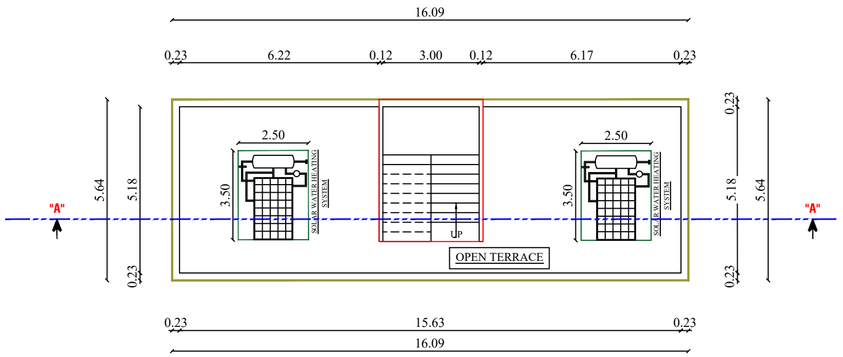




### ELEVATION

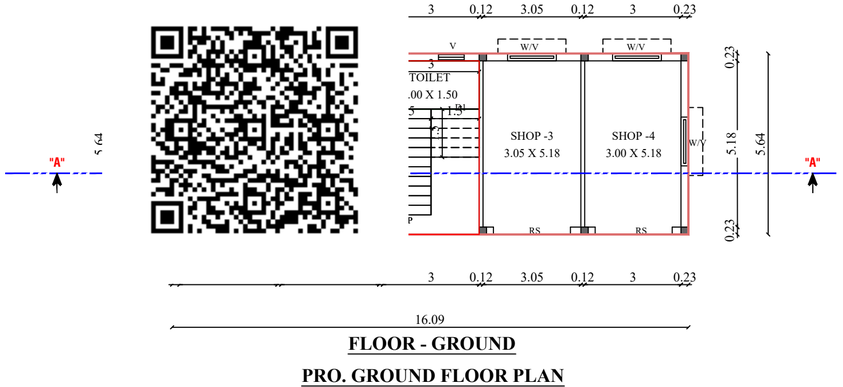



### SECTION "A" - "A"




### FLOOR - TERRACE

### PRO. TERRACE FLOOR PLAN

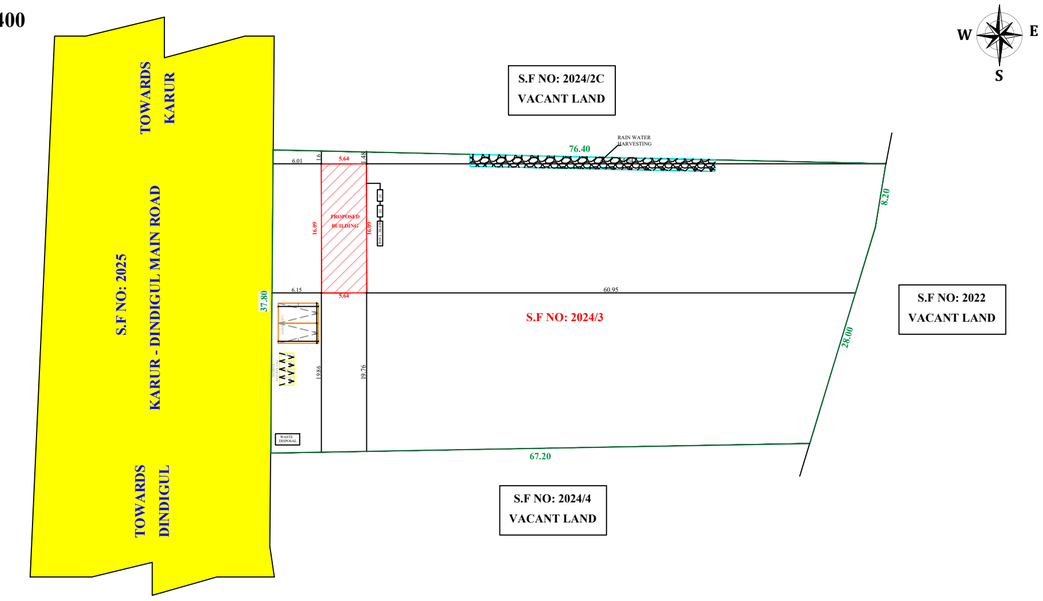


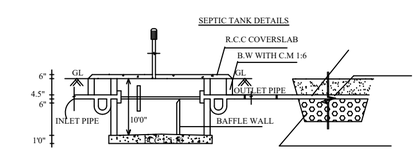

### FLOOR - GROUND

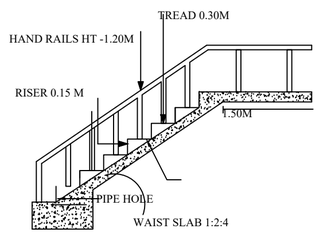
### PRO. GROUND FLOOR PLAN

## SITE PLAN:

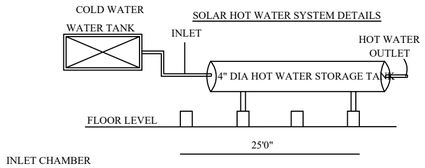
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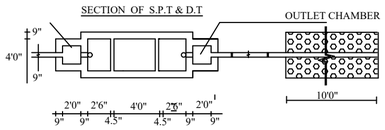


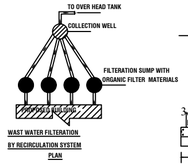



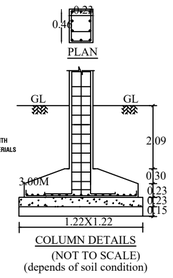




STAIRCASE DETAILS

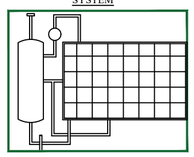


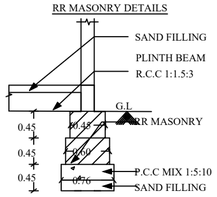



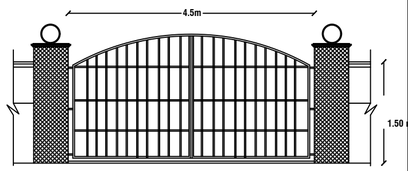




SOLAR WATER HEATING SYSTEM



RR MASONRY DETAILS

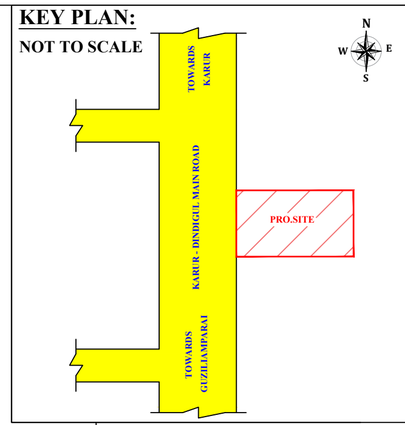



COMPOUND GATE
(NOT TO SCALE)

## KEY PLAN:

NOT TO SCALE




**NOTE:-**

- ALL DIMENSIONS ARE IN METRE
- ALL ROUND COMPOUND WALL PROVIDED.
- RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
- S.T.P PROVIDED IN THE SE CORNER OF THE SITE.
- SUMP AND FIRE SUMP PROVIDED.
- LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
- FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
- BORE WELL WITH MOTAR, WATER TANK AND MUNICIPAL WATER SUPPLY WILL BE PROVIDED.
- SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO SEPTIC TANK.
- RAIN WATER PERCOLATION BED 1.0m WIDE PROVIDED AS PER GO (MS) NO: 138 DATED 11-02-02.
- RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM GI
- SOLAR WATER HEATER WILL BE PROVIDED.
- AT KITCHEN EXHAUST FAN TO BE PROVIDED.

## SCHEDULE OF JOINERIES

| REFERENCE | | IN FEET | IN METER |
|---|---|---|---|
| RS | ROLLING SHUTTER | 4'0" X 7'0" | 1.21 X 2.13 |
| D | DOOR | 3'3" X 7'0" | 1.00 X 2.13 |
| D1 | DOOR | 2'6" X 7'0" | 0.76 X 2.13 |
| W | WINDOW | 5'0" X 5'0" | 1.52 X 1.52 |
| V | VENTILATOR | 5'0" X 2'0" | 1.52 X 0.60 |
| V1 | VENTILATOR | 2'0" X 2'0" | 0.60 X 0.60 |

| AREA OF CALCULATION | SQ.FT | SQ.M |
|---|---|---|
| AREA OF PLOT EXTENT | 26371.80□ | 2450.00 |
| FMB/TSLR PLOT EXTENT | 26371.80□ | 2450.00 |
| AREA AS PER DOCUMENT | 26371.80□ | 2450.00 |
| AREA OF UNDERTAKING | 2500.00 | 232.25 |
| SUPER IMPOSED | 2500.00 | 232.25 |
| AREA OF R.C.C BUILDING IN G.F | 976.83 | 90.75 |
| AREA OF OPEN SPACE | 1523.10 | 141.50 |
| CARPET AREA OF G.F | 677.49 | 62.94 |
| PLOT COVERAGE | - | 39.07 % |
| FSI [NON PREMIUM] | - | 0.39 |
| HEIGHT OF THE BUILDING | - | 4.10 |

**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's:**

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Mr B. SURESH S/o BALUSAMY

**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.

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.