PP APPROVAL RECORD

Planning Permission

Survey 155

Manavasi

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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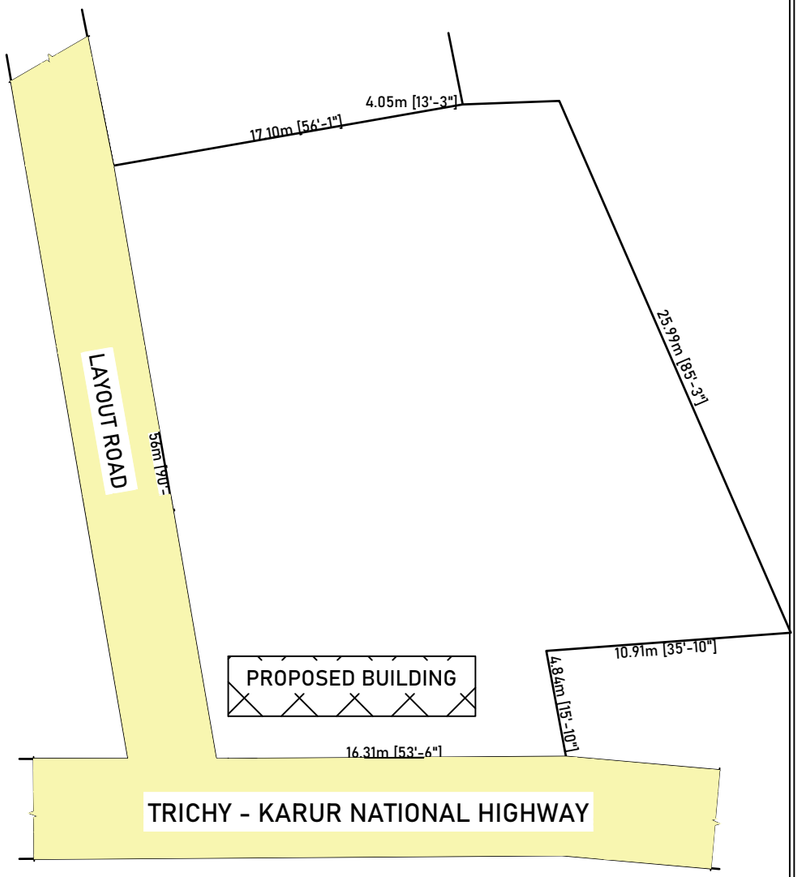
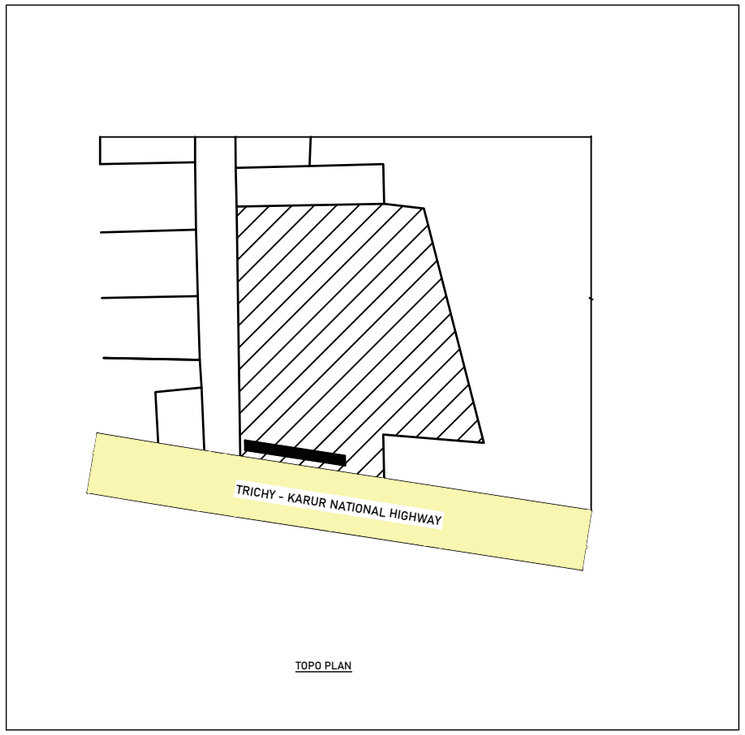
THE SHOWING PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL BUILDING IN GROUND FLOOR IN " SF NO.155/1j " AT TRICHY KARUR NATIONAL HIGHWAY ROAD IN MANAVASAI VILLAGE AND PANCHAYAT, KRISHNARAYAPURAM PANCHAYAT UNION AND TALUK AND KARUR DISTRICT.

NAME OF THE OWNER :

Mr.P.FARUK JAN,
MANAVASAI,
KRISHNARAYAPURAM,
KARUR

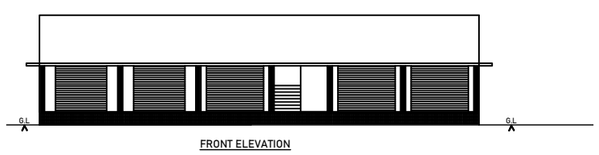




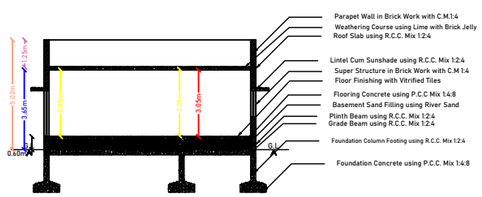
TOPO PLAN



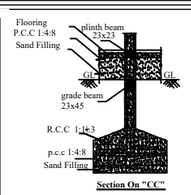
PROPOSED FLOOR PLAN - GROUND FLOOR
[USAGE - COMMERCIAL - SHOP]
[FACING - WEST]



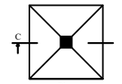
FRONT ELEVATION



SECTIONAL VIEW ON A-A'



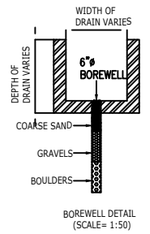
Section On "CC"



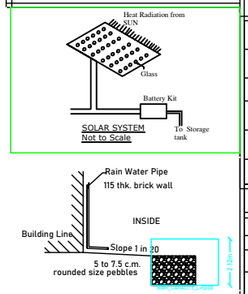
Plan

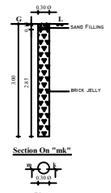
Column Details

(NTS)

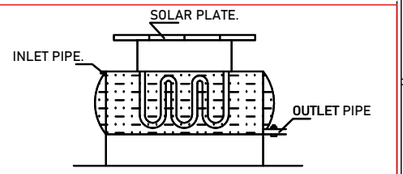


BOREWELL DETAIL
(SCALE= 1:50)

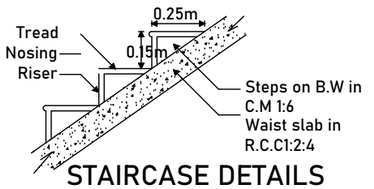




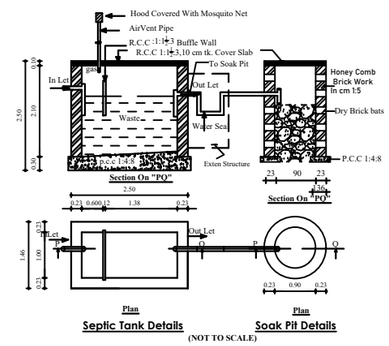
R.W Harvesting Pit

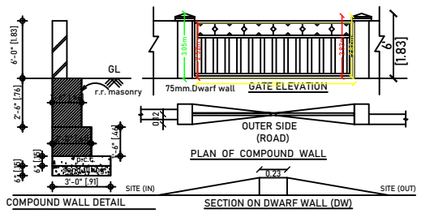


SOLAR WATER HEATER



STAIRCASE DETAILS





SCHEDULE OF JOINERIES		
TYPE	REFERENCE	SIZE IN METER
RS	ROLLING SHUTTER	2.13 x 2.74
M.D	MAIN DOOR	1.20 x 2.13
D	FLUSH DOOR	0.90 x 2.13
D_1	FLUSH DOOR	0.72 x 2.13
O	OPEN	1.20 x 2.13
W	WINDOW	1.53 x 1.52
W1	WINDOW	1.22 x 1.52
V	VENTILATOR	0.91 x 0.76

SITE AREA DETAILS		
DESCRIPTION	SQ.M	SQ.FT
AS PER FMB	2165.00	23303.87
AS PER DOCUMENT	2145.00	23088.59
AS AT SITE	2145.00	23088.59
AS PER PATTA	2165.00	23303.87

PROPOSED BUILDING DETAILS				
DESCRIPTION	FSI AREA		NON FSI AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT
COMMERCIAL				
GROUND FLOOR	98.19	1056.91	--	--
TOTAL AREA	98.19	1056.94	--	--
OPEN SPACE AREA	2046.81 Sq.Mtrs/22031.81 Sq.Ft			
TOTAL BUILT UP AREA	98.19 Sq.Mtrs/1506.91 Sq.Ft			
PLOT COVERAGE	[98.19/2145] x 100 = 0.05 %			
FSI RATIO	98.19/2145 = 0.05 < 2			

PARKING DETAILS

TWO WHEELER PARKING	-	01 Nos
FOUR WHEELER PARKING	-	01 Nos

Notes:

1. All Dimensions Are in Meter.
2. Solar Water Heating System will be Provided.
3. Rainwater harvesting Facilities are Provided.
4. Water Facilities are Provided.
5. Drainage to be Connected with Public Sewer with necessary Permission.
6. All Provisions Complied under the Rule of TNCDBR 2019

SITE DETAILS:-

PROPOSED SITE
PROPOSED BUILDING
EXISITING ROAD
RWH BED
RWH PIT
SITE BOUNDARY [FMB]
SITE BOUNDARY [AS AT SITE]

SITE OWNER DETAILS

MR.P.FARUK JAN
S/O.PEYAROJAN,
MANAVASAI, KRISHNARAYAPURAM,
KARUR.

REGISTERED PROFESSIONAL
[PLANNING]

Er. S.M.JEYA SRITHAR, M.E., (Struct)
REGISTERED ENGINEER - Gr - I,
SAKTHI ENGINEERS AND BUILDERS,
SHOP NO.03 FIRST FLOOR,
MARKET COMPLEX,
ANDAR MAIN ROAD, KULITHALAI,
KARUR - 639 104.
MOBILE : 97896 54265, 98946 63265

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.