PP APPROVAL RECORD

Planning Permission

Survey 209/1A1B1B and 1 more

K Paramathi

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

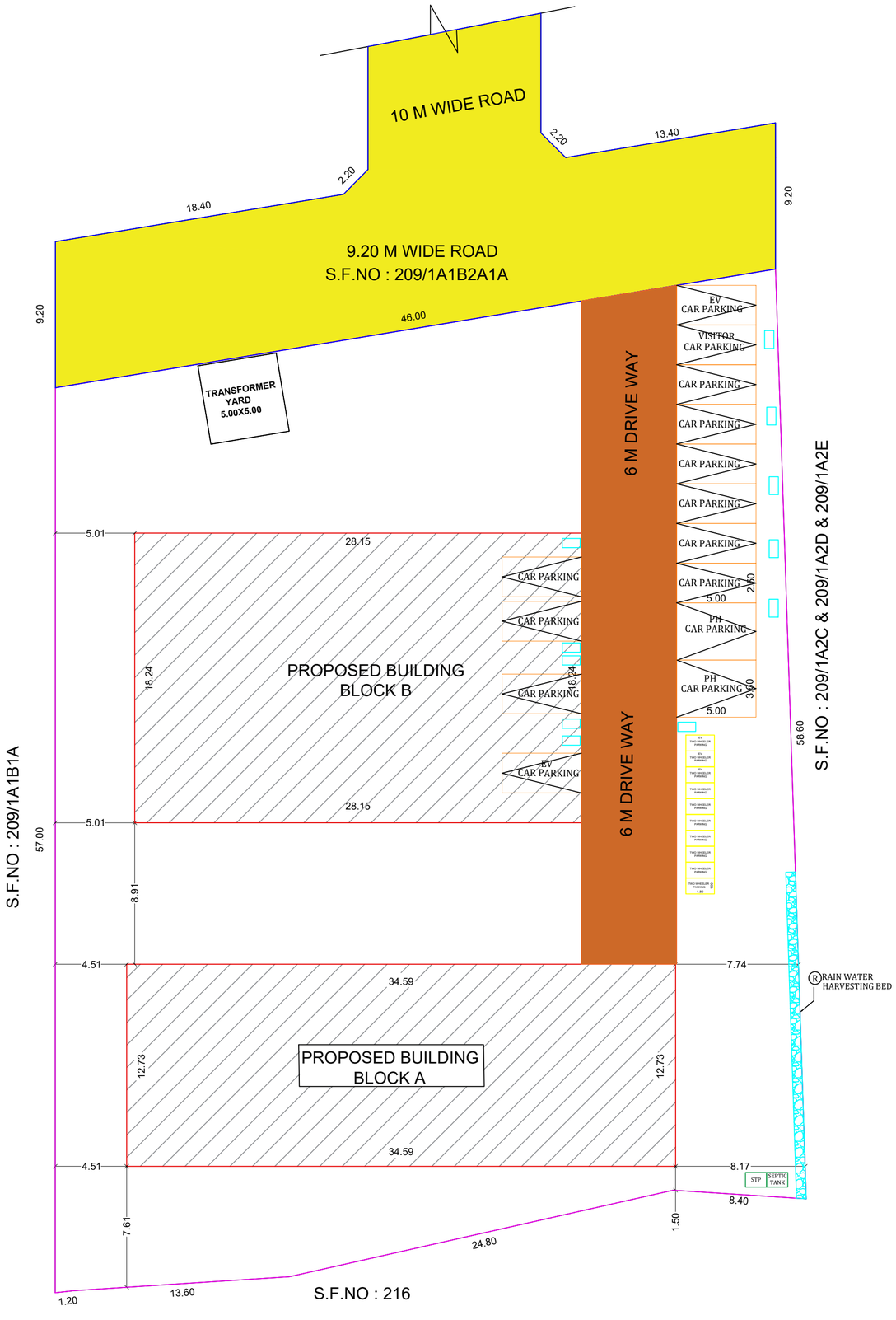
hello@verified.realestate

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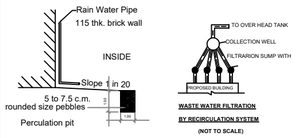
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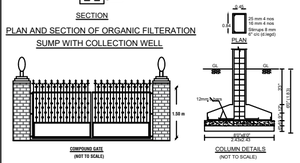
SCALE 1:100

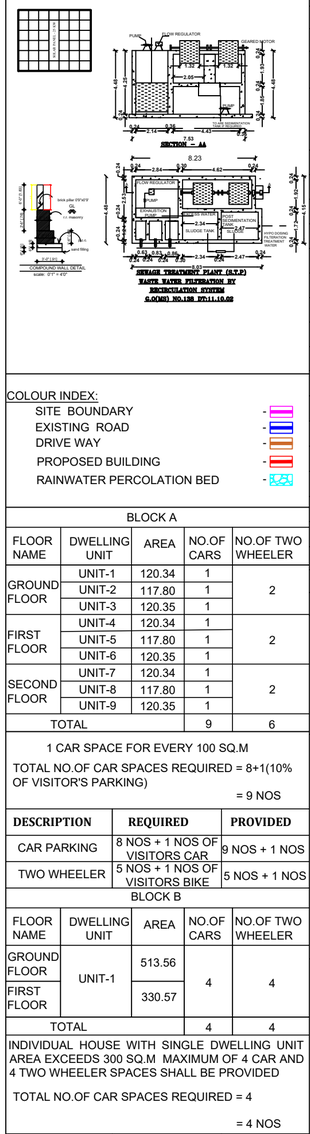
SITE PLAN



NOT TO SCALE







COLOUR INDEX:

- SITE BOUNDARY -
- EXISTING ROAD -
- DRIVE WAY -
- PROPOSED BUILDING -
- RAINWATER PERCOLATION BED -

BLOCK A

FLOOR NAME	DWELLING UNIT	AREA	NO.OF CARS	NO.OF TWO WHEELER
GROUND FLOOR	UNIT-1	120.34	1	2
	UNIT-2	117.80	1	
	UNIT-3	120.35	1	
FIRST FLOOR	UNIT-4	120.34	1	2
	UNIT-5	117.80	1	
	UNIT-6	120.35	1	
SECOND FLOOR	UNIT-7	120.34	1	2
	UNIT-8	117.80	1	
	UNIT-9	120.35	1	
TOTAL			9	6

1 CAR SPACE FOR EVERY 100 SQ.M

TOTAL NO.OF CAR SPACES REQUIRED = 8+1(10% OF VISITOR'S PARKING)

= 9 NOS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	8 NOS + 1 NOS OF VISITORS CAR	9 NOS + 1 NOS
TWO WHEELER	5 NOS + 1 NOS OF VISITORS BIKE	5 NOS + 1 NOS

BLOCK B

FLOOR NAME	DWELLING UNIT	AREA	NO.OF CARS	NO.OF TWO WHEELER
GROUND FLOOR	UNIT-1	513.56	4	4
FIRST FLOOR		330.57		
TOTAL			4	4

INDIVIDUAL HOUSE WITH SINGLE DWELLING UNIT AREA EXCEEDS 300 SQ.M MAXIMUM OF 4 CAR AND 4 TWO WHEELER SPACES SHALL BE PROVIDED

TOTAL NO.OF CAR SPACES REQUIRED = 4

= 4 NOS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	4 NOS	4 NOS
TWO WHEELER	4 NOS	4 NOS

SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. ROOF TEN DWELLING UNITS RESIDENTIAL BUILDING IN S.F.NO:209/1A1B1B, AT K . PARAMATHI VILLAGE AND PANCHAYAT UNION, PUGALUR TALUK, KARUR DISTRICT.

N W E S

AREA OF THE DOCUMENT	2570.00 SQ.M
AREA OF THE PATTA	2570.00 SQ.M
PROPOSED AREA:-	

BLOCK A

DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M	NO.OF DWELLING UNITS
GROUND FLOOR	440.33		440.33	3
FIRST FLOOR	440.33		440.33	3
SECOND FLOOR	440.33		440.33	3
TERRACE FLOOR (HEAD ROOM)		23.23	23.23	
TOTAL AREA	1320.99	23.23	1344.22	9

BLOCK B

DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M	NO.OF DWELLING UNITS
GROUND FLOOR	513.56		513.56	1
FIRST FLOOR	330.57		330.57	
TERRACE FLOOR (HEAD ROOM)		11.08	11.08	
TOTAL AREA	844.13	11.08	855.21	

PLOT COVERAGE (P.C) - $\frac{953.89}{2570}$ x 100 = 37.12% FSI - $\frac{2165.12}{2570}$ = 0.84 < 2

SCHEDULE OF JOINERIES

REFERENCE		IN METER
MD	MAIN DOOR	1.21X2.13
D	DOOR	0.99X2.13
D1	DOOR	0.91X2.13
TD	DOOR	0.76X2.13
O	OPEN	1.21X2.13
W	WINDOW	1.83X1.21
W1	WINDOW	1.21X1.21
W2	WINDOW	1.07X1.21
FW	FRENCH WINDOW	2.44X1.83
FW1	FRENCH WINDOW 1	2.59X1.83
FW2	FRENCH WINDOW 2	3.05X1.83
FW3	FRENCH WINDOW 3	4.80X1.83
FW4	FRENCH WINDOW 4	6.02X1.83
KW	KITCHEN WINDOW	1.83X0.91
FG	FIXED GLASS	1.21X2.13
FG 1	FIXED GLASS	1.83X2.13
V	VENTILATOR	0.91X0.76

APPLICANT

S.SANGEETHA W /o V.V. SENTHILNATHAN

REGISTERED ENGINEER

Er.A.R.RAM PRASANTH B.E.AMIE.,
Registered Engineer
DTCP-Reg.no. RE/Gr-I/KRR/June2024/008
KCMC-Reg.no. 082/LS/2019/00002
No : 17, Sengunthapuram First Cross,
KARUR - 639 002.
Mob : 96987 12221, office : 9698612221

REGISTERED STRUCTURAL ENGINEER

Er.S.ELAMATHI M.TECH (Struc).. AMIE. MISE
Dist. Panel Engineer Class1A(G1/16558/2017)
DTCP Regd.Structural Engineer Grade-1
Reg. No: RSE/Gr-1/004/KARUR/OCT/2024
Chief Exective,
COGIPRO DESIGN AND CONSTRUCTION
9/832/1, Rasi Nagar, Chinna Andankovil Road
Opp to Rasi Apartment. Karur 639 002.

REGISTERED CONSTRUCTION ENGINEER

Er.M.ARUNKUMAR B.E.,
Registered Construction Engineer
DTCP-Reg.no. RCE/001/KRR/JAN/2024
No : 17, Sengunthapuram First Cross,
Behind Hotel Royal Grand, Karur- 2.
Mob : 98432 21499

REGISTERED GEOTECHNICAL ENGINEER

Er.K.GANAPATHI,B.E.,M.E(Soil Mech),F.I.E., F.I.V.,D.Litt.,(USA,
REGISTERED Geo-Tech Engineer / Chartered Engineer
(CMDA Regn No. GTE/19/04/022)
(DTCP Regn No. CGLRGN RGTE/ 2019/08/012)
(MLPA Regn No. GTE 002/2019)
GEOMATRIX CONSULTANCY, (Regn.No.330242233482E)
No.22, Thomas Street, Narimedu,
Madurai - 625 002, Ph: 7598031360,7708758598
Email geomatrixconsultancy@gmail.com

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.