PP APPROVAL RECORD

# Planning Permission

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

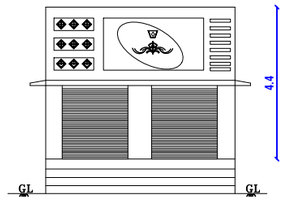
hello@verified.realestate
+91 9996 12 9996
verified.realestate

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR COMMERCIAL BUILDING IN S.F.NO:1304/B1B1A1B,PATTA NO:3534,PLOT NO:15/East Part, RAINBOW GARDEN,THENNILAI(PO),THENNILAI EAST VILLAGE AND PANCHAYAT, PUGALUR TALUK,KARUR DISTRICT-639 206.

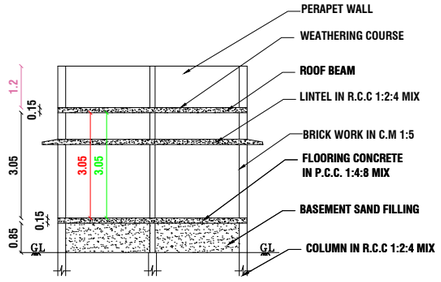
## APPLICANT: Mr.J.KARTHICK C/O JAGANATHAN.

**COLOURS OF INDEX:**

| | | |
|---|---|---|
| EXISTING ROAD SHOWN IN | - | |
| BOUNDARY SHOWN IN | - | |
| PRO.BUILDING SHOWN IN | - | |
| RAIN WATER COLLECTION TANK | - | |




FRONT ELEVATION




SECTION "A-A"

**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 VILLAGE PANCHAYAT 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 DIA PIPES
* SOLAR WATER HEATER WILL BE PROVIDED.

**SCHEDULE OF JOINERIES**

| REFERENCE | | IN FEET | IN METER |
|---|---|---|---|
| MD | DOOR | 5'0" X 7'0" | 1.52 X 2.13 |
| D1 | DOOR | 3'3" X 7'0" | 1.00 X 2.13 |
| O | OPEN | 5'0" X 7'0" | 1.54 X 2.13 |
| W | WINDOW | 5'0" X 5'0" | 1.52 X 1.52 |
| V | VENTILATOR | 3'3" X 2'0" | 1.00 X 0.61 |

**PARKING DETAILS:**

| | | |
|---|---|---|
| NO.OF OPEN CAR PARKING | - | 1 No's. |
| NO.OF OPEN TWO WHEELER PARKING | - | 1 No's. |

| AREA OF CALCULATION | SQ.FT | SQ.M |
|---|---|---|
| AREA AS PER DOCUMENT | 1120.20 | 104.07 |
| TAKEN AREA OF PLOT EXTENT | 1120.20 | 104.07 |
| PROPOSSED G.F PLINTH AREA | 353.48 | 32.84 |
| AREA OF OPEN SPACE | 766.71 | 71.23 |
| PERCENTAGE OF SITE COVERAGE | - | 31% |
| FLOOR SPACE INDEX[NON PREMIUM] | - | 0.31 |

**OWNER SIGN:**

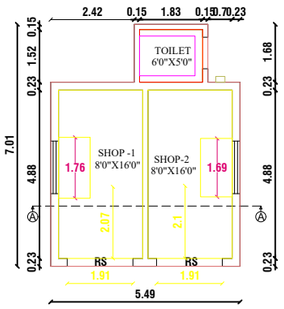
J. karthick

**Mr.J.KARTHICK C/O JAGANATHAN.**

**Sri Rudhran Developers**

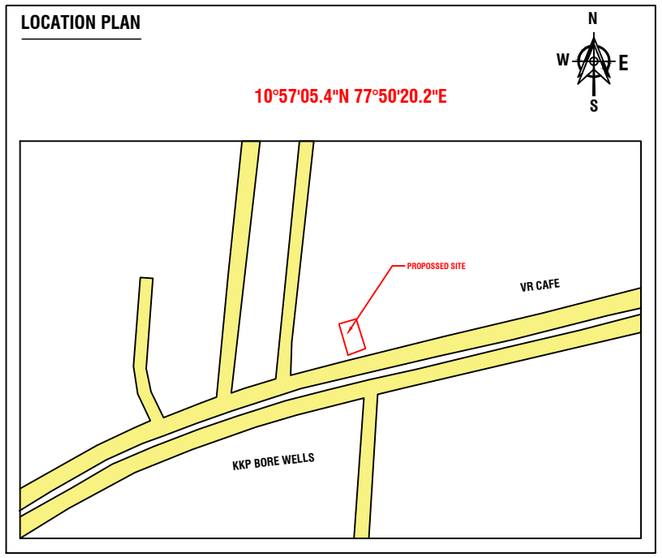
**REGISTERED ENGINEER:**

Er. C.SAKTHIVEL BE(civil).,
Sri Rudhran Developers,
Registered Engineer Grade-II ,
DTCP-RE/Gr-II/010/KARUR/MAY/2024,
NO:32,KG Towers,Canara Bank Upstairs,
Covai road, karur-639 002.
Ph:9994438301.

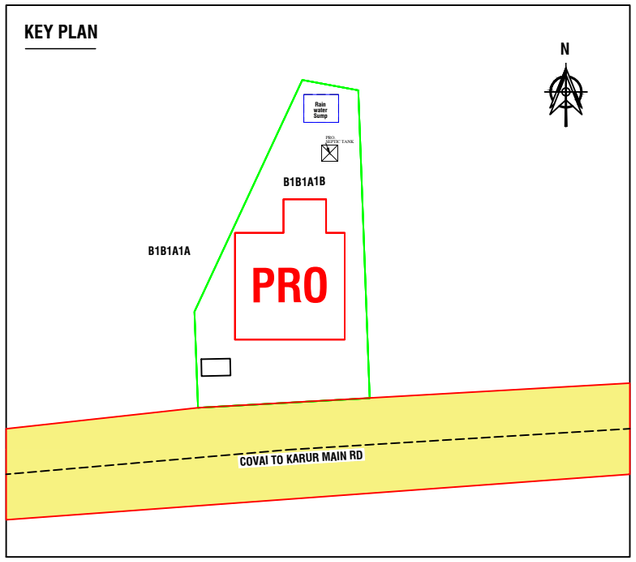


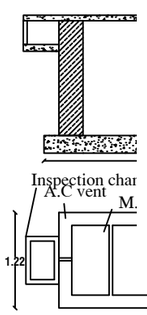

GROUND FLOOR

**LOCATION PLAN**



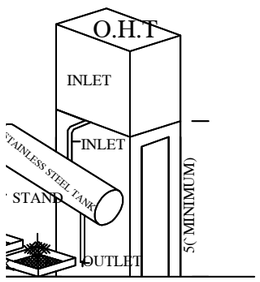

**KEY PLAN**

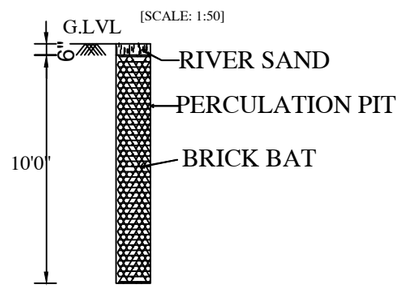


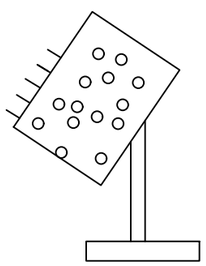

SEPTIC TANK DETAILS

SOLAR WATER HEATING SYSTEM

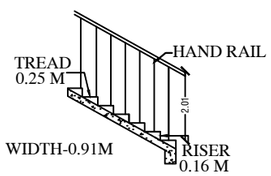


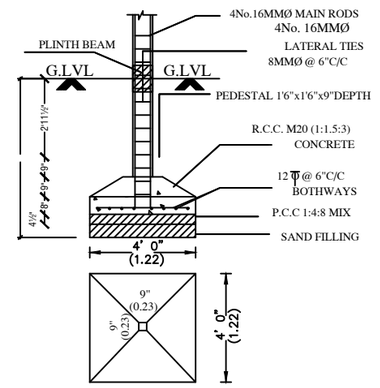

PERCULATION PIT



SOLAR LIGHT SYSTEM




STAIRCASE DETAILS




FOUNDATION DETAIL

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**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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.