PP APPROVAL RECORD

Planning Permission

Karur

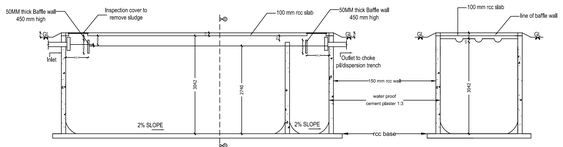
Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

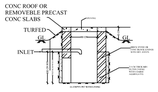
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

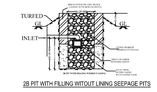


SECTION ELEVATION -AA

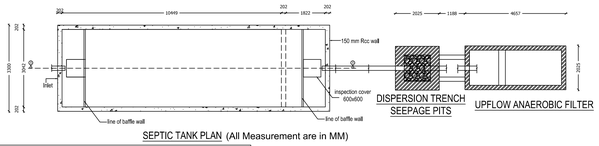
SECTION ELEVATION -BB



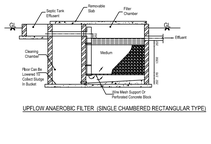
2A EMPTY PIT WITH LINING



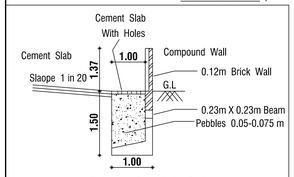
2B PIT WITH FILLING WITOUT LINING SEEPAGE PITS



SEPTIC TANK PLAN (All Measurement are in MM)

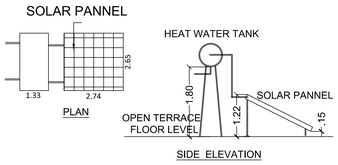


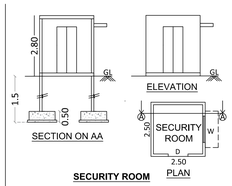
UPFLOW ANAEROBIC FILTER (SINGLE CHAMBERED RECTANGULAR TYPE)



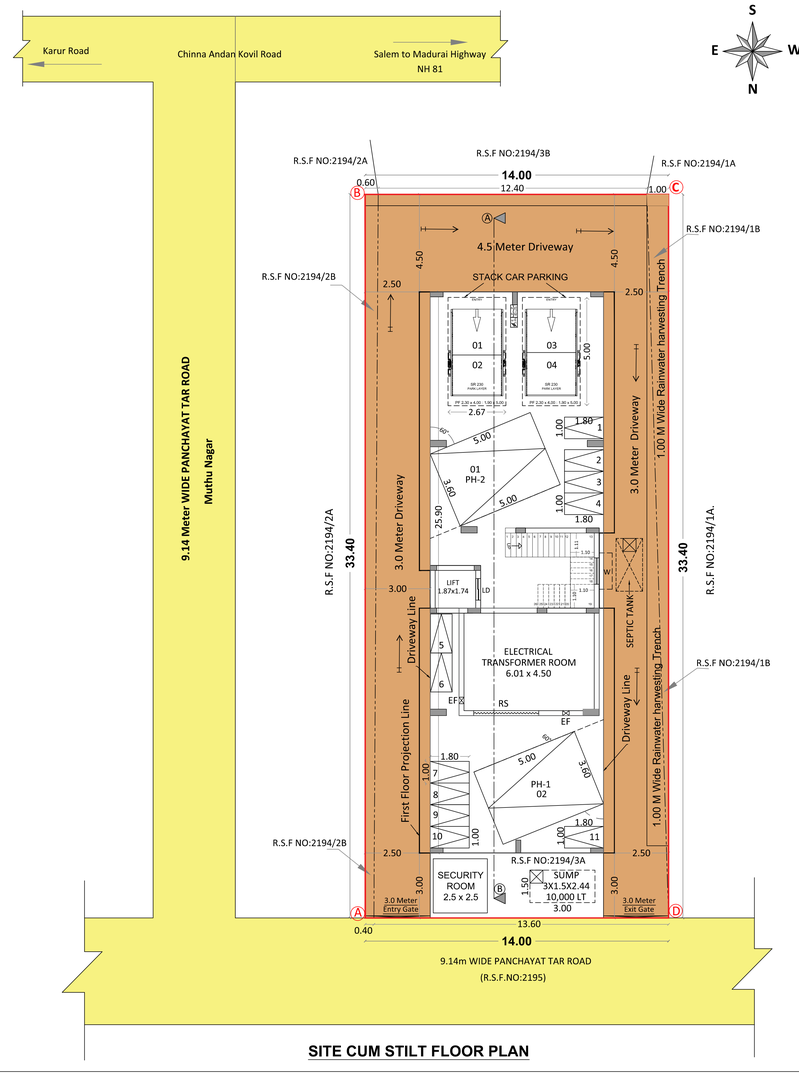
Rainwater Perculation Bed

(NOT TO SCALE)

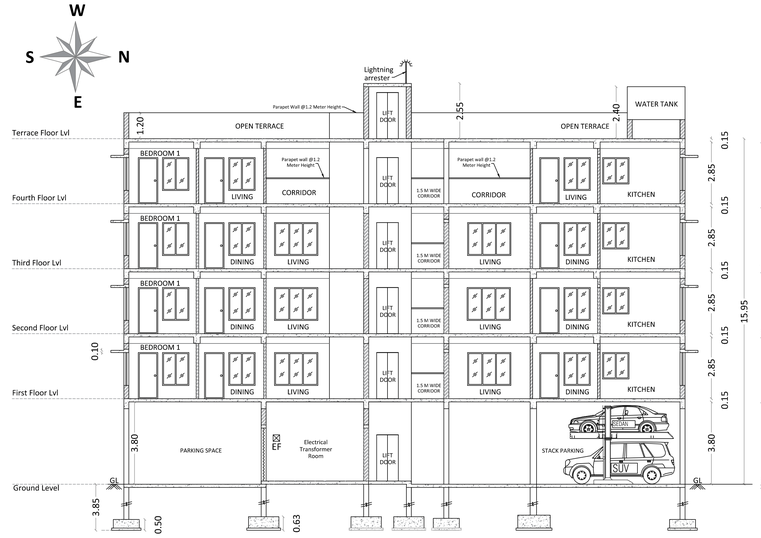




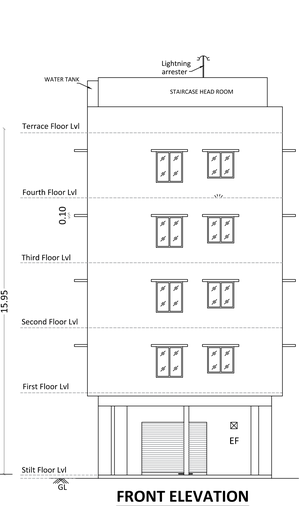
SECURITY ROOM



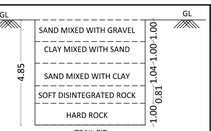
SITE CUM STILT FLOOR PLAN



SECTION ON " A-B "

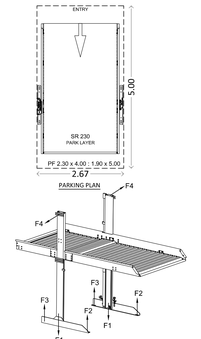


FRONT ELEVATION



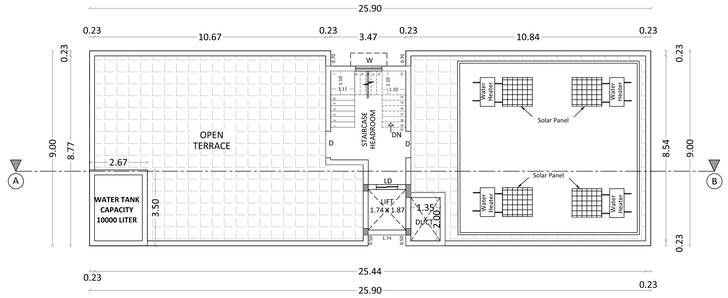
TRAIL PIT

(DIMENSION ARE IN METER)

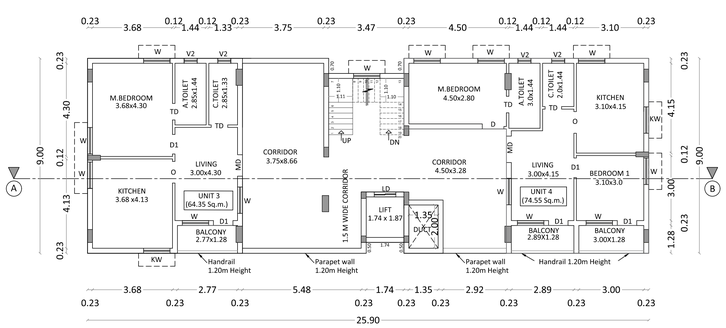




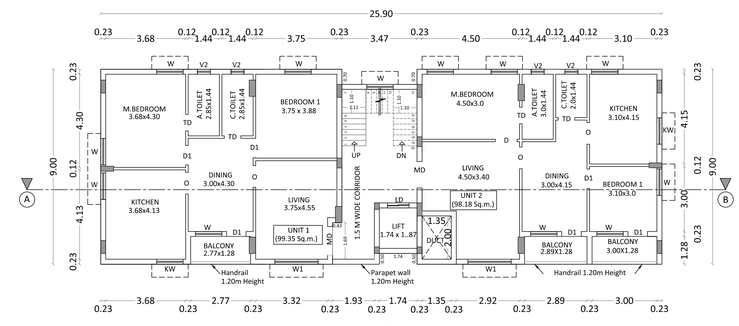
PARK LAYER PVT LTD



TERRACE FLOOR PLAN



4th Floor Plan



1st, 2nd & 3rd Floor - TYPICAL PLAN

Draughtsman Grade - III

Supervisor / Draughtsman - II

SITE PLAN & DETAIL PLAN | **SHEET NO: 01/01**

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN R.S.F.NO: 2194/1B, 2B, 3A AT PLOT NO:02 (EAST PART), AANDANKOIL EAST VILLAGE, AANDANKOIL PANCHAYAT, MANMANGALAM TALUK, KARUR DISTRICT.

(SOLD PLOT FRAME WORK SPFW NO:672/2021)

DOCUMENT AREA	470.00 SQ.M (OR) 0.1161 ACRE
PATTA & FMB AREA	470.00 SQ.M (OR) 0.1161 ACRE
SUPER IMPOSED AREA	467.60 SQ.M (OR) 0.1155 ACRE

AREA DETAILS

Floor Details	FSI Area (Sq.M)	Non FSI Area (Sq.M)	Total Buildup Area (Sq.M)	No. of Dwelling Units
Stilt Floor	32.09	175.12	207.21	-
First Floor	227.11	2.70	229.81	02
Second Floor	227.11	2.70	229.81	02
Third Floor	227.11	2.70	229.81	02
Fourth Floor	227.11	2.70	229.81	02
Area of Lift Room and Staircase HeadRoom	-	29.05	29.05	-
Security Room	-	6.25	6.25	-
Total	940.53	221.22	1161.75	08

CALCULATION:

PLOT COVERAGE (P.C) - 229.81 / 467.60 x 100 = 49.15%

FLOOR SPACE INDEX (FSI) - 940.53 / 467.60 = 2.011 > 2.00

PREMIUM FLOOR SPACE INDEX - 2.011 - 2.00 = 0.011

AREA DETAILS:

Parking : 13.35 x 2 Nos - 26.70 Sq.m

STACKER - LOAD PLAN				
LOAD PLAN (For all variants)	FORCES IN kN			
PLATFORM LOAD 2,000 kg	F1	F2	F3	F4
	30	1.1	7.4	±1

FSI Allowed	FSI Provided	Premium FSI	Premium FSI Charges as Per Guideline Value for (5.33 Sq.Meter) will be paid by Applicant
2.0	2.011	0.011	

SCALE:- 1:100 (All Measurement are in Meter)

NOTE 1 :- EF - Exhaust Fan

COLOUR INDEX:-

SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING
FMB Subdivision

JOINERY DETAILS:-

TYPE	DESCRIPTION	SIZE in METER
MD	MAIN DOOR	1.22 X 2.13
O	OPEN	1.00 X 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.90 X 2.13
TD	TOILET DOOR	0.76 X 2.13
LD	LIFT DOOR	1.00 X 2.13
W	WINDOW	1.22 X 1.52
W1	WINDOW	2.00 X 1.52
KW	KITCHEN WINDOW	1.22 X 1.22
V2	VENTILATION	0.76 X 0.84
RS	ROLLING SHUTTER	3.00 X 2.13

PARKING CALCULATION

DESCRIPTION	DWELLING UNITS	AREA (M) (50-75)	(75-100)	Above 100	Total Nos (Incl. all 4 floors)
FLOOR - 01,02,03 TYPICAL	Unit-01	-	99.35	-	-
	Unit-02	-	98.18	-	-
FLOOR - 04	Unit-03	64.35	-	-	-
	Unit-04	74.55	-	-	-
No.of Car Spaces Required (Each floor)		-	1 (1 x 3 Floor's>3)	-	3
Visitors Car Parking (10%) = 10 % of 3					1
PH Car Parking =					2
Total Car Parking =					3+1+2=6
No.of Two-Wheeler Spaces Required (Each floor)		8	-	-	8
Visitors Two-Wheeler Parking (10%) = 10 % of 8					1
Extra Two-Wheeler Parking =					2
Total Two-Wheeler Parking =					8+1+2=11

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	6 Nos	6 Nos
TWO WHEELER PARKING	11 Nos	11 Nos

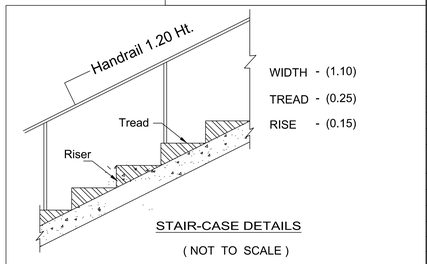
APPROVAL AUTHORITY

SITE APPROVAL
APPLICATION NO: SWP/BPA/0007174/2023
SITE BOUNDARY SHOWN AS "A" TO "D" and numbered as SWP/DTCP/KARUR/Site Approval No:143/2023

TECHNICAL APPROVAL
APPLICATION NO: SWP/BPA/0007174/2023
SWP/DTCP/KARUR/BP Approval No:15/2023

APPLICANT :

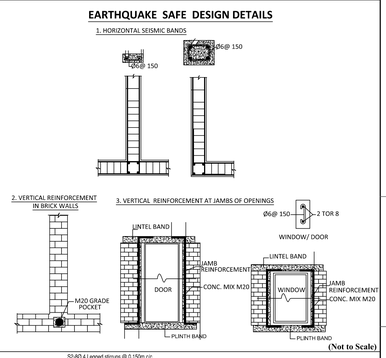
1. Mr.S.MANOJ KUMAR, S/o.Mr.SATHIYAMOORTHY,
2. Mr.S.RAMESH KANNA, S/o.Mr.SUBRAMANIAN,
3. Mr.V.P.SENTHILKUMAR, S/o.Mr.PARAMASIVAM,
4. Mrs.S.KANIMOZHI, W/o.Mr.K.P.SENTHILKUMARM,
5. Mrs.JEEVANYA, W/o.JEGATHEESAN,
6. Mr.P.KATHIRVEL, S/o.Mr.PERIYASAMY,
7. Mrs.G.RAMYA, W/o.Mr.GOKULABALAKUMAR,
8. Mr.S.ELANGO, S/o.Mr.SUBRAMANIYAM.



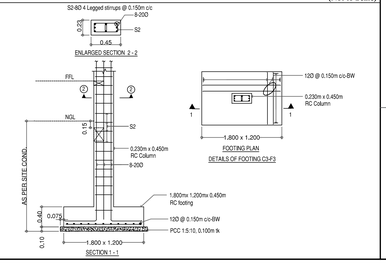
STAIR-CASE DETAILS

(NOT TO SCALE)

EARTHQUAKE SAFE DESIGN DETAILS



(Not to Scale)



APPLICANT

S. SAJEESH
M.E (Structural Engineering)
Registered Engineer Grade-II (GE)
C... Reg. No: CBE LPA/RS/GR-II/19/08/032
No: 13, KUMARAN NAGAR, V.K. ROAD,
COIMBATORE - 641 035.
sajeeshaiva@gmail.com

REGISTERED ENGINEER

S. RAJA
B.E. (Civil Engineering)
Registered Construction Engineer (CE)
CLPA Reg. No: CBE LPA/CE/19/08/094
AYYAMPALAYAM, MUTHUR POST,
POLLACHI TALUK - 642 005.

REGISTERED CONSTRUCTION ENGINEER

S.SAJEESH
M.E (Structural Engineering)
Registered Engineer Grade-I (GE)
CLPA Reg. No: CBE LPA/RE/GE-I/19/05/054
No: 13, KUMARAN NAGAR, V.K. RO.D,
COIMBATORE - 641 035.
sajeeshaiva@gmail.com

REGISTERED STRUCTURAL ENGINEER

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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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.