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.

Verified RealEstate™

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

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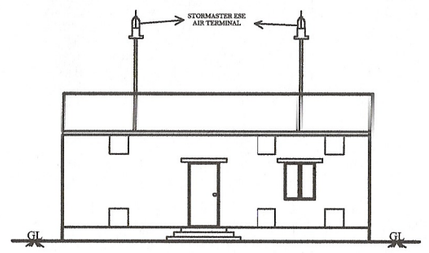
PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF AN RCC ROOF COMMERCIAL BUILDING (EXPLOSIVE GODOWN) IN S.F.NO: 1006/1 AT UPPIDAMANGALAM WEST VILLAGE & UPPIDAMANGALAM TOWN PANCHAYAT, KARUR TK, KARUR DT.

Block 01 & Block 02 (Typical)

(SCALE 1:200)



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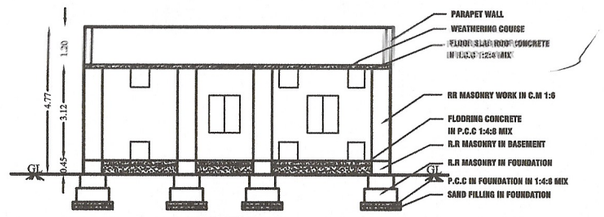

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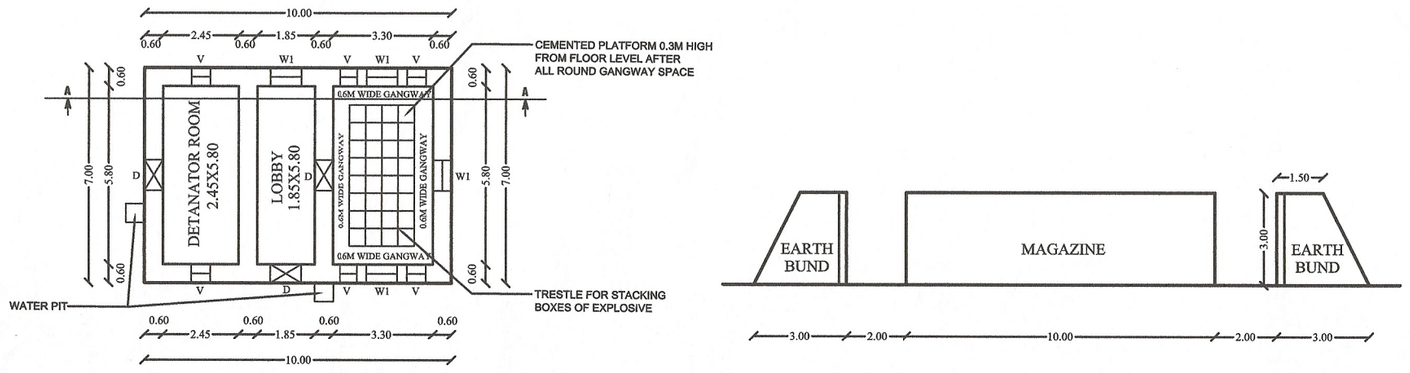
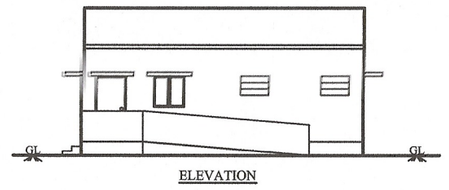


PROPOSED GROUND FLOOR PLAN

Block 03

(SCALE 1:200)



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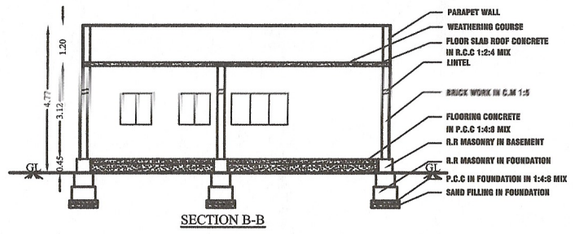
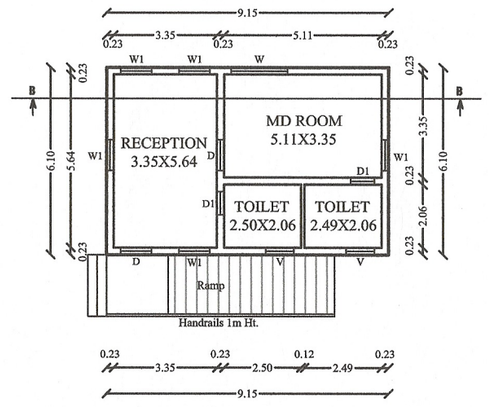


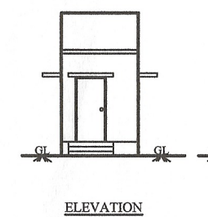
SECTION B-B



PROPOSED GROUND FLOOR PLAN

Block 04

(SCALE 1:200)



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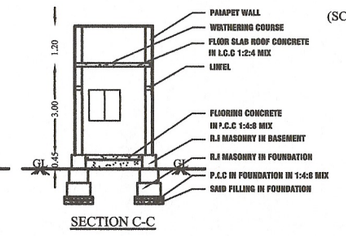

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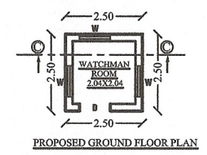


PROPOSED GROUND FLOOR PLAN

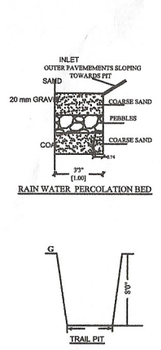
Commercial Building		
AREA DETAILS	IN Sq.Ft	IN Sq.M
AREA AS ON GROUND	68889.60	6400.00
AREA AS PER PLR	68889.60	6400.00
SUPER IMPOSED AREA	68889.60	6400.00

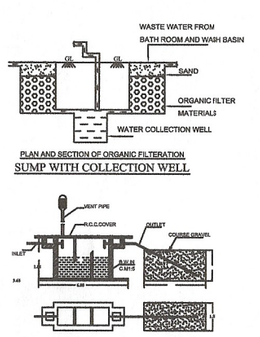
AREA DETAILS	F.S.I IN Sq.M	NON F.S.I IN Sq.M
BLOCK - 01 (EXISTING)		
EXPLOSIVE GODOWN	70.00	----
BLOCK - 02 (PROPOSED)		
EXPLOSIVE GODOWN	70.00	----
BLOCK - 03 (PROPOSED)		
OFFICE ROOM	55.82	----
BLOCK - 04 (PROPOSED)		
SECURITY ROOM	-----	6.25
TOTAL AREA	195.82	6.25
F.S.I	195.82/6400.00 = 0.03	
PLOT COVERAGE	(195.82/6400.00) X 100 = 3.06 %	

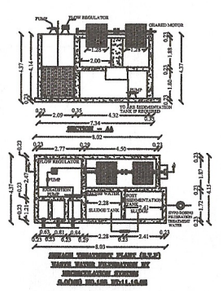
NOTES:-

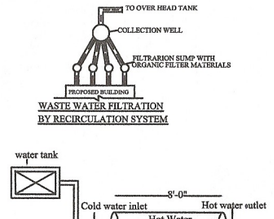
1. ALL DIMENSIONS ARE IN METER.
2. SOLAR WATER HEATING SYSTEM PROVIDED.
3. RAINWATER HARVESTING FACILITIES PROVIDED.
4. WATER FACILITIES PROVIDED.
5. DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.

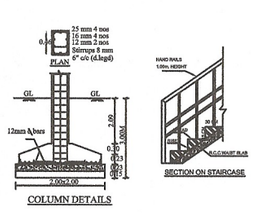
(NOT TO SCALE)

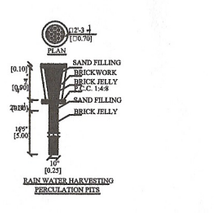


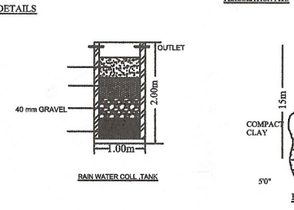


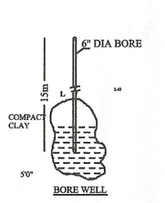












APPROVAL AUTHORITY

SITE APPROVAL

APPLICATION NO: SWP/BPA/009062/2023

SITE BOUNDARY SHOWN AS "A" to "F" and numbered as SWP/DTCP/KARUR/Site Approval No: /2023

TECHNICAL APPROVAL

APPLICATION NO: SWP/BPA/009062/2023

SWP/DTCP/KARUR/BP Approval No: /2023



(SCALE 1:500)

SITE DETAILS :

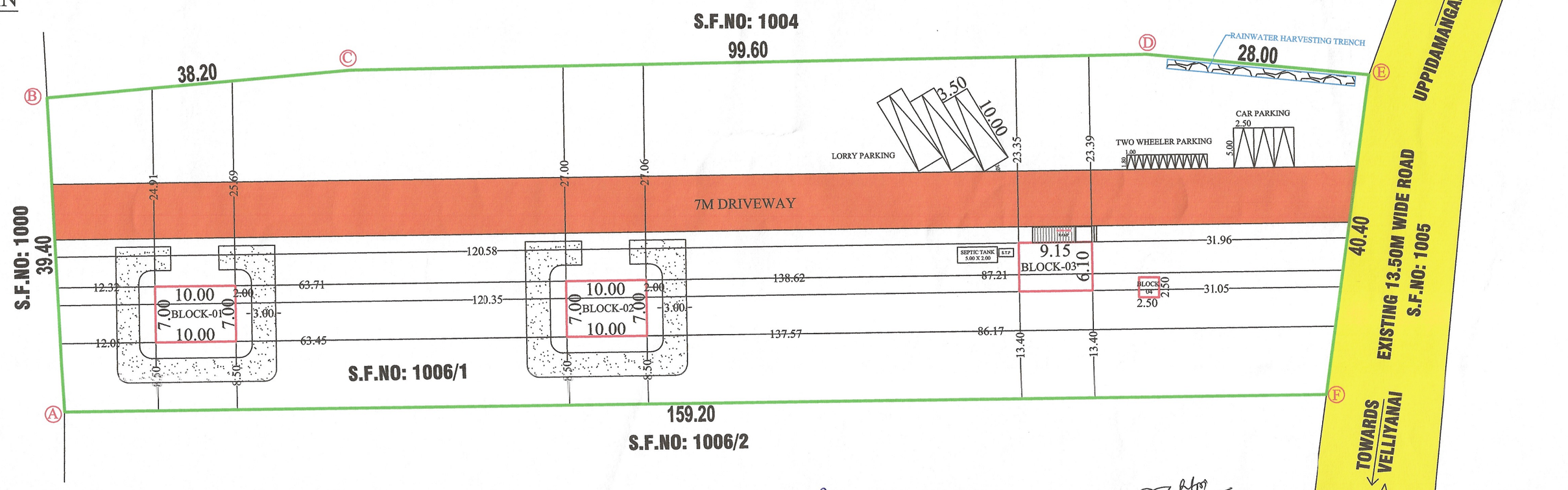
- PROPOSED SITE
- PROPOSED BUILDING
- EXISTING ROAD
- RAINWATER HARVESTING BED
- RAINWATER HARVESTING PIT

PROVIDED PARKING:

NO.OF OPEN CAR PARKING (2.5X5.0) - 03 NOS.
NO.OF OPEN TWO WHEELER PARKING (1.0X1.8) - 10 NOS.
NO.OF OPEN LORRY PARKING (10.0X3.5) - 3 NOS.

JOINERY DETAILS	SIZE IN FT	SIZE IN M
D - DOOR	3'3" X 7'0"	1.00 X 2.13
D1 - DOOR	2'6" X 7'0"	0.76 X 2.13
V - VENTILATOR	2'0" X 2'0"	0.61 X 0.61
V1 - VENTILATOR	3'0" X 2'0"	0.91 X 0.61
W - WINDOW	6'0" X 4'0"	1.83 X 1.22
W1 - WINDOW	3'3" X 4'0"	1.00 X 1.22

SITE PLAN



DRAUGHTSMAN GRADE -III

10/05/23

SUPERVISOR/DG-II

10/5/23

APPLICANT

ARCHITECT

V. Shanmugapriya.

Ar.V.SHANMUGAPRIYA KRISHNAN ,B.Arch.,
COA Reg No : CA / 2017 / 88448 ,
DTCP Registered Architect Grade - 1.
Reg.No : RA / GR - 1 / TR / MAY 2019/008 , Architect
No. 31D , B Plot , Pradakshanam Road,
Karur- 639001. Mobile : 8870784212

STRUCTURAL ENGINEER

Er. R. SHUKUMARAN.,
M.E.,(STRUCT).,M.Sc.(REV)., A.M.I.E.,A.I.V.,
Govt. Approved Engineer (CLASS-1A).
Approved Bank, Income Tax & Wealth Tax Valuer,
50,Valyapuri Nagar, 4th Cross, KARUR-639 002.
Cell: 94433 75677 Ph: 233 206.

Er.A.Govindaraja B.E., A.M.I.E., A.I.V.,
DTCP: RE/Gr-II/002/Karur/February/2021
Karur Corporation: 032/LS/2021/00015
Chartered Engineer, Valuer and L.B.S.,
AGR Constructions, #3/387, Vadivel Nagar,
LNS Post, Karur - 639002. Cell: 9943776121

REGISTERED ENGINEER/ LBS

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
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+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.