PP APPROVAL RECORD

Planning Permission

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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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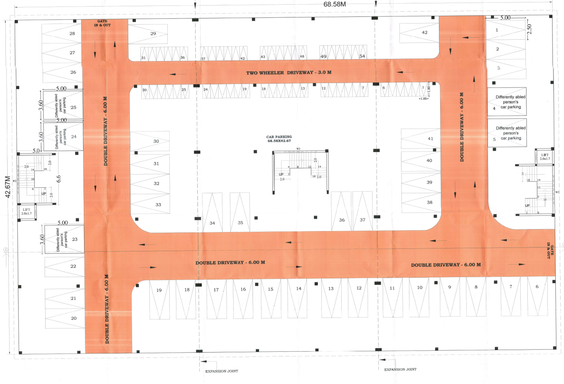
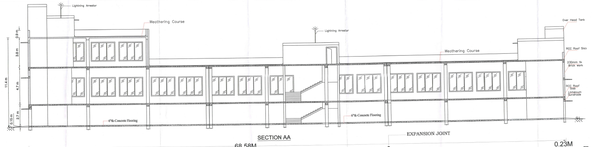
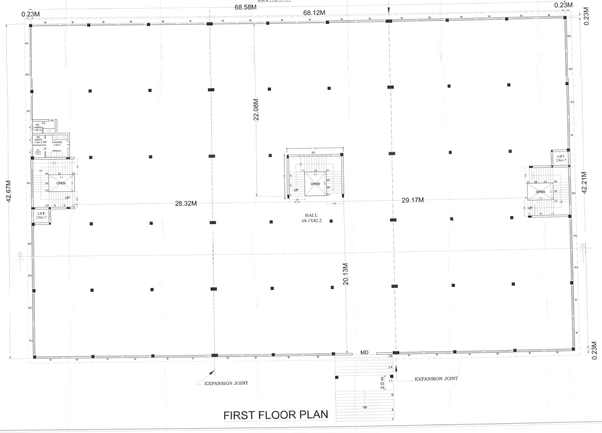
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (TILE SHOW ROOM) IN SF NO : 574/2A2 & 2B, 576/A3 THOTAKURICHI PUNCHAI VILLAGE/ TOWN PANCHAYAT PUGALUR TALUK, KARUR DISTRICT.



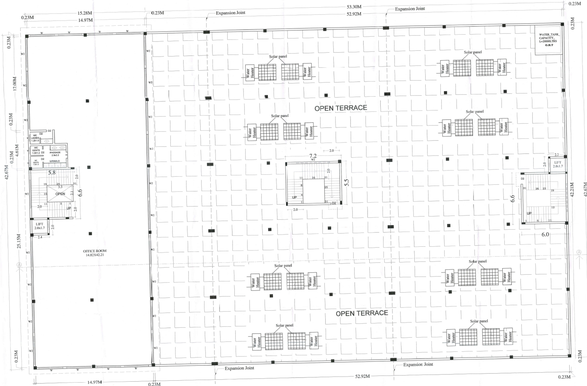


STILT FLOOR PLAN

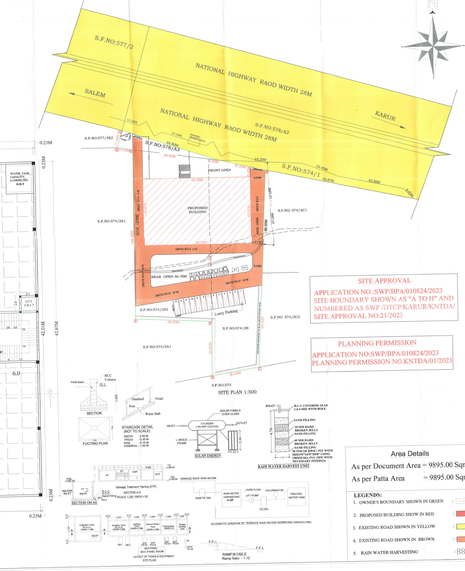




FIRST FLOOR PLAN



SCEOND FLOOR PLAN



SITE APPROVAL
APPLICATION NO.SWP/BPA/010824/2023
SITE BOUNDARY SHOWN AS "A TO H" AND NUMBERED AS SWP /2TCP/KARUR/ENTDA/ SITE APPROVAL NO.21/2023

PLANNING PERMISSION
APPLICATION NO:SWP/BPA/010824/2023
PLANNING PERMISSION NO.ENTDA/01/2023

Area Details

As per Document Area = 9895.00 Sqmt.
As per Patta Area = 9895.00 Sqmt.

LEGENDS:
1. OWNER'S BOUNDARY SHOWN IN GREEN
2. PROPOSED BUILDING SHOWN IN RED
3. EXISTING ROAD SHOWN IN YELLOW
4. EXISTING ROAD SHOWN IN BROWN
5. RAIN WATER HARVESTING

BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
1	STILT FLOOR	-	2926.00	2926.00
2	FIRST FLOOR	2926.00	-	2926.00
3	SECOND FLOOR	651.99	-	651.99
5	HEAD ROOM	-	127.08	127.08
	TOTAL	3577.99	3053.08	6631.07

SCHEDULE OF JOINERY:

TYPE	DETAIL	SIZE IN METRES
D	DOOR	1.22M X 2.13M
MD	MAIN DOOR	3.04M X 3.04M
D1	DOOR	0.76M X 2.13M
W	WINDOW	3.00M X 2.44M
W1	WINDOW	2.50M X 2.44M
W2	WINDOW	3.58M X 2.44M
V1	VENTILATOR	4.00M X 0.60M
V	VENTILATOR	0.76M X 0.60M

PARKING DETAILS:

DESCRIPTION	REQUIRED NOS	PROVIDED NOS
CAR PARKING	50	45 +5 PCP = 50
TWO WHEELER	50	54
LORRY	13	13

PLOT COVERAGE:

% of Plot Coverage = Gnd Floor Area / Site Area X100 = 2926.00 / 9895.00 X100 =29.57 %

FSI AREA:

F.S.I = Total FSI Area / Site Area = 3577.99 / 9895.00 = 0.36 - 2.0

APPLICANT

REGISTERED STRUCTURAL ENGINEER (RSE)

REGISTERED ENGINEER (RE)

Document certified by Authority-X
Signed by Sri. Ganesan
Date: 02-08-2023 09:45:00

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

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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.