PP APPROVAL RECORD

Planning Permission

Karur

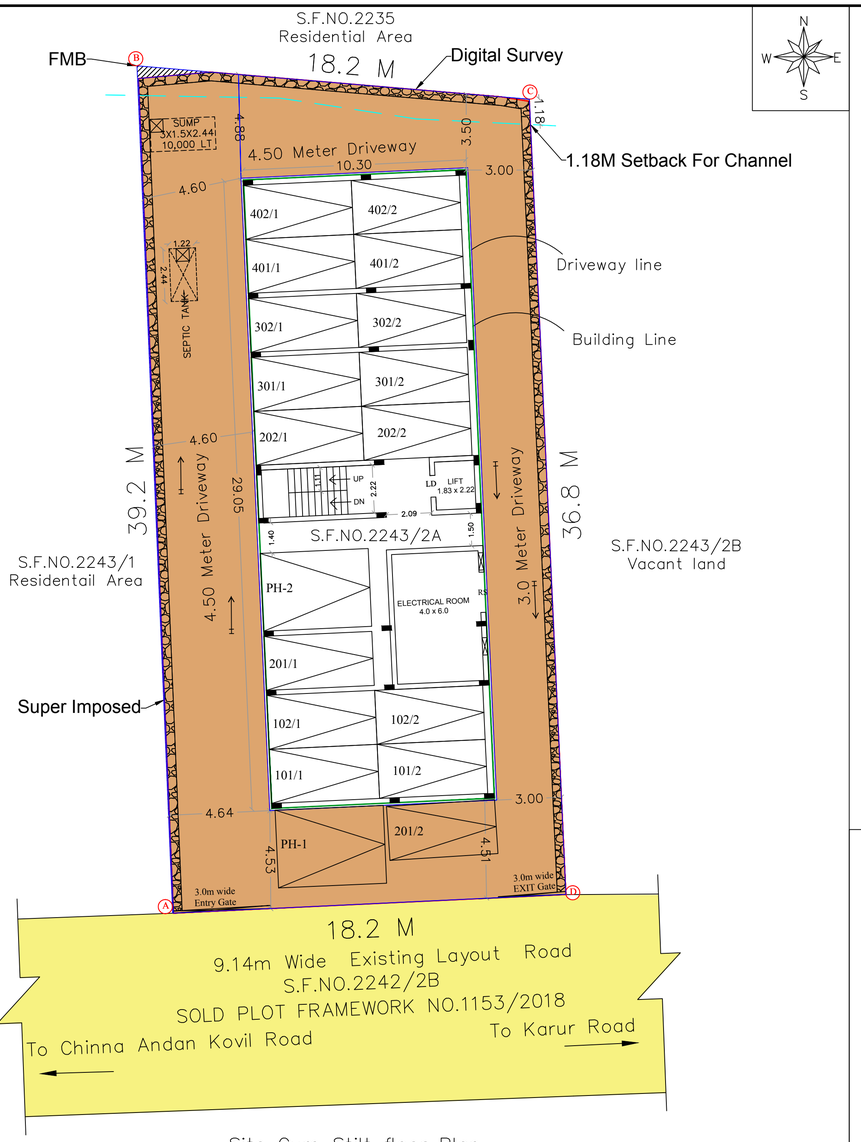
Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

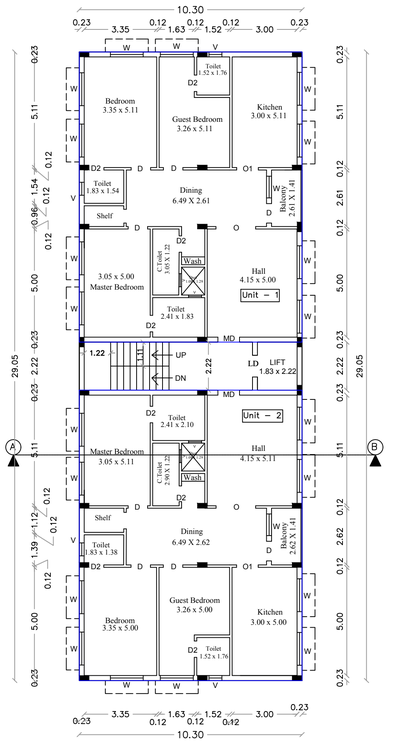
ISSUING AUTHORITY
DTCP

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

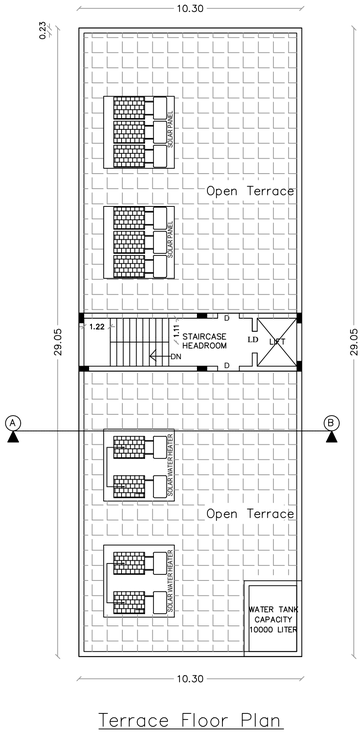
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



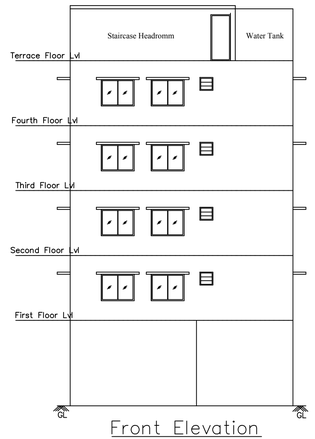
Site Cum Stilt floor Plan



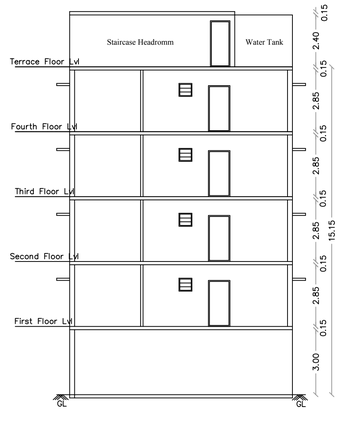
Typical Floor – 01,02,03,04 Plan



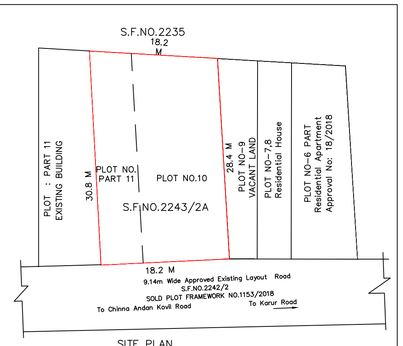
Terrace Floor Plan



Front Elevation



Section on AB



SITE PLAN
NOT TO SCLAE

APPROVAL AUTHORITY
SITE APPROVAL
APPLICATION NO: SWP/BPA/024452/2023
SITE BOUNDARY SHOWN AS "A" TO "D" AND NUMBERED AS SWP/DTCP/KARUR/SITE APPROVAL NO: 221/2023
TECHNICAL APPROVAL
APPLICATION NO: SWP/BPA/024452/2023
SWP/DTCP/KARUR/BP APPROVAL NO: 31/2023

APPLICANT

1. V.R. UDHAYAKUMAR
2. SUGAPRIYA TAMILARASU,
3. D.YASHODADEVI,
4. M.JAMUNA,
5. S.MANOJ KUMAR,
6. A.SASIREKHA,
7. G.SARANYA

(Plan,Elevation&Section) — Sheet No: 01/01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN (PLOT NO:10&11PT), S.F.NO: 2243/2A AT AANDANKOIL EAST VILLAGE & PANCHAYAT, THANTHONI PANCHAYAT UNION, MANMANGALAM TALUK, KARUR DISTRICT.

DOCUMENT AREA	**693.00** SQ.M or 0.171 **ACRES**
PATTA AREA	**693.00** SQ.M or 0.171 **ACRES**
SUPER IMPOSED AREA	**685.99** SQ.M or 0.169 **ACRES**

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

NOTE: –
-Fire Extinguisher

AREA DETAILS:

FLOOR DETAILS	F.S.I AREA	NON F.S.I AREA	TOTAL AREA	NO.OF DWELLING UNITS
STILT FLOOR	28.81	270.41	299.22	–
FIRST FLOOR	296.44	2.78	299.22	02
SECOND FLOOR	296.44	2.78	299.22	02
THIRD FLOOR	296.44	2.78	299.22	02
FOURTH FLOOR	296.44	2.78	299.22	02
TERRACE FLOOR	–	27.57	27.57	–
TOTAL AREA	1214.57	309.1	1523.67	08

CALCULATION:

PLOT COVERAGE (P.C) 299.22 / 693.00 x 100 = 43.17%

FLOOR SPACE INDEX (FSI) 1214.57 / 693.00 = 1.75>2

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

NOTE 1 : –
EF – Exhaust Fan

COLOUR INDEX: –
SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING
EXISTING CHANNEL

JOINERY DETAILS: –

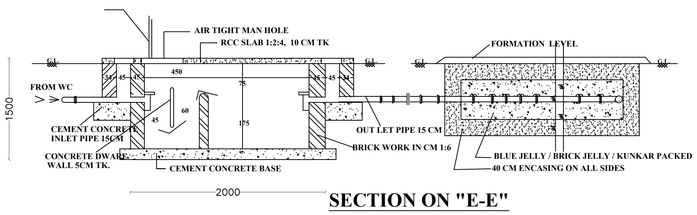
TYPE	DESCRIPTION	SIZE in METER
MD	MAIN DOOR	1.22 X 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.90 X 2.13
D2	DOOR	0.76 X 2.13
LD	LIFT DOOR	1.00 X 2.13
W	WINDOW	1.52 X 1.52
V	VENTILATIOR	0.60 X 0.60
RS	ROLLING SHUTTER	1.83 X 2.13

PARKING CALCULATION

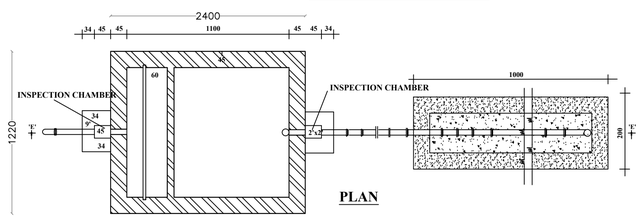
Above 100sq.m – Single car for every 100 sq.m ,
Single Unit Area – 138.20 Sq.m

DESCRIPTION	DWELLING UNITS	AREA (M) (50–75)	AREA (M) (75–100)	AREA (M) Above 100	Total Nos (Incl. all 4 floors)
TYPICAL FLOOR – 01,02 FLOOR – 03,04	Unit–01	–	–	138.12	–
	Unit–02	–	–	138.20	–
No.of Car Spaces Required (Each floor)		–	–	4	16

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	16 Nos	16 Nos
PH PARKING	2 Nos	2 Nos



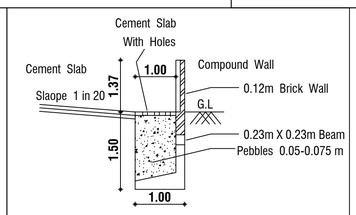
SECTION ON "E-E"



SEPTIC TANK — DISPRENSION TRENCH

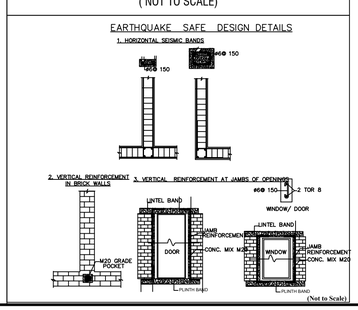
TYPE DESIGN FOR A SEPTIC TANK 4460 LITRES CAPACITY

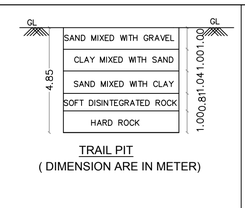
(Not to Scale)



Rainwater Perculation Bed

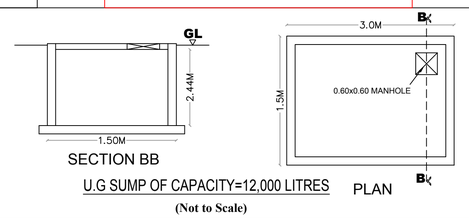
(NOT TO SCALE)





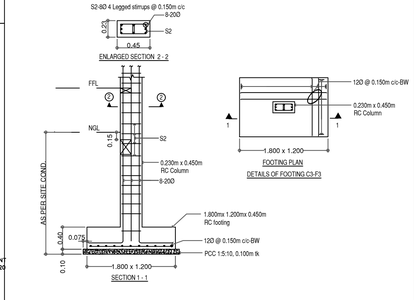
TRAIL PIT

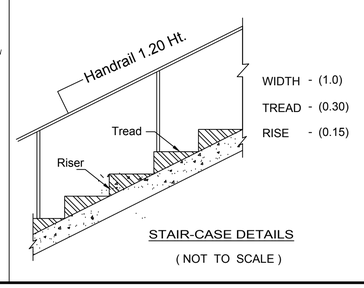
(DIMENSION ARE IN METER)



U.G SUMP OF CAPACITY=12,000 LITRES

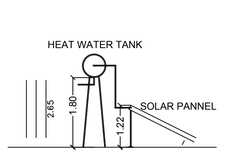
(Not to Scale)





STAIR-CASE DETAILS

(NOT TO SCALE)



V.R.Udhayakumar
2. Tha. Sugapriya
3. D. Yashodadevi
4. M.J.
5. S.M.
6. A. Sasirekha
7. G. Saranya

APPLICANT

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DTCP-Karur-Reg.no: RE/GR-II/TR/MAY2019/001
KCMC-Reg.no: 082/LS/2019/00002
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Near Bank of India, Karur-639 002.
Mob: 99887 12221,Office : 90986 12221.

REGISTERED ENGINEER

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Reg.No: SE / GR-I / TR / May 2019 / 003,
Reg.No: RE / GR-II / 002 / Karur /Jul /2022,
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Karur - 639 002. Ph: +91 99623 35758 .

REGISTERED STRUCTURAL ENGINEER

Er.K.GANAPATHI, B.E.,M.Tech(Geot Mech), F.I.E, F.I.V, (U.K.,USA)
REGISTERED Geo-Tech Engineer / Chartered Engineer
(CMDA Regn No. GTE / 10 / R4 / 022)
(DTCP Regn No. GTE / 10 / KAR / 2019 / 08 / 012)
(WLPA Regn No. GTE / 042 / LA/TN)
GEOMATRIX CONSULTANTS , "Yogin No. 3302423234852(E)
No.22, Thomas Street, Nanniyoor,
Madurai - 625 002. Ph: 7598331366, 7708788998
Email: geomatrixmadurai@gmail.com
Report No - 470 / RB / GMC - 22-23
Dt : 30.08.2023

REGISTERED GEOTECHNICAL ENGINEER

Er. K. VELMURUGAN, B.Tech.,
Govt. Reg. Engineer for DTCP & KMC
CE /TR /DEC 2019 /019 /& 082 /LS / 2019 / 0001,
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Salem Main Road, Vennamalai Bus Stop Near,
Vennamalai, Karur-6.

REGISTERED CONSTRUCTION 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

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.