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.

THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT + FIVE) IN S.F.NO. 415/11B, PLOT NO:66,67,70&71 AT INAM KARUR VILLAGE , KARUR CITY MUNICIPAL CORPORATION KARUR TALUK, KARUR DISTRICT.

APPLICANT :- M/s AADHAVAN CONSTRUCTIONS, K.SUNDARAMOORTHY (MANAGING PARTNER)

SCALE 1 : 100 | ALL DIMENSIONS ARE IN "METRE"

W S N E

AREA STATEMENT

SITE AREA DETAILS (In Sq.m)

AS PER DOCUMENT	892.00
AS PER PATTA	892.00

BUILDING AREA DETAILS (In Sq.m)

FLOOR NAME	BUILTUP AREA	FSI AREA
FLOOR - STILT	468.92	------
FLOOR - 01	492.87	492.87
FLOOR - 02	492.87	492.87
FLOOR - 03	492.87	492.87
FLOOR - 04	492.87	492.87
FLOOR - 05	358.64	358.64
FLOOR - TERRACE (Head Room)	15.82	------
TOTAL AREA	2814.86	2330.12

FLOOR SPACE INDEX (FSI) = 2.61 > 2.80 [FSI - 2.00 & Premium FSI - 0.61]

PLOT COVERAGE = 57.71 %

PARKING DETAILS

PARKING TYPE	REQUIRED	PROVIDED
CAR PARKING	31 Nos.	31 Nos.
TOTAL NUMBER OF DWELLING UNITS		14 Nos.

NOTES:-

1. ALL DIMENSIONS ARE IN METER.
2. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED.
3. SOLAR WATER HEATING SYSTEM PROVIDED.
4. RAINWATER HARVESTING FACILITIES PROVIDED.
5. WATER FACILITIES PROVIDED.
6. DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
7. F F E - FIRE SAFETY MEASURES PROVIDED.
8. E.S.F - EXHAUST FAN

E.S.F

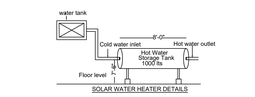
COLOUR INDEX

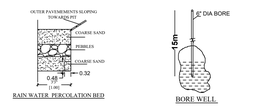
- SITE BOUNDRY SHOWN
- PROPOSED BUILDING SHOWN
- EXISTING ROAD
- DRIVEWAY SHOWN

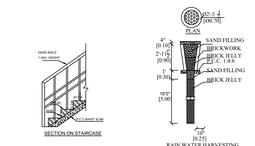
SCHEDULE OF JOINERY

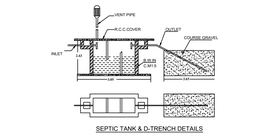
S.No.	Type	Description	WIDTH	HEIGHT
1	MD	Main door- Wooden	1.00	2.13
2	D	Door	0.91	2.13
3	D1	Toilet Door	0.76	2.13
4	D2	Door	1.52	2.13
5	O	Open	1.00	2.13
6	O1	Open	1.83	2.13
7	W	Window	1.22	1.22
8	W1	Window	1.83	1.22
9	W2	Window	2.13	1.22
9	V	Ventilator	0.91	0.76
10	V1	Ventilator	0.80	0.76
11	V2	Ventilator	2.13	0.50
12	FW	French Window	1.83	1.83

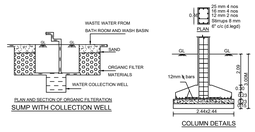
(NOT TO SCALE)

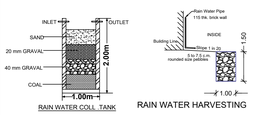


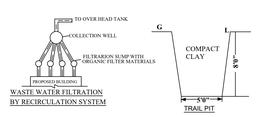




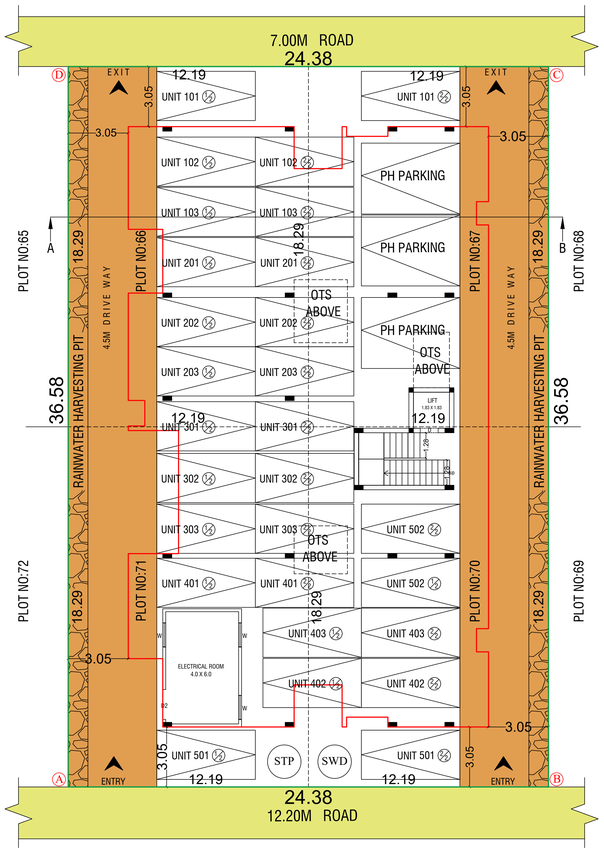




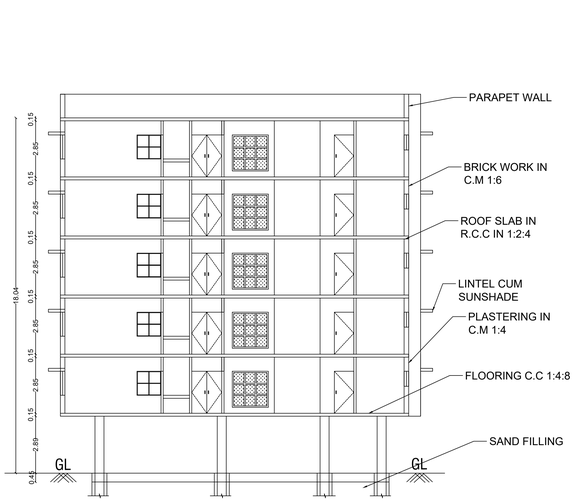




APPLICANT :	ARCHITECT :
For Aadhavan Constructions, Managing Partner.	Ar. N. JANANI, B.arch., COA Reg. No: CA/2018/101543, DTCP Registered Architect GRADE - I, Reg. No: RA/Gr-I/001/KARUR /January/2021, 335/9, C.A.K. ROAD, KARUR - 639 002.
GEOTECHNICAL ENGINEER :	CONSTRUCTION ENGINEER :
Dr.M. NATARAJAN, M.Sc, Ph.D, Geo Technical Engineer Reg.No.LPA/GTE/19/06/005 No.51 Sivaji Colony (East Extn) Velandipalayam(PO), CBE - 25 Ph. 98430 10763	Dr. N. BALASUNDARAM, ME., Ph.D PROFESSOR - HOD DEPARTMENT OF CIVIL ENGINEERING KARPAGAM ACADEMY OF HIGHER EDUCATION Pollachi Main Road, Eachanari Post, Coimbatore 641 021
REGISTERED ENGINEER :	STRUCTURAL ENGINEER :
Er.S.SATHEESH.B.E.(Civil)., DTCP REGISTERED ENGINEER GRADE - III, Reg.No:RE/GR-III/004/Karur/July/2022 Gandhi Nagar,Sukkaliyur,Karur - 639003. Mobile : 82208 - 90961	Er.A.T.MOHAN.M.Tech(STRUC)., Reg.No:SE/GR-I/TR/May 2019/005, Reg.No:RE/GR-II/003/Karur/Jul/2022 Reg.No:082/LS/2019/00022, 35/50 ATM Tower,Gowripuram East, Karur - 639002.Phone: +91 9962335758



SITE CUM STILT FLOOR

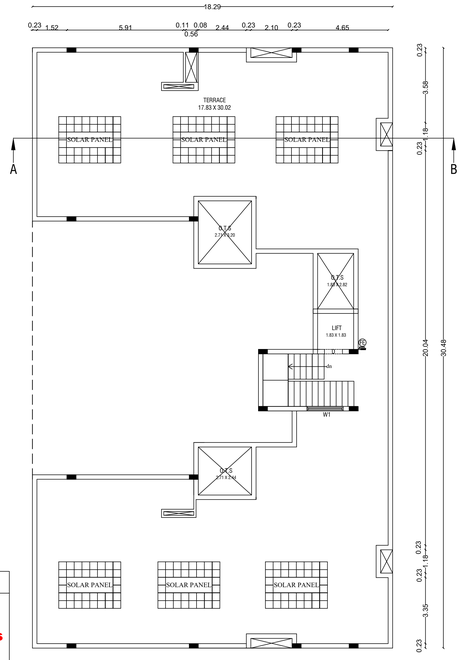


SECTION "A-B"

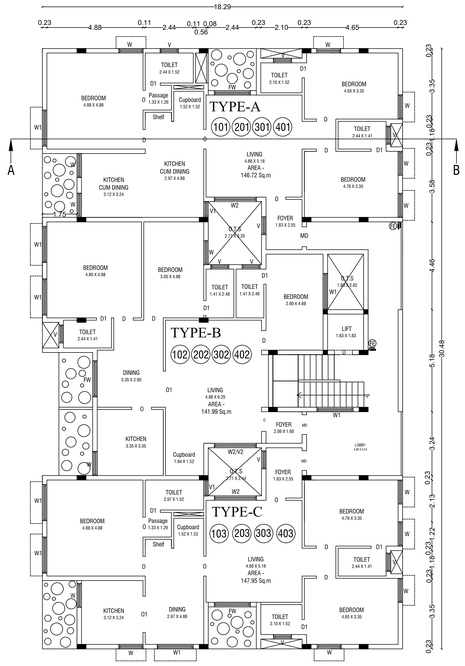
APPROVAL AUTHORITY

SITE APPROVAL
APPLICATION NO : SWP/BPA/045576/2023
Site Boundary Shown as "A to D" and numbered as SWP/DTCP/KARUR/Site Approval No : 211 / 2023

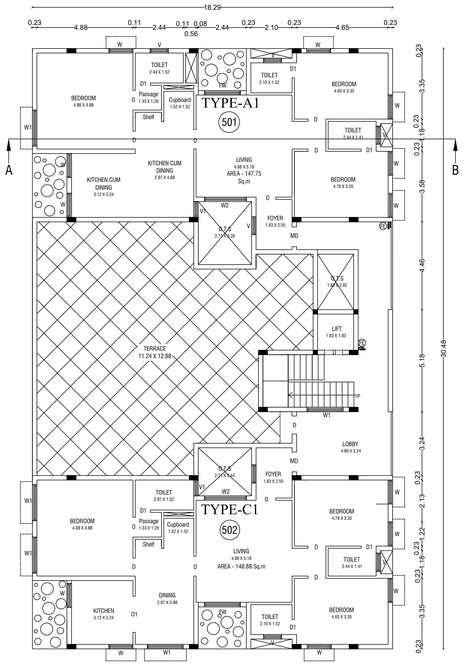
TECHNICAL APPROVAL
APPLICATION NO : SWP/BPA/045576/2023
SWP/KARUR/DTCP/BP APPROVAL NO : 27 / 2023



TERRACE FLOOR



TYPICAL FIRST, SECOND, THIRD AND FOURTH FLOOR (12 DWELLING UNITS)



FIFTH FLOOR (2 DWELLING UNITS)

DWELLING UNIT DETAILS

DWELLING UNIT TYPE	NOS	AREA PER UNIT
A	4 Nos	146.72 Sq.m
B	4 Nos	141.99 Sq.m
C	4 Nos	147.95 Sq.m
A1	1 Nos	147.75 Sq.m
C1	1 Nos	148.88 Sq.m

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
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OMR Thoraipakkam,
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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.