

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.

PLAN SHOWING THE CONSTRUCTED INDUSTRIAL BUILDING (GREEN INDUSTRY - TAILORING AND GARMENT MAKING FOR "SHOBIKAA IMPEX PRIVATE LTD.", AT S.F.NO: 497/12, 499/1 TO 11, 500/1 TO 10, 501/1 TO 14, 502/A1 TO A7, 502/B1 TO B5 & 503, ATHUR VILLAGE & PANCHAYAT, 760/13 & 5, MANMANGALAM VILLAGE & PANCHAYAT, MANMANGALAM TALUK, KARUR DISTRICT.

| MAN POWER DETAILS |        |
|-------------------|--------|
| MALE              | 35 NOS |
| FEMALE            | 20 NOS |
| TOTAL             | 55 NOS |

#### HP DETAILS BLOCK -1 TO 10

| SL. NO. | MACHINERY NAME  | NOS             | HP      | TOTAL HP |
|---------|-----------------|-----------------|---------|----------|
| 1       | BALE MACHINE    | 2 NOS each SHIP | 10 X 10 | 100      |
| 2       | CEILING MACHINE | 2 NOS each (HP) | 2 X 10  | 20       |
|         | TOTAL           |                 |         | 120      |

|                |              |
|----------------|--------------|
| CHECKING TABLE | 12 NOS       |
| LIGHTING       | 78WX10 70 KW |

#### BLOCK -11

| SL. NO. | MACHINERY NAME  | NOS   | HP | TOTAL HP |
|---------|-----------------|-------|----|----------|
| 1       | BALE MACHINE    | 1 NOS | 5  | 5        |
| 2       | CEILING MACHINE | 1 NOS | 1  | 1        |
|         | TOTAL           |       |    | 6        |

|                |              |
|----------------|--------------|
| CHECKING TABLE | 6 NOS        |
| LIGHTING       | 6KWx1 = 6 KW |

| AREA DETAILS              |  | SQ.M      |
|---------------------------|--|-----------|
| DESCRIPTION               |  |           |
| PLOT AREA AS PER DOCUMENT |  | 135842.00 |
| PLOT AREA AS PER PATTA    |  | 135842.00 |
| OSR AREA                  |  | 13982.45  |

| PROPOSED BUILTUP AREA |         |                              |                  |                  |
|-----------------------|---------|------------------------------|------------------|------------------|
| SL. NO.               | COLOURS | DESCRIPTION                  | F.S.I AREA (SQM) | TOTAL AREA (SQM) |
| 1)                    |         | GROUND FLOOR AREA (BLOCK-1)  | 2972.66          | 2972.66          |
| 2)                    |         | GROUND FLOOR AREA (BLOCK-2)  | 2972.66          | 2972.66          |
| 3)                    |         | GROUND FLOOR AREA (BLOCK-3)  | 2972.66          | 2972.66          |
| 4)                    |         | GROUND FLOOR AREA (BLOCK-4)  | 2972.66          | 2972.66          |
| 5)                    |         | GROUND FLOOR AREA (BLOCK-5)  | 2972.66          | 2972.66          |
| 6)                    |         | GROUND FLOOR AREA (BLOCK-6)  | 2972.66          | 2972.66          |
| 7)                    |         | GROUND FLOOR AREA (BLOCK-7)  | 2972.66          | 2972.66          |
| 8)                    |         | GROUND FLOOR AREA (BLOCK-8)  | 2972.66          | 2972.66          |
| 9)                    |         | GROUND FLOOR AREA (BLOCK-9)  | 2972.66          | 2972.66          |
| 10)                   |         | GROUND FLOOR AREA (BLOCK-10) | 2972.66          | 2972.66          |
| 11)                   |         | GROUND FLOOR AREA (BLOCK-11) | 1737.31          | 1737.31          |
| 12)                   |         | TOTAL AREA                   | 31463.91         | 31463.91         |
| 13)                   |         | VACANT AREA                  | -                | 104378.09        |

P.C = 31463.91 / 135842.00 X 100 = 23.16 %  
F.S.I = 31463.91 / 135842.00 = 0.231

| PARKING DETAILS |                          |          |          |
|-----------------|--------------------------|----------|----------|
| SL. NO.         | DESCRIPTION              | REQUIRED | PROVIDED |
| 1)              | OPEN LORRY PARKING SPACE | 63 NOS   | 80 NOS   |
| 2)              | OPEN TWO WHEELER PARKING | 631 NOS  | 663 NOS  |
| 3)              | OPEN CYCLE PARKING       | 631 NOS  | 740 NOS  |
| 4)              | OPEN CAR PARKING SPACE   | 12 NOS   | 32 NOS   |

ALL DIMENSION ARE IN METRE.

SCALE - 1:100.

APPLICANT REGISTERED ENGINEER

For Shobika Impex Private Limited,  
*(Signature)*  
E.C. N. Nishanth Kumar, Karur, Madurai,  
Registered Engineer,  
Reg. No. 70/04/2019, Madurai-625 005,  
Madurai, Tamil Nadu.  
No.2, 1st Cross, Srinivas Nagar, 75 Main Road,  
Vijayar Road, Trichy-67, Madurai-625 005.

REGISTERED STRUCTURAL ENGINEER GEO-TECH EXPERT

N. Nishanth Kumar,  
E.C. N. Nishanth Kumar, Karur, Madurai,  
Registered Engineer,  
Reg. No. 70/04/2019, Madurai-625 005,  
Madurai, Tamil Nadu.  
No.2, 1st Cross, Srinivas Nagar, 75 Main Road,  
Vijayar Road, Trichy-67, Madurai-625 005.

SITE SUPERVISION ENGINEER

*(Signature)*  
J. S. KUMAR, BARCH A.I.A. M.C.A.,  
REGISTERED ARCHITECT, REG. NO. CA 85995,  
TALLAKULAM, MADURAI-625 002,  
TAMIL NADU.  
PHONE: 9442-251105  
EMAIL: jseforassociates.pr@gmail.com

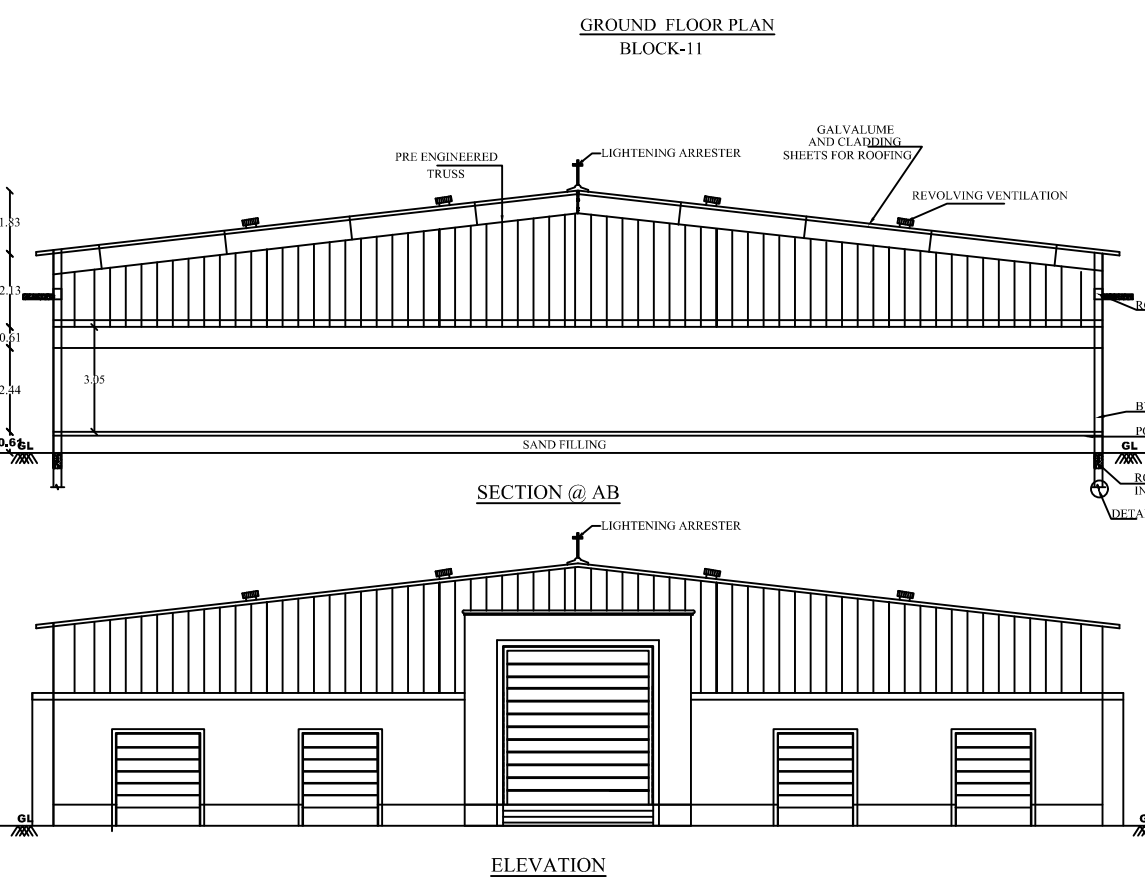
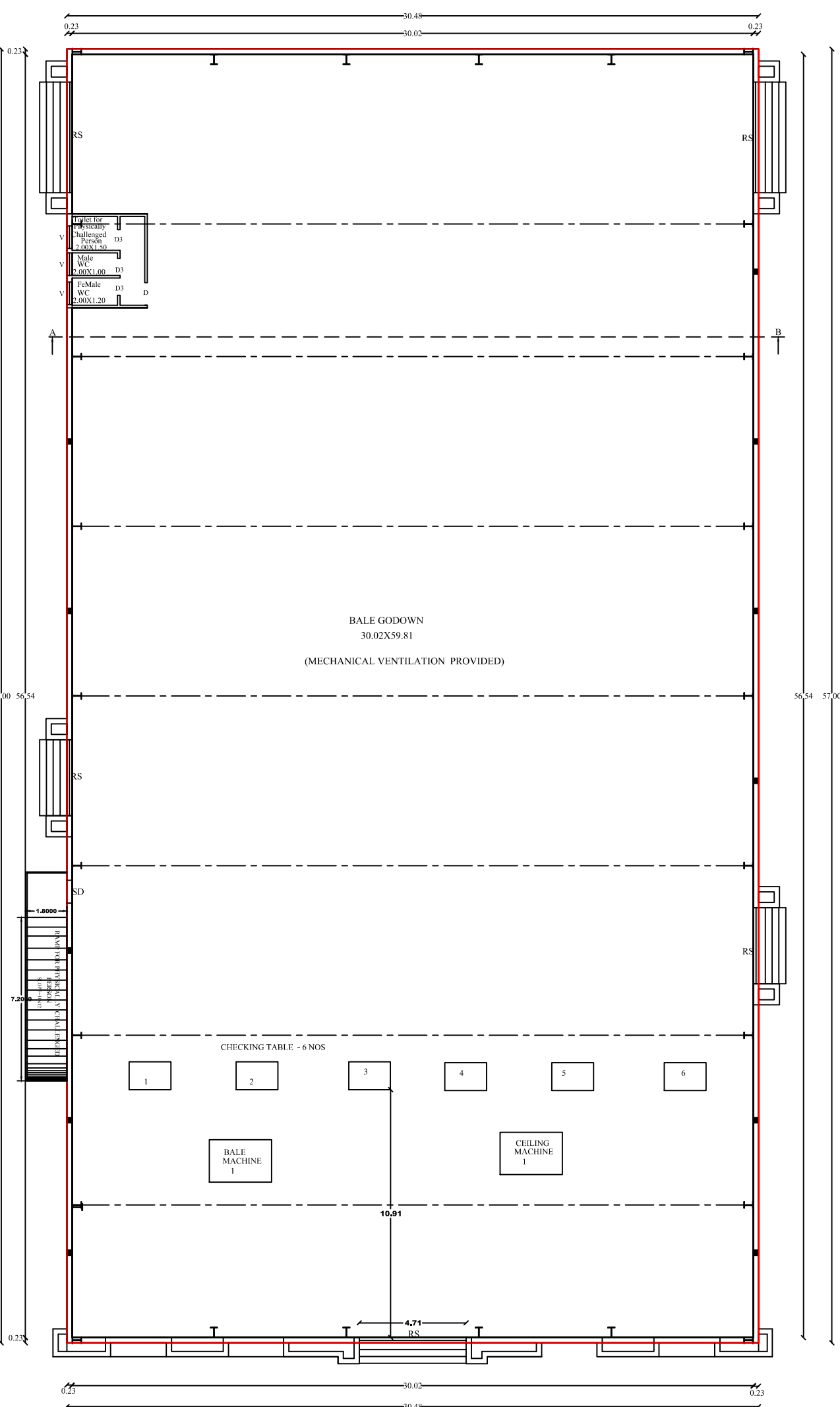
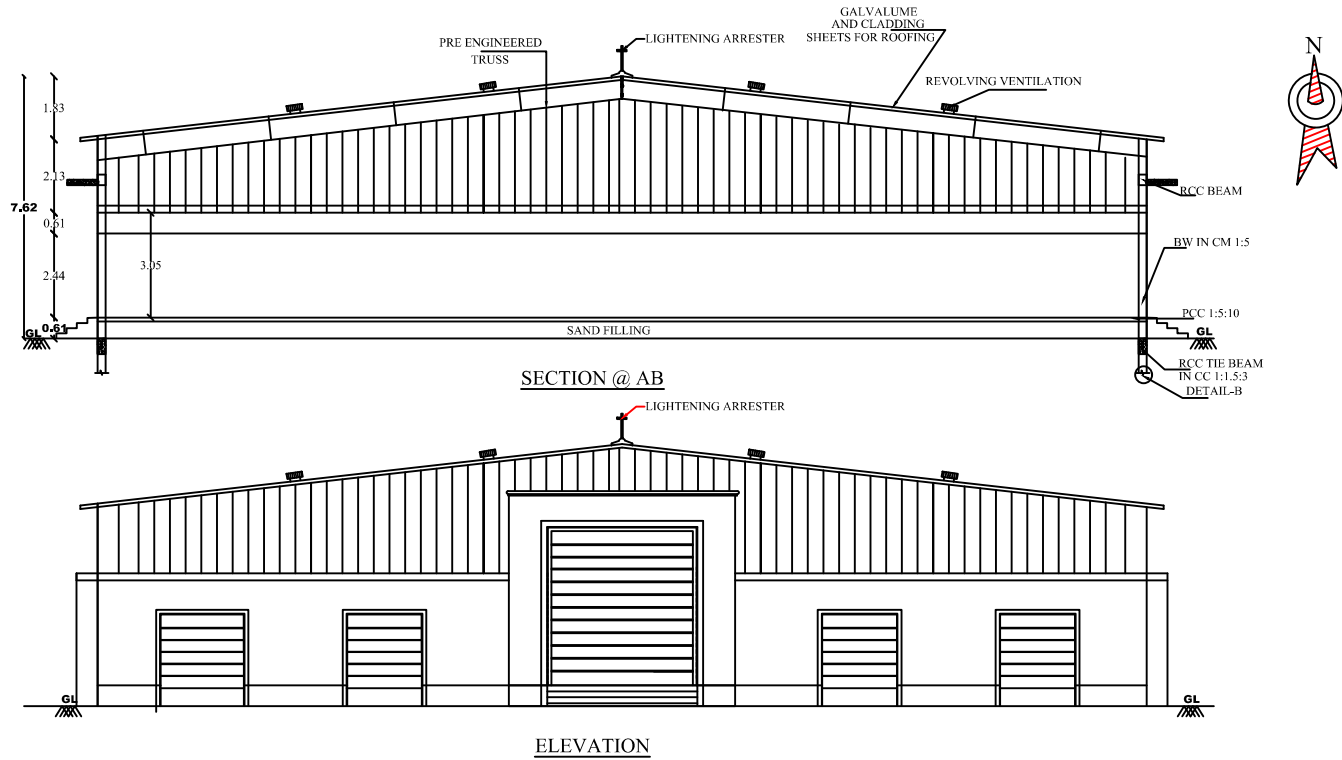
| SL. NO. | S.F.NO                                                                                          | DOCUMENT NO | DOCUMENT AREA IN SQ.M | PATTA NO | PATTA AREA |
|---------|-------------------------------------------------------------------------------------------------|-------------|-----------------------|----------|------------|
| 1       | 497/12, 499/1to3,5to8&10,11<br>500/1 to 7.9 & 10, 501/1to14<br>502 / A1 to A7, B1 to B5,<br>503 | 1362/2019   | 119250.00             | 4226     | 119250.00  |
| 2       | 500/8                                                                                           | 4018/2021   | 3750.00               | 4226     | 3750.00    |
| 3       | 760 /1,3,5                                                                                      | 295/2019    | 8542.00               | 5197     | 8542.00    |
| 4       | 499/4,9                                                                                         | 7577/2020   | 4300.00               | 4866     | 4300.00    |

| SCHEDULE OF JOINERIES: |             |
|------------------------|-------------|
| REFERENCE              | METRE       |
| RS - ROLLING SHUTTER   | 4.67 x 6.00 |
| RS1 - ROLLING SHUTTER  | 3.35 x 6.00 |
| SD - SLIDING DOOR      | 2.00 x 2.44 |
| D - DOOR               | 1.00 x 2.44 |
| D3 - DOOR              | 0.91 x 2.44 |

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TERRACE FLOOR PLAN  
BLOCK-11TYPICAL FLOOR PLAN  
TERRACE FLOOR PLAN  
BLOCK-1 TO 10

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J. FLOOR PLAN  
D. FLOOR PLAN  
CK-1 TO 10



# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

