PP APPROVAL RECORD

Planning Permission

Karur

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

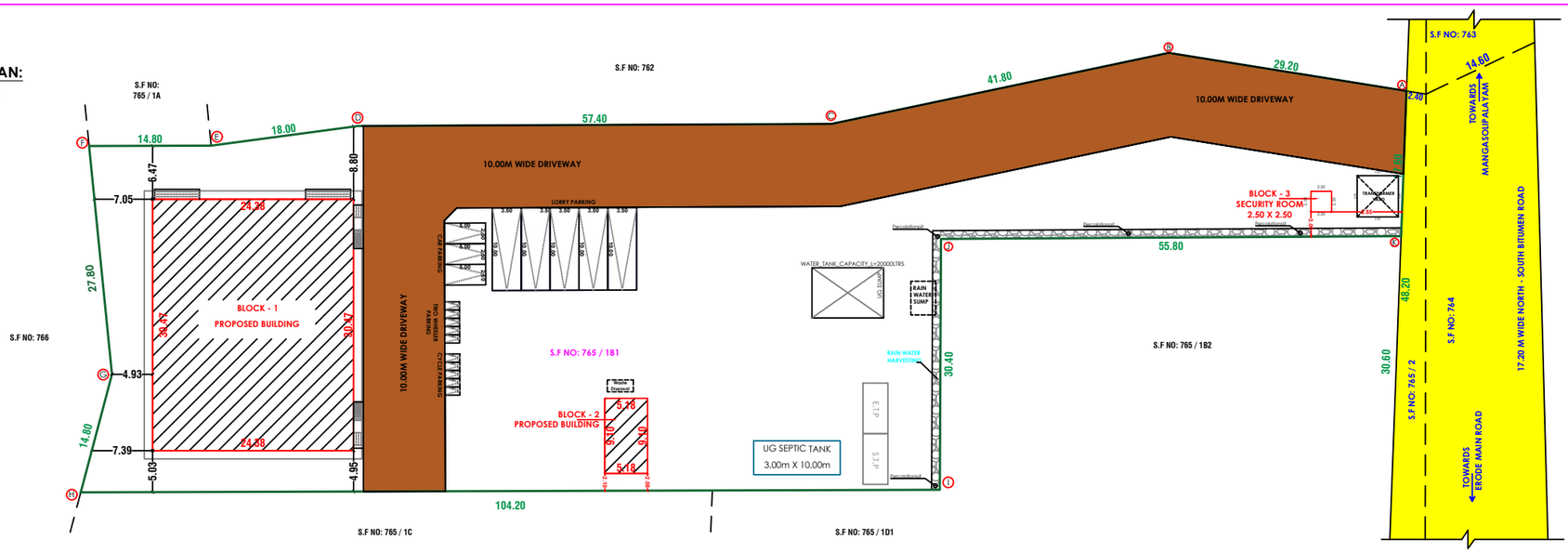
ISSUING AUTHORITY
DTCP

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

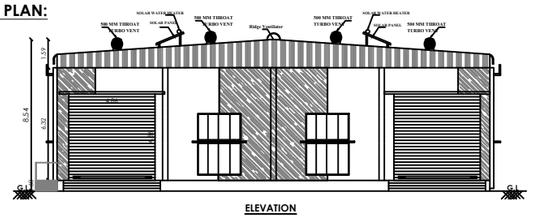
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

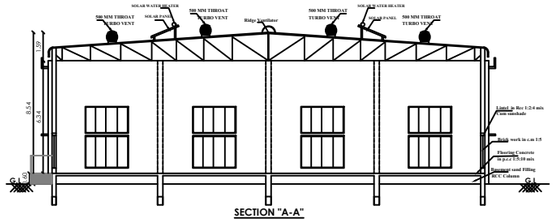
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A G.I SHEET ROOF GODOWN (COMMERCIAL) BUILDING IN S.F.NO:765/1B1, ATHUR VILLAGE AND PANCHAYAT, KARUR UNION, MANMANGALAM TALUK, KARUR DISTRICT.

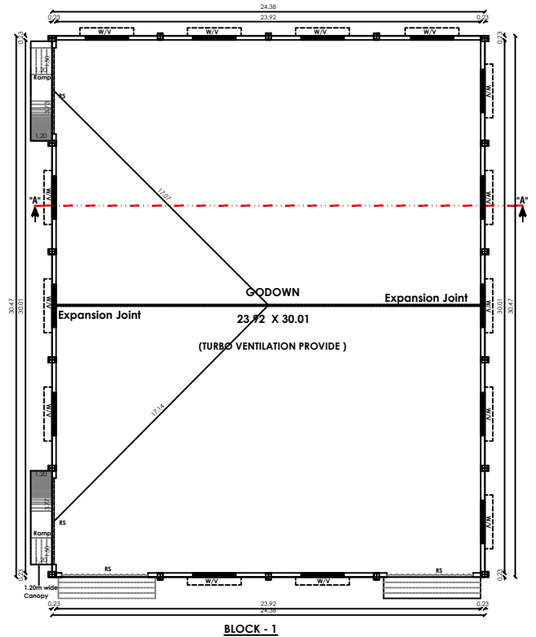
SITE PLAN: (1:200)



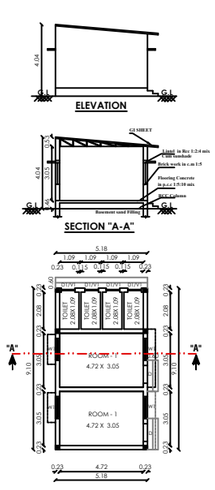
DETAILED PLAN: (1:100)



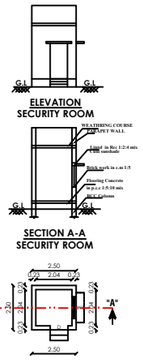




BLOCK - 1
PROPOSED GROUND FLOOR



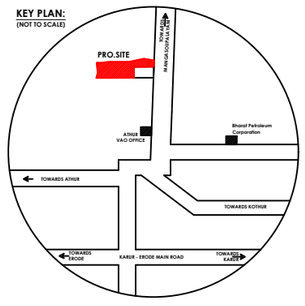
BLOCK - 2
PROPOSED GROUND FLOOR





GROUND FLOOR PLAN
SECURITY ROOM

KEY PLAN:
(NOT TO SCALE)

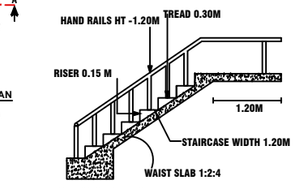


SITE APPROVAL
APPLICATION NO : SWP /BPA/100493/2024
SITE BOUNDARY SHOWN AS "A" - " K" AND NUMBERED as LP/DTCP(K.D) NO: 74/2024

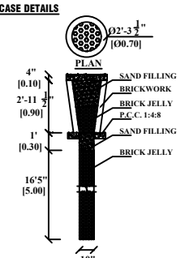
TECHNICAL APPROVAL
APPLICATIONS NO: SWP/BPA/ 100493/2024
APPLICATION NO: BP/DTCP (K.D) NO: 08/2024

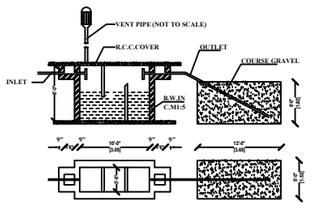
NOTE:-

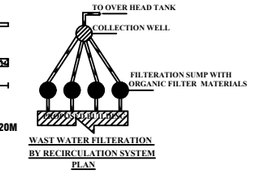
* ALL DIMENSIONS ARE IN METER.
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE SE CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* BORE WELL WITH MOTOR, WATER TANK AND MUNICIPAL WATER SUPPLY WILL BE PROVIDED.
* SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO SEPTIC TANK.
* RAIN WATER PERCOLATION BED 1.0m WIDE PROVIDED AS PER GO (MS) NO: 138 DATED 11-02-02.
* RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES
* SOLAR WATER HEATER WILL BE PROVIDED.

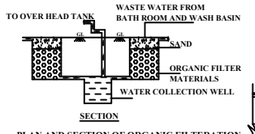


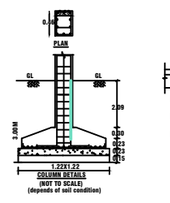
STAIRCASE DETAILS

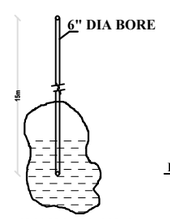




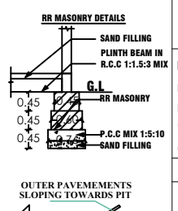


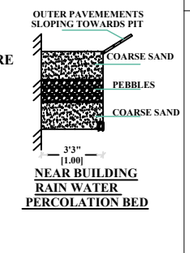




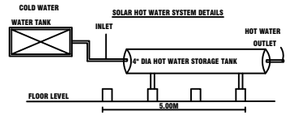


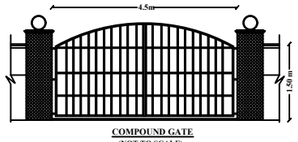
BORE WELL
(NOT TO SCALE)



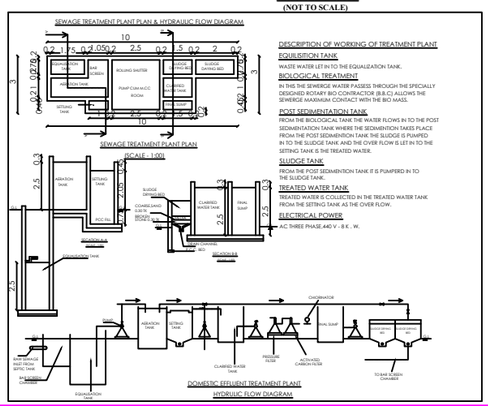


NEAR BUILDING RAIN WATER PERCOLATION BED





COMPOUND GATE
(NOT TO SCALE)



AREA DETAILS :-		REFERENCE :-	
AREA AS PER DOCUMENT	= 5514.00 Sq.m	EXISTING ROAD SHOWN IN	-
AREA AS PER PATTA	= 5514.00 Sq.m	BOUNDARY SHOWN IN	-
AREA AS PER SITE	= 5514.00 Sq.m	PRO.BUILDING SHOWN IN	-
SUPER IMPOSED SITE BOUNDARY	= 5514.00 Sq.m	DRIVEWAY	-

SCALE 1: 100
SHEET NO: 1

AREA CALCULATION:-

DESCRIPTION	FSI AREA IN Sq.m	NON FSI Sq.m	TOTAL AREA In Sq.m
BLOCK - 1 (PROPOSED BUILDING) (GODOWN BUILDING)	742.85	-	742.85
BLOCK - 2 (PROPOSED BUILDING) (STAFF ROOM)	47.13	-	47.13
BLOCK- 3 (SECURITY ROOM)	6.25	-	6.25
TOTAL AREA	796.23		796.23

SCHEDULE OF JOINERIES

REFERENCE		IN METER
RS	ROLLING SHUTTER	4.87 X 4.87
D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	2.43 X 1.83
W1	WINDOW	1.21 X 1.21
V	VENTILATOR	2.43 X 1.50
V1	VENTILATOR	1.00 X 0.61

SITE COVERAGE :-

= TOTAL BUILDUP AREA / SITE AREA x 100

= 796.23 / 5514.00 = 796.23 / 5514.00 x 100

= 14.44 %

FLOOR SPACE INDEX:-

= TOTAL BUILDUP AREA / SITE AREA

= 796.23 / 5514.00 = 0.14 < 2.00

PARKING DETAILS	REQUIRED	PROVIDE
LORRY PARKING	3 No's	5 No's
FOUR WHEELER PARKING	0 No's	3 No's
TWO WHEELER PARKING	0 No's	5 No's
CYCLED PARKING	0 No's	5 No's

HEIGHT OF BUILDING = 8.54m

NO OF WORKERS - 3 NOS

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE SE CORNER OF THE SITE.
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* RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES
* SOLAR WATER HEATER WILL BE PROVIDED.

APPLICANT

Mr. S.VIGNESH PANDIYAN , S/o Mr. SUNDARA VADIVEL

REGISTERED GEO TECH ENGINEER:

Er.A.Victor Samson Raj, M.E(Soil)
Regd Geo Tech Engineer,
DTCP.Reg.no:GTE 01/2020
Techlead Consultant & Engineers,
Iyer Bungalow, Madurai,
Cell :9520271927

REGISTERED CONSTRUCTION ENGINEER:

ER.K.VELMURUGAN,B.Tech,MIV,.
Govt.Construction-Registered Engineer,
DTCP.Reg.no:CE/DEC-19/2019,
KMC-Reg.No:082/LS/2019/0001,
149,Naval Complex,1sd Floor,
Salem Main Road,Vennimalai Bus Stop Opp,
Karur - 639 006.
Mobile :8903225270, 7845732235
Email : vmadhudevelopers@gmail.com

REGISTERED STRUCTURAL ENGINEER:

Er. R. SHUKUMARAN.,
M.E.,(STRUCT).,M.Sc(REV).,A/M/I/E.,A.I.V.,
Reg .No: SE/Gr-1/TR/May/2019/006
Govt Approved Engineer (CLASS-1A).
Approved Bank, Income Tax
& Wealth Tax Valuer,
50, Vaiyapurai Nagar, 4th Cross,
KARUR - 639002
Cell: 94433 75677 Ph: 233 206

REGISTERED ENGINEER:

Er.Manivel., B.E., P.G Dip (Val).,
Consulting/Registered Engineer,
DTCP.Reg.no:RE/Gr-II/001/Karur/June/2023,
KCMC-Reg.No:082/LS/2022/00003,
1000C, 2nd Floor, Kandavel Tower,
Coval Main road, Karur - 639 001.
Mobile :97870 20309, 8883367961
Email : buildmayan@gmail.com

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.