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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

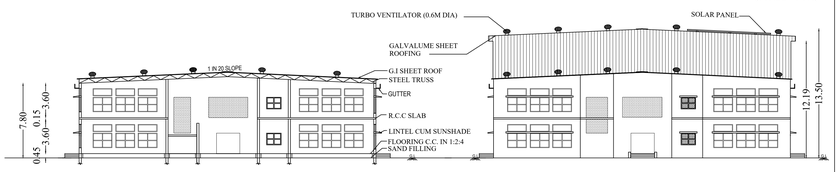
hello@verified.realestate

+91 9996 12 9996

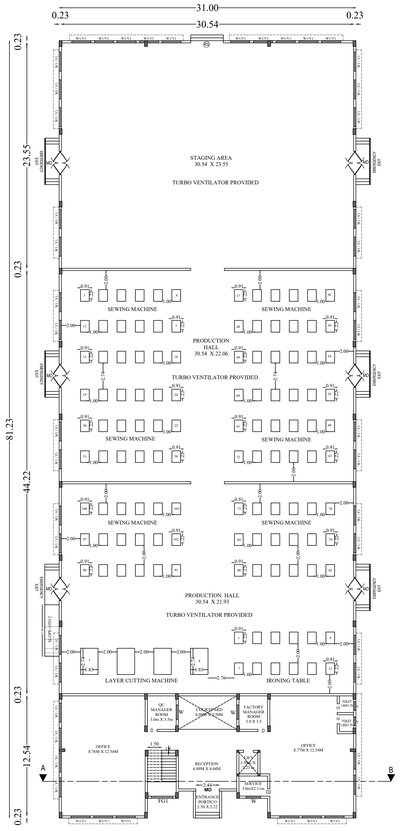
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BLOCK - 01 (OFFICE & PRODUCTION HALL)

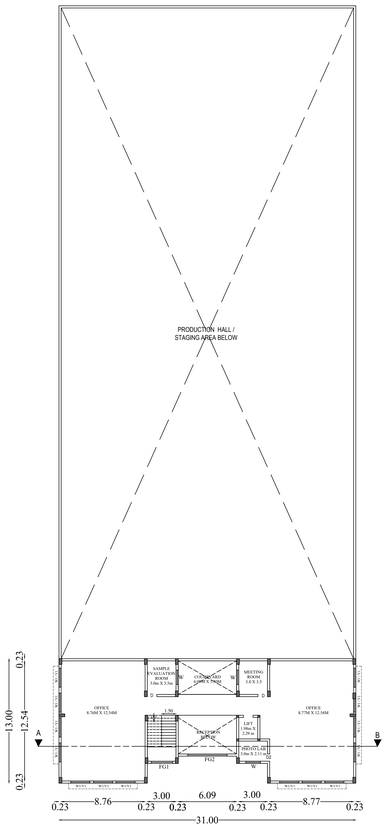
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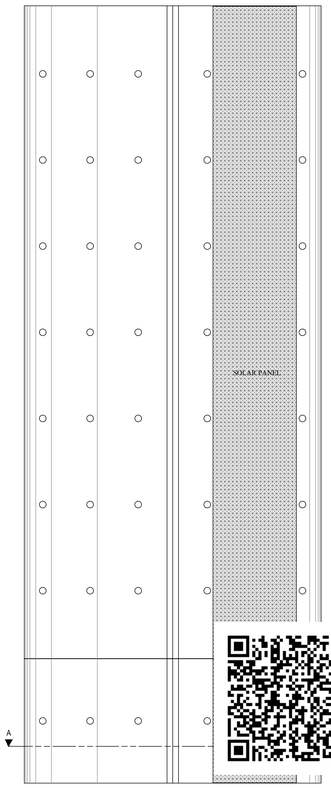
SECTION - A B ELEVATION



GROUND FLOOR



FIRST FLOOR PLAN

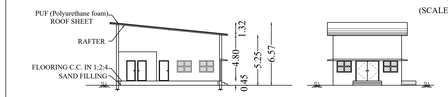


ROOF PLAN

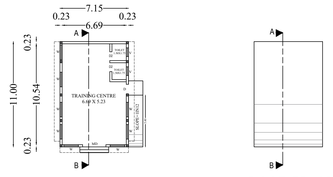
APPROVAL AUTHORITY
SITE APPROVAL APPLICATION NO : SWP/BPA/149297/2024 Site Boundary Shown as "A to J" and numbered as LP/DTCP(K.D) No : 76 / 2024
TECHNICAL APPROVAL APPLICATION NO : SWP/BPA/149297/2024 LP/DTCP(K.D) No : 10 / 2024

BLOCK -02 (TRAINING HALL)

(SCALE - 1:100)



SECTION - A B ELEVATION



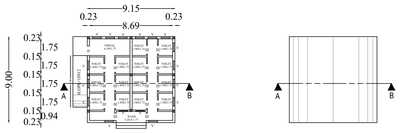
GROUND FLOOR ROOF PLAN

BLOCK -03 (TOILET BLOCK)

(SCALE - 1:100)



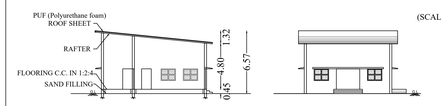
SECTION - A B ELEVATION



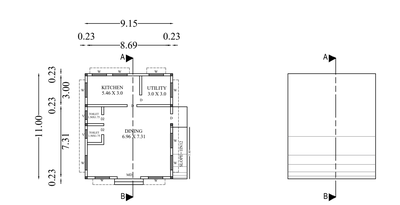
GROUND FLOOR ROOF PLAN

BLOCK -04 (DINING BLOCK)

(SCALE - 1:100)



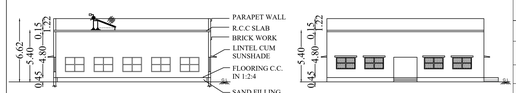
SECTION - A B ELEVATION



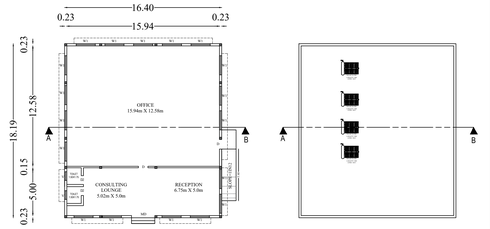
GROUND FLOOR ROOF PLAN

BLOCK-05 (DTS BLOCK)

(SCALE - 1:100)



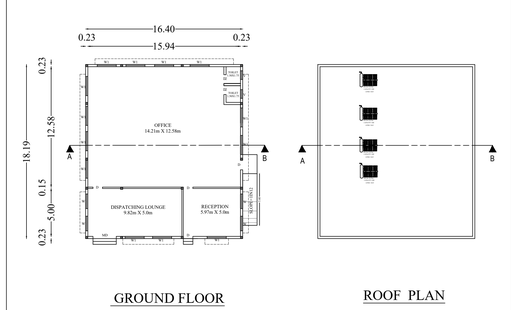
SECTION - A B ELEVATION



GROUND FLOOR ROOF PLAN

BLOCK-06 (DISTRIBUTION WAREHOUSE)

(SCALE - 1:100)



GROUND FLOOR ROOF PLAN

THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF (TAILORING AND GARMENT MAKING) INDUSTRIAL BUILDING (GREEN CATEGORY) (BLOCK-01 TO 06) INSTALLATION OF 160HP IN S.F.NO. 122/1B1B, 122/1B2 AT KAKKAVADI VILLAGE AND PANCHAYAT , THANTHONI UNION, KARUR TALUK , KARUR DISTRICT.

ALL DIMENSIONS ARE IN "METRE"

AREA STATEMENT

SITE AREA DETAILS (In Sq.m)

AS PER DOCUMENT	10081.00 (2.49 Acres)
AS PER PATTA	10081.00 (2.49 Acres)

BUILDING AREA DETAILS (In Sq.m)

FLOOR NAME	BUILTUP AREA	FSI AREA
BLOCK-01 (Office, Production hall)-GROUND FLOOR)	2496.29	2496.29
BLOCK-01 (Office)-FIRST FLOOR	327.54	327.54
BLOCK-02 (Training hall)-GROUND FLOOR	78.71	78.71
BLOCK-03 (Toilet block)-GROUND FLOOR	82.39	82.39
BLOCK-04 (Dining block)-GROUND FLOOR	100.70	100.70
BLOCK-05 (DTS Block)-GROUND FLOOR	298.35	298.35
BLOCK-06 (Distribution warehouse)-GROUND FLOOR	298.35	298.35
TOTAL AREA	**3682.33**	**3682.33**

FLOOR SPACE INDEX (FSI)	= 3682.33/10081.00 = 0.37 < 1.5
PLOT COVERAGE	= 3354.79/10081.00 X 100 = 33.28%
OSR	= 1031.84 (10.24%)

PARKING DETAILS

PARKING TYPE	REQUIRED	PROVIDED
CAR PARKING (2.5M X 5.0M)	05 Nos.	05 Nos.
LORRY (3.5M X 10.0M)	06 Nos.	06 Nos.
TWO WHEELER/CYCLE (1.0M X 1.8M)	86 Nos.	94 Nos.
DA PARKING (3.6M X 5.0M)	01 Nos.	02 Nos.

NOTES:-

1. SOLAR WATER HEATING SYSTEM PROVIDED.
2. RAINWATER HARVESTING FACILITIES PROVIDED.
3. WATER FACILITIES PROVIDED.
4. DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
5. F E - FIRE SAFETY MEASURES PROVIDED.
6. E.S.F - EXHAUST FAN

E.S.F

COLOUR INDEX

- PROPOSED SITE
- PROPOSED BUILDING
- VEHICULAR ACCESS WAY
- EXISTING ROAD
- OPEN SPACE RESERVATION

MACHINE DETAILS	HORSE POWER
IRONING TABLE	5HP X 12 = 60
SEWING MACHINE	0.75HP X 108 = 81
LAYER CUTTING MACHINE	0.5HP X 4 = 2.0
LIGHT , FAN AND A.C	17HP
TOTAL HORSE POWER	160 HP

APPLICANT :

For AV COTTON CONCEPTS TEXTILE PARK PVT LTD

Director

Mr.G.VANJINATH

(DIRECTOR)

M/S.A.V.COTTON CONCEPTS TEXTILE PARK PRIVATE LIMITED

ARCHITECT :

Ar. N. JANANI, B.arch.,
COA Reg. No: CA/2018/101543,
DTCP Registered Architect GRADE - I,
Reg. No: RA/G-I/001/KARUR /January/2021,
335/9, C.A.K. ROAD, KARUR - 639 002.

STRUCTURAL ENGINEER :

Er.A.T.MOHAN,M.Tech(Structural)
District Panel Eng-Class-1A [L.S.E] /2907/2019,
Structural Engineer Grade-1,
Reg.No:SE/GR-1TR/May 2019/005,
35/50 ATM Tower, Gowripuram East,
Karur-639001.Phone:+9173737 25758

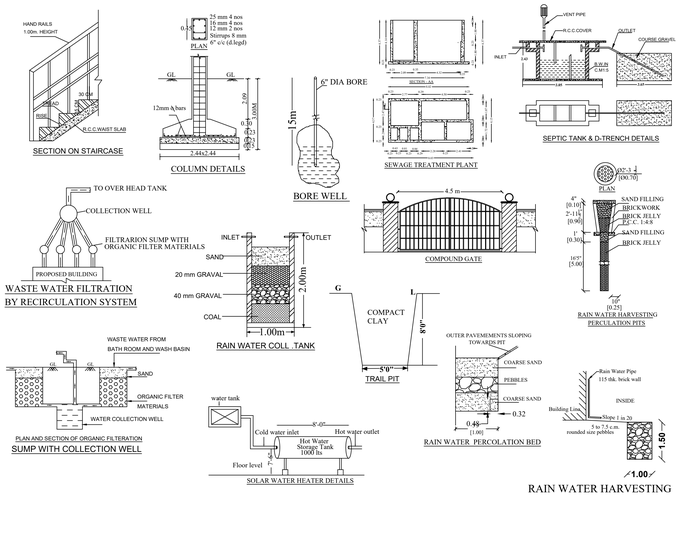
CONSTRUCTION ENGINEER :

Er.M.ARUNKUMAR B.E.,
Registered Construction Engineer
DTCP-Reg.No : RCE/001/KRR/JAN/2024
No : 17,Senguntthapuram 1st Cross,
Behind Hotel Royal Grand, Karur-2
Mob : 98432 21499

GEOTECHNICAL ENGINEER :

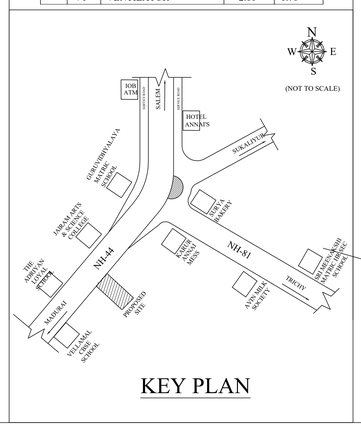
Er.K.P. VETRISELVAM, M.E(GEOTECH), MIGS,MISTE,
GEOTECHNICAL ENGINEER
INDIAN GEOTECHNICAL SOCIETY (LM-3564)

(NOT TO SCALE)

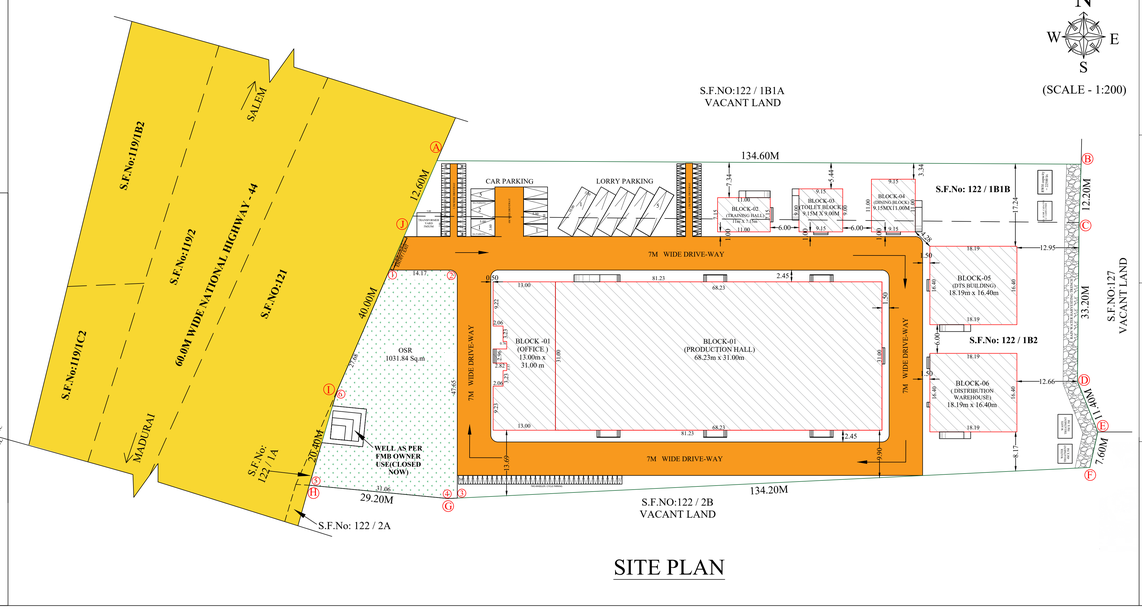


SCHEDULE OF JOINERY

S.No.	TYPE	DESCRIPTION	WIDTH	HEIGHT
1	M.D	DOOR	2.44	2.13
2	D	DOOR	1.00	2.13
3	D2	DOOR	0.76	2.13
4	RS	ROLLING SHUTTER	3.41	2.13
5	W	WINDOW	1.52	1.22
6	W1	WINDOW	2.00	1.52
7	V	VENTILATOR	0.91	0.76
8	FG1	FIXED GLAZING	1.76	3.75
9	FG2	FIXED GLAZING	4.09	2.13
10	V1	VENTILATOR	2.00	0.76



KEY PLAN



SITE PLAN

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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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.