

PP

APPROVAL RECORD

Planning Permission

Karur

Karur district, Tamil Nadu

APPROVAL TYPE

Building Plan

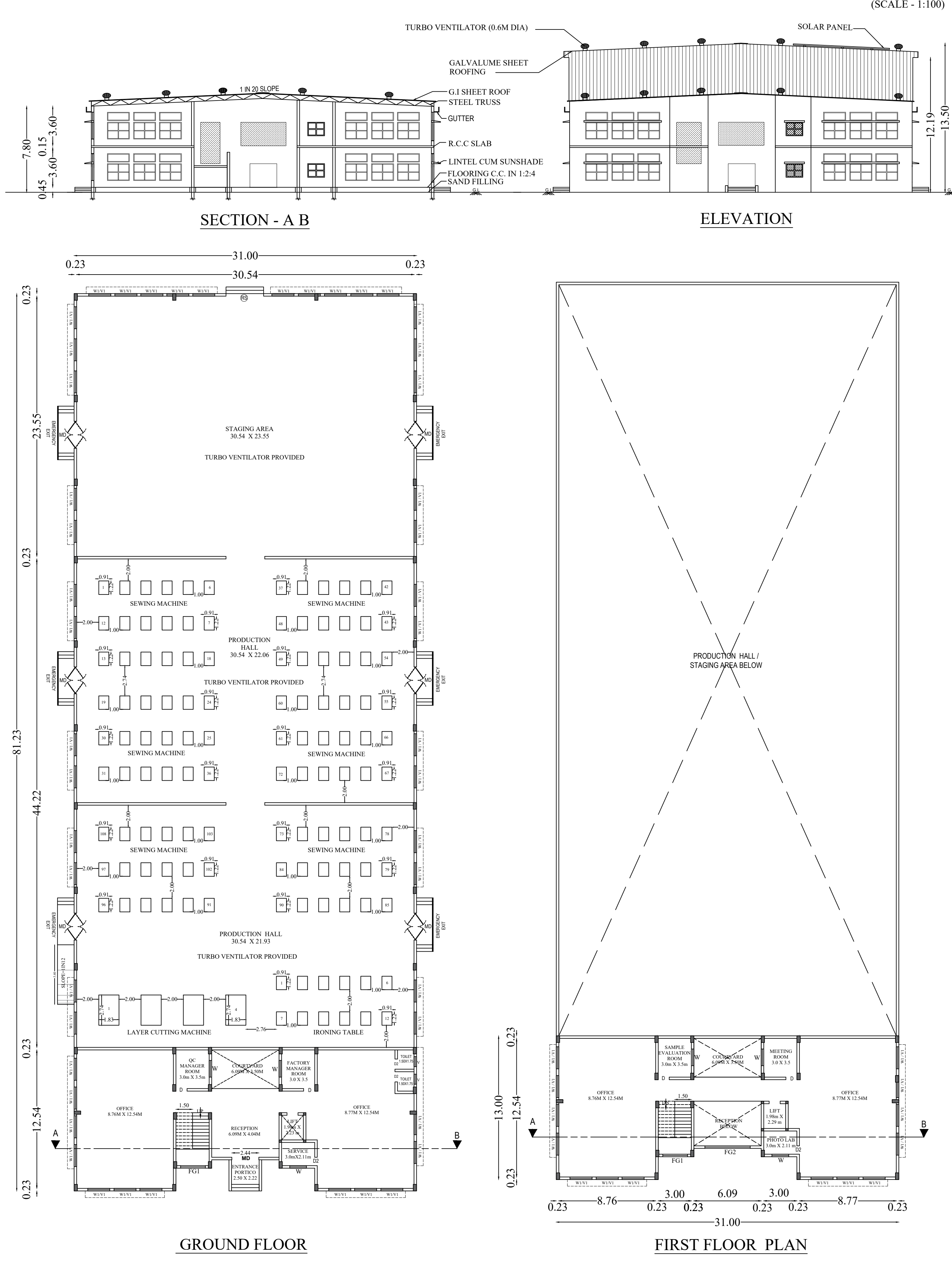
ISSUING AUTHORITY

DTCP

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

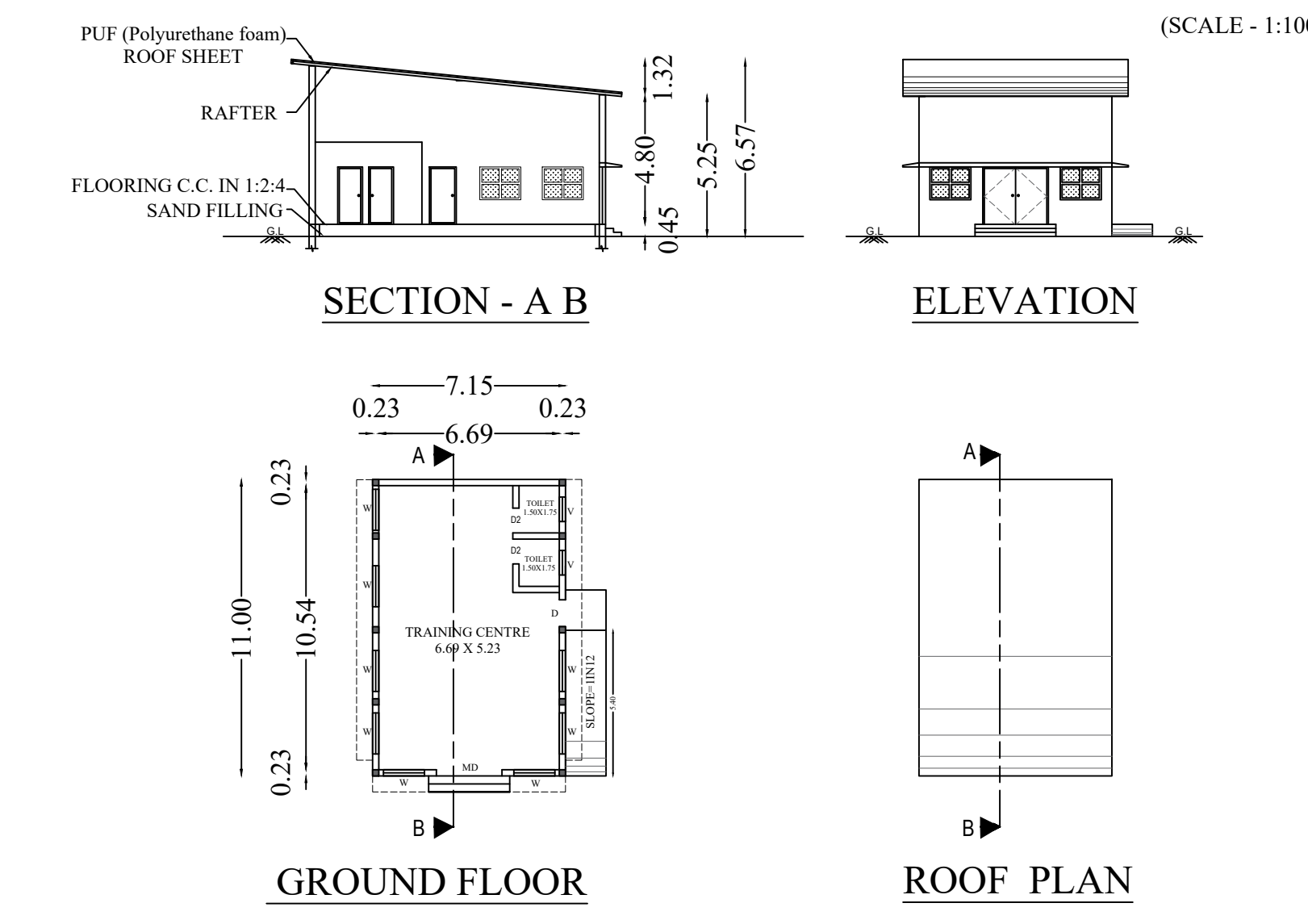
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

BLOCK - 01 (OFFICE & PRODUCTION HALL)

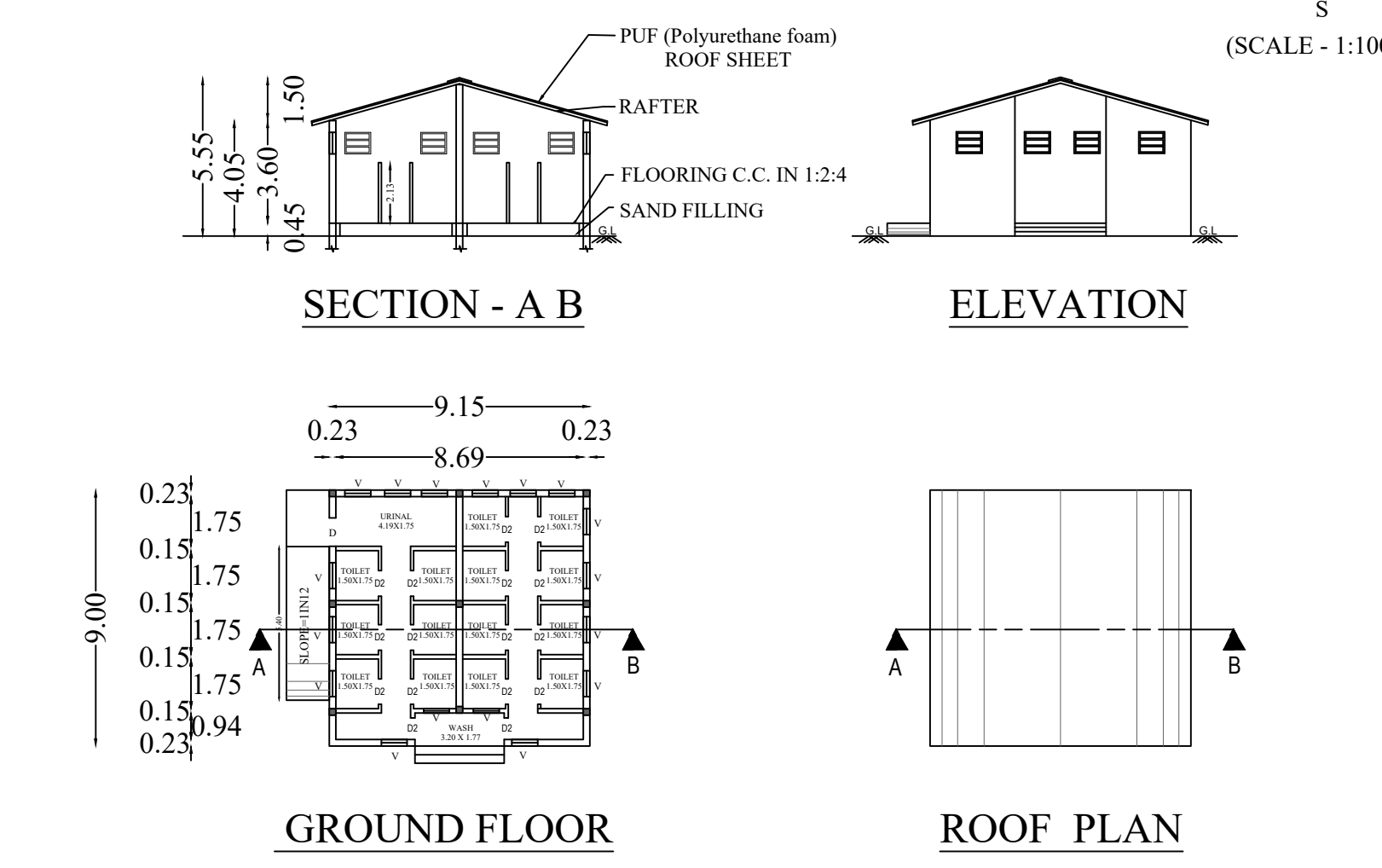


APPROVAL AUTHORITY
SITE APPROVAL
APPLICATION NO : SWP/BPA/149297/2024
Site Boundary Shown as "A to J" and numbered as LP/DTCP(K.D) No : 76 / 2024
TECHNICAL APPROVAL
APPLICATION NO : SWP/BPA/149297/2024
LP/DTCP(K.D) No : 10 / 2024

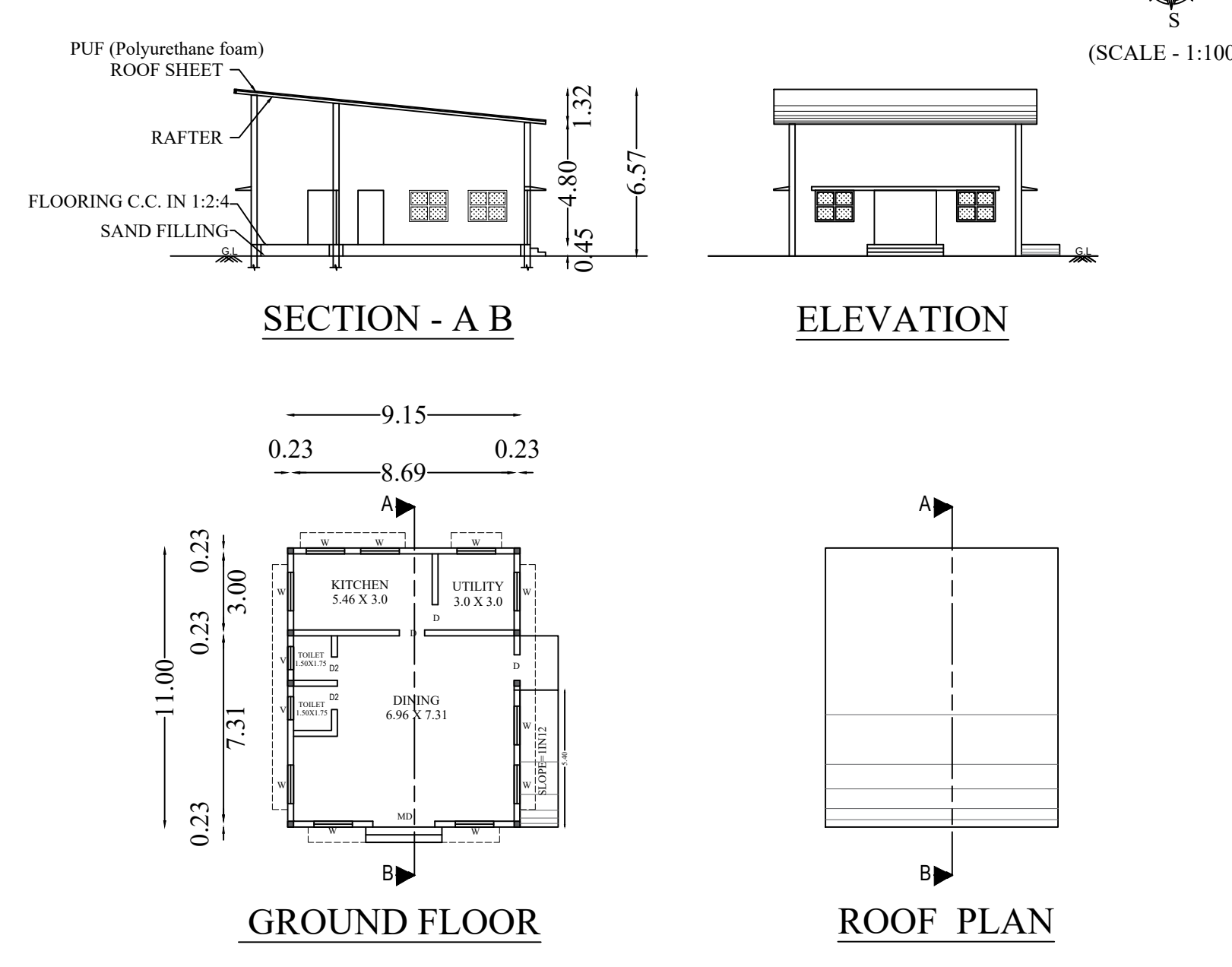
BLOCK -02 (TRAINING HALL)



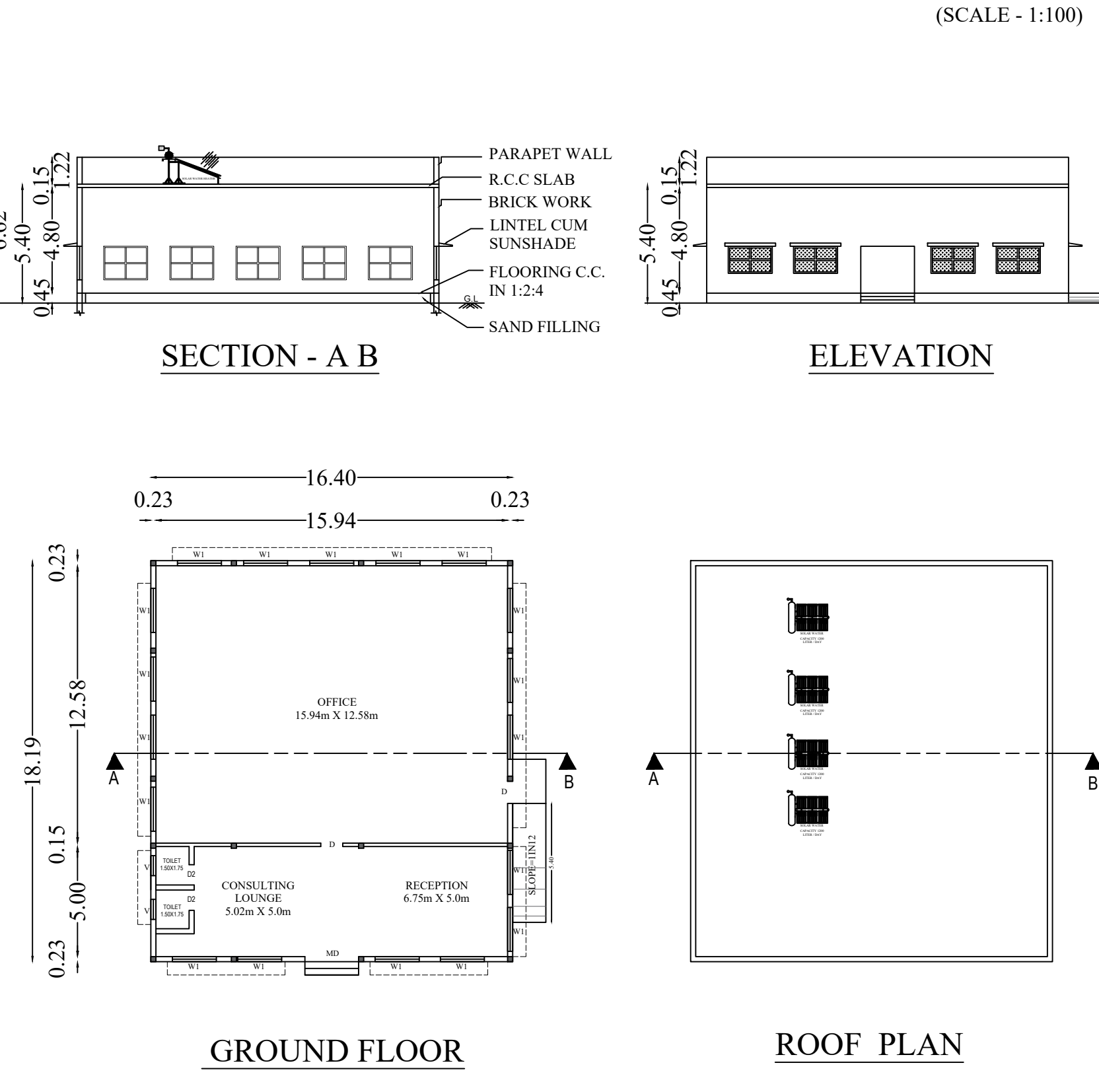
BLOCK -03 (TOILET BLOCK)



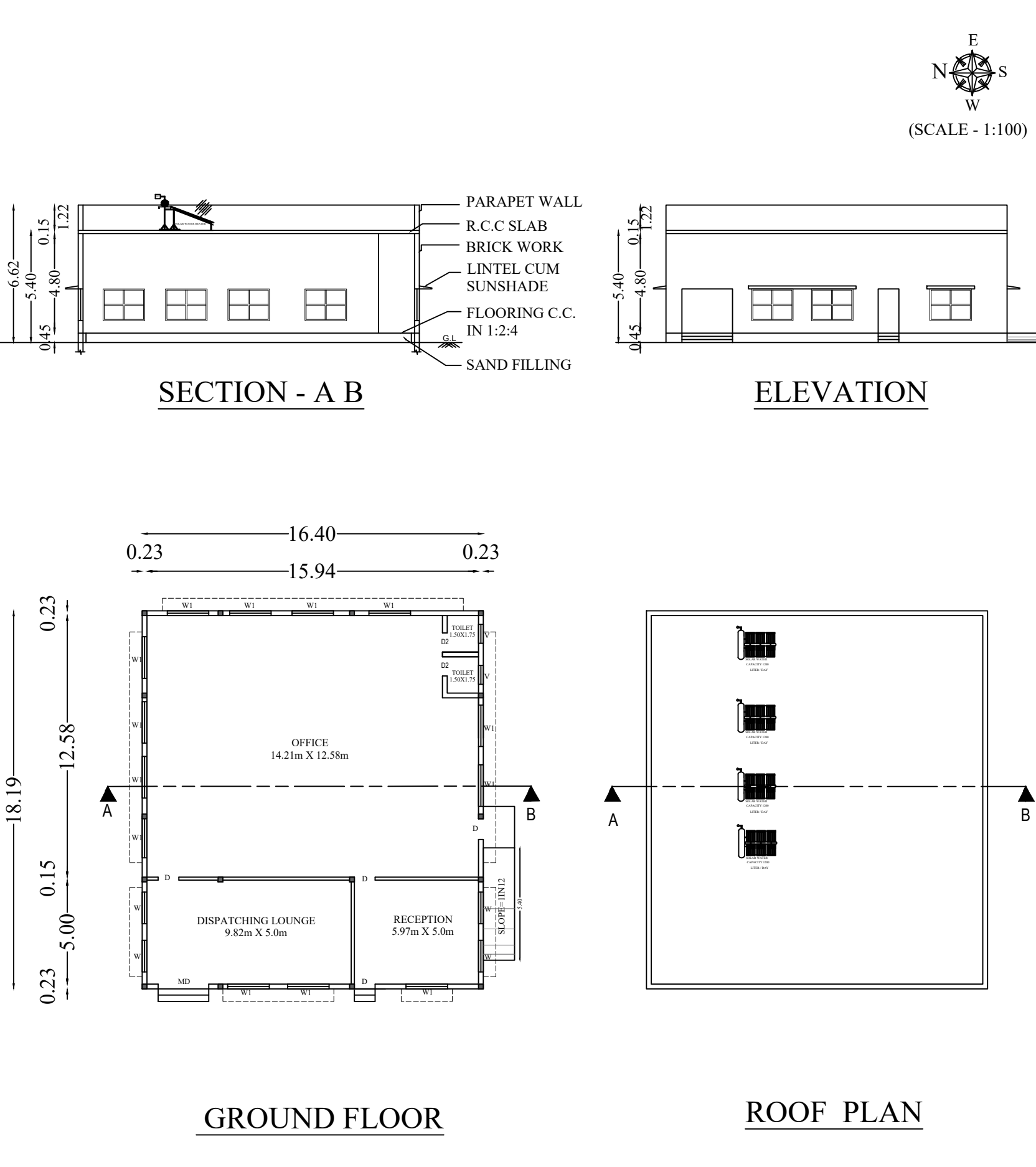
BLOCK -04 (DINING BLOCK)



BLOCK-05 (DTS BLOCK)



BLOCK-06 (DISTRIBUTION WAREHOUSE)



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		

COLOUR INDEX	
PROPOSED SITE	
PROPOSED BUILDING	
VEHICULAR ACCESS WAY	
EXISTING ROAD	
OPEN SPACE RESERVATION	
MACHINE DETAILS	
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 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 -1,
Reg. No: RA/Reg-1/2003/KARUR /January/2003,
335/9, C.A.K. ROAD, KARUR - 639 002.

STRUCTURAL ENGINEER :

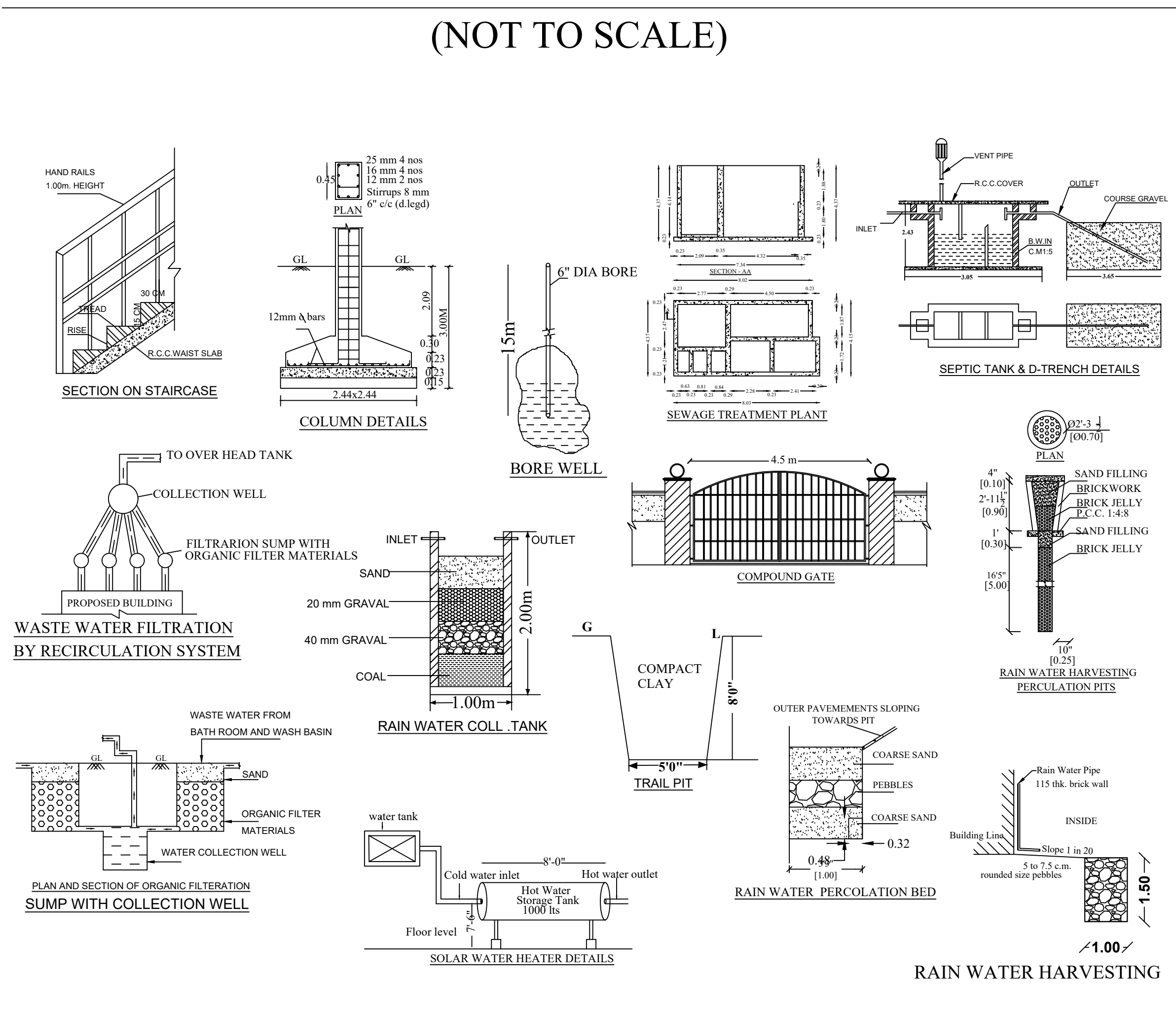
Er.A.T.MOHAN, M.Tech (Structural)
District Panel Eng-Class-1A B & C / 12257/0219,
Structural Engineer Grade-1,
Reg. No: SE/GR-1/170/May 2019/0105,
35/50 ATM Tower, Govipuram East,
Karur-639001.Ph:9173737 25758

CONSTRUCTION ENGINEER :

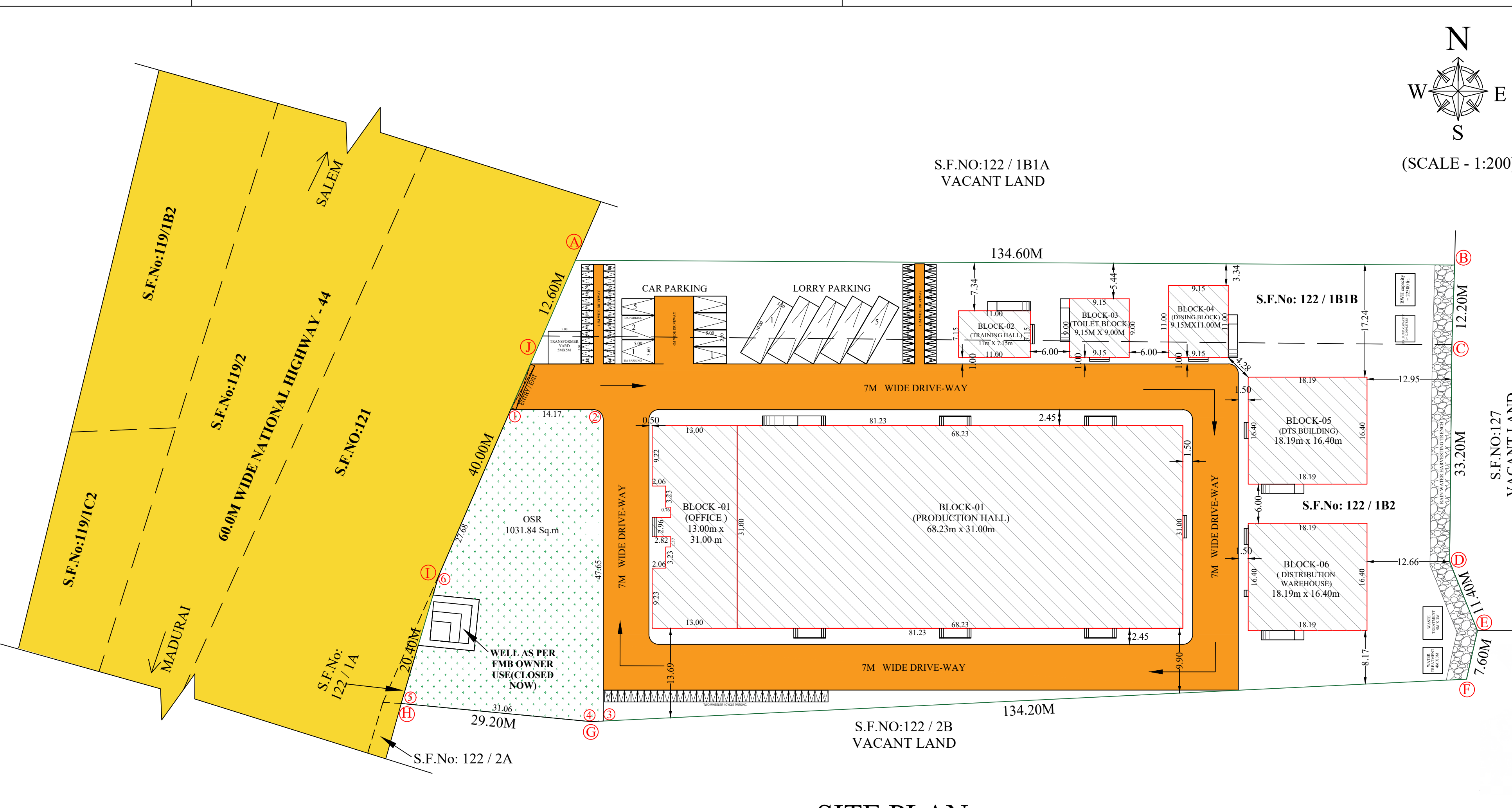
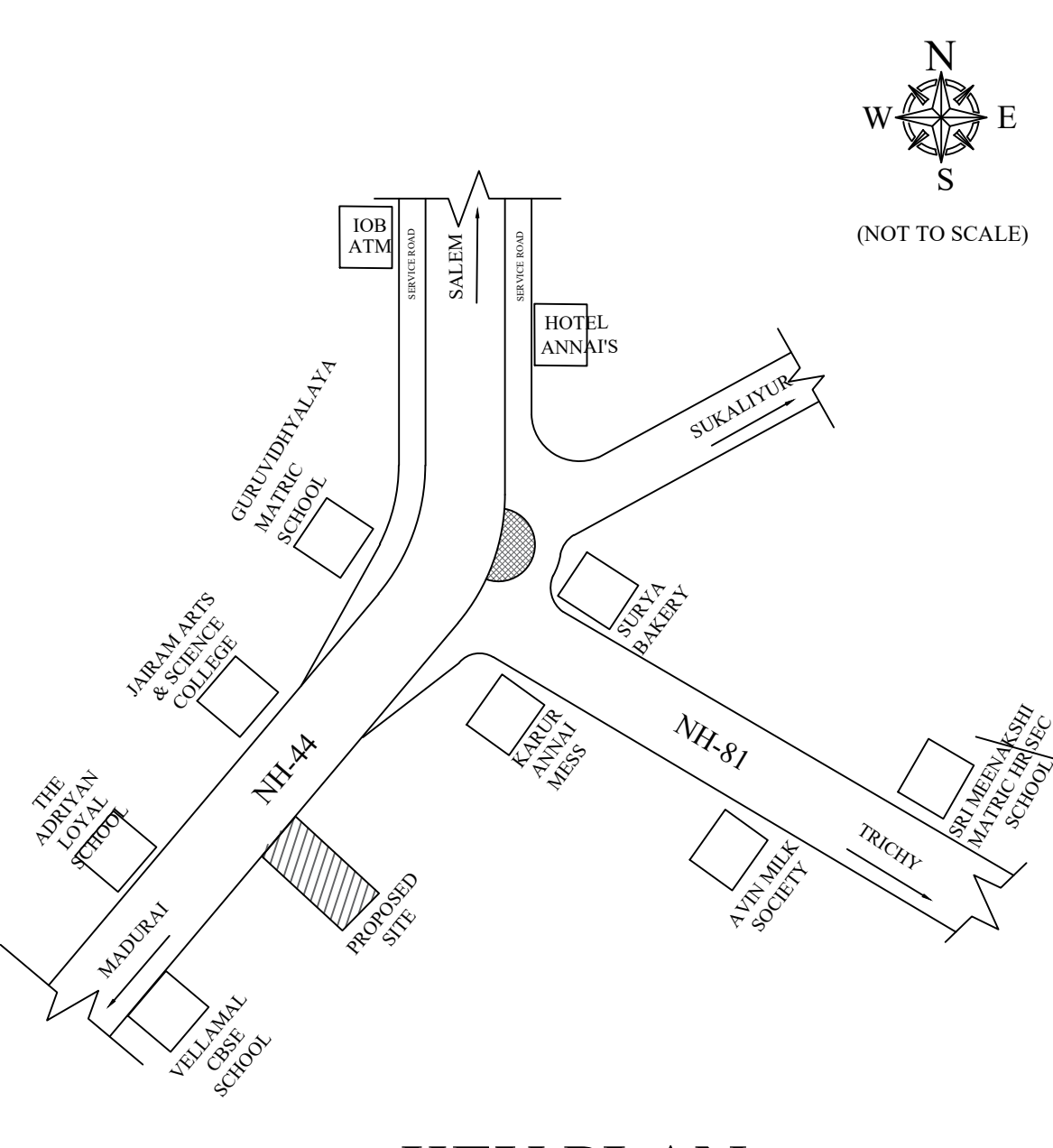
Er.M.ARUNKUMAR B.E.,
Registered Construction Engineer
DTCP-Reg.No: RCE/001/KR/JAN/2024
No:17,Sengunthapuram 1st Cross,
Behind Hotel Royal Grand, Karur-2
Mob : 98492 21498

GEOTECHNICAL ENGINEER :

Er.K.P. VETRIVELU, M.Engg, M.Sc, MISTE,
GEOTECHNICAL ENGINEER
INDIAN GEOTECHNICAL SOCIETY (IAGS-584)



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



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

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

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

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.

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.

