Verified RealEstate™

REFERENCE
SWP/BPA/175456/2024

ISSUED
23 May 2024

PP APPROVAL RECORD

Planning Permission

Karur

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

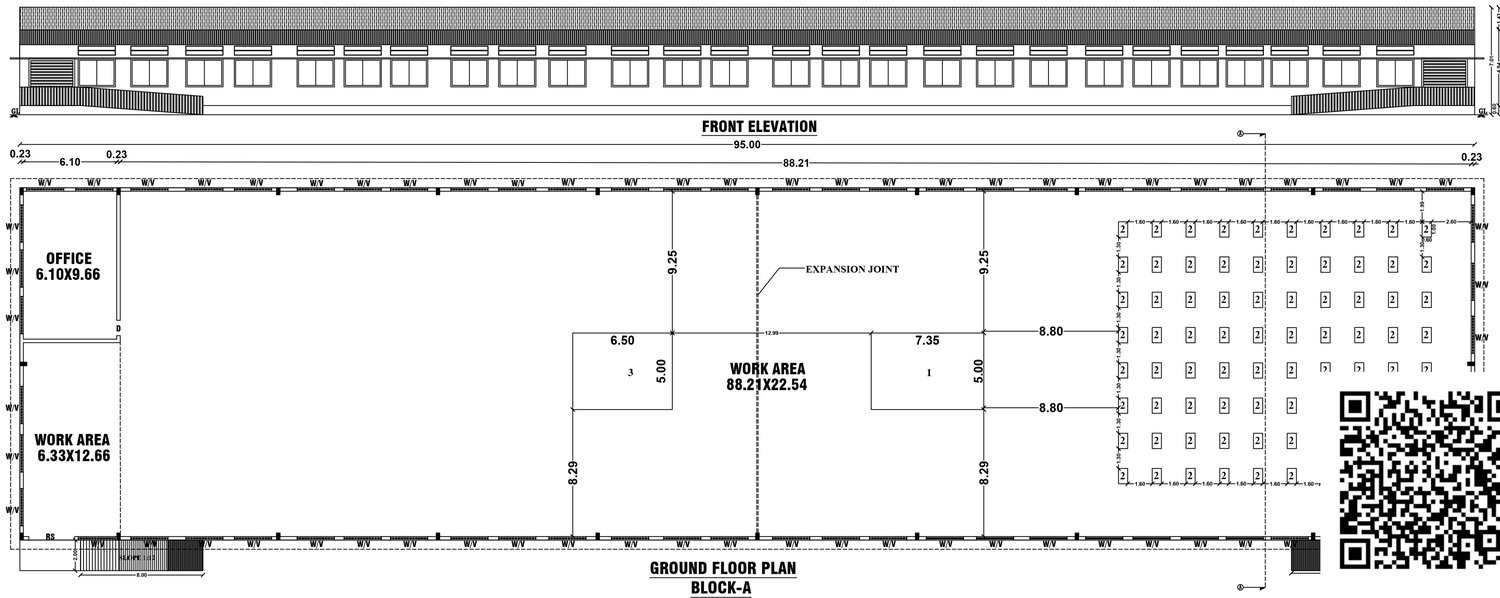
The approval as the planning authority issued it, reproduced in full behind this page.

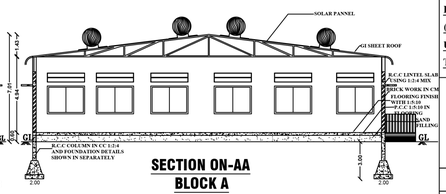
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

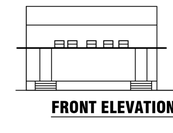
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

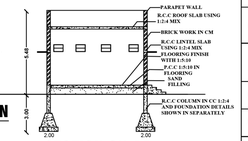
hello@verified.realestate
+91 9996 12 9996
verified.realestate

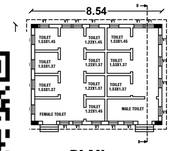
DIGITALLY VERIFIED RECORD











PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I AND R.C.C ROOF GREEN CATEGORY INDUSTRIAL BUILDING 150HP (GARMENTS INDUSTRIES) IN S.F.NO:- 730/A2B,A3B AT UPPIDAMANGALAM WEST VILLAGE AND UPPIDAMANGALAM TOWN PANCHAYAT, KARUR TALUK, KARUR DISTRICT.

APPLICANT:- For:- P.SARAVANAN S/O PALANYAPPAN
B.ARJUNAN S/O BALAR GOUNDAR
N.SELVARAJAN S/O NADESAN
N.BALASUBRAMANI S/O NACHAPPAN

AREA DETAILS	SQ.M
AREA OF THE SITE (As per patta)	7855.00
DOCUMENT AREA	7855.00 (1.94ac)

AREA OF BUILDING	FSI AREA SQ.M	NON FSI AREA SQ.M
BLOCK A	2185.00	-
BLOCK B	55.94	-
TOTAL AREA	2240.94	-

FLOOR SPACE INDEX(FSI) = TOTAL BUILDUP AREA / TOTAL SITE AREA
= 2240.94 / 7855.00
= 0.28<1.50

S.NO	DESCRIPTION	SIZE(M)
1	MD-MAIN DOOR	2.44X2.13
2	D- DOOR	1.00X2.13
3	D1-DOOR1	0.91X2.13
4	LD-LIFT DOOR	1.00X2.13
5	W-WINDOW	2.44X1.82
6	W1-WINDOW 1	1.82X1.22
7	V-VENTILATOR	2.44X0.60
8	V1-VENTILATOR	0.90X0.60

S.NO	DESCRIPTION	NOS	HP	TOTAL HP
1	Compressing Machine	1	30	30
2	JUKI Sewing Machine	80	1	80
3	Packaging machine	1	40	40
	TOTAL HP			150

NO OF WORKERS 20NOS

APPLICANT

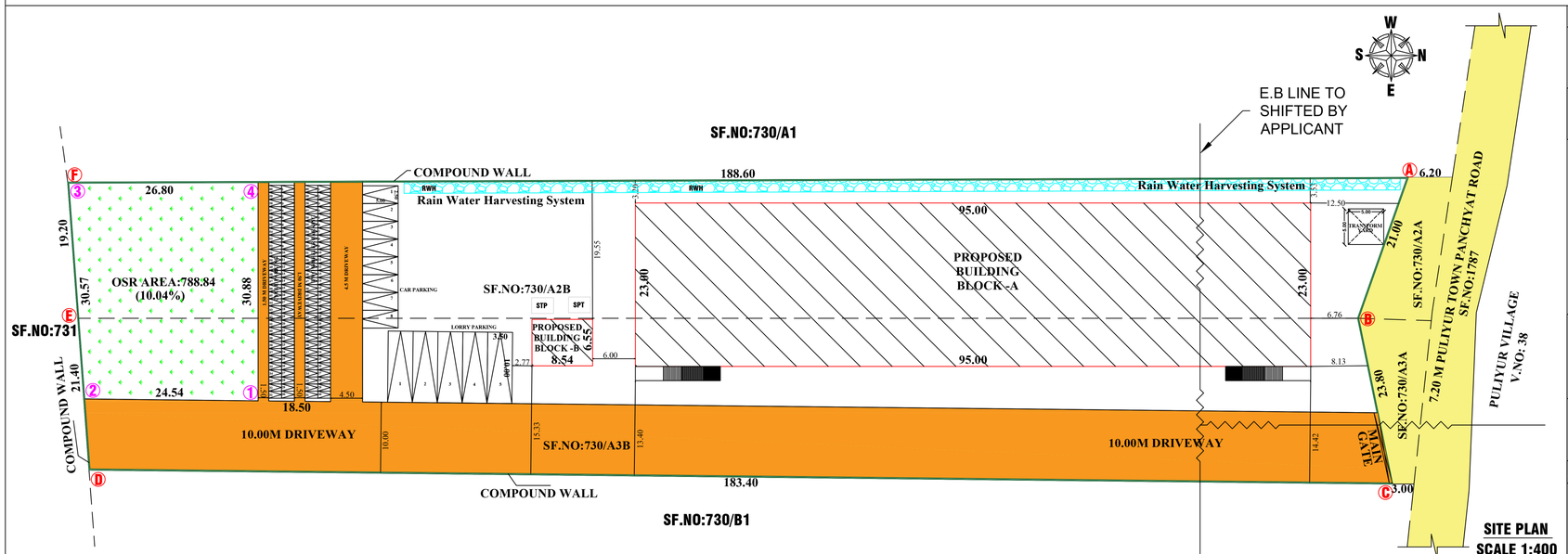
M. PRZETHI KANJALI, B.arch
REGISTERED ARCHITECT
CA / 2015 / 16967
Registered Architect Grade-I
License No:03/RA-I/2019
SALEM
REGISTERED ARCHITECT ENGINEER

K.R. KESAVAN, M.E.,(Struc.)
Civil & Structural Consultant,
Opp. Saradha College, Velu Complex,
SALEM - 636 016.
Registered Structural Engineer Grade-I
License No: 16/RSE-I/2019
REGISTERED STRUCTURAL ENGINEER

Er.K. PRAKASH M.E.MIGS.,
Geotechnical Consultant
Reg. No. LPA/GTE/19/5/003
REGISTERED GEOTECHNICAL ENGINEER

Er.G.SATHYASEELAN, B.E.,LBS.,
Registered Engineer Grade - II
RE/Gr-II/004/Karur
PS CONSTRUCTION,
Cell : 63831 38907.
REGISTERED ENGINEER

Er. K. VELMURUGAN, B.Tech.,
Govt. Reg. Engineer for DTCP & KMC
CE.TN.ESE.2018.619 & 182.ILS.(2019)1/2001.
MADHU SHRI DEVELOPERS,
Salem Main Road,Vennamalai Bus Stop Near,
Vennamalai, Karur-6.
Cell: 89032 25270.
REGISTERED CONSTRUCTION ENGINEER



APPROVAL AUTHORITY

SITE APPROVAL
APPLICATION NO:SWP/BPA/175456/2024
SITE BOUNDARY SHOWN AS "A TO F" AND NUMBERED AS LP/DTCP(K.D) NO: 83/2024

TECHNICAL APPROVAL
APPLICATION NO:SWP/BPA/175456/2024
BP/DTCP(K.D) NO: 11/2024

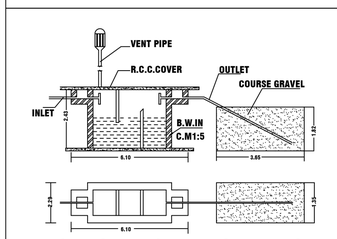
COLOUR INDEX

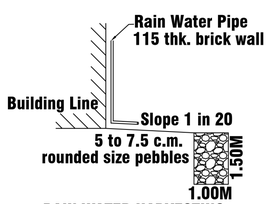
SITE BOUNDARY	
BUILDING	
EXISTING ROAD	
DRIVE WAY	
RWH	
OSR	

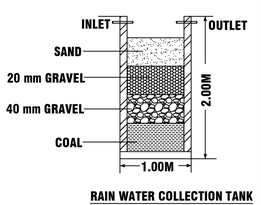
OSR = ((26.80+24.540)/2) x ((30.57+30.88)/2)
= 25.67 x 30.73
= 788.84 Sq.mt
= 10.04%

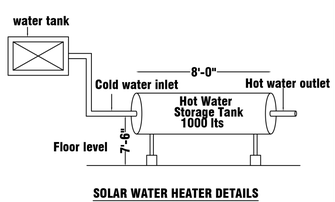
VENTILATION AREA REQUIRED - 270.00 Sq.Mt
VENTILATION AREA PROVIDED - 383.50 Sq.Mt

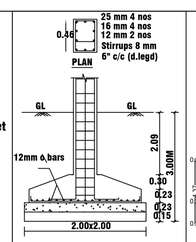
S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	LORRY PARKING	04 Nos.	05 Nos.
2	CAR PARKING	02Nos.	08 Nos.
3	CYCLE PARKING	45 Nos.	60 Nos.
4	TWO WHEELERS	45Nos.	60 Nos.

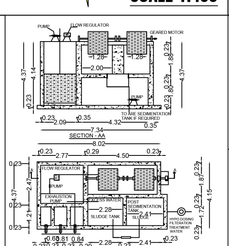


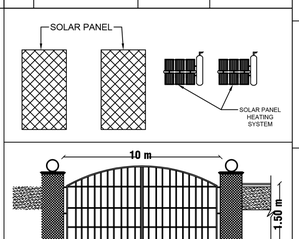












THE LANDLENS SUITE

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.