

PP

APPROVAL RECORD

# Planning Permission

Karur

Karur district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

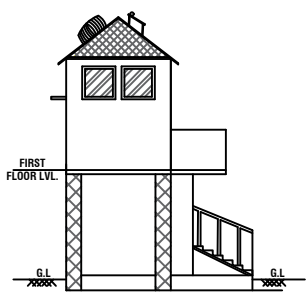
ISSUING AUTHORITY

**DTCP**

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

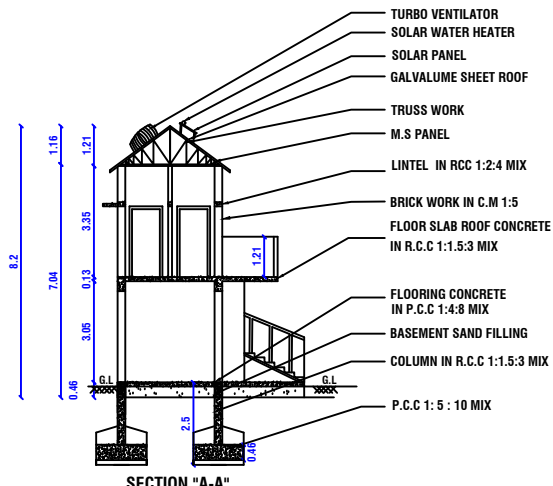
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

SCALE 1: 100

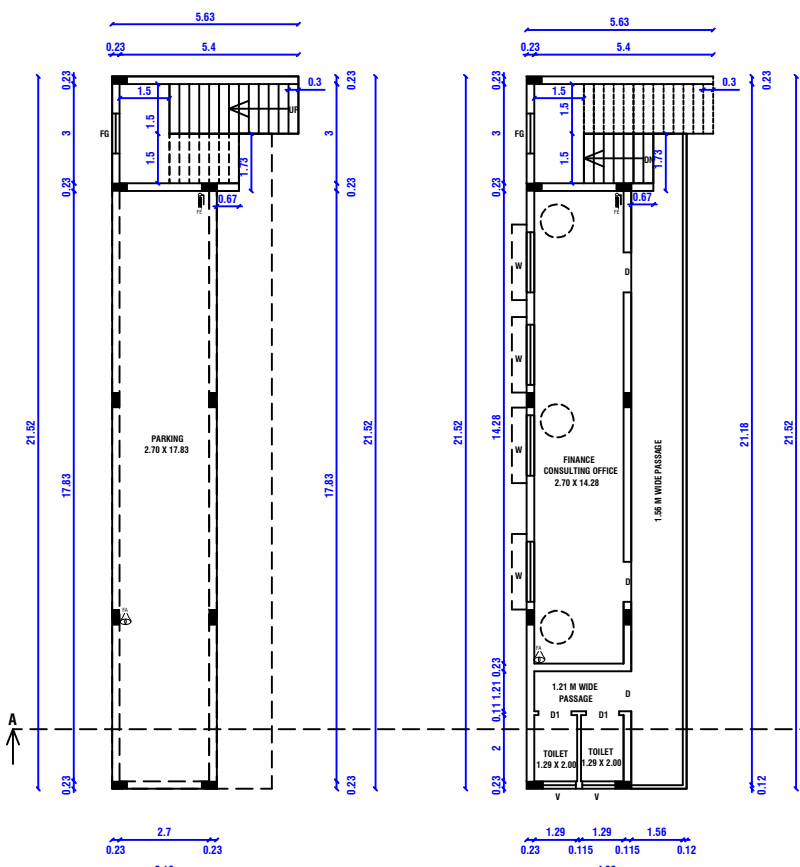


ELEVATION

BLOCK -1



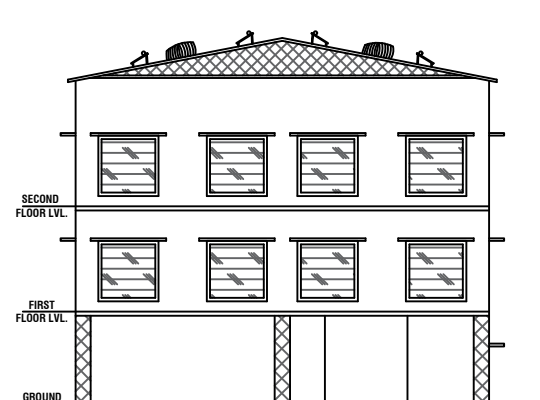
SECTION "A-A"



BLOCK - 1  
FLOOR - STILT  
STILT FLOOR PLAN

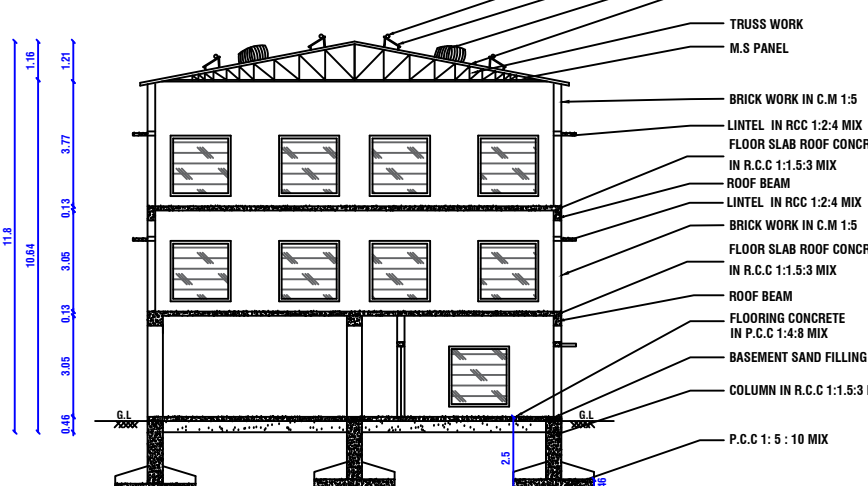
BLOCK - 1  
FLOOR - FIRST  
FIRST FLOOR PLAN

SCALE 1: 100

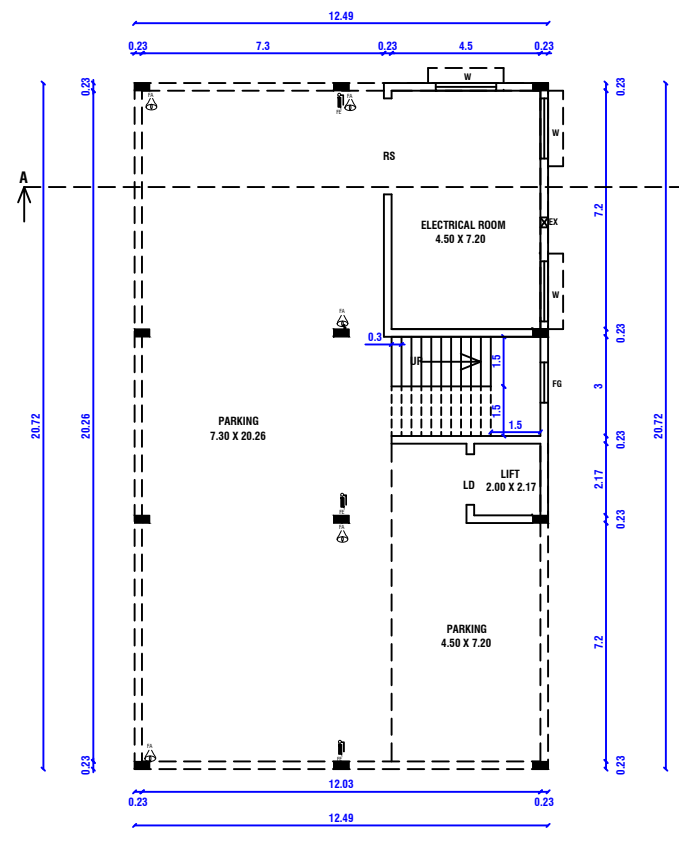


ELEVATION

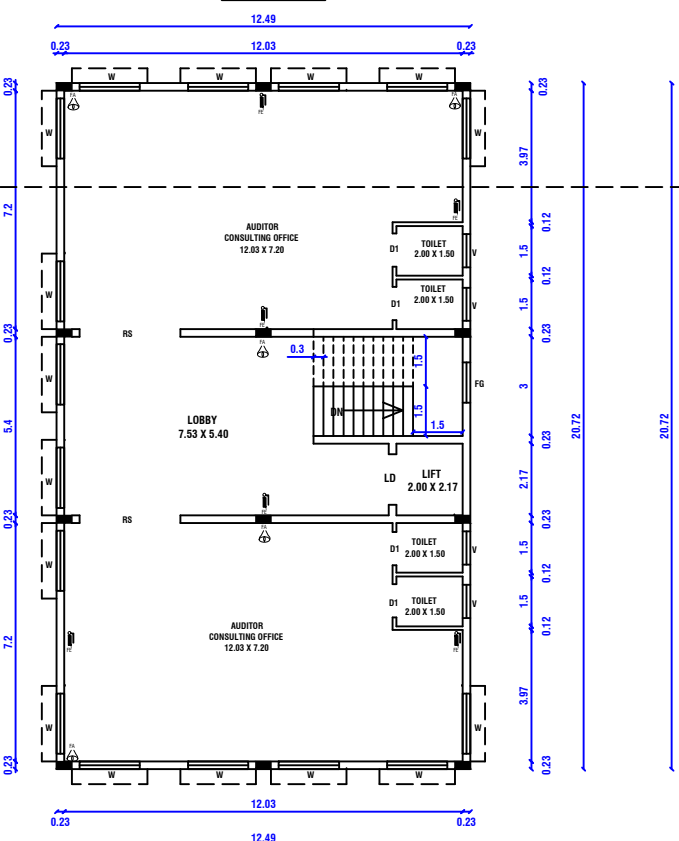
BLOCK -2



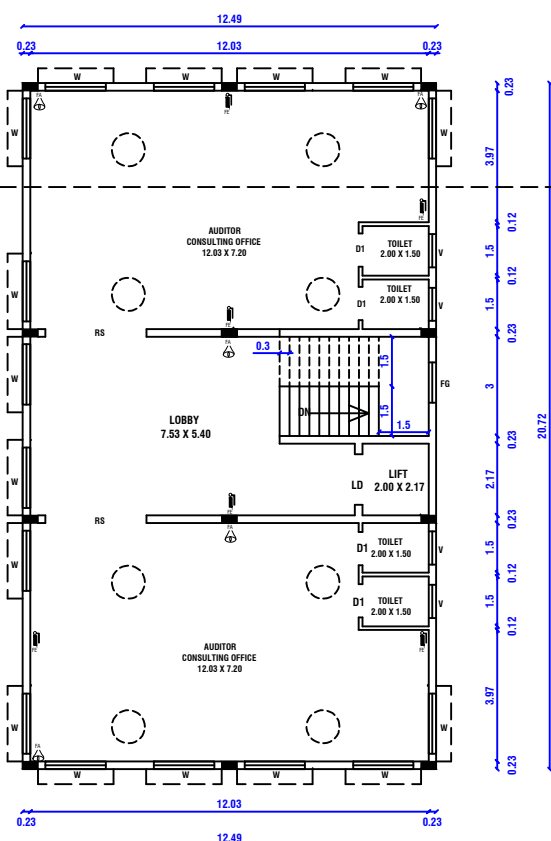
SECTION "A-A"



BLOCK - 2  
FLOOR - STILT  
STILT FLOOR PLAN



BLOCK - 2  
FLOOR - FIRST  
FIRST FLOOR PLAN

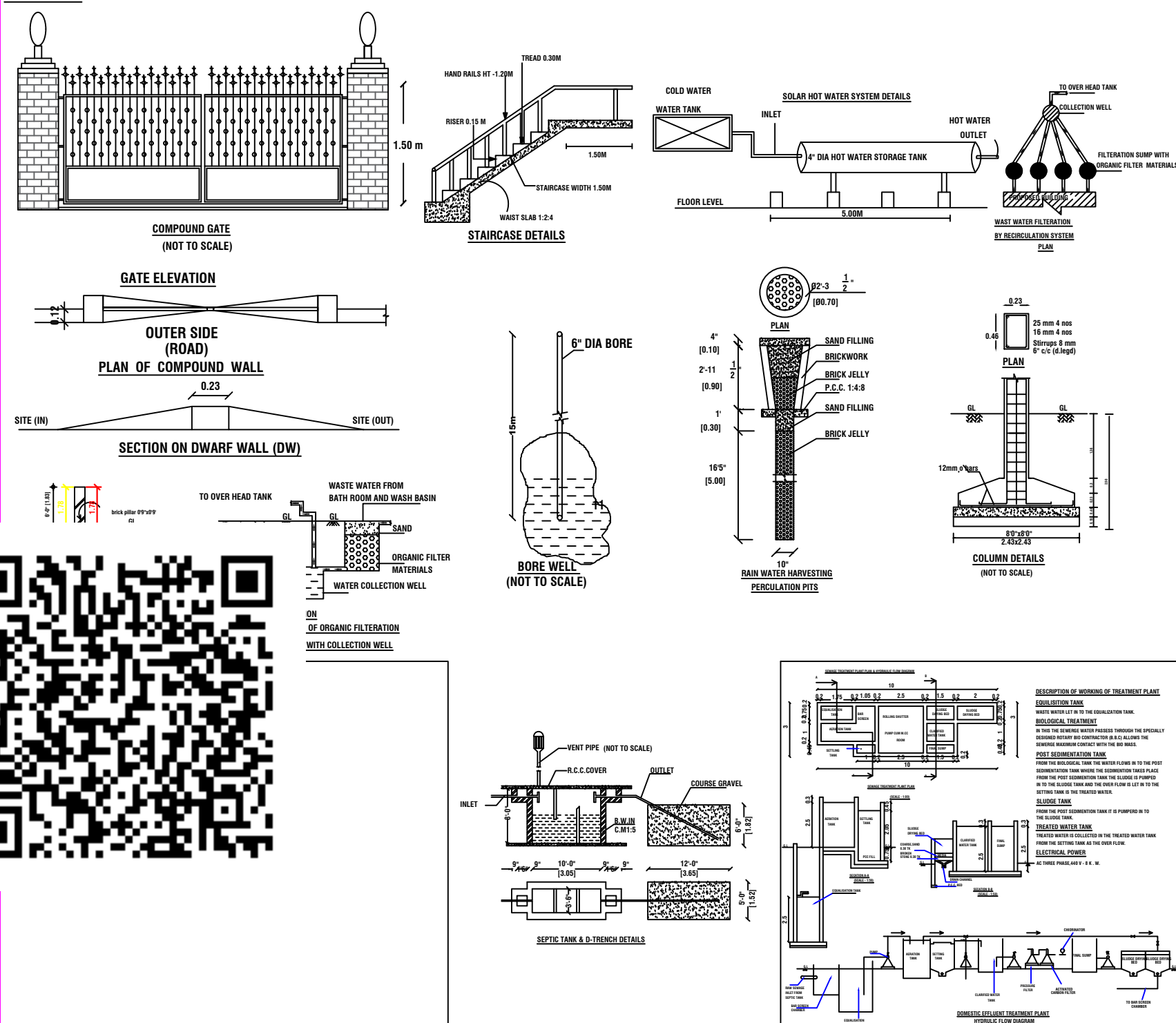


BLOCK - 2  
FLOOR - SECOND  
SECOND FLOOR PLAN

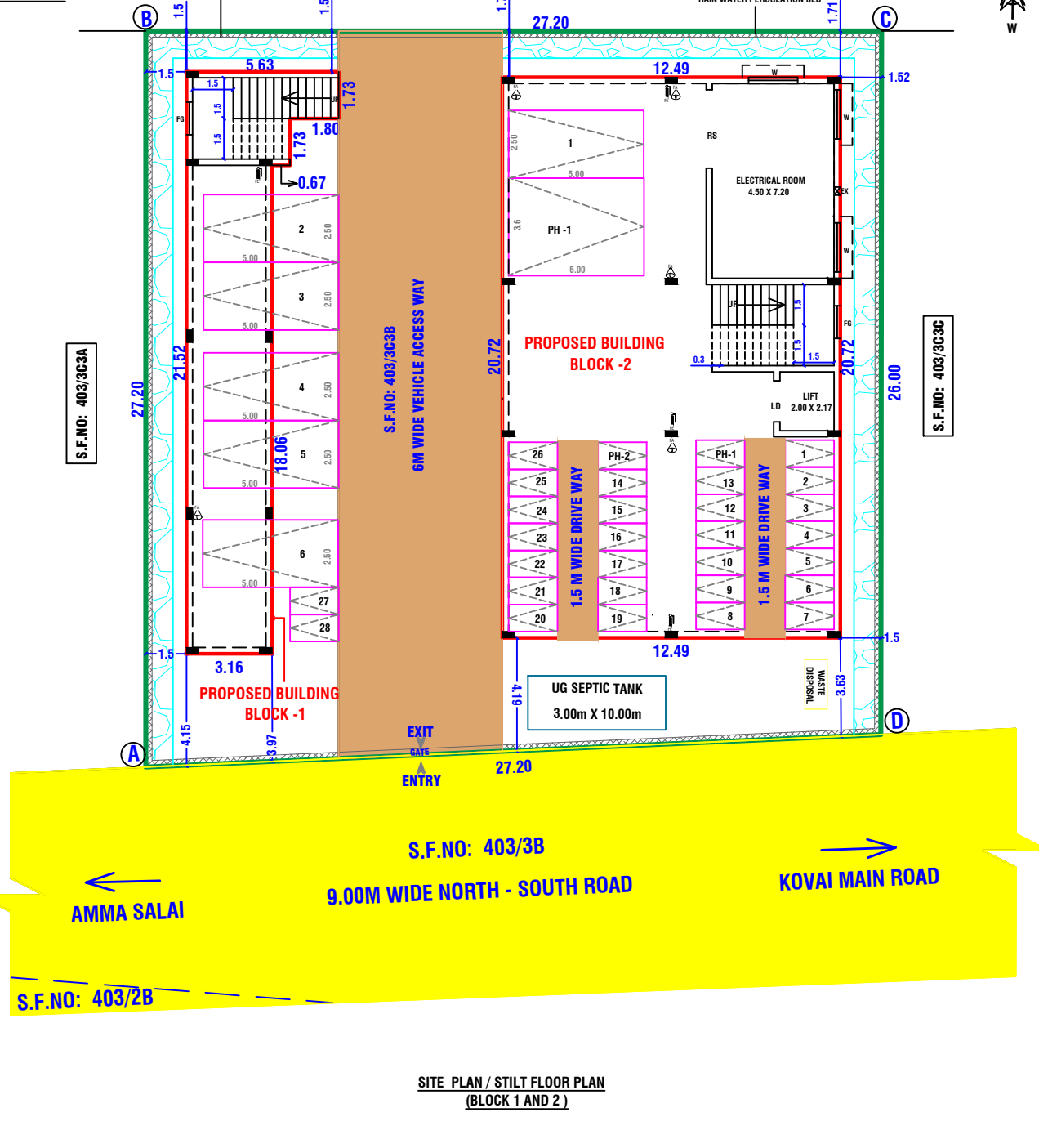


| SITE PLAN AND FLOOR PLAN ( BLOCK 1 AND 2 )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          | SCALE 1:100                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------|
| PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. AND GI SHEET ROOF BUILDING FOR PROFESSIONAL CONSULTING OFFICE (FINANCE AND AUDITOR OFFICE) IN STILT, FIRST AND SECOND FLOORS IN S.F.NO 403/3C3B, PLOT NO:2,3,4, AT PERIYAR NAGAR, L.N.S VILLAGE, KARUR CITY MUNICIPAL CORPORATION, KARUR TALUK AND DISTRICT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          |                                                                                                                |
| THIS PLOT REGULARIZED NO - Rec NO: 418/2024/F2, DT:19.02.2024,S.P.F.No:1455.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          |                                                                                                                |
| TAX ASSESSMENT NO (VACANT LAND NO):- 082/026/902756                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          |                                                                                                                |
| AREA DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          |                                                                                                                |
| SURVEY NO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                      | AREA AS PER DOCUMENT IN SQ.MT                                                                                                                                                                                                                                                                                                                                                    |                          | REMARKS                                                                                                        |
| PLOT NO : 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                      | 238.66                                                                                                                                                                                                                                                                                                                                                                           |                          | CLUBBED IN S.F.NO: 403/3C3B                                                                                    |
| PLOT NO : 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                      | 242.47                                                                                                                                                                                                                                                                                                                                                                           |                          |                                                                                                                |
| PLOT NO : 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                      | 246.66                                                                                                                                                                                                                                                                                                                                                                           |                          |                                                                                                                |
| TOTAL AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                      | 727.79                                                                                                                                                                                                                                                                                                                                                                           |                          |                                                                                                                |
| AREA OF THE SITE AS PER PATTI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                      | - 727 SQMT                                                                                                                                                                                                                                                                                                                                                                       |                          |                                                                                                                |
| AREA OF THE SITE AS PER SITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                      | - 723.16 SQMT                                                                                                                                                                                                                                                                                                                                                                    |                          |                                                                                                                |
| SL.NO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | FLOOR NAME                                           | F.S.I. AREA in Sq.mt                                                                                                                                                                                                                                                                                                                                                             | NON F.S.I. AREA in Sq.mt | TOTAL BUILTUP AREA in Sq.mt                                                                                    |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BLOCK -1 - SILT FLOOR (PARKING)                      | ---                                                                                                                                                                                                                                                                                                                                                                              | 73.44                    | 73.44                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | BLOCK -1 - FIRST FLOOR (FINANCE CONSULTING OFFICE)   | 105.48                                                                                                                                                                                                                                                                                                                                                                           | ---                      | 105.48                                                                                                         |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BLOCK -2 - SILT FLOOR (PARKING)                      | ---                                                                                                                                                                                                                                                                                                                                                                              | 258.79                   | 258.79                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | BLOCK -2 - FIRST FLOOR (AUDITOR CONSULTING OFFICE )  | 258.79                                                                                                                                                                                                                                                                                                                                                                           | ---                      | 258.79                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | BLOCK -2 - SECOND FLOOR (AUDITOR CONSULTING OFFICE ) | 258.79                                                                                                                                                                                                                                                                                                                                                                           | ---                      | 258.79                                                                                                         |
| 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TOTAL AREA                                           | 623.06                                                                                                                                                                                                                                                                                                                                                                           | 332.23                   | 955.29                                                                                                         |
| FLOOR SPACE INDEX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                      | PERCENTAGE OF SITE COVERAGE REFERENCE :-                                                                                                                                                                                                                                                                                                                                         |                          |                                                                                                                |
| FSI = $\frac{\text{BLOCK 1+2}}{\text{TOTAL SITE AREA}}$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                      | $= \frac{\text{TOTAL AREA OF GF}}{\text{SITE AREA}} \times 100$                                                                                                                                                                                                                                                                                                                  |                          | EXISTING ROAD SHOWN IN -    |
| FSI = $\frac{623.06}{727} = 0.85$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                      | $= \frac{332.23}{727} \times 100 = 45.69\%$                                                                                                                                                                                                                                                                                                                                      |                          | BOUNDARY SHOWN IN -         |
| FSI = 0.85 < 2.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          | PRO.BUILDING SHOWN IN -     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          | DRIVEWAY                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          | RAIN WATER PERCULATION BED  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          | TURBO VENTILATOR            |
| SCHEDULE OF JOINERIES:-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                      | PARKING REQUIREMENTS:-                                                                                                                                                                                                                                                                                                                                                           |                          |                                                                                                                |
| REFERENCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | IN METER                                             | PARTICULARS                                                                                                                                                                                                                                                                                                                                                                      |                          | No's                                                                                                           |
| RS ROLLING SHUTTER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2.90 X 2.44                                          |                                                                                                                                                                                                                                                                                                                                                                                  |                          |                                                                                                                |
| D DOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1.21 X 2.13                                          |                                                                                                                                                                                                                                                                                                                                                                                  |                          |                                                                                                                |
| D1 DOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1.00 X 2.13                                          | CAR PARKING - REQUIRED                                                                                                                                                                                                                                                                                                                                                           |                          | 7                                                                                                              |
| LD LIFT DOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1.52 X 2.13                                          | CAR PARKING - PROVIDED                                                                                                                                                                                                                                                                                                                                                           |                          | 6 + 1 PH                                                                                                       |
| W WINDOW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1.82 X 1.82                                          | TWO WHEELER PARKING - REQUIRED                                                                                                                                                                                                                                                                                                                                                   |                          | 27                                                                                                             |
| V VENTILATOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1.00 X 0.61                                          | TWO WHEELER PARKING - PROVIDED                                                                                                                                                                                                                                                                                                                                                   |                          | 28 + 2 PH                                                                                                      |
| FG FIXED GLASS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1.21 X 2.13                                          |                                                                                                                                                                                                                                                                                                                                                                                  |                          |                                                                                                                |
| EX EXHAUSTED FAN - 12" DIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          |                                                                                                                |
| NOTE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          |                                                                                                                |
| <ul style="list-style-type: none"><li>• ALL DIMENSIONS ARE IN METER</li><li>• EXHAUST FAN [MECHANICAL VENTILATION] TO BE PROVIDED</li><li>• STORM WATER DRAINAGE SYSTEM PROVIDED.</li><li>• RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED.</li><li>• BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDENING PURPOSE.</li><li>• RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.</li><li>• FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDE.</li><li>• FE- FIRE SAFETY MEASURES PROVIDED.</li><li>• FA- FIRE ALARM PROVIDED</li><li>• EMERGENCY ALARM TO BE PROVIDE.</li><li>• 1/3<sup>rd</sup> AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC PANELS</li><li>• LIGHTENING PROTECTION TO BE PROVIDED.</li><li>• SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.</li><li>• SOLID WASTE TUB TO BE PROVIDED.</li><li>• SULLAGE WATER USE TO GARDEN PURPOSE.</li><li>• DRINKING WATER FACILITIES AS PER CORPORATION NORMS PROVIDED.</li><li>• INSTALLATION OF CCTV UNITS PROVIDED.</li><li>• ACOUSTICS, SOUND INSULATION and NOISE CONTROL SYSTEM TO BE PROVIDED.</li></ul> |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          |                                                                                                                |
| NAME OF THE OWNER :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          |                                                                                                                |
| Mr.R.SIVAPRAKASAM, S/o Mr.RAMASAMY.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                      |                                                                                                                                                                                                                                                                                                                                                                                  |                          |                                                                                                                |
| REGISTERED ENGINEER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                      | REGISTERED STRUCTURAL ENGINEER                                                                                                                                                                                                                                                                                                                                                   |                          |                                                                                                                |
| <br>E.R.A.RAM PRASANTH B.E.P.G.Dip (VAL)-<br>Consulting Engineer /Regd Engineer<br>DTCP-Trichy-Reg.no. RE/GR-ILTR/MAY/2019/001<br>KMC-Reg.no. 082/L/S/2019/00002<br>No : 17, Sengunthapuram First Cross,<br>Near Bank of India, KARUR - 639 002.<br>Mob : 96987 12221, office : 9698612221                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                      | <br>Er. S.ELAMATHI, M.TECH(Struc), AMIE,MISE.,<br>Dist. Panel Engineer Class 1A(G/168582017),<br>DTCP Regd. StructuralEngineer Grade-1,<br>Reg.No: SE/GR-1/TR/MAY 2019/004,<br>Chief Executive,<br>COGIPRO DESIGN AND CONSTRUCTION<br>Padma Tower 2nd Floor, 43, Coval Road, KARUR-639 002. |                          |                                                                                                                |
| REGISTERED CONSTRUCTION ENGINEER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                      | REGISTERED GEOTECHNICAL ENGINEER                                                                                                                                                                                                                                                                                                                                                 |                          |                                                                                                                |
| <br>Er.M.ARUNKUMAR B.E.,<br>Registered Construction Engineer<br>DTCP-Reg.No. RCE/001/KRR/JAN/2024<br>No : 17, Sengunthapuram First Cross,<br>Behind Hotel Royal Grand, Karur- 2.<br>Mob : 98432 21499                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                      | <br>C.RAMAMOORTHY, M.E.<br>Registered Geotechnical Engineer<br>Reg No:RGTE/DTCP/TRICHY/MAY2022/357<br>No:7/263,F-19, Sennimalaipalayam,<br>Ganapathipalayam, Tirupur - 641 605.<br>Ph:98940 26477/99522 73304.                                                                              |                          |                                                                                                                |

NOT TO SCALE



SCALE 1: 100



# 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

---

Escrow, negotiation and NRI property management

---

Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

