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

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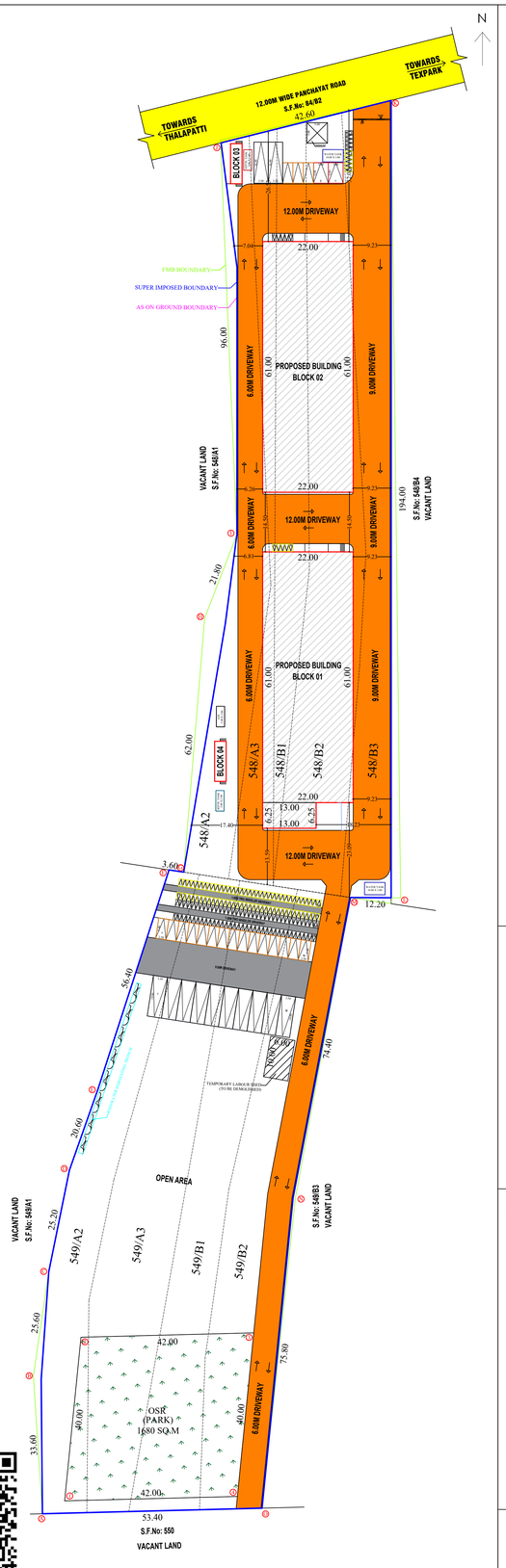
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A G.I. SHEET ROOF & R.C.C ROOF INDUSTRIAL BUILDING (PAPER BOARD MANUFACTURING) IN S.F.NOS: 548/A2, 548/A3, 548/B1, 548/B2, 548/B3, 549/A2, 549/A3, 549/B1, 549/B2, THALAPATTI VILLAGE & PANCHAYAT, THANTHONI PANCHAYAT UNION, MANMANGALAM TK, KARUR DT.

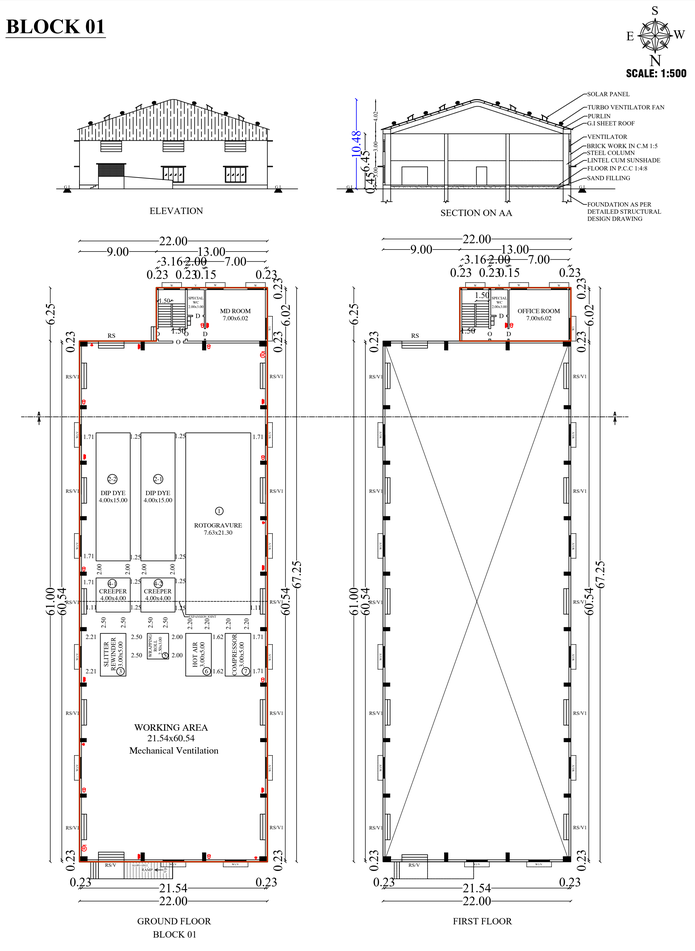
SITE PLAN

SCALE: 1:1000

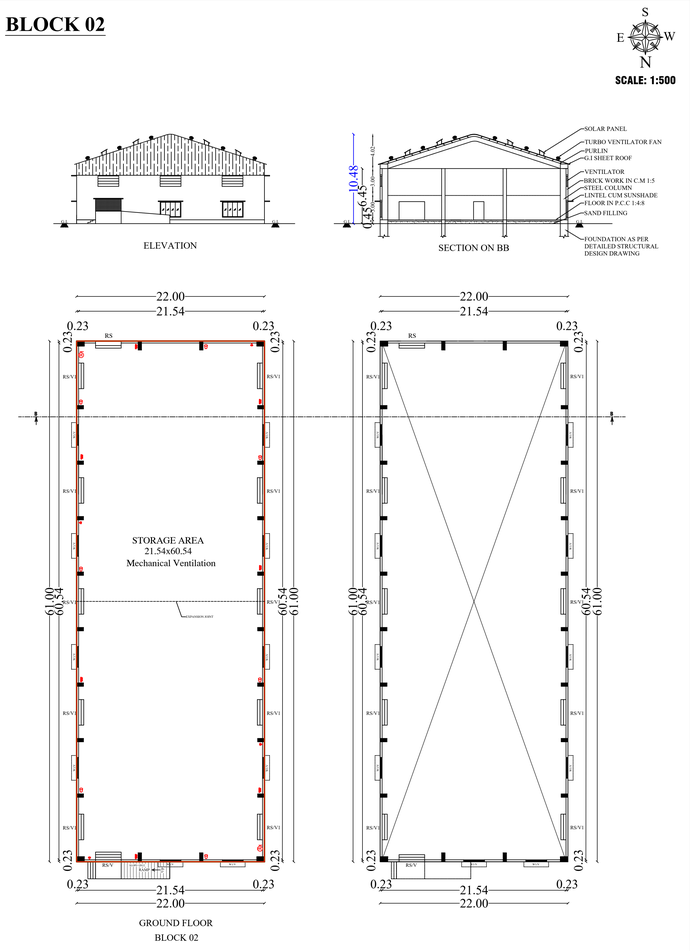


APPROVAL BARCODE

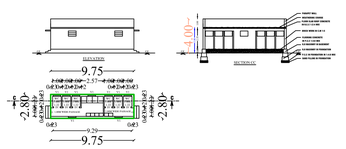
BLOCK 01



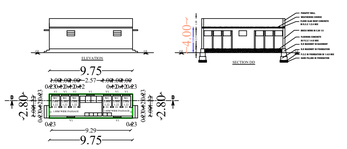
BLOCK 02



BLOCK 03

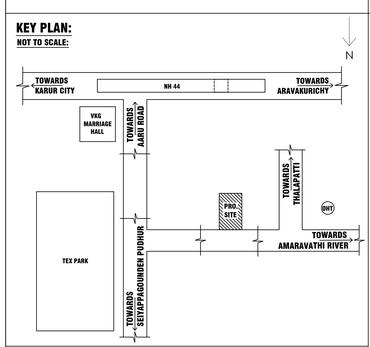


BLOCK 04

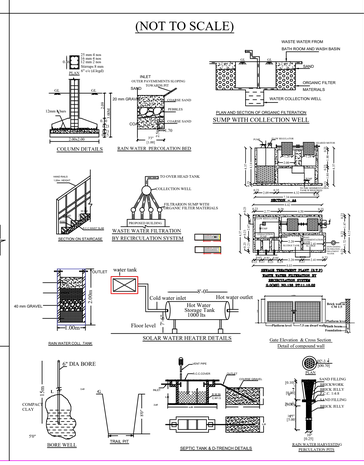


KEY PLAN:

NOT TO SCALE:



(NOT TO SCALE)



SITE DETAILS :

- PROPOSED SITE
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVEWAY
- RAINWATER HARVESTING BED

DETAILS	Required	Provided
OSR (Sq.m)	1635.00	1680.00
TOILET + SPECIAL WC (Nos)	6 + 2	12 + 2
URINALS (Nos)	5	8
WASH BASIN (Nos)	6	16

JOINERY SCHEDULE:

JOINERY DETAILS		SIZE IN FT	SIZE IN M
RS	- ROLLING SHUTTER	10'0" X 8'0"	3.00 X 2.44
MD	- MAIN DOOR	10'0" X 7'0"	3.00 X 2.13
D	- DOOR	3'3" X 7'0"	1.00 X 2.13
D1	- DOOR	2'6" X 7'0"	0.76 X 2.13
O	- OPEN	3'3" X 7'0"	1.00 X 2.13
V	- VENTILATOR	8'0" X 4'0"	2.44 X 1.22
V1	- VENTILATOR	3'0" X 2'0"	0.90 X 0.60
W	- WINDOW	6'0" X 4'0"	1.22 X 1.22
W1	- WINDOW	8'0" X 6'0"	2.44 X 1.83

MACHINERY SCHEDULE:

S.No	MACHINERY DETAILS	Nos	HP	Total HP
1	ROTOGRAVURE MACHINE	1	60	60
2	DIP DYE MACHINE	2	30	60
3	SLITTER REWINDER MACHINE	1	10	10
4	CREEPER MACHINE	2	5	10
5	WRAPPING ROLL MACHINE	1	5	5
6	HOT AIR MACHINE	1	15	15
7	COMPRESSOR MACHINE	1	10	10
8	BOILER	1	5	5
	TOTAL	10		175
TOTAL HP REQUIRED - 175 HP				

TOTAL NO. OF WORKERS - 150 PERSONS

APPROVAL AUTHORITY

SITE APPROVAL
APPLICATION NO: SWP/BPA/0307323/2024
SITE BOUNDARY SHOWN AS "A" to "O" AND NUMBERED AS "LP/ DTCP (KD) No: 138/2024"

TECHNICAL APPROVAL
APPLICATION NO: SWP/BPA/0307323/2024
APPROVAL NO: "BP/ DTCP (KD) No: 23/2024"

AREA DETAILS	IN Sq.Ft	IN Sq.M
AREA AS PER DOCUMENT	175991.00	16350.00
AREA AS PER FMB/ PLR	175991.00	16350.00

S.No	Survey No	Extent in Sq.m
1	548/A2	1600.00
2	548/A3	1050.00
3	548/B1	1000.00
4	548/B2	2600.00
5	548/B3	1900.00
6	549/A2	1800.00
7	549/A3	2100.00
8	549/B1	2100.00
9	549/B2	2100.00
10	Total	16350.00

AREA DETAILS	F.S.I IN Sq.M	NON F.S.I IN Sq.M	TOTAL AREA
BLOCK 01			
G.F. MAIN BUILDING (GI)	1342.00	-	1342.00
G.F. RAMP	19.20	-	19.20
G.F. OFFICE AREA (RCC)	81.25	-	81.25
F.F. OFFICE AREA (RCC)	81.25	-	81.25
BLOCK 01 AREA TOTAL - B1	1523.70	-	1523.70
BLOCK 02			
G.F. MAIN BUILDING (GI)	1342.00	-	1342.00
G.F. RAMP	19.20	-	19.20
BLOCK 02 AREA TOTAL - B2	1361.20	-	1361.20
BLOCK 03			
G.F. TOILET BLOCK (RCC) - B3	27.30	-	27.30
BLOCK 04			
G.F. TOILET BLOCK (RCC) - B4	27.30	-	27.30
TOTAL - B1 + B2 + B3 + B4	2939.50	-	2939.50
F.S.I	2939.50/16350.00 = 0.18 < 1.5		
PLOT COVERAGE	(2858.25/16350.00)x100=17.48%		

PARKING :

PARKING DETAILS	Required	Provided
CAR PARKING (2.5X5.0)	2	18
PH CAR PARKING (3.6X5.0)	2	2
TWO WHEELER PARKING (1.0X1.8)	58	70
PH TWO WHEELER PARKING (1.0X1.8)	6	10
CYCLE PARKING (1.0X1.8)	58	70
PH CYCLE PARKING (1.0X1.8)	6	10
LORRY PARKING (3.5X10.0)	6	12

APPLICANT

For TEEAM STONE,
PARTNER.

STRUCTURAL ENGINEER

Er.S.ELAMATHI, M.TECH(Struc)..AMIE MISE
Dist.Panel Engineer Class1A(G1165558/2017)
DTCP Regd.Structural Engineer Grade-I
Reg.No: SE/GR-I/TR/MAY 2019/004
Chief Exective,
COGIPRO DESIGN AND CONSTRUCTION
9/832/1,Rasi Nagar,Chinna Andankovil Road
Opp to Rasi Apartment,Karur - 639 002

Er.A.Govindaraja B.E., A.M.I.E., A.I.V.,
DTCP: RE/Gr-II/002/Karur/February/2021
Karur Corporation: 632/LS/2021/00015
Chartered Engineer, Valuer and L.B.S.,
AGR Constructions, #3/387, Vadivel Nagar,
LNS Post, Karur - 639002. Cell: 9043776121

REGISTERED ENGINEER/ LBS

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

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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.