

PP

APPROVAL RECORD

Planning Permission

Karur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

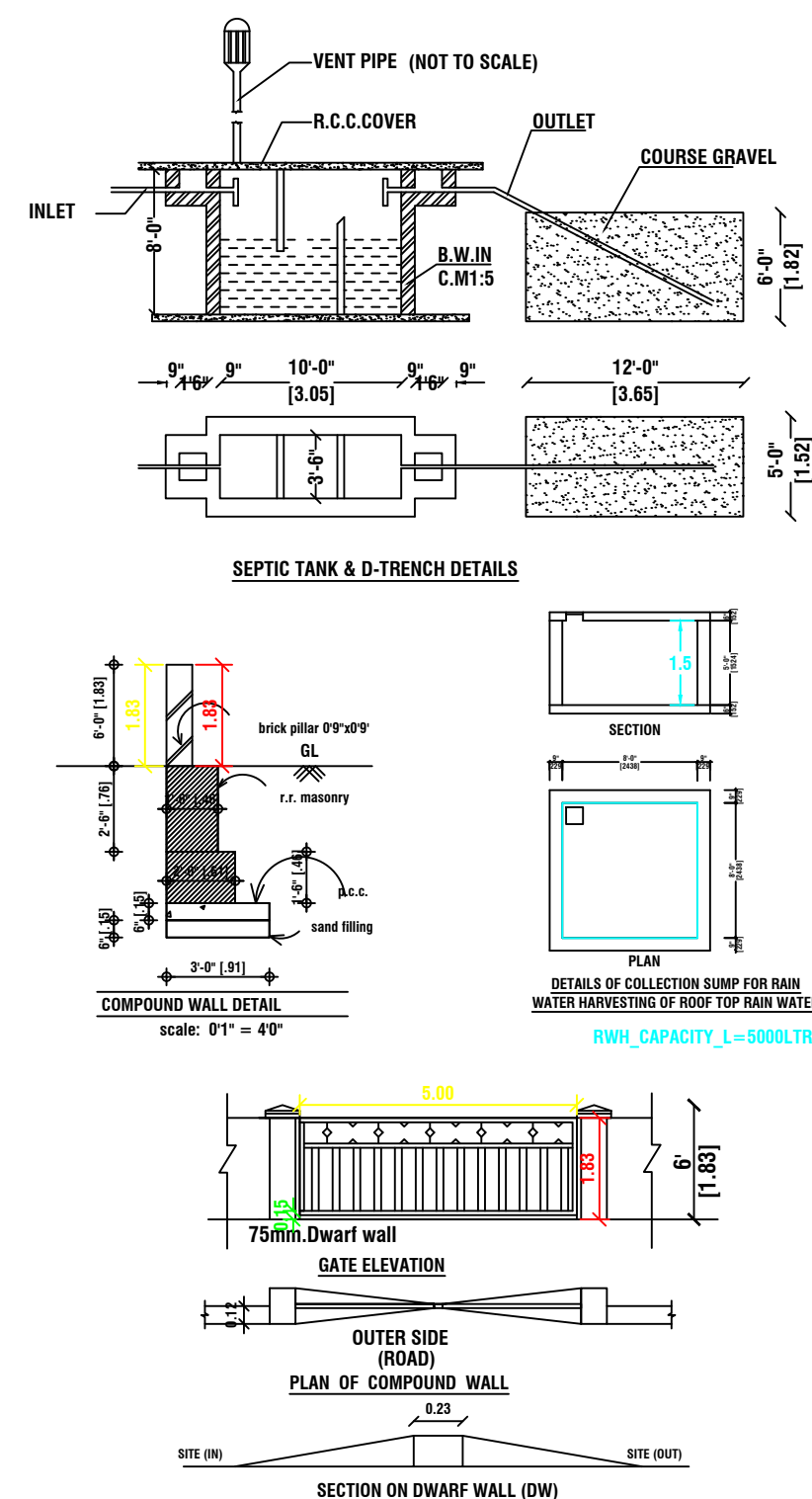
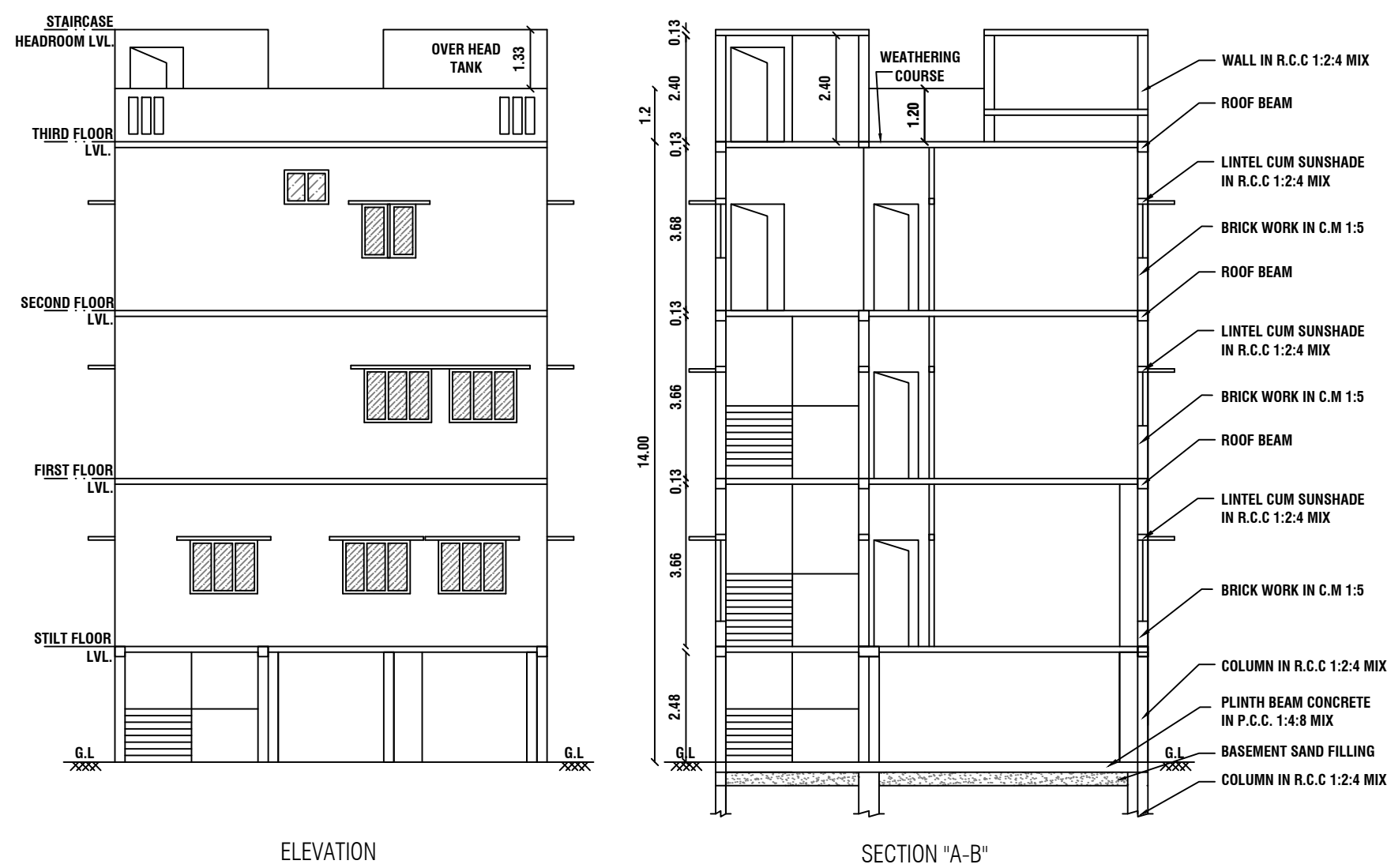
Rural Panchayat

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

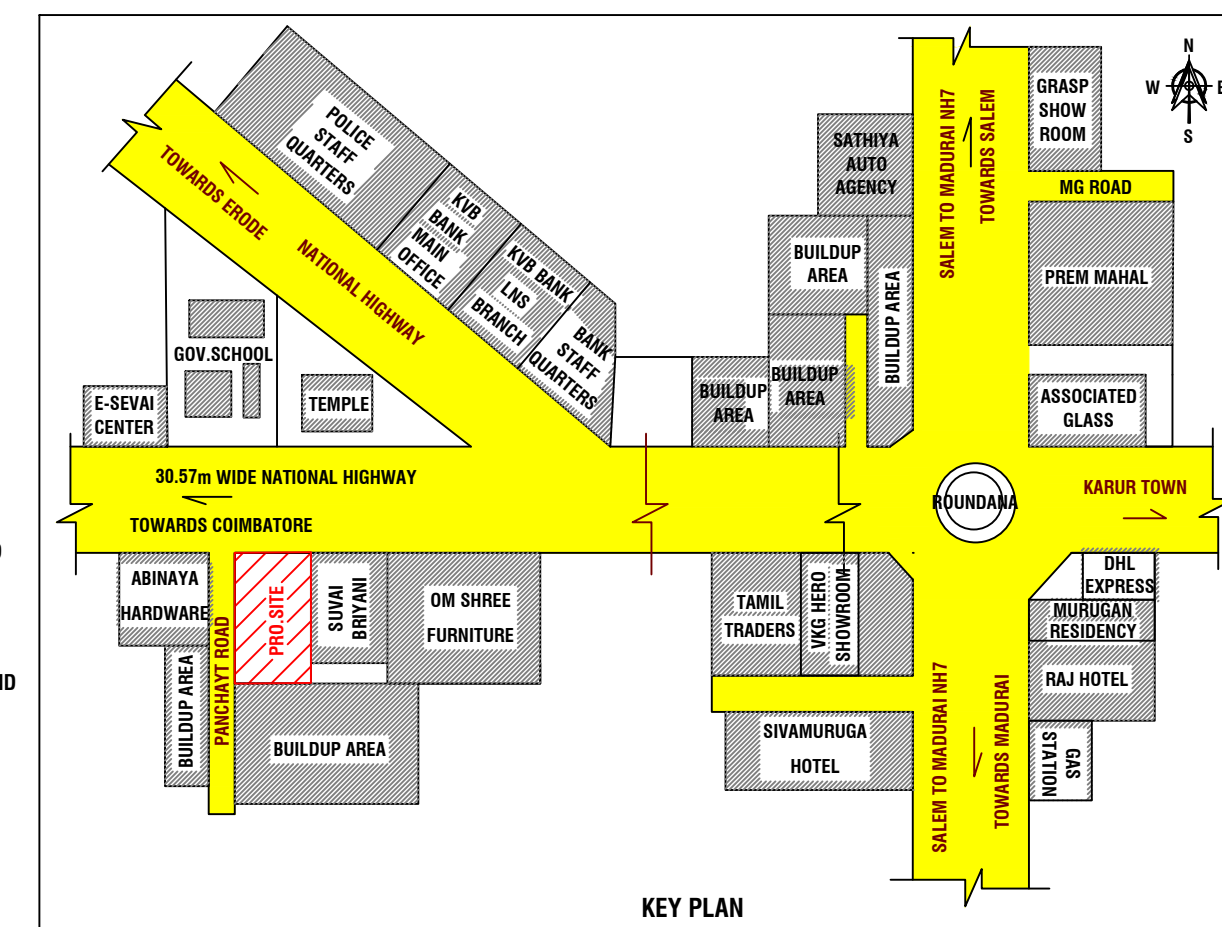
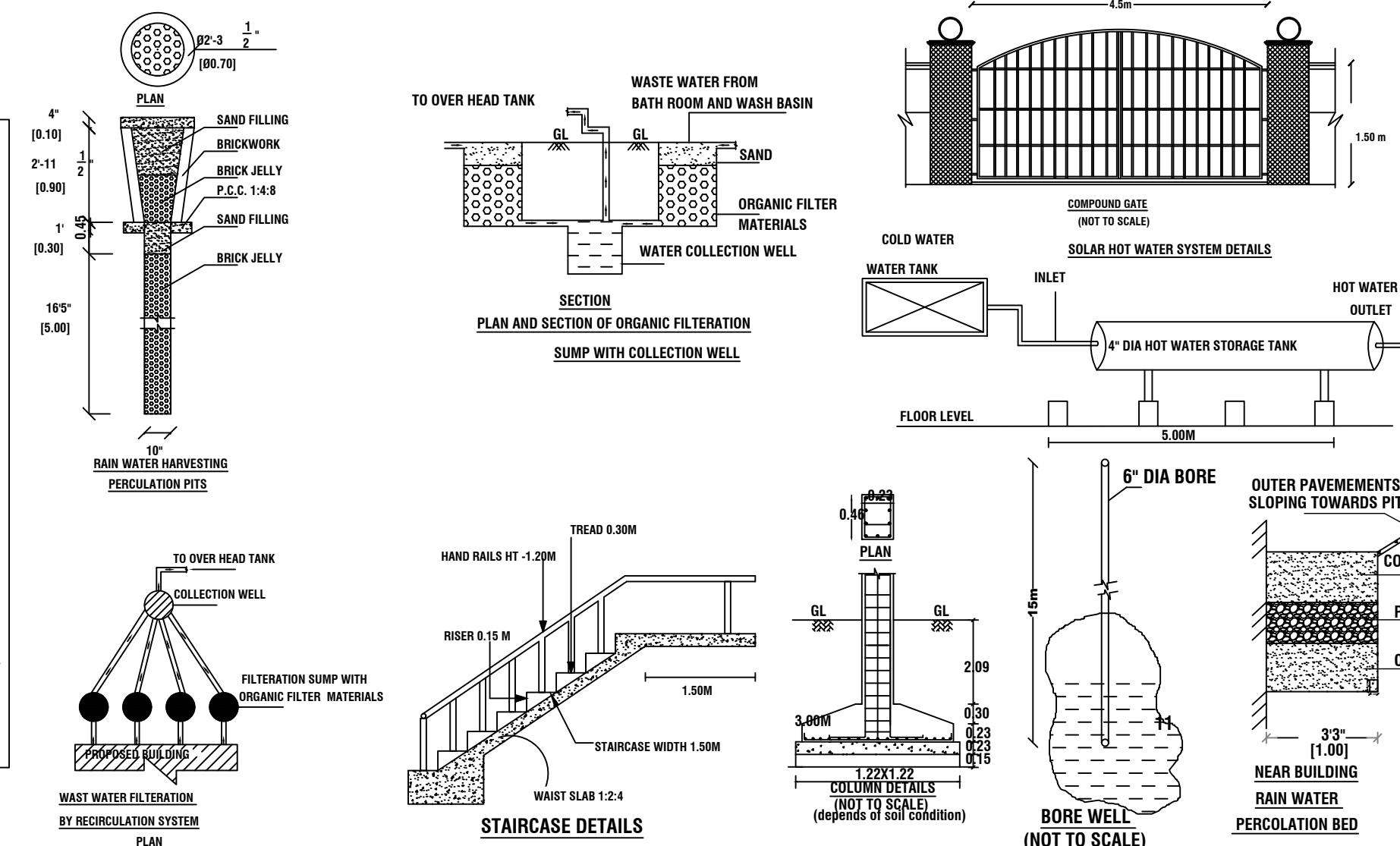
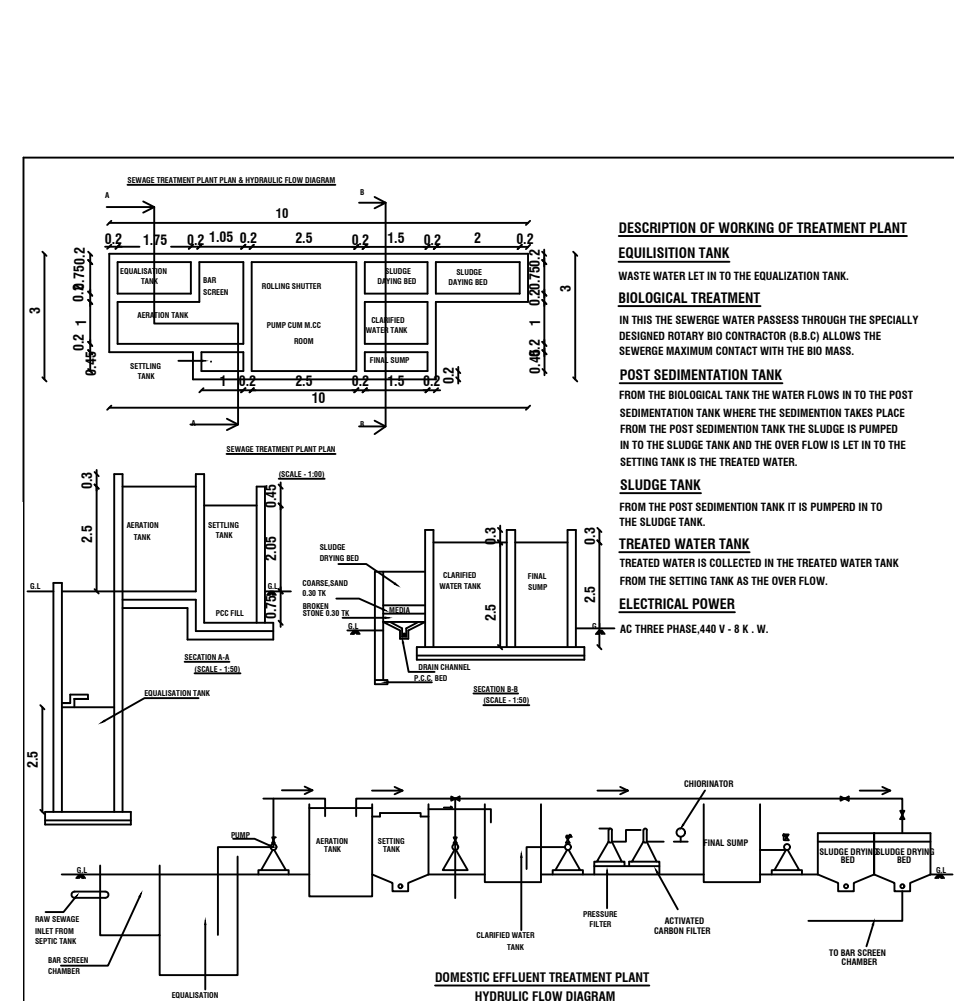
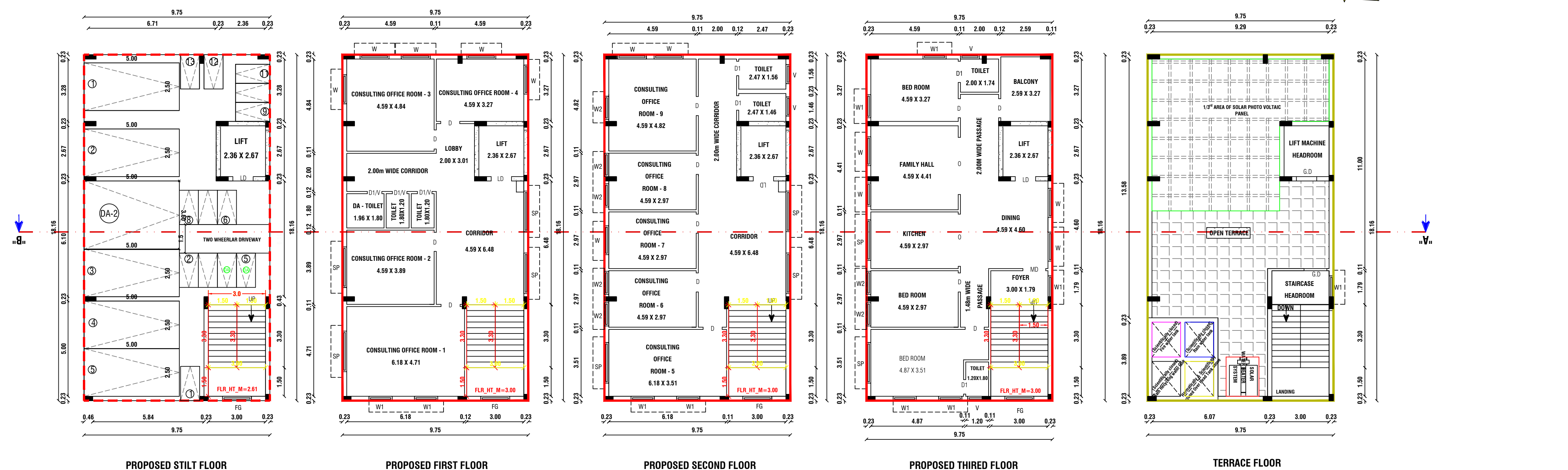
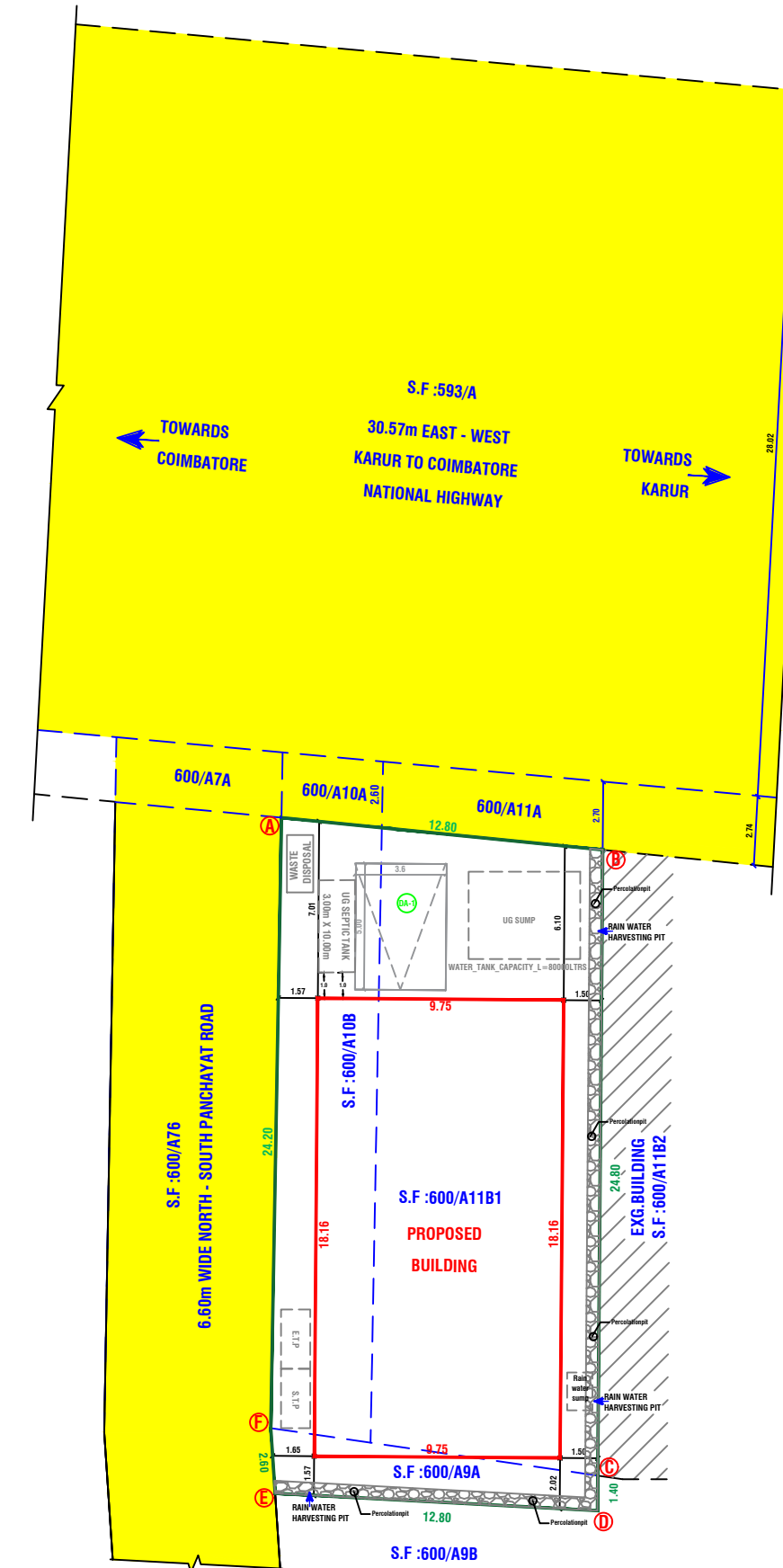
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

(SCALE 1:100)

(SCALE 1:200)



APPROVAL NO: BP/DTCP (K.D) NO: 22 /2024



SHEET NO: 01	SCALE 1:100
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (CONSULTING OFFICE AND RESIDENTIAL) IN S.F.NO:600/A10B, 600/A11B1, 600/A9A AT ANNAMALAI STREET, ANDANKOVIL EAST VILLAGE AND PANCHAYAT, THANTHONI UNION, MANMANGALAM TALUK, KARUR DISTRICT.	

AREA DETAILS				
SURVEY NO	AREA AS PER SITE IN SQ.MT	AREA AS PER DOCUMENT IN SQ.MT	AREA AS PER PATTNA IN SQ.MT	SUPER IMPOSED SITE BOUNDARY
600/A10B	98.00	98.00	98.00	98.00
600/A11B	215.00	226.96	215.00	215.00
600/A9A	26.00	26.00	26.00	26.00
	339.00	350.96	339.00	339.00

AREA TAKEN BY CONSIDERATION AS PER SUPER IMPOSED AREA in 339.00 SQ.MT

AREA DETAILS		SQ.MT	SQ.FT	SCHEDULE OF JOINERIES		
STILT FLOOR AREA		177.06	1905.87	REFERENCE		IN METER
FIRST FLOOR AREA		177.06	1905.87	MD	MAIN DOOR	4.87 X 4.87
SECOND FLOOR AREA		177.06	1905.87	D	DOOR	1.00 X 2.13
THIRD FLOOR AREA		177.06	1905.87	D1	DOOR	0.76 X 2.13
HEAD ROOM AREA		32.78	352.84	LD	LIFT DOOR	0.76 X 2.13
AREA OF CORNER SPLAY		3.38	36.38	SP	S.WINDOW	2.13 X 1.83
OPEN SPACE		161.94	1743.12	W	WINDOW	1.52 X 1.52
FLOOR CALCULATION	F.S.I. AREA IN Sq.mt	NON F.S.I. AREA IN Sq.mt	TOTAL BUILTUP AREA in Sq.mt	W1	WINDOW	1.22 X 1.52
STILT FLOOR	---	177.06	177.06	W2	WINDOW	1.22 X 1.22
FIRST FLOOR	177.06	----	177.06	O	OPEN	3.00 X 2.13
SECOND FLOOR	177.06	----	177.06	V	VENTILATOR	1.00 X 0.61
THIRD FLOOR	177.06	----	177.06	REFERENCE :-		
STAIRCASE & LIFT HEADROOM	---	32.78	32.78	EXISTING ROAD SHOWN IN - 		
				BOUNDARY SHOWN IN - 		
				PRO.BUILDING SHOWN IN - 		
TOTAL FLOOR	531.18	209.84	741.02	DRIVEWAY - 		

FLOOR SPACE INDEX	PERCENTAGE OF SITE COVERAGE	
$FSI = \frac{F.F.+S.F.+T.F.}{\text{TOTAL SITE AREA}}$	$= \frac{\text{TOTAL BUILDUP AREA}}{\text{SITE AREA}}$	
$FSI = \frac{531.18}{339.00} = 1.56$		
$FSI = 1.56 < 2.00$	$= \frac{177.06}{339.00} = 52.23 \%$	

NOTE:

- ALL DIMENSIONS ARE IN METER
- EXHAUST FAN [MECHANICAL VENTILATION] TO BE PROVIDED
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED.
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDENING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
- EMERGENCY ALARM TO BE PROVIDED.
- 1/3 rd AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC PANELS
- LIGHTENING PROTECTION TO BE PROVIDED.
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
- SOLID WASTE TUB TO BE PROVIDED.
- SILAGE WATER USE TO GARDEN PURPOSE.
- DRINKING WATER FACILITIES AS PER CORPORATION NORMS PROVIDED.
- INSTALLATION OF CCTV UNITS PROVIDED.
- ACOUSTICS, SOUND INSULATION AND NOISE CONTROL SYSTEM TO BE PROVIDED.

PARKING DETAILS:		
DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	05 No's.	05 No's.
TWO WHEELER PARKING	11 No's.	12 No's.
DA CAR PARKING	01 No's.	02 No's.
DA TWO WHEELER PARKING	02 No's.	02 No's.

$$\text{CAR PARKING} = \frac{\text{TOTAL BUILD UP AREA}}{100} = \frac{531.18}{100} = 5.31 = 5 \text{ NOS}$$

APPLICANT:-

Dr M KAVINBAJI S/o MUBIGESAN

REGISTERED STRUCTURAL ENGINEER:


Er. R. SHUKUMARAN.,
M.E.,(STRUCT).,M.Sc(REV).,A/M/I/E.,A.
Reg. No: SE/Gr-1/TR/May/2019/006
Govt Approved Engineer (CLASS-1A)
Approved Bank, Income Tax
& Wealth Tax Valuer,
50, Vaiyapuri Nagar, 4th Cross, Karur
Cell: 94433 75677 Ph: 233 206

CONSTRUCTION ENGINEER:-


ER.K.VELMURUGAN, B.Tech,MIV.,
Govt.Construction-Registered Engineer,
DTPC.Reg.No:CE/DEC-19/2019,
KMC.Reg.No:082/LC/2019/0001,
149,Naval Complex,1st Floor,
Salem Main Road,Vennimalai Bus Stop Opp,
Karur - 639 006.
Mobile : 8903225270, 7845732235
Email : vmadhudevelopers@gmail.com

REGISTERED ENGINEER:-


Er Manivel, B.E., P.G Dip (Val),
Consulting/Registered Engineer,
DTCP Reg.no:RE/G-I/001/Karur/June/2023,
KCMC-Reg.No:082/L5/2022/00003,
1000C, 2nd Floor, Kandavall Tower,
Covai Main road, Karur - 639 001.
Mobile :97870 20309, 8883367961
Email : buildmavan@gmail.com

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.

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.

