

PP

APPROVAL RECORD

Planning Permission

Karur

Karur district, Tamil Nadu

APPROVAL TYPE

Building Plan

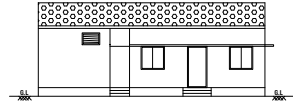
ISSUING AUTHORITY

DTCP

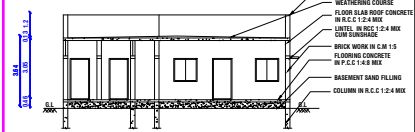
The approval as the planning authority issued it, reproduced in full behind this page.

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

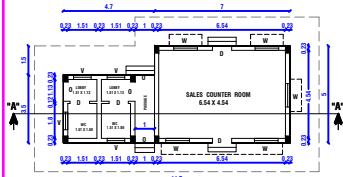
SCALE 1: 100



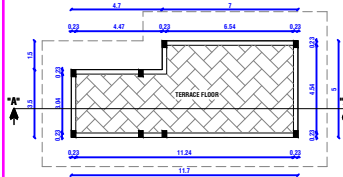
ELEVATION



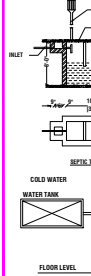
SECTION "A-A"



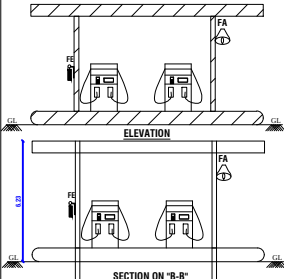
BLOCK - 1
FLOOR - GROUND



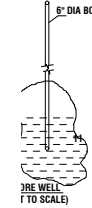
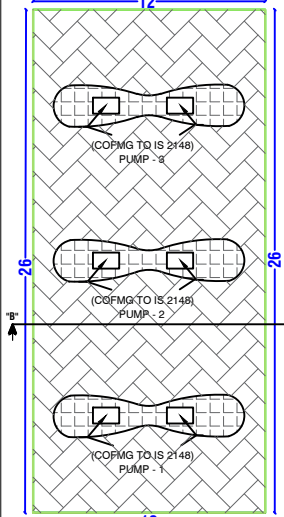
NOT TO SCALE



FOP APPROVAL



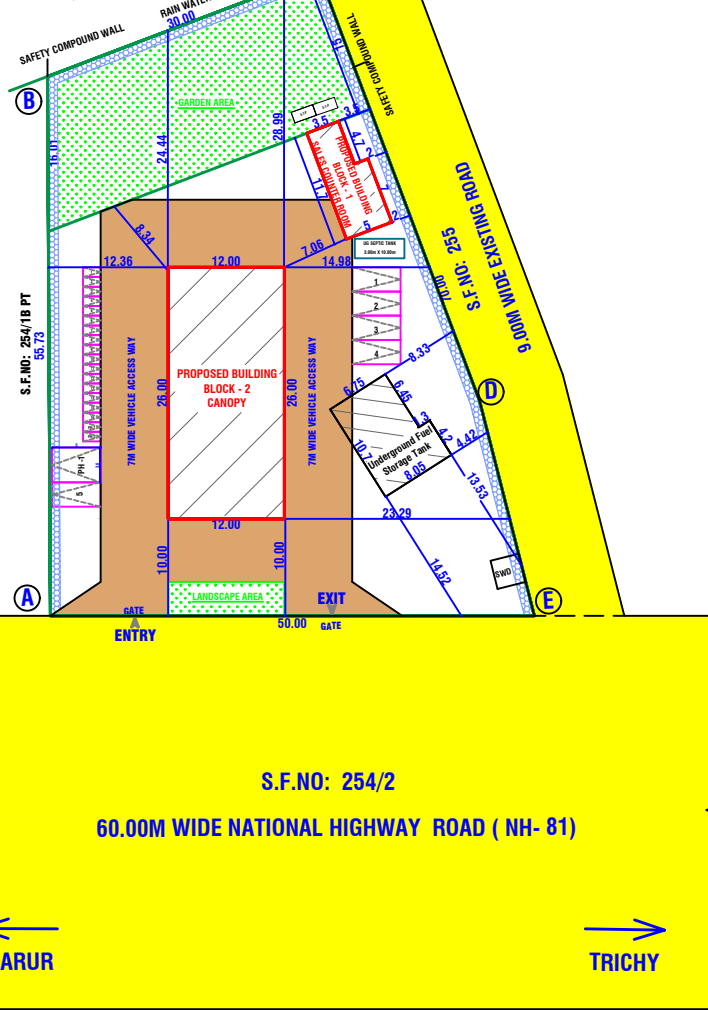
SECTION ON "B-B"



6" DIA BORE

WELL (TO SCALE)

Unapproved Layout - Sakthi Nagar
S.F.NO: 254/1A PT



S.F.NO: 254/2

60.00M WIDE NATIONAL HIGHWAY ROAD (NH- 81)

KARUR

TRICHY

SITE PLAN

SITE APPROVAL

APPLICATION NO:SWP/BPA/345384/2024

SITE BOUNDARY SHOWN AS "A" TO "E" and numbered

as LP/DTCP(K.D) No: 166/2024

TECHNICAL APPROVAL

APPLICATION NO:SWP/BPA/345384/2024

APPROVAL No: BP/DTCP(K.D) No. 26/2024

SCALE 1: 200

SITE PLAN AND FLOOR PLAN (BLOCK 1 AND 2) SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A " PETROL FILLING STATION" IN S.F.NO : 254/1B PART AT ACHIMANGALAM VILLAGE, KARUR CITY MUNICIPAL CORPORATION, KARUR TALUK AND KARUR DISTRICT.

AREA OF THE SITE AS PER DOCUMENT - 2442.21 SQMT

AREA OF THE SITE AS PER SITE - 2501.24 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 - SALES COUNTER ROOM	51.45	---	51.45
2	BLOCK - 2 - CANOPY	312.00	---	312.00
	TOTAL AREA	363.45	---	363.45

FLOOR SPACE INDEX	PERCENTAGE OF SITE COVERAGE	REFERENCE :-
FSI = $\frac{363.45}{2442.21} = 0.15$	$\frac{\text{TOTAL AREA OF GF}}{\text{SITE AREA}} \times 100$	EXISTING ROAD SHOWN IN -
FSI = $0.15 < 2.00$	$\frac{363.45}{2442.21} \times 100 = 15.00\%$	BOUNDARY SHOWN IN -
		PRO.BUILDING SHOWN IN -
		DRIVEWAY -
		RAIN WATER PERCOLATION BED -
		SOLID WASTE DISPOSAL -

SCHEDULE OF JOINERIES:-		PARKING REQUIREMENTS:-	
REFERENCE	IN METER	PARTICULARS	No's
D	DOOR	1.00 X 2.13	CAR PARKING - REQUIRED 6
O	OPEN	1.00 X 2.13	
W	WINDOW	1.21 X 1.21	CAR PARKING - PROVIDED 5 + 1 PH
V	VENTILATOR	1.00 X 0.61	TWO WHEELER PARKING - REQUIRED 7
			TWO WHEELER PARKING - PROVIDED 16 + 2 PH

- 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 PROVIDE.
 - FE- FIRE SAFETY MEASURES PROVIDED.(FIRE EXTINGUISHER)
 - FA- FIRE ALARM PROVIDED
 - EMERGENCY ALARM TO BE PROVIDE.
 - 1/3rd 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 BIN TO BE PROVIDED.
 - SULLAGE 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.

NAME OF THE OWNER :

Mr. V. VENKATESH, S/o VELLAISAMY.

REGISTERED ENGINEER	REGISTERED STRUCTURAL ENGINEER
 Er.A.R.RAM PRASANTH B.E.P.G.Dip (VAL), Consulting Engineer /Regd.Engineer DTCP-Karur-Reg.no. RE/G-1008/Karur/June/2024 KCHMC-Reg.no. 0621/S/2019/000002 No : 17, Sengunthapuram First Cross, Near Bank of India, KARUR - 639 002. Mob : 96987 12221, office : 9698612221	 Er. S.ELAMATHI, M.TECH(Srvc), AMIE(MSE), Dist. Panel Engineer Class 14(CI/16658/2017), DTCP Regd. StructuralEngineer Grade-1, Reg.No: SG/GR-UTERWAY 2019/004, Chief Executive, COGIPRO DESIGN AND CONSTRUCTION Padma Tower 2nd Floor, 43, Coval Road, KARUR-639 002.

REGISTERED CONSTRUCTION ENGINEER	REGISTERED GEOTECHNICAL ENGINEER
 Er.M.ARUNKUMAR B.E., Registered Construction Engineer DTCP-Reg.no. RCE/001/KRR/JAN/2024 No : 17, Sengunthapuram First Cross, Behind Hotel Royal Grand, Karur- 2. Mob : 98432 21499	 Mr. K.GANAPATHI, B.E.(Soil Mech), F.I.E., F.I.V.D.L.HI, IUSA REGISTERED Geo-Tech Engineer / Chartered Engineer (CMAA Regn.No. 07E/04/0022) (DTCP Regn.No. COLRGN RGE/ 2019/08/012) (MLPA Regn.No. 07E/02/2019) GEOMATRIX CONSULTANTS, (Regn.No.330242233402E) No.22, Thomas Street, Narimedu, Madurai - 625 002. Ph: 7788031346, 7788788888 Email: geomatrixconsultancy@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

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

