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™

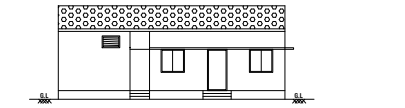
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

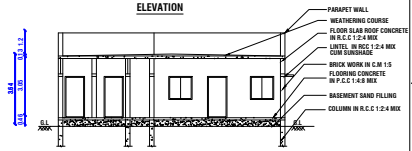
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+91 9996 12 9996

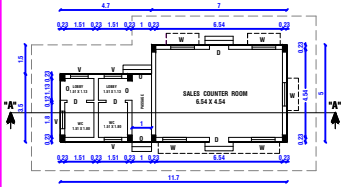
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SCALE 1: 100

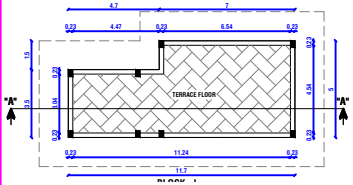


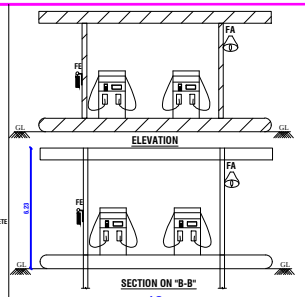


SECTION "A-A"

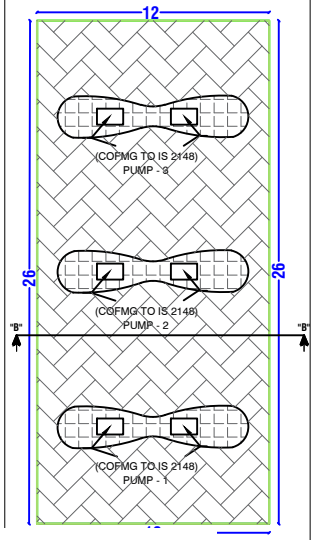


BLOCK - I
FLOOR - GROUND

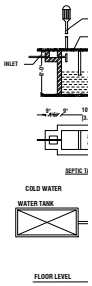




SECTION ON "B-B"

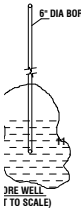


NOT TO SCALE

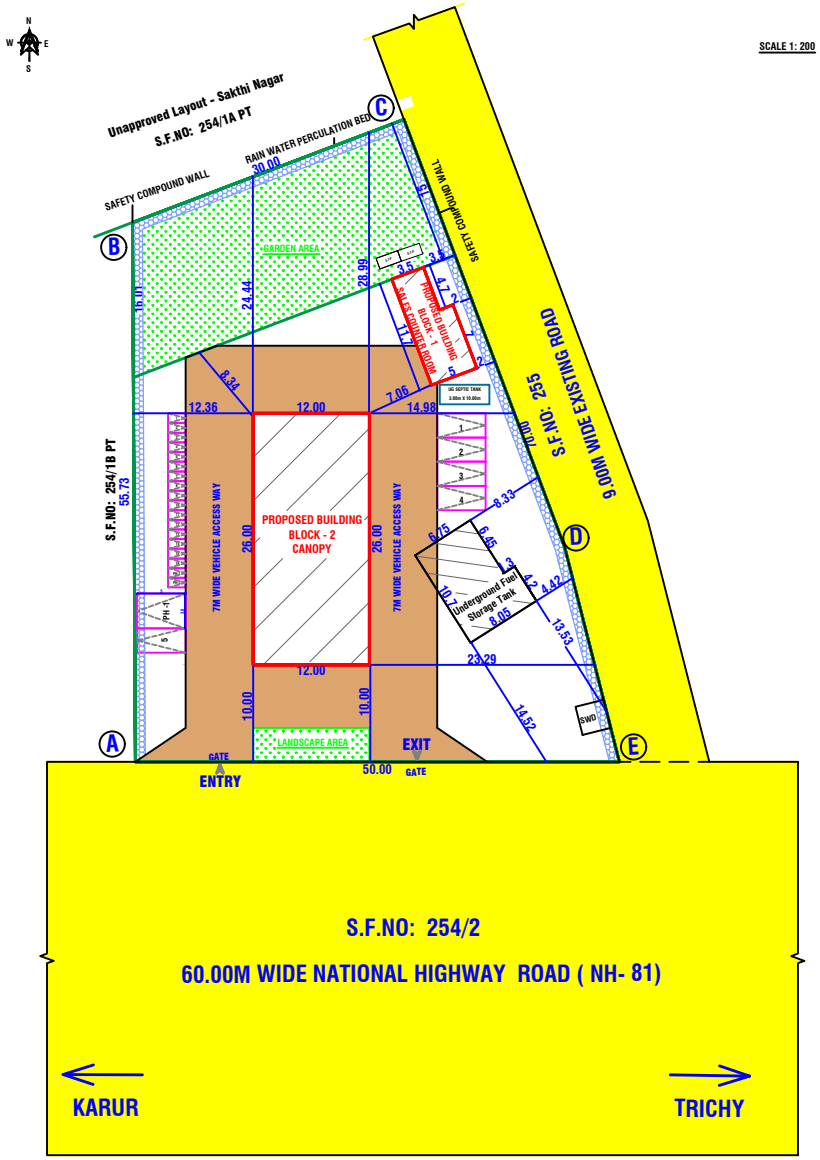


FOP APPROVAL





SCALE 1: 200



SITE PLAN

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

FSI = 363.45 / 2442.21 = 0.15

FSI = 0.15 < 2.00

PERCENTAGE OF SITE COVERAGE

= TOTAL AREA OF GF / SITE AREA X 100

= 363.45 / 2442.21 X 100 = 15.00%

REFERENCE :-

- EXISTING ROAD SHOWN IN -
- BOUNDARY SHOWN IN -
- PRO.BUILDING SHOWN IN -
- DRIVEWAY -
- RAIN WATER PERCULATION BED -
- SOLID WASTE DISPOSAL - SWD

SCHEDULE OF JOINERIES:-

REFERENCE		IN METER
D	DOOR	1.00 X 2.13
O	OPEN	1.00 X 2.13
W	WINDOW	1.21 X 1.21
V	VENTILATOR	1.00 X 0.61

PARKING REQUIREMENTS:-

PARTICULARS	No's
CAR PARKING - REQUIRED	6
CAR PARKING - PROVIDED	5 +1 PH
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.
- 1/3 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 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.

SITE APPROVAL

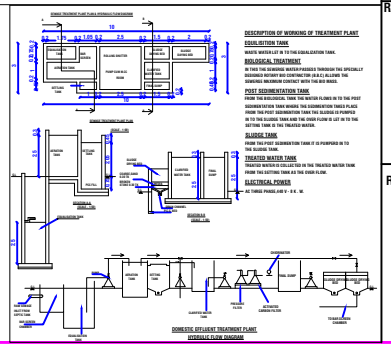
APPLICATION NO:SWP/BPA/345384/2024

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



REGISTERED ENGINEER

Er.A.R.RAM PRASANTH B.E.P.G.Dip (VAL)., Consulting Engineer /Regd.Engineer
DTCP-Karur-Reg.no. RE/Gr-I/008/Karur/June/2024
KCMC-Reg.no. 082/LS/2019/00002
No : 17, Senguntha puram First Cross, Near Bank of India, KARUR - 639 002.
Mob : 96987 12221, office : 9698612221

REGISTERED STRUCTURAL ENGINEER

Er. S.ELAMATHI, M.TECH(Struc), AMIE,MISE., Dist. Panel Engineer Class 1A(G1/16558/2017), DTCP Regd. StructuralEngineer Grade-1, Reg.No: SE/GR-1/TR/MAY 2019/004, Chief Executive, COGIPRO DESIGN AND CONSTRUCTION Padma Tower 2nd Floor, 43, Covai Road, KARUR-639 002.

REGISTERED CONSTRUCTION ENGINEER

Er.M.ARUNKUMAR B.E., Registered Construction Engineer
DTCP-Reg.no. RCE/001/KRR/JAN/2024
No : 17, Senguntha puram First Cross, Behind Hotel Royal Grand, Karur- 2.
Mob : 98432 21499

REGISTERED GEOTECHNICAL ENGINEER

Er.K.GANAPATHI,B.E.,M.E(Soil Mech),F.I.E., F.I.V.,D.Litt.,(USA) REGISTERED Geo-Tech Engineer / Chartered Engineer (CMDA Regn No. GTE/19/04/022) (DTCP Regn No. CGLRGN RGTE/ 2019/08/012) (MLPA Regn No. GTE 0022019) GEOMATRIX CONSULTANCY, (Regn.No.33024223482E) No.22, Thomas Street, Narimedu, Madurai - 625 002. Ph: 7598031360,7708758598 Email geomatrixconsultancy@gmail.com

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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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.