

PP

APPROVAL RECORD

Planning Permission

Karur

Karur district, Tamil Nadu

APPROVAL TYPE

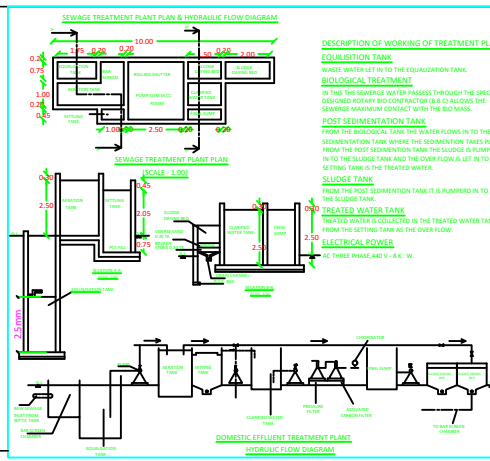
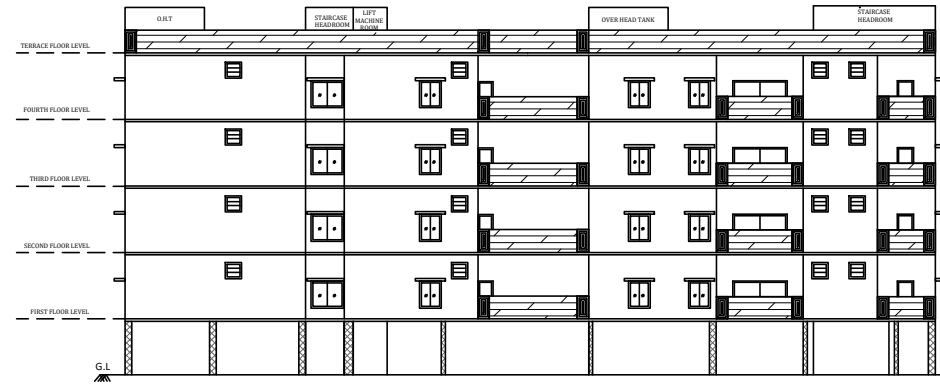
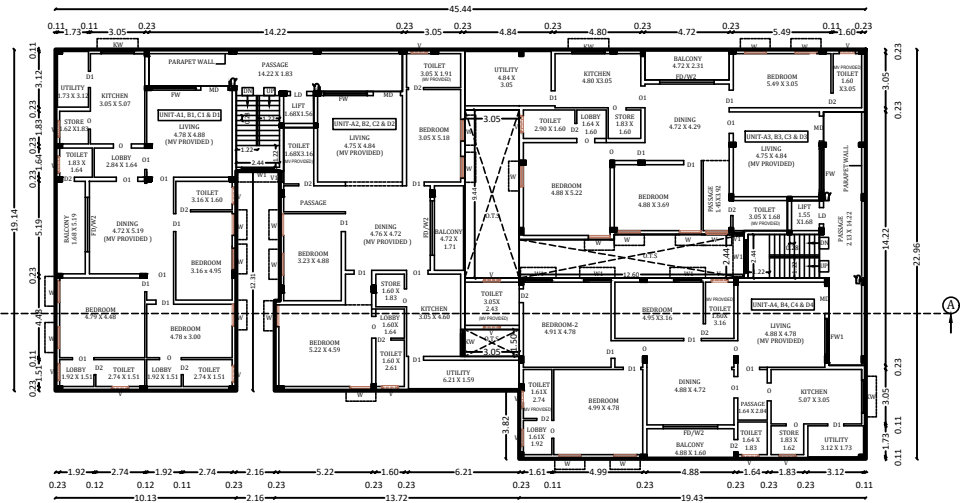
Building Plan

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.



NOTE



FE FIRE EXTINGUISHER



EA - EMERGENCY ALARM

MV - MECHANICAL VENTILATION

Height of the Building - 17.15 Meter

O.H.T (4.00X5.00X1.18) - 23600 Litres Capacity
Capacity

U.G.SUMP (3.00X2.50X2.44) - 18,300 Litres Capacity

SEPTIC TANK (2.44X1.66X1.50)

PARKING CALCULATION :-

1 CAR SPACE FOR EVERY 100 SQ.M OF A DWELLING UNIT

FLOOR NAME	DWELLING UNIT	AREA	NO.OF CARS	NO.OF 2WHEELER
FIRST FLOOR	UNIT-A1	183.91	2	-
	UNIT-A2	185.47	2	-
	UNIT-A3	193.05	2	-
	UNIT-A4	195.65	2	-
SECOND FLOOR	UNIT-B1	183.91	2	-
	UNIT-B2	185.47	2	-
	UNIT-B3	193.05	2	-
THIRD FLOOR	UNIT-C1	183.91	2	-
	UNIT-C2	185.47	2	-
	UNIT-C3	193.05	2	-
	UNIT-C4	195.65	2	-
FOURTH FLOOR	UNIT-D1	183.91	2	-
	UNIT-D2	185.47	2	-
	UNIT-D3	193.05	2	-
	UNIT-D4	195.65	2	-
TOTAL			32	-

TOTAL NO.OF CAR SPACES REQUIRED = 32 + 3 (VISITOR'S PARKING)
= 35 NOS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	35 NOS	32 NOS+ 3 NOS OF PH

REGISTERED STRUCTURAL ENGINEER

Er.S.ELAMATHI M.TECH (Struc).. AMIE. MISE
Dist. Panel Engineer Class1A(G1/16558/2017)
DTCP Regd.Structural Engineer Grade-1
Reg. No: RSE/Gr-1/004/KARUR/OCT/2024
Chief Executive,
COGIPRO DESIGN AND CONSTRUCTION
9/832/1, Rasi Nagar, Chinna Andankovil Road
Opp to Rasi Apartment. Karur 639 002.

REGISTERED CONSTRUCTION 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

REGISTERED GEOTECHNICAL ENGINEER

Dr.S. Senthamil Kumar, ME,Ph.D,FIGS, MIEI
Registered Geotechnical Engineer - No. 001/RGTE/2024
703, Plot No. 29, O.M. Rajoo Nagar,
Near New Bus Stand, Thanjavur - 613005.
Cell: 9443976090 Email: senthamilkumar@yahoo.co.in

DTCP LAYOUT APPROVAL NO: SWP/DTCP/KARUR/APPROVAL LAYOUT NO : 49/2023

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF
RESIDENTIAL APARTMENT BUILDING IN STILT, FIRST, SECOND, THIRD AND
FOURTH FLOOR IN PLOT NO. 2, 3 & 4 IN S.F.NO:2145/1A,1D,1E & 2146/2A
AT ANDANKOVIL EAST VILLAGE AND PANCHAYAT, THANTHONI PANCHAYAT
UNION MANMANGALAM TALUK, KARUR DISTRICT.

AREA OF THE DOCUMENT	1595.60 SQ.M (OR) 0.3943ACRE
AREA OF THE PATTI	1603.00 SQ.M (OR) 0.3961ACRE
SUPERIMPOSED AREA	1598.50 SQ.M (OR) 0.3949ACRE

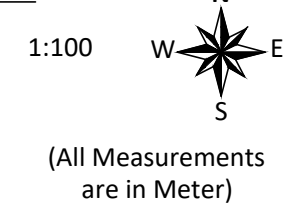
PROPOSED AREA :-

DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M	NO.OF DWELLING UNITS
STILT FLOOR	-	915.45	915.45	-
FIRST FLOOR	852.87	-	852.87	4
SECOND FLOOR	852.87	-	852.87	4
THIRD FLOOR	852.87	-	852.87	4
FOURTH FLOOR	852.87	-	852.87	4
TERRACE FLOOR	-	56.27	56.27	-
TOTAL AREA	3411.48	971.72	4383.20	16

PLOT COVERAGE = $\frac{915.45}{1603.00} = 57.10\%$

FSI CALCULATION
PERMISSIBLE FSI = 2
PREMIUM FSI = 0.12
TOTAL FSI = PREMIUM FSI + PERMISSIBLE FSI = 2+0.12 = 2.12

SCALE



COLOUR INDEX:

SITE BOUNDARY	
EXISTING ROAD	
DRIVE WAY	
PROPOSED BUILDING	
RAINWATER PERCOLATION BED	

JOINERY DETAILS :-

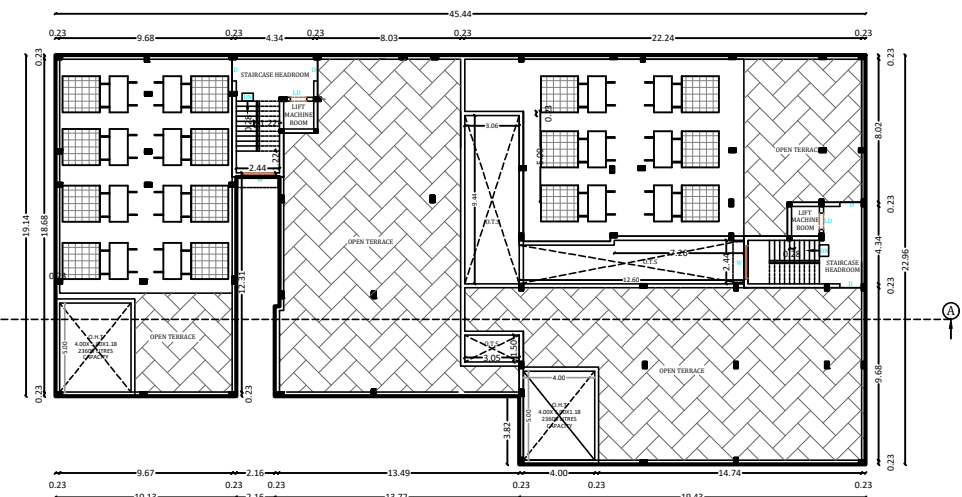
TYPE	DESCRIPTION	METRE
FD/W2	FRENCH DOOR	3.05 X 2.13
MD	MAIN DOOR	1.52 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
O	OPENING	1.00 X 2.13
O1	OPENING	1.21 X 2.13
LD	LIFT DOOR	0.91 X 2.13
FW	FRENCH WINDOW	2.44 X 2.13
FW1	FRENCH WINDOW	2.00 X 2.13
KW	KITCHEN WINDOW	1.83 X 1.52
W	WINDOW	1.22 X 1.52
W1	WINDOW	1.83 X 1.52
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

APPLICANT

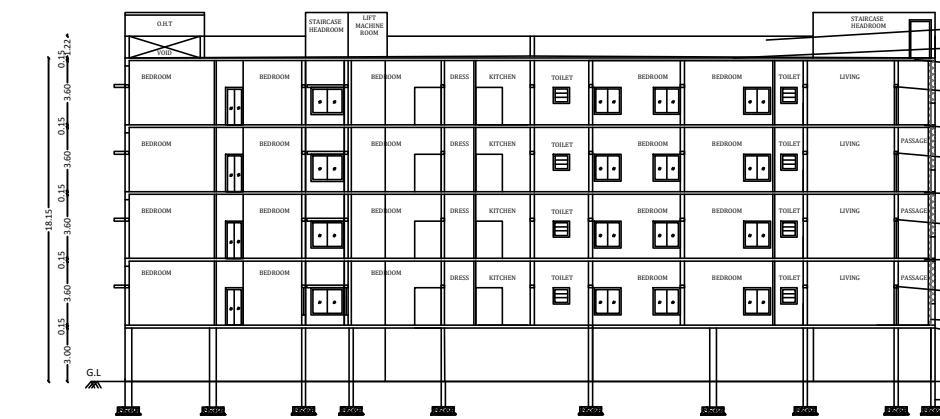
For Cogipro Design and Construction,
Proprietor.

REGISTERED ENGINEER

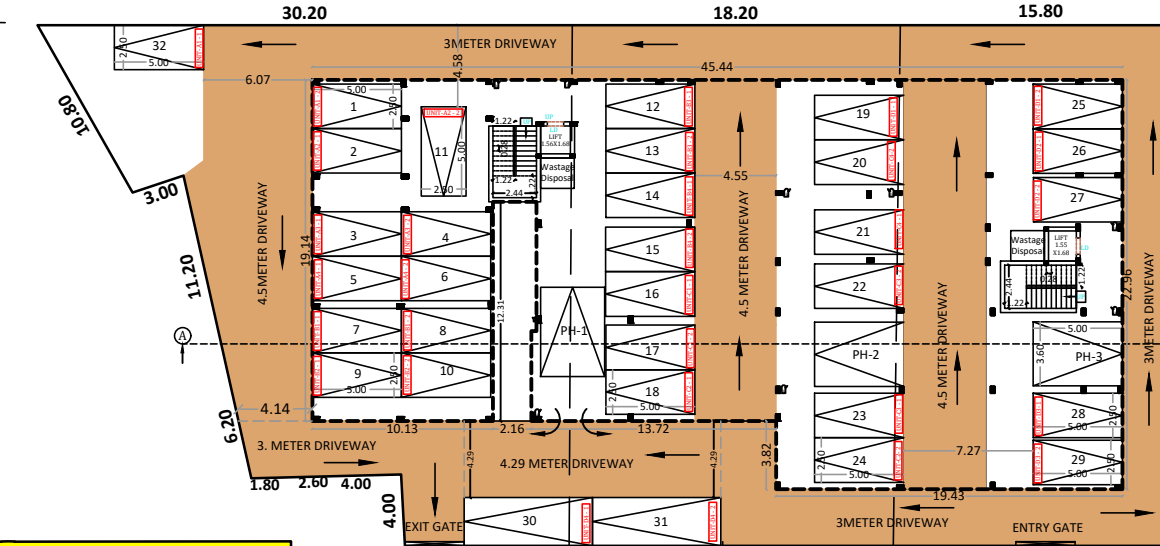
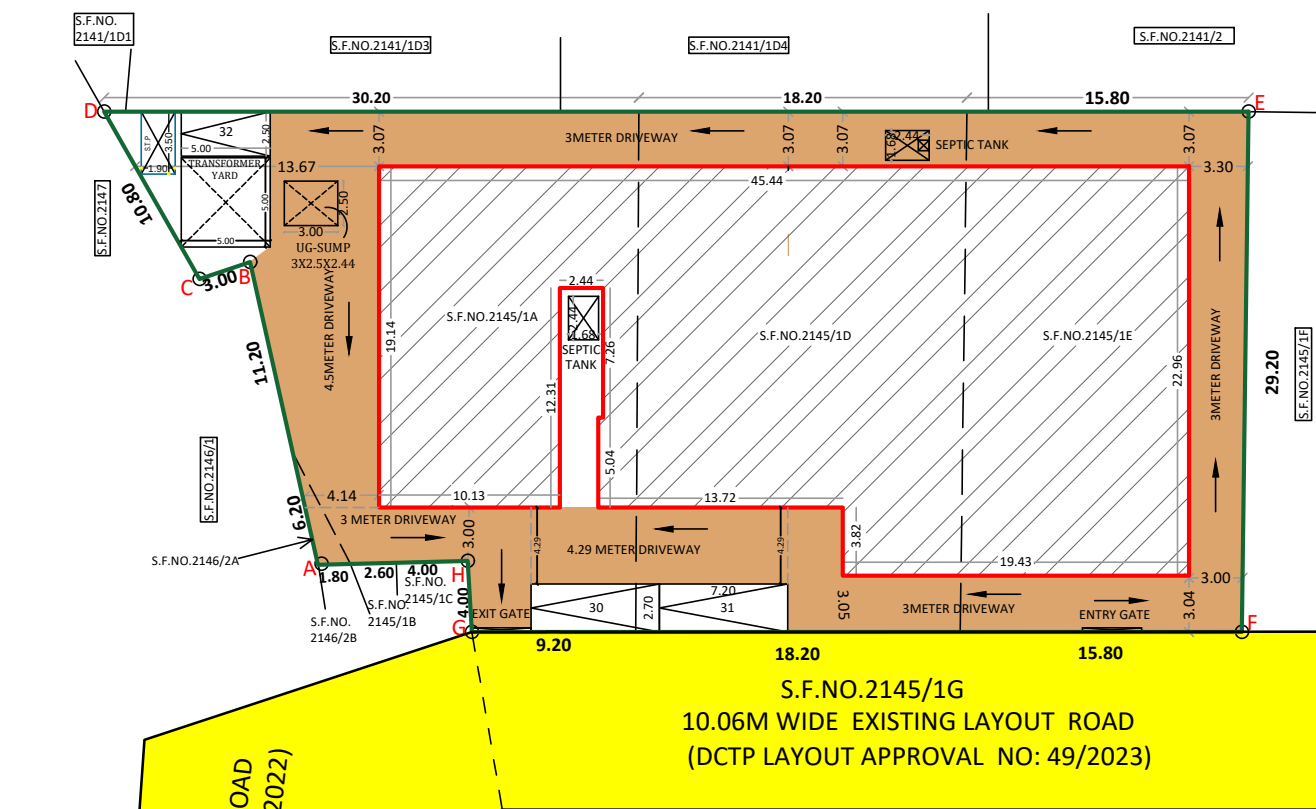
Er.A.R.RAM PRASANTH B.E.P.G.Dip (VAL),
Consulting Engineer /Regd.Engineer
DTCP-Karur-Reg.no. RE/Gr-I/008/Karur/June/2024
KCMC-Reg.no. 082/LS/2019/00002
No : 17, Sengunthapuram First Cross,
Near Bank of India, KARUR - 639 002.
Mob : 96987 12221, office : 9698612221



SOUTH SIDE ELEVATION



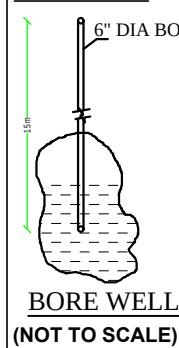
SECTION ON AA



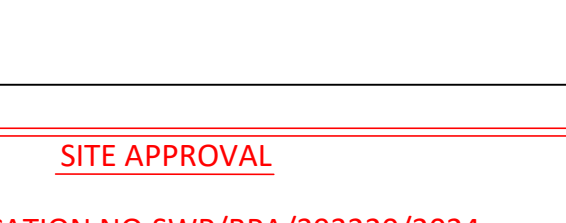
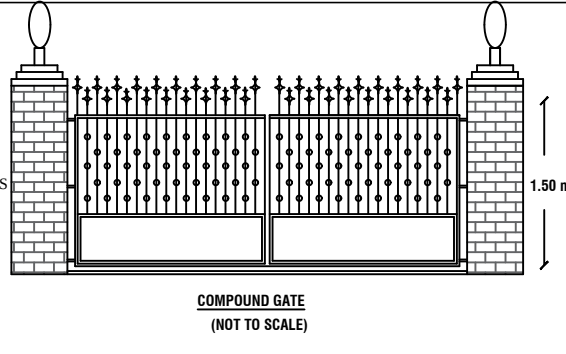
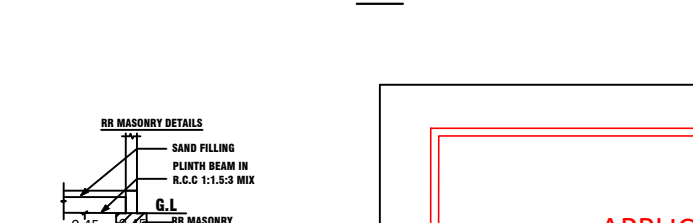
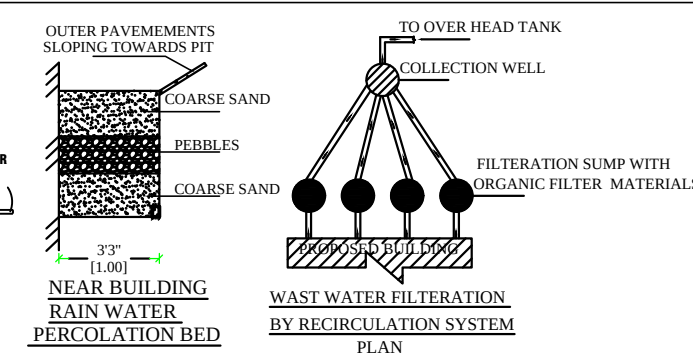
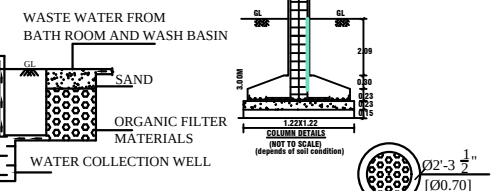
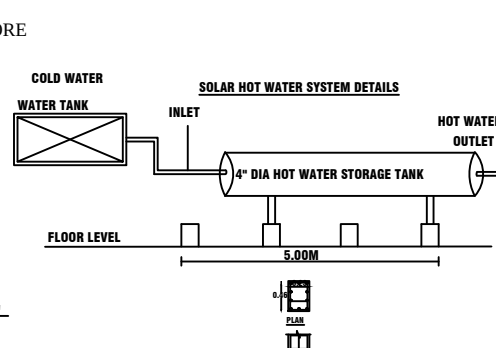
STILT FLOOR PLAN

SITE PLAN

NOT TO SCALE



BORE WELL (NOT TO SCALE)



SITE APPROVAL

APPLICATION NO:SWP/BPA/393220/2024

SITE BOUNDARY SHOWN AS "A" TO "H" and numbered
as SWP/DTCP/KARUR/Site Approval No: 177/2024

TECHNICAL APPROVAL

APPLICATION NO:SWP/BPA/393220/2024

SWP/DTCP/KARUR/ BP Approval No:27/2024



APPROVAL PURPOSE

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.

