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REFERENCE
1/2025-2026

ISSUED
19 April 2025

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.

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

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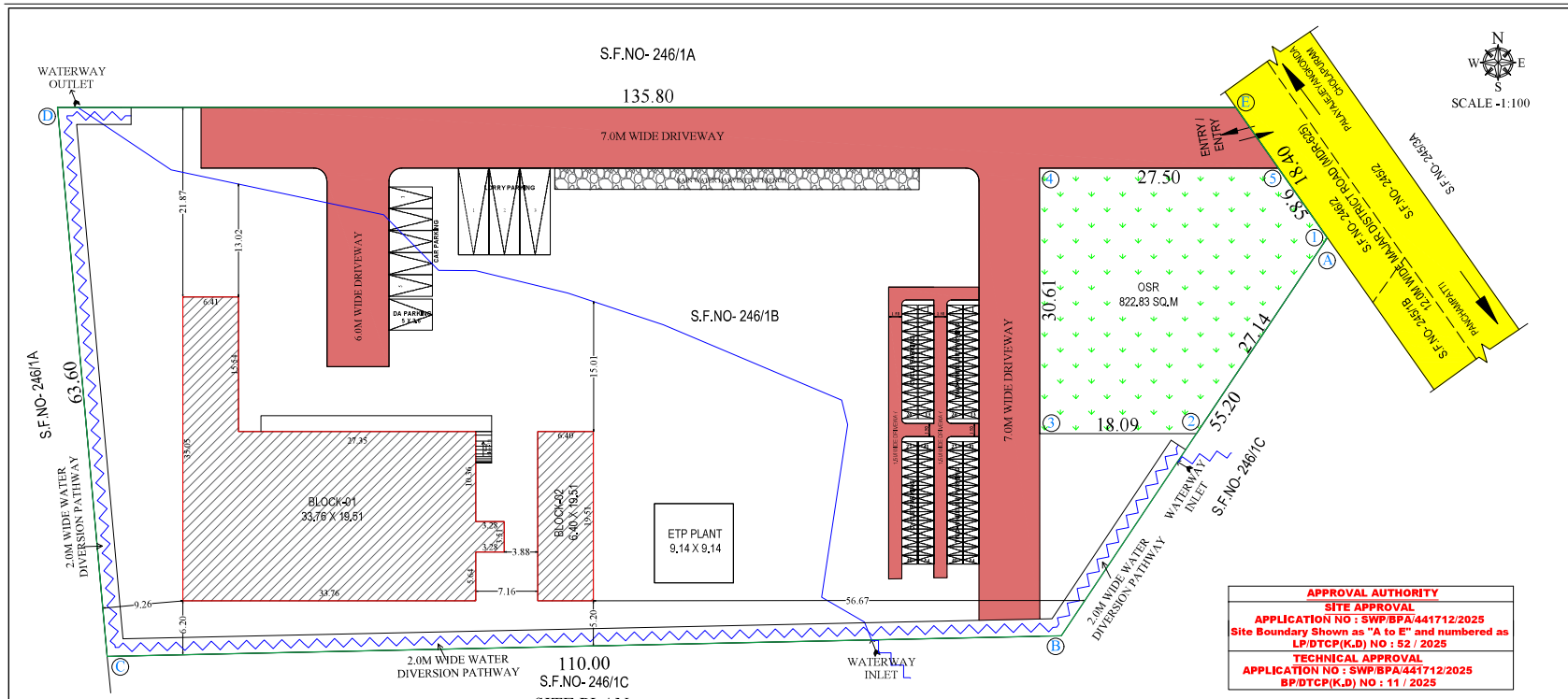
DIGITALLY VERIFIED RECORD



SITE PLAN

APPROVAL AUTHORITY

SITE APPROVAL

APPLICATION NO : SWP/BPA/441712/2025

Site Boundary Shown as "A to E" and numbered as LP/DTCP(K.D) NO : 52 / 2025

TECHNICAL APPROVAL

APPLICATION NO : SWP/BPA/441712/2025

BP/DTCP(K.D) NO : 11 / 2025

SITE PLAN AND FLOOR PLAN (BLOCK 1 AND 2)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BLOCK -1 (GROUND & FIRST FLOOR)", "BLOCK -2 (GROUND FLOOR) (SEPERATED MILK AND WHEY - ORANGE CATEGORY) INDUSTRIAL BUILDING INSTALLATION OF 161.00 H.P IN S.F.NO.246/1B AT VEERIYAPALAYAM VILLAGE AND PANCHAYAT, KRISHNARAYAPURAM UNION, KRISHNARAYAPURAM TALUK AND KARUR DISTRICT.

AREA STATEMENT

SITE AREA DETAILS (In Sq.m)

AS PER DOCUMENT	8100.00
AS PER PATTA	8100.00
AS PER FMB	8100.00

BUILDING AREA DETAILS (In Sq.m)

S.NO	DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL BUILT UP AREA
BLOCK-A (OFFICE,PROCESSING ,PACKAGING ,RMD UNIT)				
1	GROUND FLOOR	769.78	-	769.78
	FIRST FLOOR	189.68	-	189.68
BLOCK-B (BOILER, STORE ROOM, E.B ROOM)				
2	GROUND FLOOR	124.86	-	124.86
GRAND TOTAL		**1084.32**	**-**	**1084.32**

$$FSI = \frac{FSI\ AREA}{SITE\ AREA} = \frac{1084.32}{8100.00} = 0.13 < 2.0$$

$$OSR\ REQUIRED = SITE\ AREA\ X\ 10\% = 8100\ X \frac{10}{100} = 810.00\ Sq.m$$

OSR PROVIDED = 822.83 Sq.m (10.16%)

PARKING TYPE	REQUIRED	PROVIDED
CAR PARKING	01 Nos.	06 Nos.
LORRY	02 Nos.	03 Nos.
TWO WHEELER/CYCLE	44 Nos.	108 Nos.

MAN POWER DETAILS	TOTAL NUMBERS
TOTAL NUMBER OF LABOURS	50 Nos.

NOTES -

1. ALL DIMENSIONS ARE IN METER.
2. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED.
3. SOLAR WATER HEATING SYSTEM PROVIDED.
4. RAINWATER HARVESTING FACILITIES PROVIDED.
5. WATER FACILITIES PROVIDED.
6. DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
7. F E - FIRE SAFETY MEASURES PROVIDED.
8. E.S.F - EXHAUST FAN

COLOUR INDEX

- SITE BOUNDRY SHOWN
- PROPOSED BUILDING SHOWN
- EXISTING ROAD
- DRIVEWAY SHOWN

APPLICANT :

Mr.K.PRABAKARAN

REGISTERED ENGINEER / ARCHITECT :

Ar. N. JANANI, B.arch.,
COA Reg.No: CA/2018/101543,
DTCP Registered Architect GRADE - I,
Reg. No: RA/Gr-/001/KARUR /January/2021,
335/9, C.A.K ROAD, KARUR - 639 002.

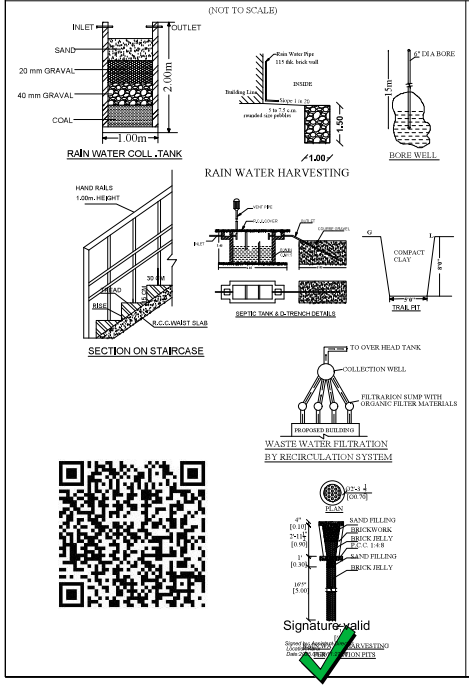
GEO TECH ENGINEER :

DR. E. RAVI, ME.,PhD.,FIE(I)..FIGS..
Geolechnical Engineer (RGTE)
Regd. No. 01/2019/RGTE/ELPA

STRUCTURAL ENGINEER :

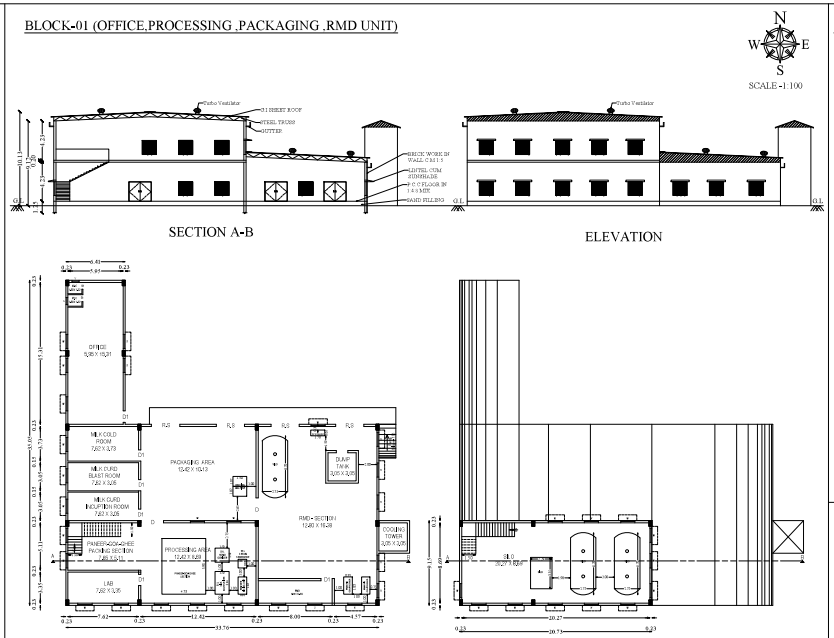
Er.A.T.MOHAN.M.Tech(STRUC).,
Reg.No:SE/GR-I/TR/May 2019/005,
Reg.No:RE/ER-II/002/Karur/Jul/2022
Reg.No:082/LS/2019/00022,
35/50 ATM Tower,Gowripuram East,
Karur - 639002.Phone: +91 9962335758

(NOT TO SCALE)



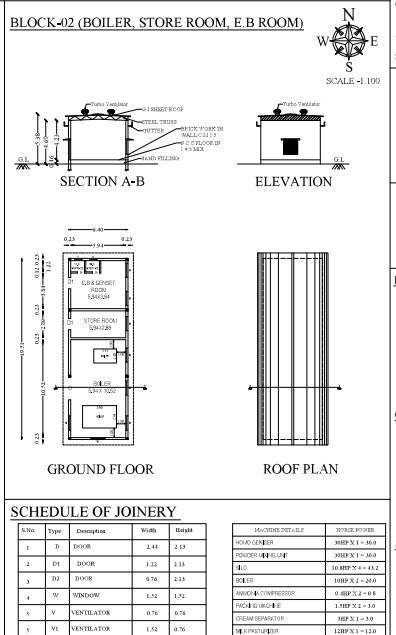
BLOCK-01 (OFFICE,PROCESSING ,PACKAGING ,RMD UNIT)

SCALE -1:100



BLOCK-02 (BOILER, STORE ROOM, E.B ROOM)

SCALE -1:100



SCHEDULE OF JOINERY

S.No.	Type	Description	Width	Height
1	D	DOOR	2.44	2.13
2	D1	DOOR	1.22	2.13
3	D2	DOOR	0.76	2.13
4	W	WINDOW	1.52	1.52
5	V	VENTILATOR	0.76	0.76
5	V1	VENTILATOR	1.52	0.76
6	O	OPENING	1.22	2.13
6	R.S	ROLLING SHUTTER	3.65	2.13

MACHINE DETAILS	MOTOR POWER
HOMO GENIEER	30HP X 1 = 30.0
POWDER MIXING UNIT	30HP X 1 = 30.0
SILO	10.HP X 4 = 43.2
BOILER	10HP X 2 = 20.0
AMMONIA COMPRESSOR	0.5HP X 2 = 0.8
PACKING MACHINE	1.5HP X 2 = 3.0
CREAM SEPARATOR	3HP X 1 = 3.0
MILK PASTURIZER	12HP X 1 = 12.0
CHILLER, PUMP, CHILLER UNIT	19HP X 1 = 19.0
	161 HP / 120kw

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

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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.