PP APPROVAL RECORD

Planning Permission

Manavadi

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

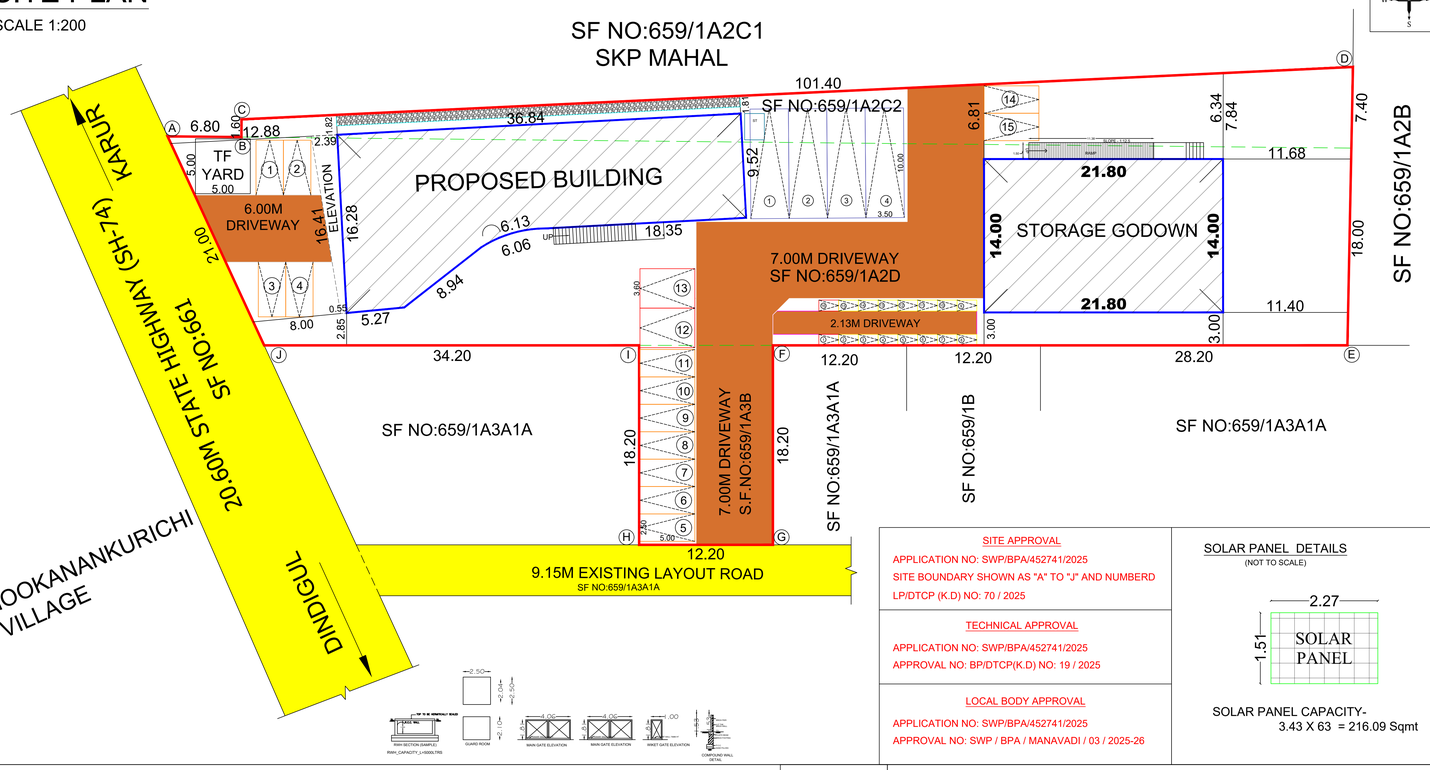
PURPOSE
Commercial

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.

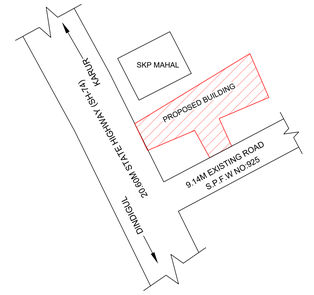
SITE PLAN

SCALE 1:200



KEY PLAN:-

- NOT TO SCALE



NOT TO SCALE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RCC ROOF (GROUND, FIRST AND SECOND FLOOR) COMMERCIAL (ELECTRICAL SHOWROOM) BUILDING SF.NO:659/1A2C2, 659/1A2D AND 659/1A3B AT MANAVADI VILLAGE AND PANCHAYAT, THANTHONI PANCHAYAT UNION , KARUR TALUK, KARUR DISTRICT.

AREA DETAILS

S.F.NO	DOCUMENT AREA IN SQ.MT	SUPER IMPOSED PLOT AREA IN SQ.MT
659/1A2C2	466.00	466.00
659/1A2D	1903.00	1903.00
659/1A3B	223.00	223.00
TOTAL	2592.00	2592.00

AREA TAKEN BY CONSIDERATION AS PER SUPERIMPOSED PLOT AREA IN 2592.00 SQ.MT

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	2592.00	27900.29
BLOCK-1	GROUND FLOOR AREA	417.33	4492.14
	FIRST FLOOR AREA	441.23	4749.39
	SECOND FLOOR AREA	302.95	3260.95
	HEAD ROOM AREA	23.40	251.87
BLOCK-2	GROUND FLOOR AREA	305.20	3285.17
	FIRST FLOOR AREA	305.20	3285.17
	SECOND FLOOR AREA	305.20	3285.17
TOTAL AREA		2100.51	22609.86

N W E S

SCALE 1:200

FLOOR SPACE INDEX

F.S.I = ALL FLOOR AREA / TOTAL SITE AREA

F.S.I = 2100.51 / 2592.00 = 0.81

0.81 < 2.00

PARKING CALCULATION ACCORDING TO D.C.R RULES

COMMERCIAL BUILDING

TOTAL FLOOR AREA = 1184.91 SQ.MT

Is Up To 75 SQ.MT = NIL

Above 75 sq.mt = 1 Two Wheeler Every 75 sq.mt

Above 75 sq.mt = 1 Car Every 75 sq.mt

Or Part Thereof Excluding The First 75sq.mt

(1184.91 - 75) / 75 = 14.80 say 15 Car & Two Wheeler Spaces

REQUIRED PARKING = 15 Car & Two wheeler Parking Spaces

PROVIDED PARKING = 16 Two wheeler & 15 Car Parking Spaces (Including differently abled person car parking)

GODOWN

TOTAL FLOOR AREA = 915.60 SQ.MT

For Every 300 sq.mt = 1 Lorry Space

915.60 / 300 = 3.05 ≈ 3 Lorry Parking Spaces

REQUIRED PARKING = 3 Lorry Parking Spaces

PROVIDED PARKING = 4 Lorry Parking Spaces

NOTES:-

- SCALE 1 : 100.
- ALL DIMENSIONS ARE IN METER
- 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 GARDNING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
- EMERGENCY ALARAM 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.
- SULLAGE WATER USE TO GARDEN PURPOSE. DW DRINKING WATER FACILITIES TO BE PROVIDED.
- INSTALLATION OF CCTV UNITS PROVIDED.
- ACOUSTICS, SOUND INSULATION and NOISE CONTROL SYSTEM TO BE PROVIDED.
- BUILDING TO BE DESIGNED FOR NON AMBULANT PEOPLE USING SMALL WHEEL CHAIR.

LABOUR DETAILS:-

MALE STAFFS - 15

FEMALE STAFFS - 11

TOTAL STAFFS - 26

SITE APPROVAL

APPLICATION NO: SWP/BPA/452741/2025
SITE BOUNDARY SHOWN AS "A" TO "J" AND NUMBERD
LP/DTCP (K.D) NO: 70 / 2025

TECHNICAL APPROVAL

APPLICATION NO: SWP/BPA/452741/2025
APPROVAL NO: BP/DTCP(K.D) NO: 19 / 2025

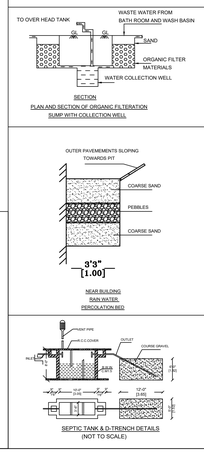
LOCAL BODY APPROVAL

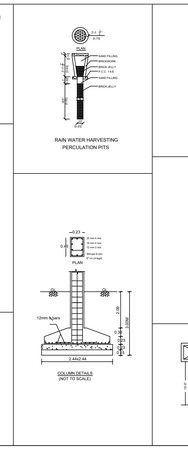
APPLICATION NO: SWP/BPA/452741/2025
APPROVAL NO: SWP / BPA / MANAVADI / 03 / 2025-26

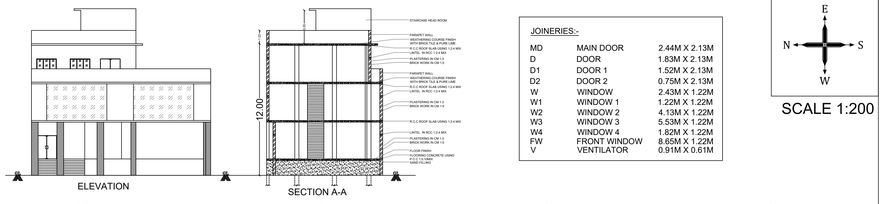
SOLAR PANEL DETAILS

(NOT TO SCALE)

SOLAR PANEL CAPACITY-
3.43 X 63 = 216.09 Sqm







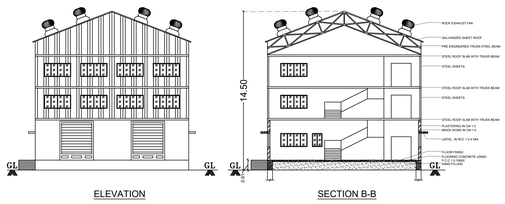
JOINERIES:-

MD	MAIN DOOR	2.44M X 2.13M
D	DOOR	1.83M X 2.13M
D1	DOOR 1	1.52M X 2.13M
D2	DOOR 2	0.75M X 2.13M
W	WINDOW	2.43M X 1.22M
W1	WINDOW 1	1.22M X 1.22M
W2	WINDOW 2	4.13M X 1.22M
W3	WINDOW 3	5.53M X 1.22M
W4	WINDOW 4	1.82M X 1.22M
FW	FRONT WINDOW	8.65M X 1.22M
V	VENTILATOR	0.91M X 0.61M

N E S W

SCALE 1:200



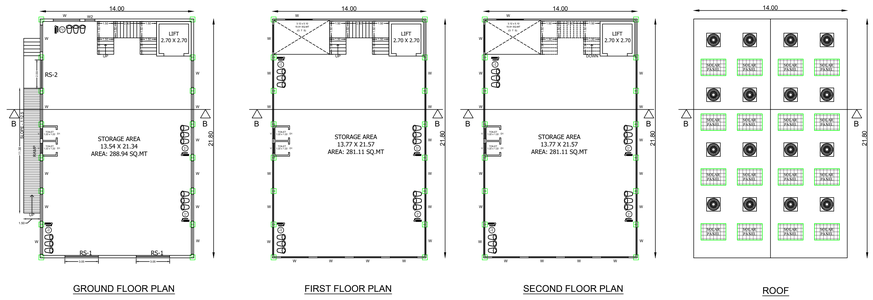


JOINERIES:-

RS1	ROLLING SHUTTER 1	3.05M X 2.13M
RS2	ROLLING SHUTTER 2	2.59M X 2.13M
D1	DOOR 1	0.75M X 2.13M
W	WINDOW	2.43M X 1.22M
W2	WINDOW 2	0.91M X 1.22M
V	VENTILATOR	0.91M X 0.61M

N E S W

SCALE 1:200



OFFICE USE:-

ENGINEER

Er. S.SANGAN, B.E.,M.I.E.,F.I.V.,
AE/CIVIL/TNEB (Retd),
Chartered Civil Engineer / Approved Valuer (F-5400)
DTCP Registered Engineer, Reg.no:BE/SR-I/001/KRR/APRIL/2024
KKM Nagar, Tharapapatty, Kadaiyanchi Village, Kadavur (Tk),
KARUR (Dt) - 621 311. Cell: 94897 41424

STRUCTURAL ENGINEER

Er. A.R. KAVIN SOUNDAR,
M.E (Struct)., M.Sc (Val)., AIV.,AMIE.,MISE.,
CMDA Registered Structural Engineer Grade-I
(SE/GR-I/2022/12/354).,
Chartered Engineer (AM1878754).,
14A, Kavin Complex, Gandhipuram, Karur - 639 00
Phone No: 99940 87571

GEO TECHNICAL ENGINEER

Er.A.Victor Samson Raj, M.E(Soil)
Regd. Geo Tech Engineer
Reg. No: GTE 001/2020
Cell: 9500271927

ARCHITUCTURE ENGINEER

K. VIGNESH, M.Arch.,
CA / 2017/ 88966
KONSEPT ARCHITECTS
#8, Palaniyappa Street, Senguntapuram (Po),
KARUR - 639 002.

APPLICANT

V.GOPIHA
W/o VIVEK

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.