

PP

APPROVAL RECORD

Planning Permission

Manavadi

Karur district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
Commercial

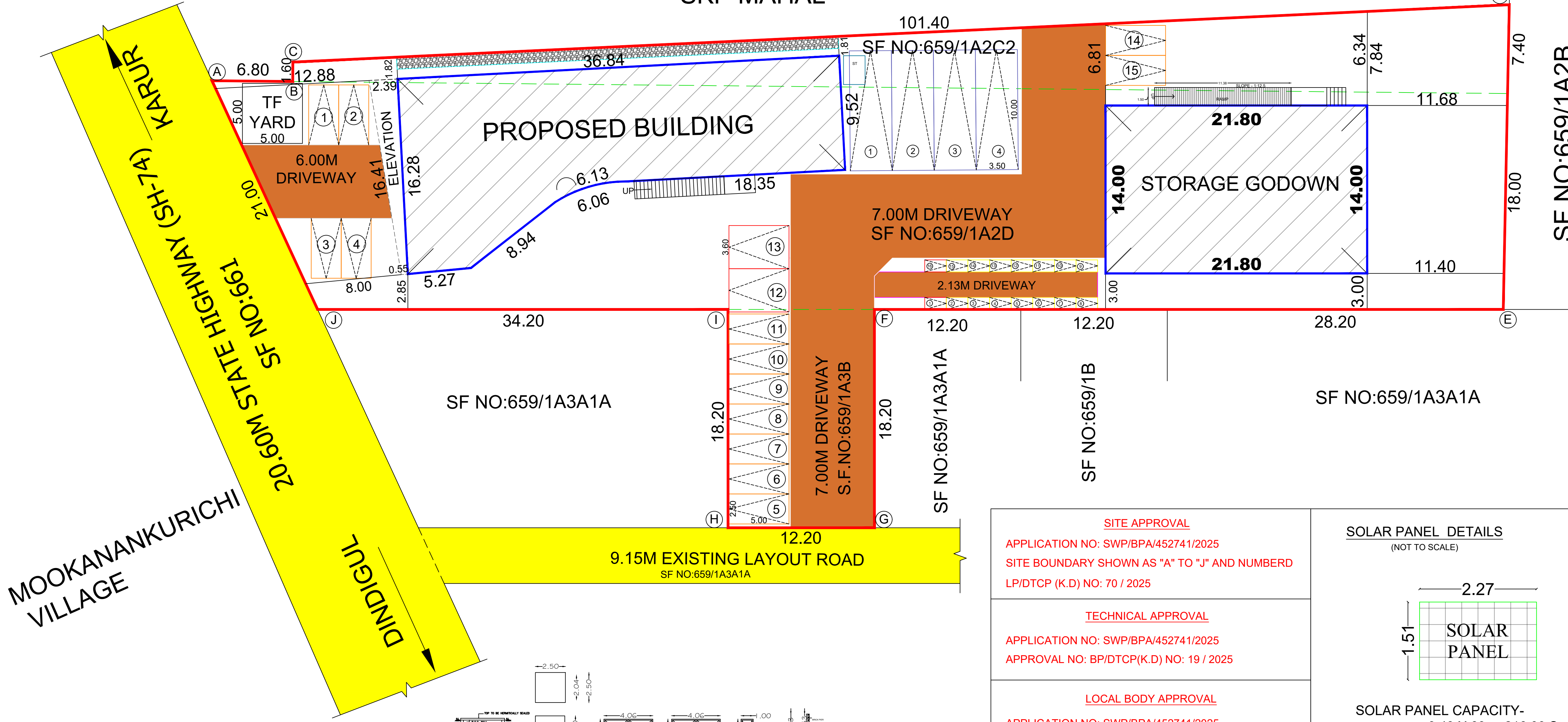
The approval as the planning authority issued it, reproduced in full behind this page.

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

SITE PLAN

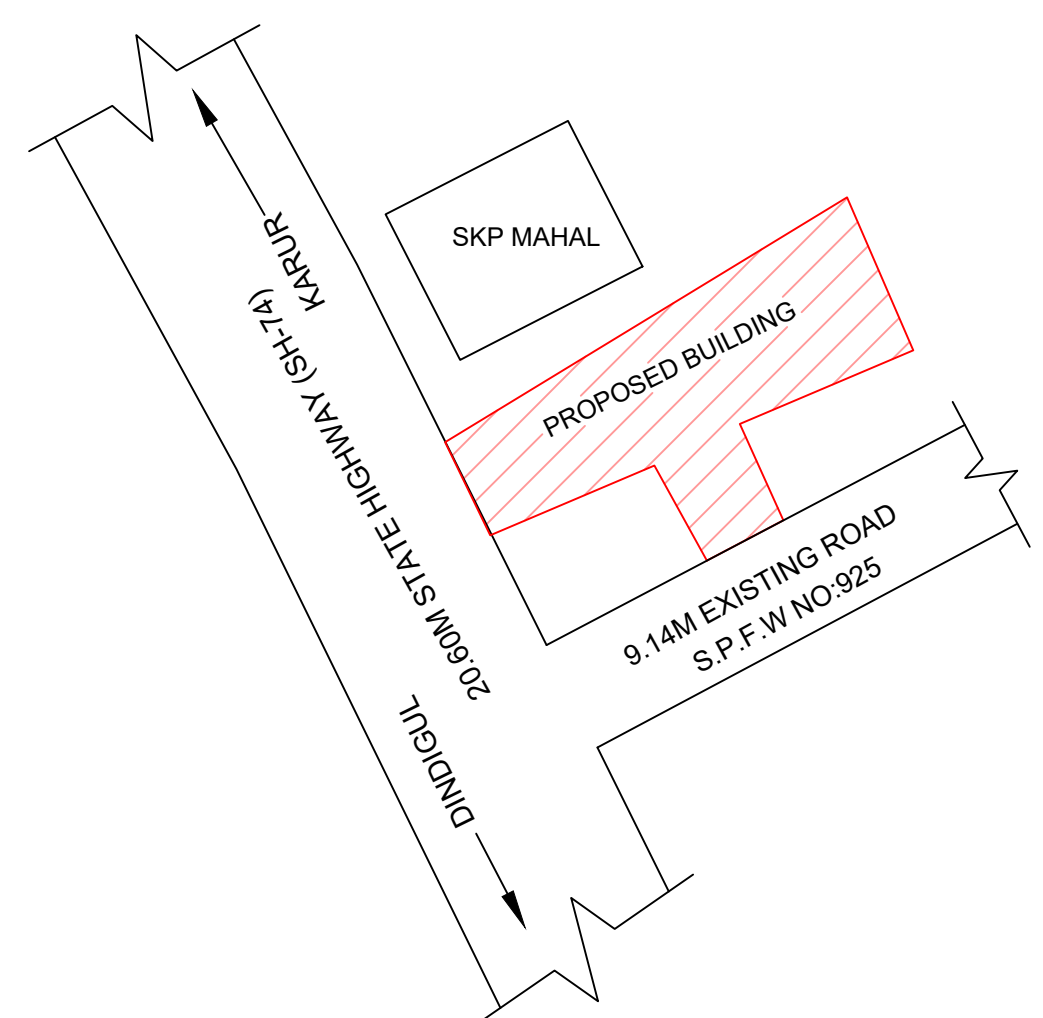
SCALE 1:200

SF NO:659/1A2C1
SKP MAHAL



KEY PLAN:-

- 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
	GROUND FLOOR AREA	417.33	4492.14
BLOCK-1	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

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 GARDENING PURPOSE.
 - RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
 - FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
 - EMERGENCY ALARM 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

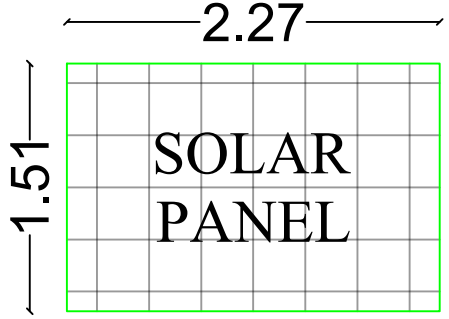
LOCAL BODY APPROVAL

APPLICATION NO: SWP/BPA/452741/2025

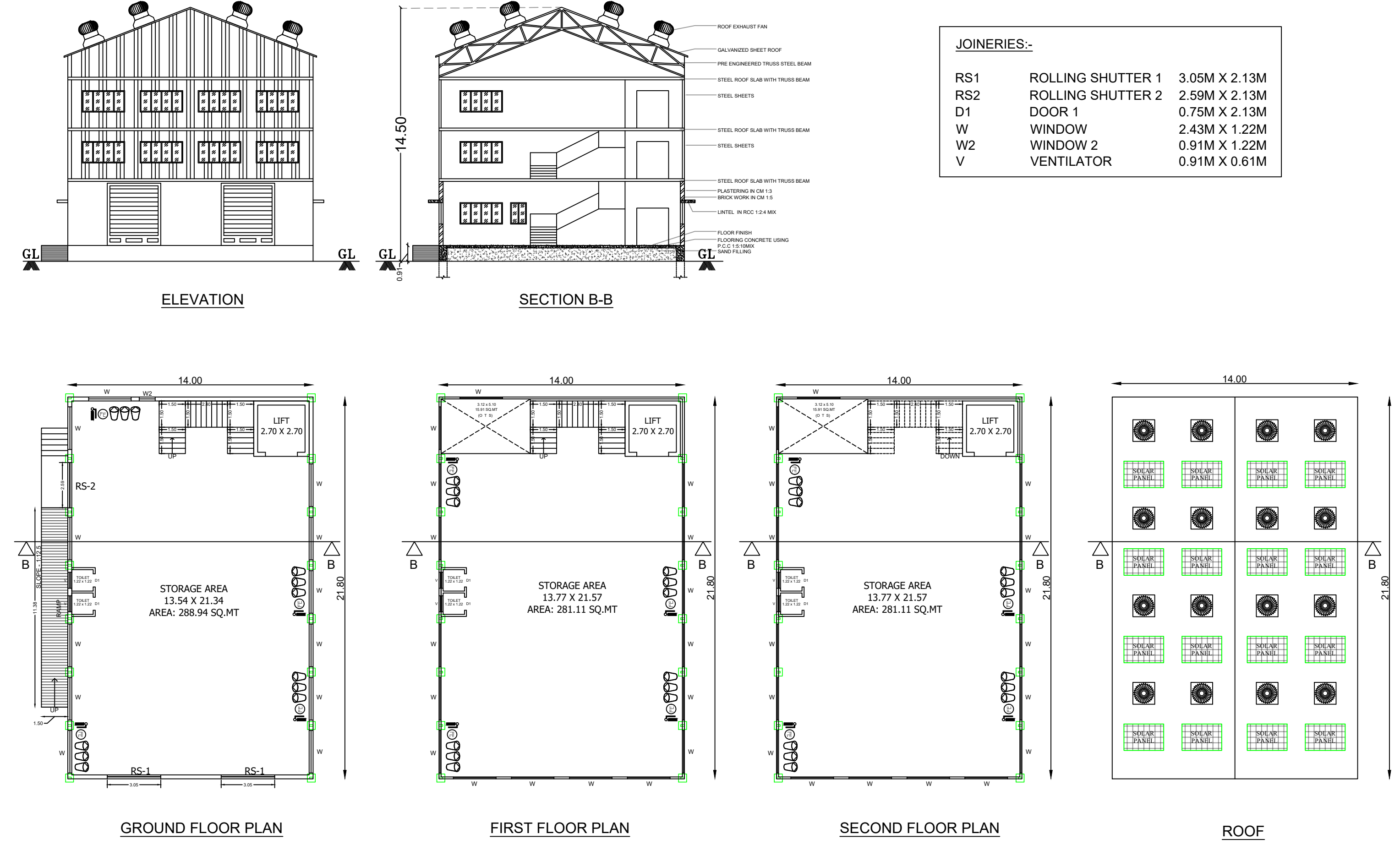
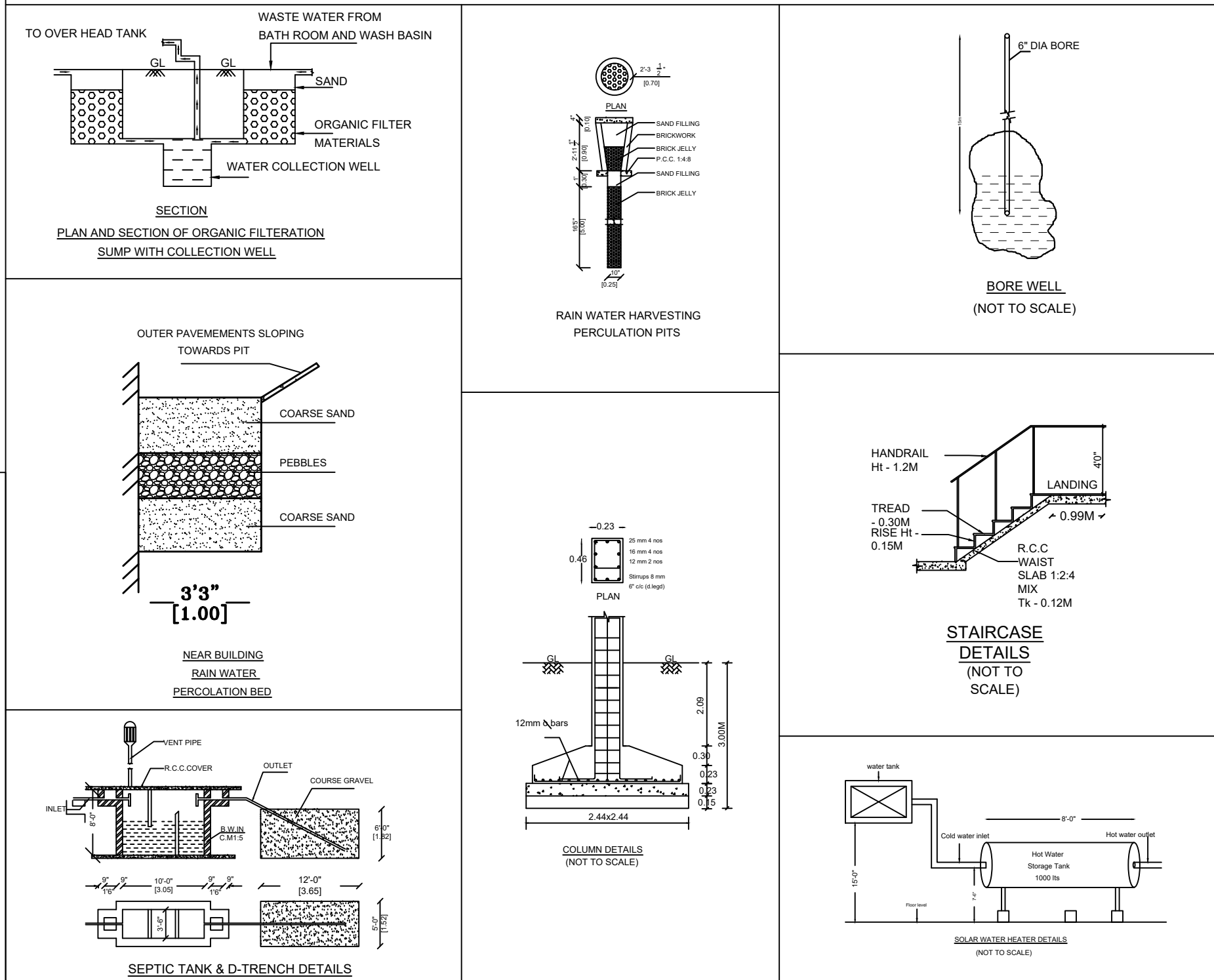
APPROVAL NO: SWP / BPA / MANAVADI / 03 / 2025-26

SOLAR PANEL DETAILS

(NOT TO SCALE)



SOLAR PANEL CAPACITY-
3.43 X 63 = 216.09 Sqmt



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)
DTP Registered Engineer, Reg.no/RE/SR-1/003/NR/2024
10M Nagar, Tharamangudi, Kallakurichi Village, Karur 639 017,
KARUR (TN) - 621 313. Cont: 74397 71929

STRUCTURAL ENGINEER

Er. A.R. KAVIN SOUNDA,
M.E (Struct), M.Sc (Val), AIV, AMIE, MISE,
CMDA Registered Structural Engineer Grade-I
(SE/CR-1/2022/232554),
Chartered Engineer (AM1878754),
14A, Karun Complex, Gandhipuram, Karur - 639 017
Phone No: 99940 87571

GEO TECHNICAL ENGINEER

Er.A.Victor Samson Raj, M.E(Sol)
Regd. Geo Tech Engineer
Reg. No: GTE 001/2020
Cell: 9609271927

ARCHITECTURE ENGINEER

K. VIGNESH, M.Arch.,
CA / 2017 / 88066
KONSEPT ARCHITECTS
#8, Palaniyappa Street, Sengunthapuram (Po),
KARUR - 639 002.

APPLICANT

V.GOPHA
W/o VIVEK

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.

