PP APPROVAL RECORD

Planning Permission

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

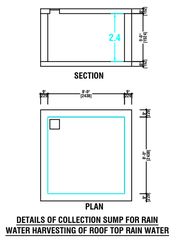
ISSUING AUTHORITY
Rural Panchayat

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.

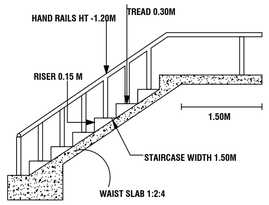
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OMR Thoraipakkam,
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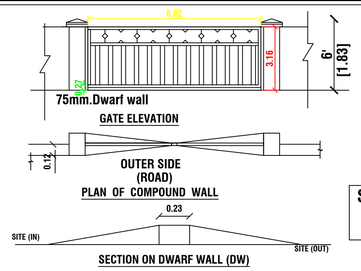


DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER

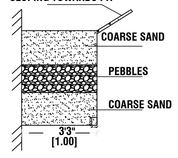
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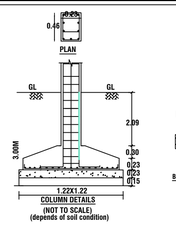
STAIRCASE DETAILS

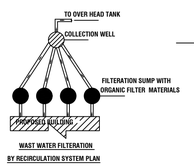


SECTION ON DWARF WALL (DW)



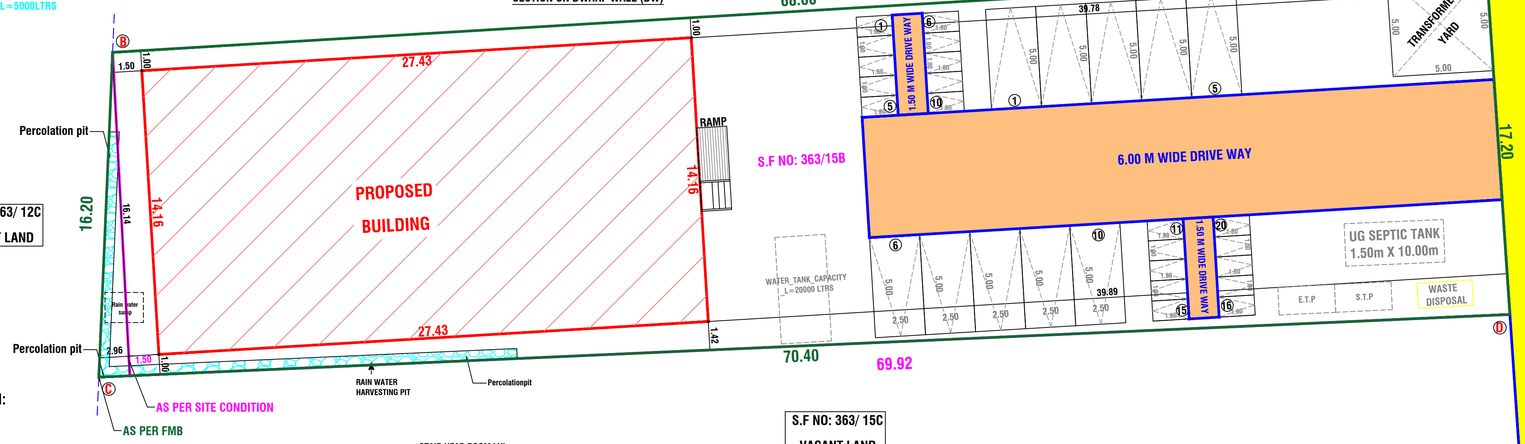
NEAR BUILDING RAIN WATER PERCOLATION BED



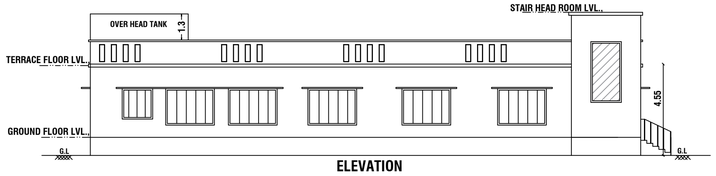




SITE PLAN:
(SCALE1:100)

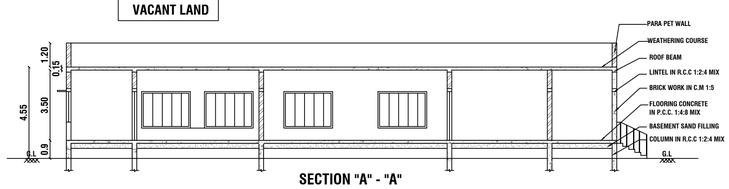


DETAILED PLAN:
(SCALE 1:100)

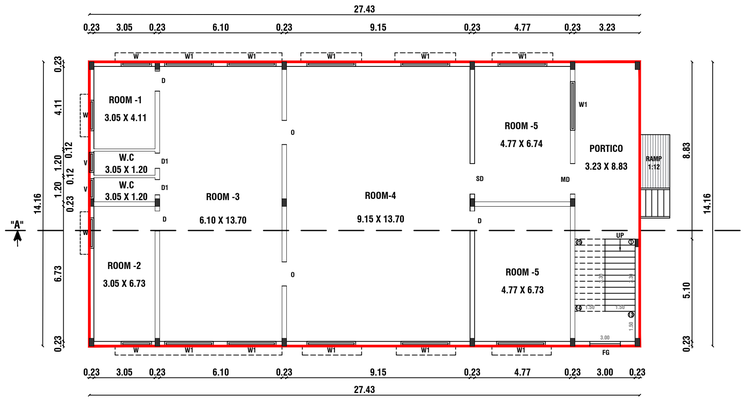


ELEVATION

S.F NO: 363/ 15C
VACANT LAND

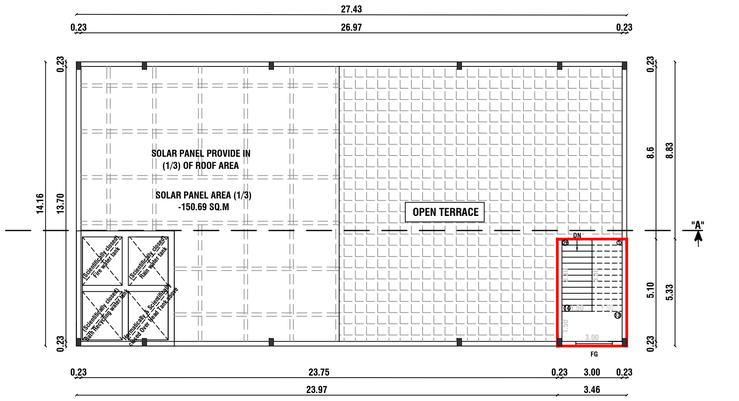


SECTION "A" - "A"



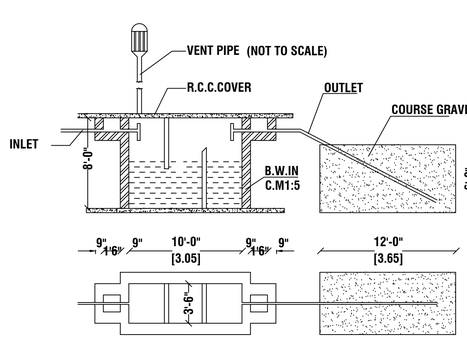
FLOOR - GROUND

PROPOSED GROUND FLOOR PLAN

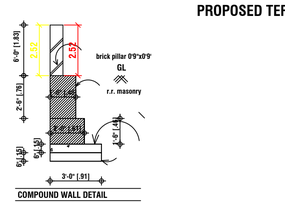


FLOOR - TERRACE

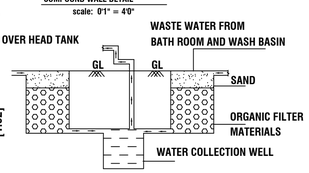
PROPOSED TERRACE FLOOR PLAN



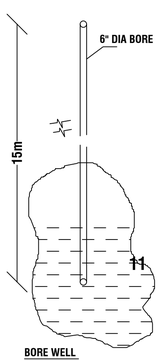
SEPTIC TANK & D-TRENCH DETAILS



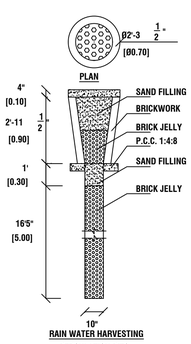
COMPOUND WALL DETAIL
scale: 0'1" = 4'0"



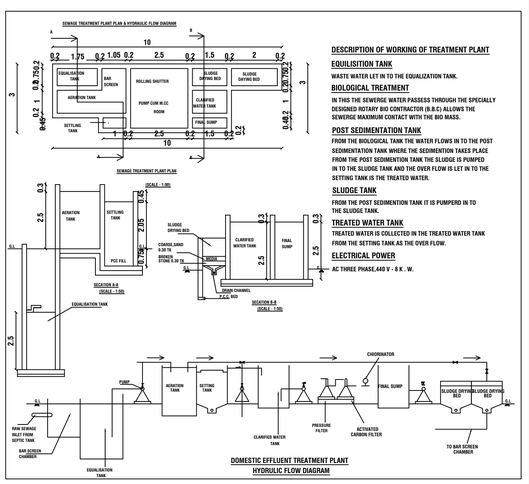
SECTION
PLAN AND SECTION OF ORGANIC FILTERATION
SUMP WITH COLLECTION WELL



BORE WELL
(NOT TO SCALE)



RAIN WATER HARVESTING PERCULATION PITS



DESCRIPTION OF WORKING OF TREATMENT PLANT

EQUILISITION TANK

WASTE WATER LET IN TO THE EQUALIZATION TANK.

BIOLOGICAL TREATMENT

IN THIS THE SEWERGE WATER PASSESS THROUGH THE SPECIALLY DESIGNED ROTARY BIO CONTRACTOR (B.B.C) ALLOWS THE SEWERGE MAXIMUM CONTACT WITH THE BIO MASS.

POST SEDIMENTATION TANK

FROM THE BIOLOGICAL TANK THE WATER FLOWS IN TO THE POST SEDIMENTATION TANK WHERE THE SEDIMENTION TAKES PLACE FROM THE POST SEDIMENTION TANK THE SLUDGE IS PUMPED IN TO THE SLUDGE TANK AND THE OVER FLOW IS LET IN TO THE SETTING TANK IS THE TREATED WATER.

SLUDGE TANK

FROM THE POST SEDIMENTION TANK IT IS PUMPERD IN TO THE SLUDGE TANK.

TREATED WATER TANK

TREATED WATER IS COLLECTED IN THE TREATED WATER TANK FROM THE SETTING TANK AS THE OVER FLOW.

ELECTRICAL POWER

AC THREE PHASE,440 V - 0 K . W.

KEY PLAN:
NOT TO SCALE

SHEET NO: 01/02	SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING IN S.F.NO:363/15B, MINNAMPALLI VILLAGE AND PACHAYAT, KARUR UNION, MANMANGALAM TALUK, KARUR DISTRICT.

AREA DETAILS

SURVEY NO	AREA AS PER SITE IN SQ.MT	AREA AS PER DOCUMENT IN SQ.MT	AREA AS PER PATTA IN SQ.MT	SUPER IMPOSED SITE BOUNDARY
363/15B	1150.00	1153.34	1150.00	1150.00
	1150.00	1153.34	1150.00	1150.00

AREA TAKEN BY CONSIDERATION AS PER SUPER IMPOSED AREA in 1150.00 SQ.MT

AREA DETAILS	SQ.MT	SQ.FT
AREA OF GROUND FLOOR	388.40	4180.73
HEAD ROOM AREA	18.44	198.48
OPEN SPACE	406.84	4379.21

FLOOR WISE BREAKUP AREA CALCULATION

FLOOR CALCULATION	F.S.I. AREA in Sq.mt	NON F.S.I. AREA in Sq.mt	TOTAL BUILTUP AREA in Sq.mt
GROUND FLOOR	388.40	----	388.40
STAIRCASE HEADROOM	----	18.44	18.44
TOTAL FLOOR	388.40	18.44	406.84

FLOOR SPACE INDEX

$$FSI = \frac{\text{GROUND FLOOR}}{\text{TOTAL SITE AREA}} = \frac{388.40}{1150.00} = 0.33$$

FSI = 0.33 < 2.00

SCHEDULE OF JOINERIES

REFERENCE		METER
MD	MAIN DOOR	1.52 X 2.48
D	DOOR	1.00 X 2.48
D1	DOOR	0.76 X 2.48
W	WINDOW	1.53 X 1.53
W1	WINDOW	2.43 X 1.83
V	VENTILATOR	0.83 X 0.61

REFERENCE :-

EXISTING ROAD SHOWN IN -
BOUNDARY SHOWN IN -
PRO.BUILDING SHOWN IN -
DRIVEWAY -
RAINWATER HARVESTING -

PERCENTAGE OF SITE COVERAGE

$$= \frac{\text{TOTAL BUILDUP AREA}}{\text{SITE AREA}} \times 100 = \frac{388.40}{1150.00} \times 100 = 33.77\ \%$$

PARKING REQUIREMENTS	CALCULATION	REQUIRED	PROVIDED
Two Wheeler Parking (1 nos for every 75 sq.mt of floor area)	388.40 / 75.00	6 nos	20 nos
Car Parking (1 nos for every 75 sq.mt of floor area)	388.40 / 75.00	6 nos	10 nos

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 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.
- SILAGE 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.

REMARKS:

SITE APPROVAL

APPLICATION NO : SWP/BPA/522347/2025

Site Boundary Shown as "A to D" and numbered as LP/DTCP(K.D) No: 000/2025

TECHNICAL APPROVAL

APPLICATION NO : SWP/BPA/522347/2025

APPROVAL NO: BP/DTCP (K.D) NO:00/2025

APPLICANT:

R.VIJAYAKUMAR S/o RAMASAMY

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 ENGINEER:-

Er Manivel., B.E., P.G Dip (Val).,
Consulting/Registered Engineer,
DTCP.Reg.no:RE/Gr-II/001/Karur/June/2023,
KCMC-Reg.No:082/LS/2022/00003,
1000C, 2nd Floor, Kandavel Tower,
Covai Main Road, Karur - 639 001.
Mobile :97870 20309, 8883367961
Email : buildmayan@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

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OMR Thoraipakkam,
Chennai 600 097, India
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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.