

PP

APPROVAL RECORD

Planning Permission

East

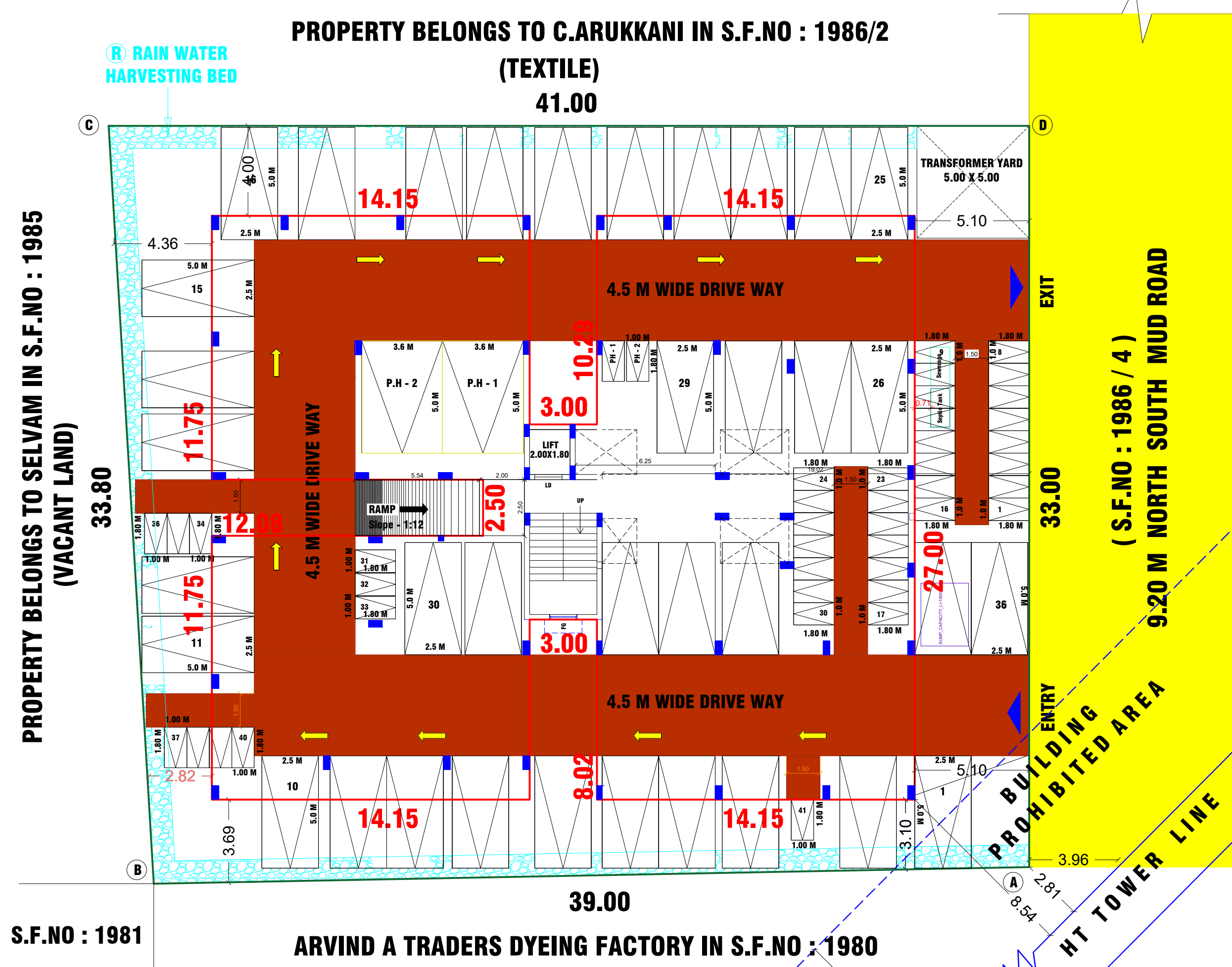
Karur district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
Residential

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 (1:100)



SITE APPROVAL
APPLICATION NO : SWP/BPA/0474140/2025
SITE BOUNDARY SHOWN AS "A" TO "D" and numbered
as LP/DTCP(K.D) NO : 154/2025

TECHNICAL APPROVAL
APPLICATION NO : SWP/BPA/0474140/2025
APPROVAL NO : BP/DTCP(K.D) NO : 41/2025



PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. ROOF RESIDENTIAL APARTMENT BUILDING IN STILT, FIRST, SECOND, THIRD AND FOURTH FLOOR IN S.F.NO : 1986/3, AT ANDANKOVIL EAST VILLAGE, MANMANGALAM TALUK AND KARUR DISTRICT.

NAME OF THE APPLICANT : Mr.K. SENTHIL, S/o.Mr.K. KUPPUSAMY

SITE AREA DETAILS :		SQ.M	
AREA AS PER DOCUMENT (DOC.NO : 1862/2024)		1320.21	
AREA AS PER PATT A (PATT A NO : 3685)		1300.00	
ALL DIMENSIONS ARE IN M		SCALE - 1 : 100 SHEET 1	
AREA OF THE FLOOR DETAILS	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL AREA IN SQ.M
AREA OF RCC BUILDING STILT	---	731.68	731.68
AREA OF RCC BUILDING FF	708.98	---	708.98
AREA OF RCC BUILDING SF	708.98	---	708.98
AREA OF RCC BUILDING TF	708.98	---	708.98
AREA OF RCC BUILDING FF	708.98	---	708.98
AREA OF RCC HEAD ROOM	---	27.39	27.39
TOTAL AREA	2835.92	759.07	3594.99

AREA OF THE OPEN SPACE = 568.32 SQ.MT

NET FSI AREA = 2835.92 SQ.MT

FLOOR SPACE INDEX = NET FSI AREA / SITE AREA
2835.92 / 1300.00
2.18
PREMIUM FSI = 0.18

PLOT COVERAGE AREA = 731.68 / 1300.00 * 100 = 56.28 %

SCHEDULE OF JOINERIES			
JOINERY DESCRIPTION		IN FEET	IN METER
MD	MAIN DOOR	4'0"X7'0"	1.22X2.13
D	DOOR	3'3"X7'0"	1.00X2.13
D1	DOOR	2'6"X7'0"	0.76X2.13
O	OPEN	4'0"X7'0"	1.22X2.13
FG	FIXED GLASS	4'0"X6'0"	1.22X1.82
W	WINDOW	4'0"X5'0"	1.22X1.52
V	VENTILATOR	2'6"X2'6"	0.76X0.76

REFERENCE

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

DRIVE WAY

RAIN WATER HARVESTING BED

U.S. POWER LINE

PARKING DETAILS :		REQUIRED	PROVIDED
CAR PARKING	2.50 M X 5.00 M	36 NO.S	36 NO.S
[1 CAR SPACE FOR EVERY 100 SQ.M + 10 % VISITORS PARKING SPACE]			
PH PARKING	3.60 M X 5.00 M	--	02 NO.S
TWO WHEELER PARKING	1.00 M X 1.80 M	--	41 NO.S
PH TWO WHEELER PARKING	1.00 M X 1.80 M	--	02 NO.S
SOLAR PANEL SIZE	1.00 M X 2.10 M	113 NO.S	126 NO.S
[Solar photo voltaic panels shall be 1/3 rd of total terrace area]			

STRUCTURAL ENGINEER

REGISTERED ENGINEER

Er. THIRUVALAR SELVAN. M.E(Struct).
Licensed Surveyor Class -1
Registered Structural Engineer
Reg. No. CMDA/S.E/GR.1/19/07/180
Royal Denizen Apartment,
F - 19, First Floor, Thennur, Trichy -17.

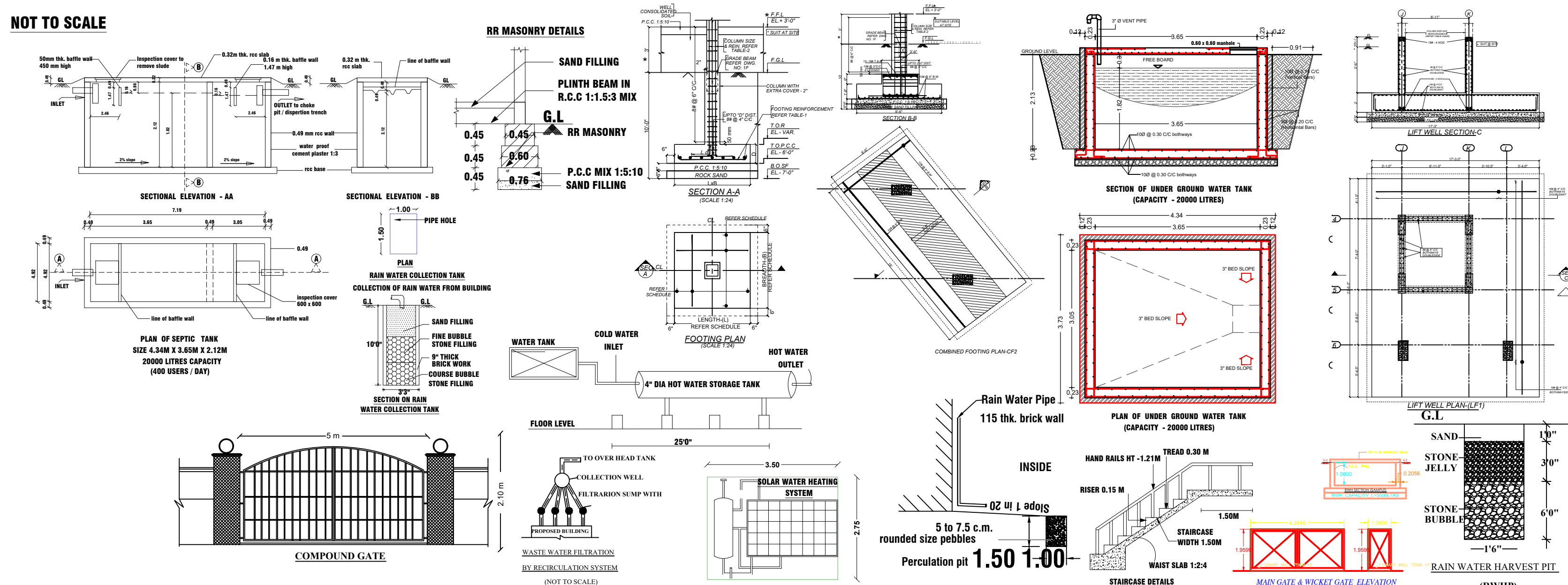
Er. R. BALASHUBRAMANIAN, B.E.,
Consulting Civil Engineer
Licenced Building Surveyor,
51-AB, Bharathi Nagar West,
Opp. Vinayagar Kovil,
KARUR - 2.

REGISTERED CONSTRUCTION ENGINEER

APPLICANT

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

19-8-20



NOTE

1. ALL DIMENSIONS ARE IN METER.
2. RAINWATER COLLECTION WELLS WILL BE PROVIDED
3. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
4. EMERGENCY ALARMS WILL BE PROVIDED
5. DRINKING WATER WILL BE PROVIDED
6. GROUND WATER SUMPS WILL BE PROVIDED
7. FILTERED RAIN WATER SUMPS WILL BE PROVIDED
8. EXHAUST FAN PROVISION IS MADE AT TOILET & WASH
9. SOLAR WATER HEATING SYSTEM PROVIDED
10. RAINWATER HARVESTING FACILITIES PROVIDED
11. WASTE WATER RECYCLING TRENCH AND TANK PROVIDED

12. SEWAGE TREATMENT PLANT PROVIDED
13. SEPTIC TANK PROVIDED
14. WATER FACILITIES PROVIDED
15. TRANSFORMER YARD PROVIDED
16. FA - FIRE ALARM PROVIDED
17. FE - FIRE SAFETY MEASURES PROVIDED
18. SB - SAND BUCKET PROVIDED
19. FE - FIRE EXTINGUISHER PROVIDED FE



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.

