PP APPROVAL RECORD

Planning Permission

Survey 223/1B2 and 2 more

Kathaparai

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™

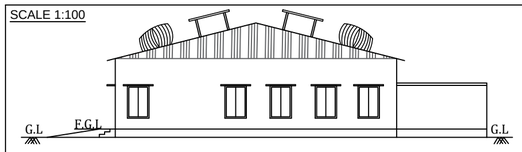
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

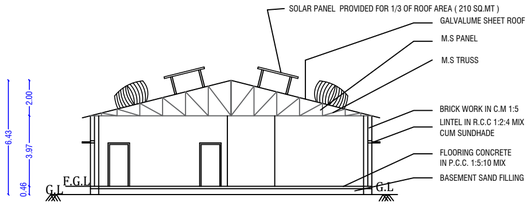
+91 9996 12 9996

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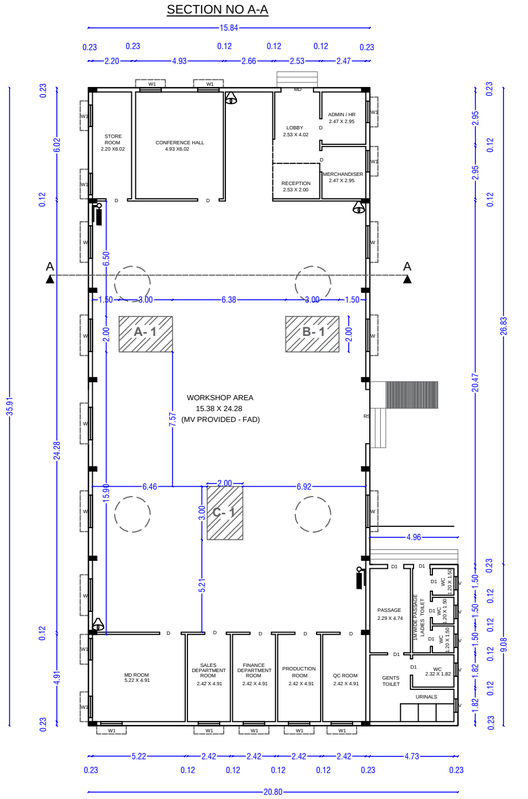
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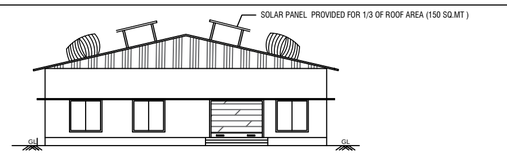
SOUTH SIDE ELEVATION



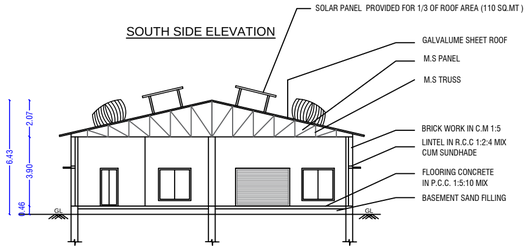
SECTION NO A-A



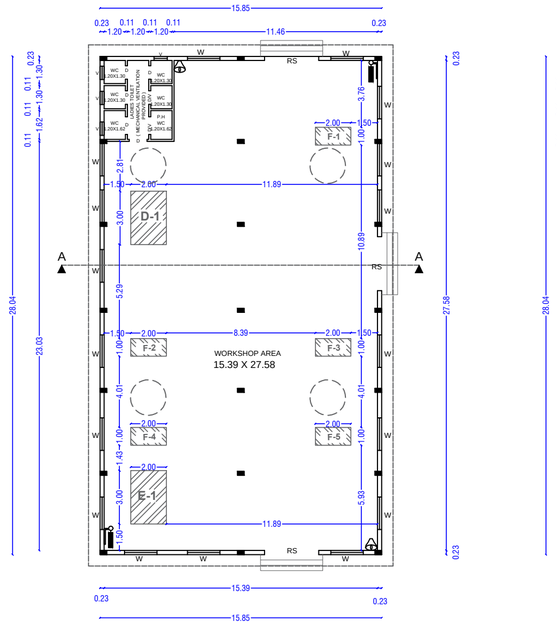
GROUND FLOOR PLAN



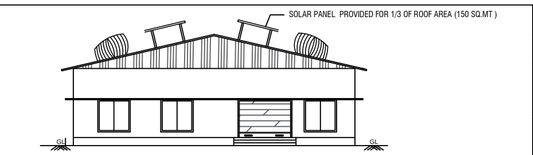
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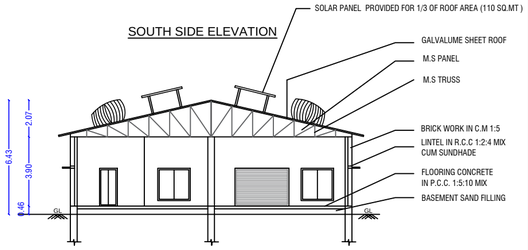
SECTION NO A-A



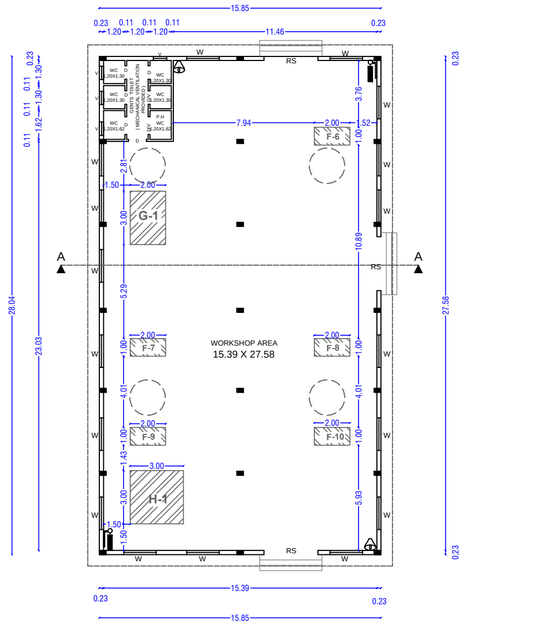
GROUND FLOOR PLAN
BLOCK - 2



SOUTH SIDE ELEVATION



SECTION NO A-A



GROUND FLOOR PLAN
BLOCK - 3

PARKING DETAILS :-

DESCRIPTION	REQUIRED	PROVIDED
TWO WHEELER PARKING (1.00 M x1.80 M) (For Every 75 SQ.M OF WORKSHOP AREA)	20 NOS	22NOS+ 8NOS OF PH PARKING
CYCLE SPACE PARKING (1.00 M x1.80 M) (For Every 75 SQ.M OF WORKSHOP AREA)	20 NOS	30 NOS
CAR PARKING (For Every 200 SQ.M OF OFFICE AREA)	1 NO	3NOS+ 2 OF PH PARKING

S.NO	MACHNIARY DETAILS	HP PER MACHINE
1	A- CORRUGATION MACHINE (1X5HP)	5.0
2	B- PASTING MACHINE (1X1HP)	1.0
3	C- CUTTING MACHINE (1X2HP)	2.0
4	D- CREASING MACHINE (1X2HP)	2.0
5	E- SLOTTER MACHINE (1X3HP)	3.0
6	F- STITCHING MACHINE (10X1HP)	10.0
7	G- DIE CUT MACHINE (1X3HP)	3.0
8	H- RS4 MACHINE (1X4HP)	4.0
	TOTAL HP	30.0

NO OF LABOURS : 20 NOS

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1.	WC FOR MALE (2 - FOR1- 35 PERSON)	2	7
2.	URINALS FOR MALE (1 - FOR 7-20 PERSON)	1	3
3.	WC FOR FEMALE (1 - FOR 1-25 PERSON)	1	9

SCHEDULE OF JOINERIES

S.F.NO	REFERENCE	IN METER
1.	RS - ROLLING SHUTTER	3.05X2.44
2.	MD - DOOR	1.83X2.44
3.	D - DOOR	1.21X2.44
4.	D1 - DOOR	0.91X2.44
5.	W - WINDOW	1.83X1.83
6.	W1 - WINDOW	1.21X1.83
7.	V - VENTILATOR	0.76X0.76

COLOR INDEX :-

SITE BOUNDARY -
EXISTING ROAD -
EXISTING BUILDING TO BE REMOVE -
EXISTING BUILDING -
PROPOSED BUILDING -
PROPOSED DRIVEWAY -
RAINWATER PERCOLATION BED -
OPEN SPACE RESERVATION -
TURBO VENTILATOR -

DETAILED PLAN — **SHEET NO -01/02**

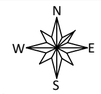
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR " GARMENTS AND PACKAGING INDUSTRY (GREEN INDUSTRY) " WITH INSTALLATION OF 30 HP IN S.F.NO: 223/1B2 & 1B3,KADHAPARAI VILLAGE AND PANCHAYAT, KARUR PANCHAYAT UNION, MANMANGALAM TALUK, KARUR DISTRICT.

AREA OF THE SITE AS PER DOCUMENT - 4929.00 SQ.M

AREA OF THE SITE AS PER PATTA

SL NO	S.F.NO.	AREA IN SQMT
1	223/1B2	1040.00
2	223/1B3	3889.00
3	TOTAL	4929.00

SCALE 1:100



(All Measurement are in Meter)

AREA DETAILS FOR EXISTING BUILDING

SL NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1	BLOCK-1 (WORKSHOP AREA)	591.37	-	591.37
2	TOTAL	591.37	-	591.37

AREA DETAILS FOR PROPOSED BUILDING

SL NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1	BLOCK-1	21.32	-	21.32
2	BLOCK-2 (WORKSHOP AREA)	444.43	-	444.43
3	BLOCK-3 (WORKSHOP AREA)	444.43	-	444.43
5	TOTAL	910.18	-	910.18
6	PLOT COVERAGE (P.C)		- 30.50 %	
7	FLOOR SPACE INDEX (FSI)		- 0.30	

CALCULATION:

PLOT COVERAGE (P.C) - 1501.55 / 4929.00 x 100 = 30.46%

FLOOR SPACE INDEX (FSI) - 1501.55 / 4929.00 = 0.30

OPEN SPACE RESERVATION :-

O.S.R = 552.56 Sq.m (11.21 %)

APPLICANT

NOTE:

1.ALL DIMENSIONS ARE IN METER.
2.RAINWATER COLLECTION WELLS WILL BE PROVIDED
3.FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
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11.SEWAGE TREATMENT PLANT PROVIDED.
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13.WATER FACILITIES PROVIDED.
14.FA- FIRE ALARM PROVIDED
15.FE- FIRE SAFETY MEASURES PROVIDED.
16.SB- SAND BUCKET PROVIDED
17.FE- FIRE EXTINGUISHER PROVIDED
18. SOLAR PANEL PROVIDED FOR 1/3 OF ROOF AREA
19. MV - MECHANICAL VENTILATION (FRESH AIR DUCT)

SITE APPROVAL
APPLICATION NO:SWP/BPA/584512/2025
SITE BOUNDARY SHOWN AS "A" TO "I" and numbered as LP/DTCP(K.D) No:139/2025

TECHNICAL APPROVAL
APPLICATION NO:SWP/BPA/584512/2025
APPROVAL No: BP/DTCP(K.D) No.38/2025

REGISTERED ENGINEER

Er.A.R.RAM PRASANTH B.E.P.G.Dip (VAL).,
Consulting Engineer /Regd.Engineer
DTCP-Karur-Reg.no. RE/Gr-I/008/Karur/June/2024
KCMC-Reg.no. 082/LS/2019/00002
No : 17, Senguntapuram First Cross,
Near Bank of India, KARUR - 639 002.
Mob : 96987 12221, office : 9698612221

REGISTERED STRUCTURAL ENGINEER

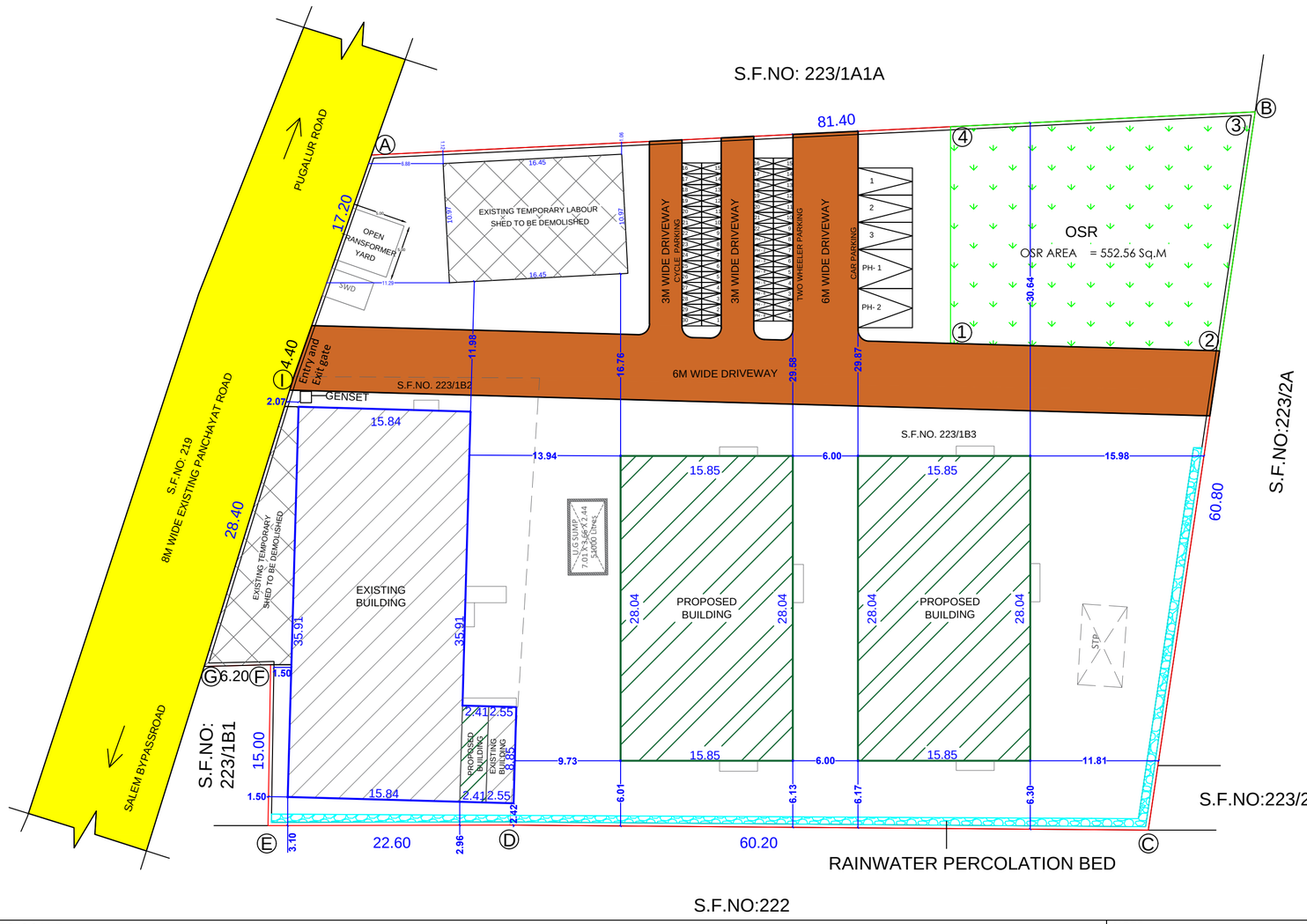
Er.S.ELAMATHI M.TECH (Struc).. AMIE. MISE
Dist. Panel Engineer Class1A(G1/16558/2017)
DTCP Regd.Structural Engineer Grade-1
Reg. No: RSE/Gr-1/004/KARUR/OCT/2024
Chief Exective,
COGIPRO DESIGN AND CONSTRUCTION
9/832/1, Rasi Nagar, Chinna Andankovil Road
Opp to Rasi Apartment. Karur 639 002.

REGISTERED CONSTRUCTION ENGINEER

Er.M.ARUNKUMAR B.E.,
Registered Construction Engineer
DTCP-Reg.no. RCE/001/KRR/JAN/2024
No : 17, Senguntapuram First Cross,
Behind Hotel Royal Grand, Karur- 2.
Mob : 98432 21499

REGISTERED GEOTECHNICAL ENGINEER

Er.K.GANAPATHI.B.E..M.E. (Soil Mech).FIE.FIV., D.Litt.(USA)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CMDA Regn No GTE/19/04/2022)
(DTCP Regn No:GTE/54/2024.
DTCP/MADURAI/DECEMBER/02 12.2024)
GEOMATRIX CONSULTANCY
No.22. Thomas Street. Narimedu.
Madurai-625002.Ph:7598031360.7708758598
Email:geomatrixconsultancy@gmail.com



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- EXISTING ROAD -
- EXISTING BUILDING TO BE DEMOLISHED -
- EXISTING BUILDING -
- PROPOSED BUILDING -
- PROPOSED DRIVEWAY -
- RAINWATER PERCOLATION BED -
- OPEN SPACE RESERVATION -
- TURBO VENTILATOR -

SITE PLAN — **SHEET NO -02/02**

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SCALE 1:100

N W E S

(All Measurement are in Meter)

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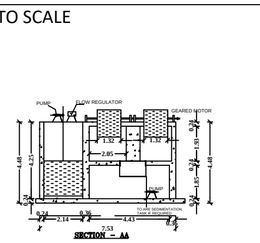
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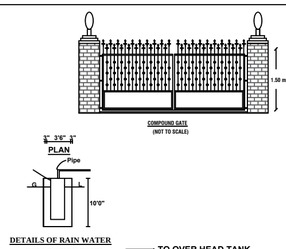
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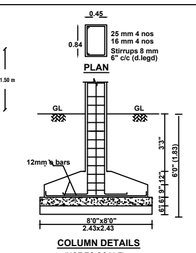
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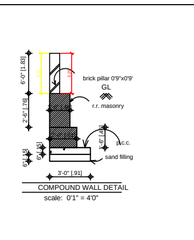
APPLICANT

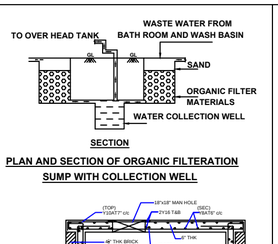
NOT TO SCALE











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APPLICATION NO:SWP/BPA/584512/2025

SITE BOUNDARY SHOWN AS "A" TO "I" and numbered as LP/DTCP(K.D) No:139/2025

TECHNICAL APPROVAL

APPLICATION NO:SWP/BPA/584512/2025

APPROVAL No: BP/DTCP(K.D) No.38/2025

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DTCP/MADURAI/DECEMBER/02 12.2024)
GEOMATRIX CONSULTANCY
No.22. Thomas Street. Narimedu.
Madurai-625002.Ph:7598031360.7708758598
Email:geomatrixconsultancy@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

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.