PP APPROVAL RECORD

Planning Permission

Survey 1804/4D2 and 2 more

Puliyur

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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

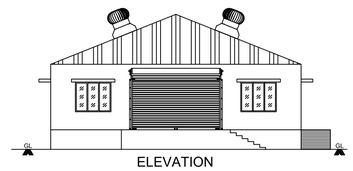
+91 9996 12 9996

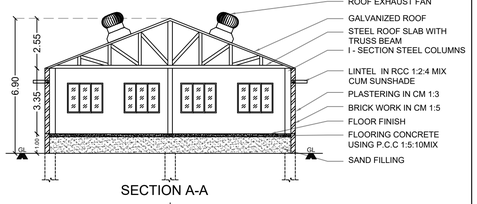
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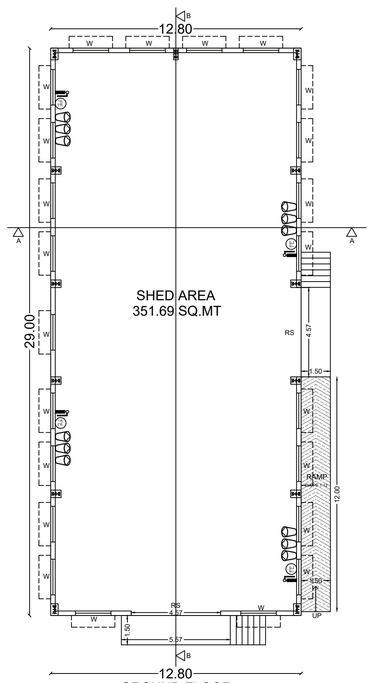
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A GALVANIZED ROOF GROUND FLOOR COMMERCIAL BUILDING (WARE HOUSE) (BLOCK-1) AND TOILET (BLOCK-2) IN SF.NO:1804/4D2,4E AT PULIYUR VILLAGE, PULIYUR TOWN PANCHAYAT, KARUR TALUK, KARUR DISTRICT.

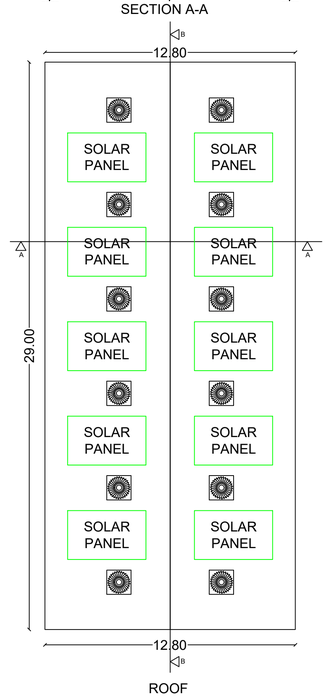
APPLICANT: L.KARTHIKA W/o. N.LOGANATHAN

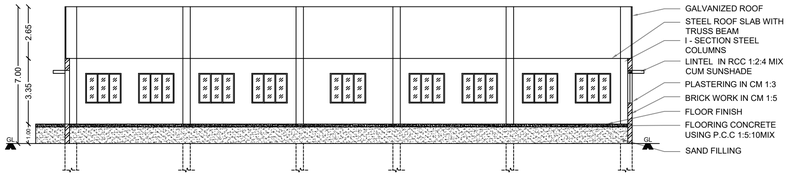
BLOCK 1 - WARE HOUSE



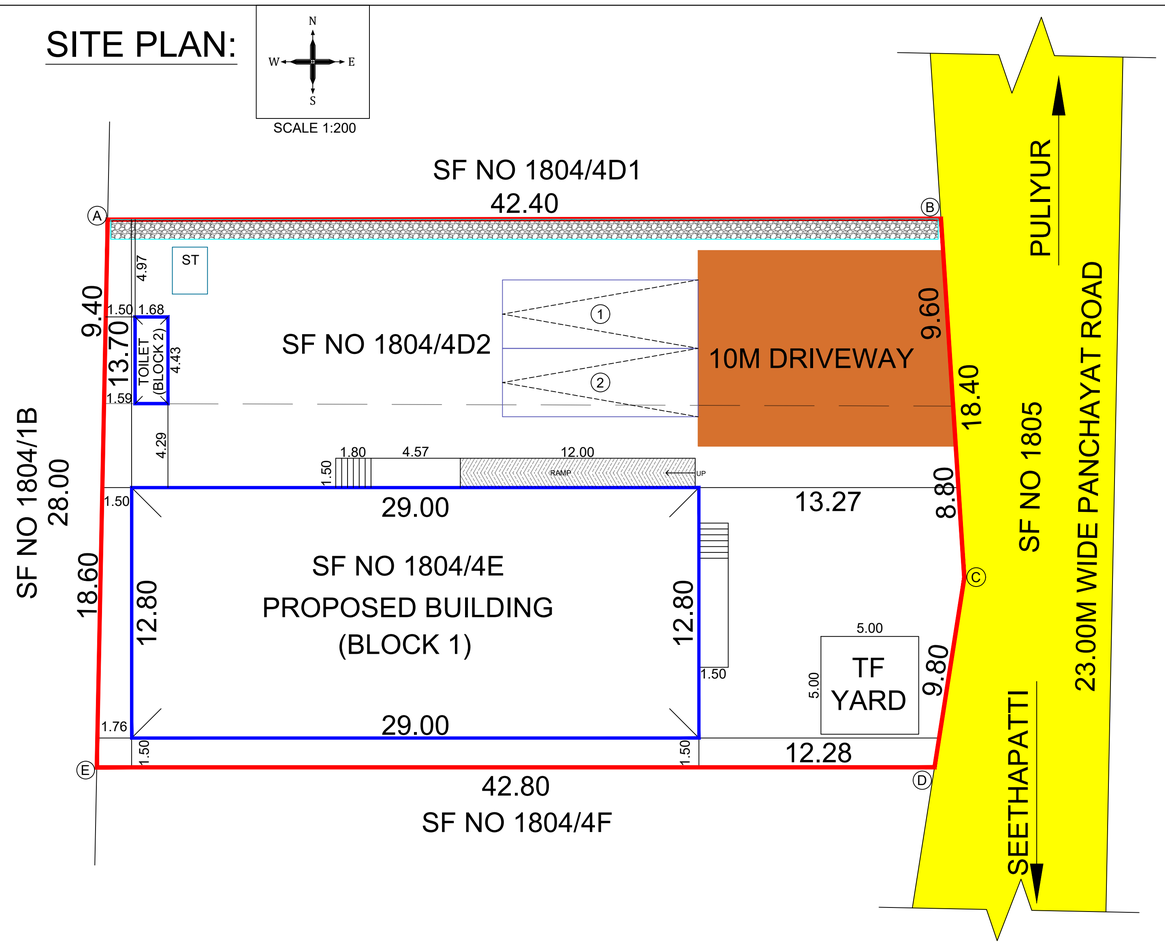




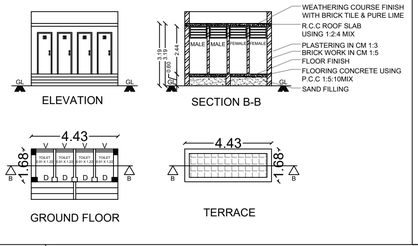




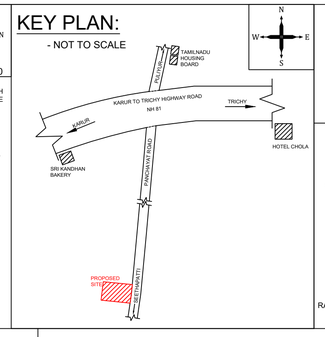
SITE PLAN:

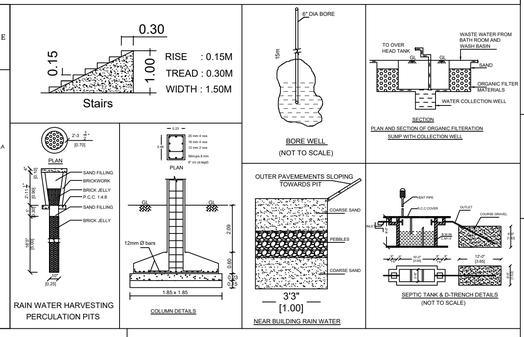


BLOCK 2 - TOILET



KEY PLAN:





OFFICE USE:

SITE APPROVAL

APPLICATION NO:

SITE BOUNDARY SHOWN AS "A" TO "E" AND NUMBERD

LP/DTCP (K.D) NO:

BUILDING TECHNICAL APPROVAL

APPLICATION NO:

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

AREA DETAILS

S.F.NO	DOCUMENT AREA IN SQ.MT	SUPER IMPOSED PLOT AREA IN SQ.MT
1804/4D2	405.00	405.00
1804/4E	810.00	810.00
TOTAL	1215.00	1215.00

AREA DETAILS:	IN Sq.Ft	IN Sq.M
AREA OF GROUND FLOOR (BLOCK - 1)	3995.60	371.20
AREA OF TOILET (BLOCK - 2)	80.08	7.44
TOTAL FLOOR AREA	4075.68	378.64
FSI	0.31	
PLOT COVERAGE	31.16%	

FLOOR SPACE INDEX

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

= 378.64 / 1215.00 = 0.311

0.31 < 2.00

PARKING CALCULATION:

1 LORRY SPACE FOR EVERY 300 SQ.M OF COVERED AREA OR PART THEREOF

= TOTAL FLOOR AREA / 300

= 378.64 / 300 = 1.26 ≈ 1

PROVIDED LORRY PARKING = 2 NOS

S.NO	JOINERIES DETAILS	SIZE
1	RS - ROLLING SHUTTER	4.57 X 2.74
2	D - DOOR	0.75 X 2.13
3	W - WINDOW	1.83 X 1.52
4	V - VENTILATOR	0.91 X 0.61

NOTES:-

- SCALE 1 : 400.
- 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.

NOTE:

FA - FIRE ALARM PROVIDED

FE - FIRE EXTINGUISHER

SB - SAND BUCKET PROVIDED

SM - SMOKE DETECTOR

ALL DIMENSIONS ARE IN METER.

APPLICANT:

L.Karthika

Mrs. L.KARTHIKA
W/o. N.LOGANATHAN

GEO TECHNICAL ENGINEER:

DR. E. RAVI, ME., Ph.D., FIE(I)., FIGS
Geotechnical Engineer (RGTE)
Regd.No.:01/2024/RGTE/EDTCP(Renewal)

STRUCTURAL ENGINEER:

Er.A.T.MOHAN, M.Tech (Structural)
District Panel Eng-Class-1A ப.க.ச.ஒ.1/2957/2018.
Structural Engineer Grade-1,
Reg. No:RSE/GR-1/KRR/JUNE2024/002,
35/50 ATM Tower, Gowripuram East.
Karur-639001.Phone: +919962335758

ARCHITUCTURE ENGINEER:

P. MOHAN KUMAR, B(Arch).,
Registered Architect, CA/2020/123785,
VARAHI ARCHITECTS
9/12, Golden Tower, Near St. Theresa's Girls School,
Thinappanagar, Trichy Main Road, Gandhigramam,
KARUR - 639 004.

REGISTERED ENGINEER:

Er. S.SANGAN, B.E.,M.I.E.,F.I.V.,
AE/CIVIL/TNEB (Retd),
Chartered Civil Engineer / Approved Valuer (P-5400)
DTCP Registered Engineer, Reg.no:E/Gr-1/003/KRR/APRIL/2024
KKM Nagar, Tharagampatty, Kaalipaguthi Village, Kadavur Tk,
KARUR (Dt) - 621 311. Cont: 76392 71925

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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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.