PP APPROVAL RECORD

Planning Permission

Karur

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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™

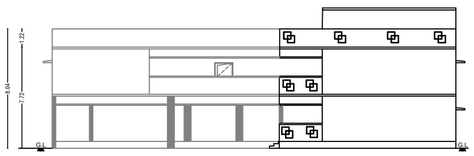
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

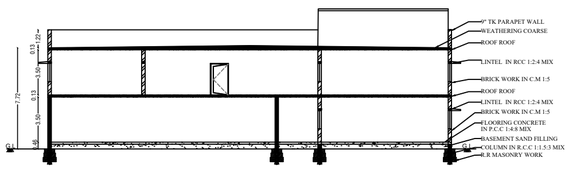
+91 9996 12 9996

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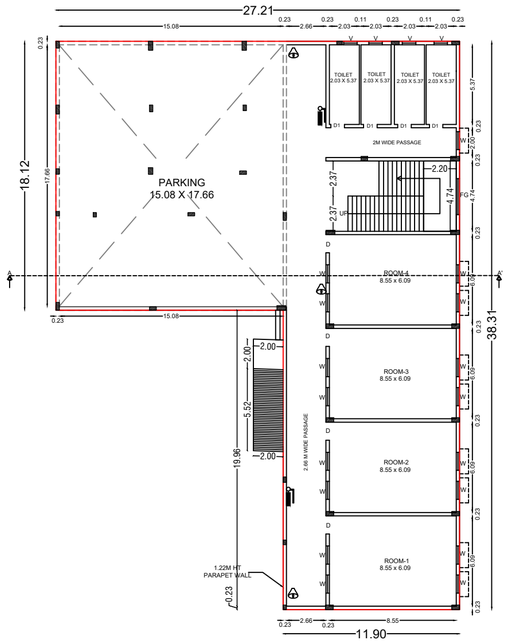
SCALE 1: 100



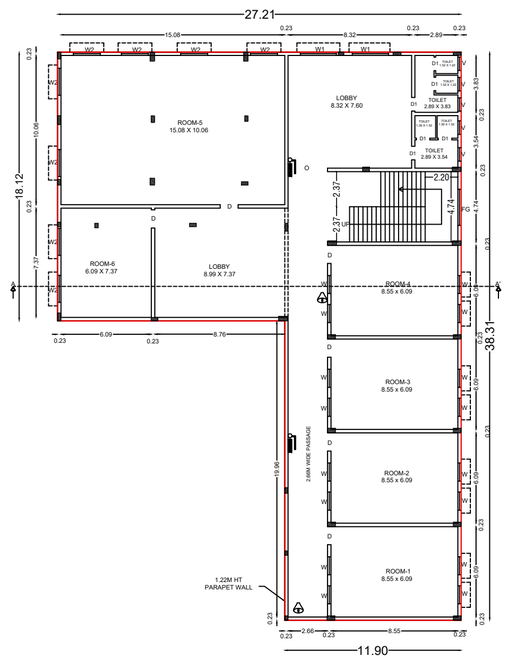
WEST SIDE ELEVATION



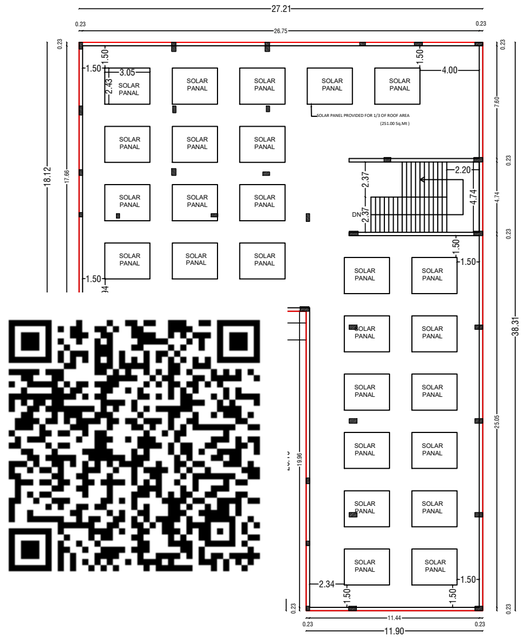
SECTION - "A-A"



PROPOSED GROUND FLOOR PLAN



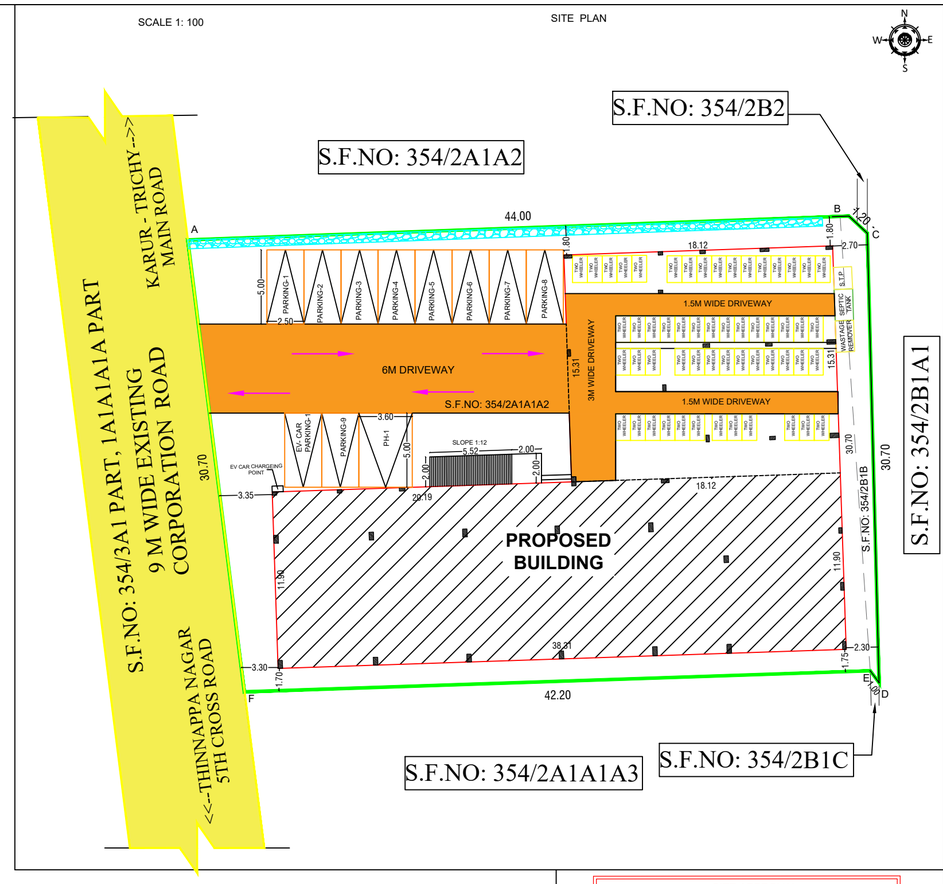
PROPOSED FIRST FLOOR PLAN



PROPOSED TERRACE FLOOR

SCALE 1: 100

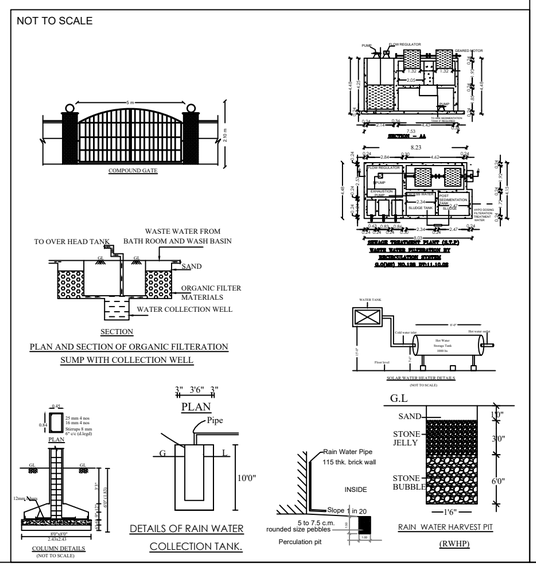
SITE PLAN



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. FA- FIRE ALARM PROVIDED
16. FE- FIRE SAFETY MEASURES PROVIDED.
17. SB- SAND BUCKET PROVIDED
18. FE- FIRE EXTINGUISHER PROVIDED
19. SOLAR PANEL PROVIDED FOR 1/3 OF ROOF AREA (FE) (251.00 Sq.Mt)

NOT TO SCALE



PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. ROOF COMMERCIAL BUILDING (BUSINESS OFFICE), IN S.F.NO: 354/2A1A1A2 & 2B1B, AT THANTHONI VILLAGE, KARUR CITY MUNICIPAL CORPORATION, KARUR TALUK AND DISTRICT.

SITE AREA DETAILS		
AREA AS PATTA		
SL.NO	S.F.NO	AREA IN SQMT
1	354/2A1A1A2	1338.00 SQ.MT
2	354/2B1B	31.00 SQ.MT
TOTAL PATTA AREA		1369.00 SQ.MT
AREA AS PER DOCUMENT		1364.00 SQ.MT

N

SCALE 1:100

S.F.NO: 354/2B1A1

BUILDING AREA DETAILS				
S.NO	DESCRIPTION	FSI(Sqm)	NON FSI(Sqm)	TOILAT BUILT UP AREA
1	GROUND FLOOR	456.10	277.60	733.70
2	FIRST FLOOR	733.70	-----	733.70
3.	HEAD ROOM	-----	41.60	41.60
3.	TOTAL AREA	1189.80	319.20	1509.00
4.	PLOT COVERAGE = (733.70/1369) x 100 = 53.59%			
5.	F.S.I = (1189.80/ 1369) = 0.87			

COLOUR INDEX	SCHEDULE OF JOINERIES	
PROPOSED SITE	REFERENCE	IN METER
PROPOSED BUILDING	D- DOOR	1.22X2.13
	D1- DOOR	0.91X2.13
VEHICULAR ACCESS WAY	W- WINDOW	1.22X1.22
EXISTING ROAD	W1- WINDOW	1.82X1.82
	W2 - WINDOW	1.82 X 1.82
RAIN WATER PERCULATION BED	FG - FIXED GLASS	2.43 X 1.22
	V- VENTILATOR	0.91X 0.91

AREA TAKEN FOR PARKING CALCULATION 75% OF THE FSI AREA
= 1189.80 X 75% = 892.35

PARKING DETAILS :-		
DESCRIPTION	REQUIRED	PROVIDED
TWO WHEELER PARKING PER Sq.Mt (1.0 X 1.80)	41 NOS	53 NOS
CAR PARKING PER Sq.Mt (2.5 X 5.0)	10 NOS	9+1 NOS OF PH +1 NOS OF EV

SITE APPROVAL

APPLICATION NO:SWP/BPA/660720/2025

SITE BOUNDARY SHOWN AS "A" TO "F" and numbered as LP/DTCP(K.D) No: 176/2025

TECHNICAL APPROVAL

APPLICATION NO:SWP/BPA/660720/2025

APPROVAL No: BP/DTCP(K.D) No. 45/2025

REGISTERED 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

APPLICANT

REGISTERED ENGINEER

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

REGISTERED GEOTECHNICAL ENGINEER

Dr.S. Senthamil Kumar, ME,Ph.D,FIGS, MIEI
Reg Geotechnical Engineer - No. 001/RGTE/2024
703, Plot No. 29, O.M. Rajoo Nagar,
Near New Bus Stand, Thanjavur - 613005.
Cell: 9443976090
Email: senthamilkumar@yahoo.co.in

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.

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.