

PP

APPROVAL RECORD

Planning Permission

Karur

Karur district, Tamil Nadu

APPROVAL TYPE

Building Plan

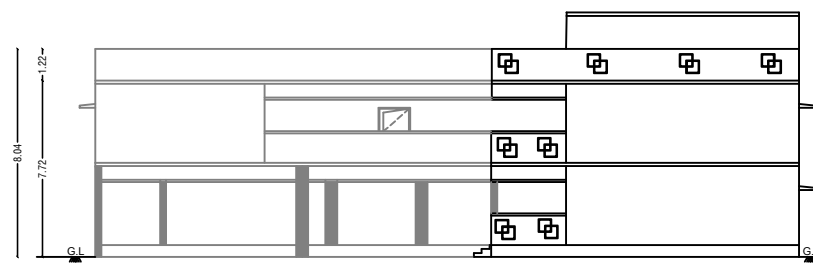
ISSUING AUTHORITY

DTCP

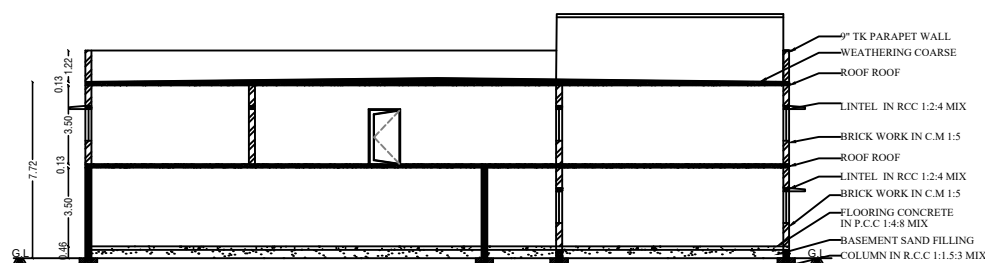
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

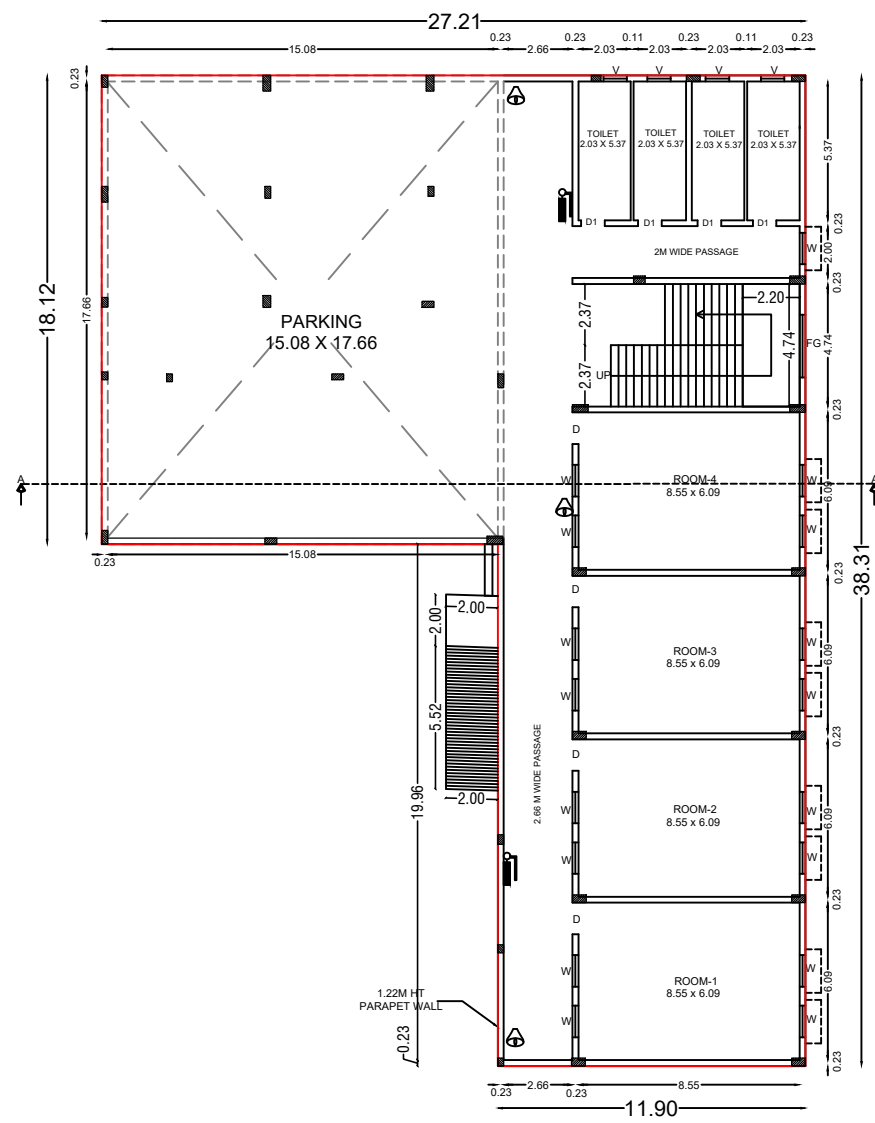
SCALE 1: 100



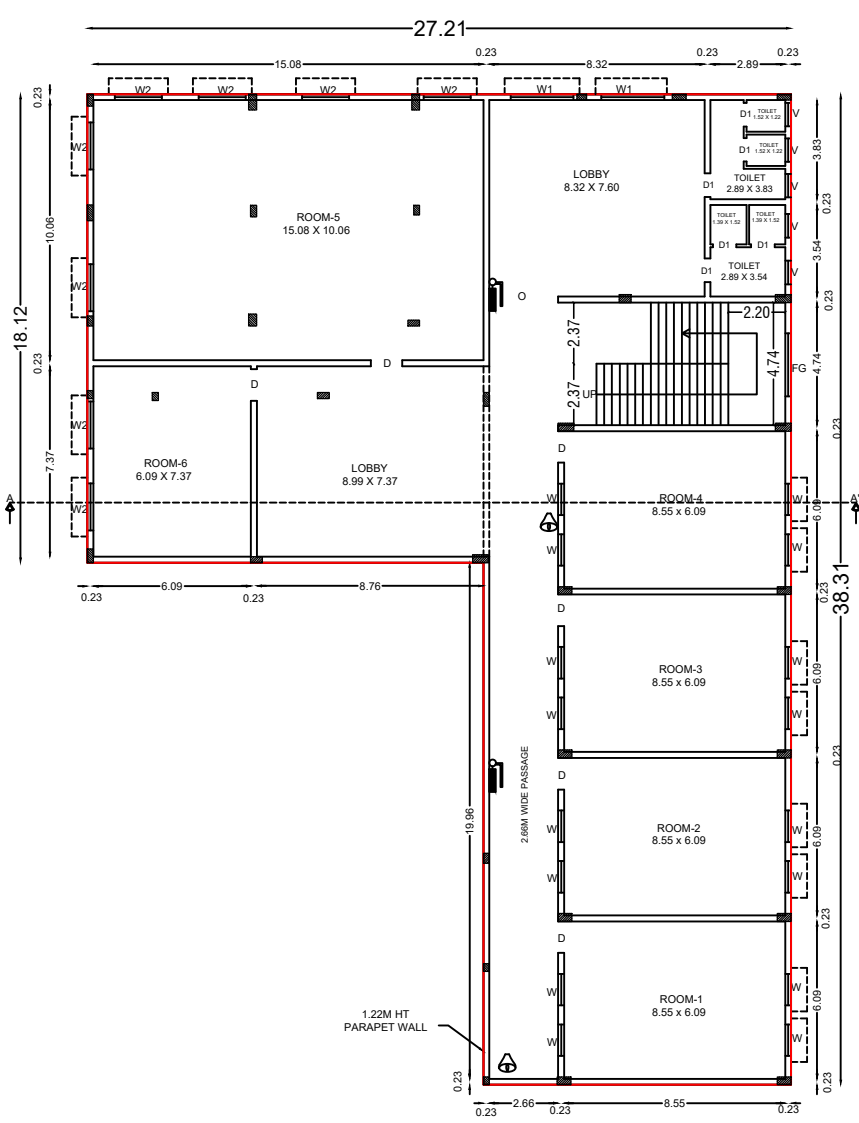
WEST SIDE ELEVATION



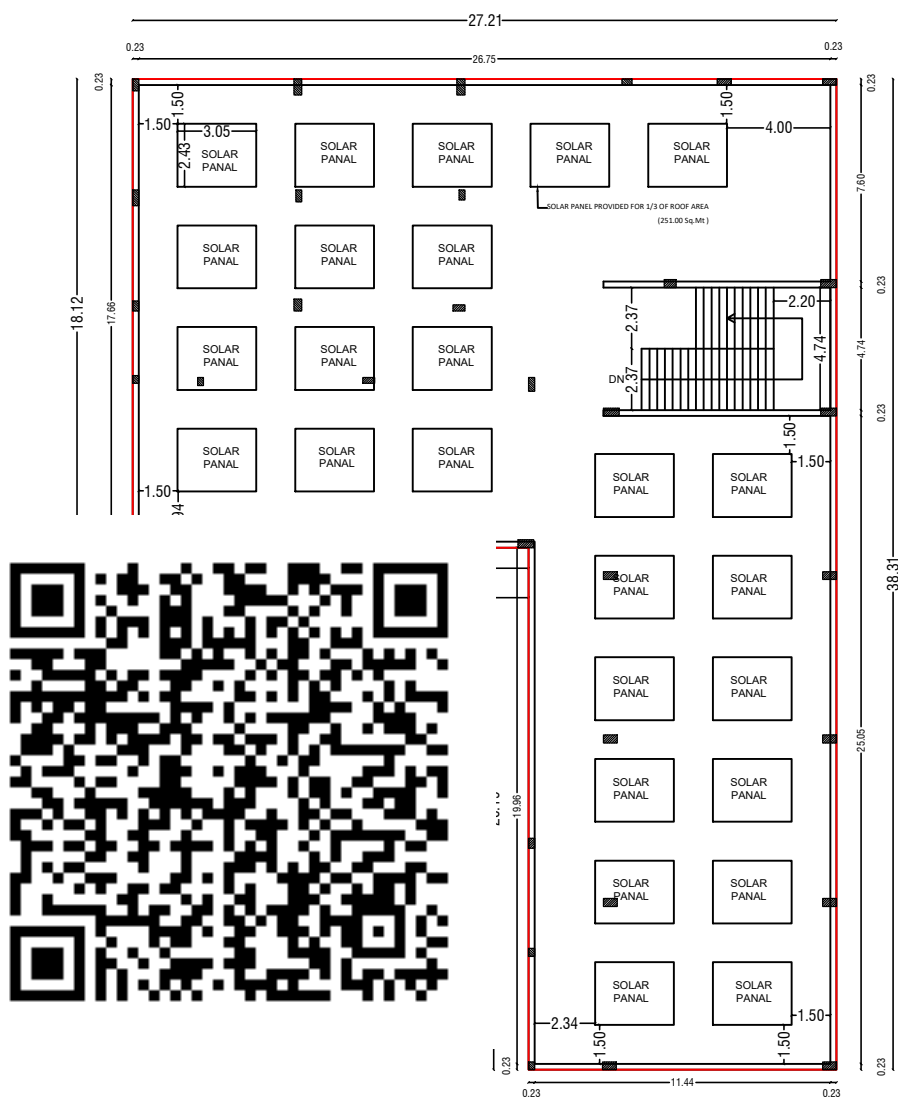
SECTION - "A-A"



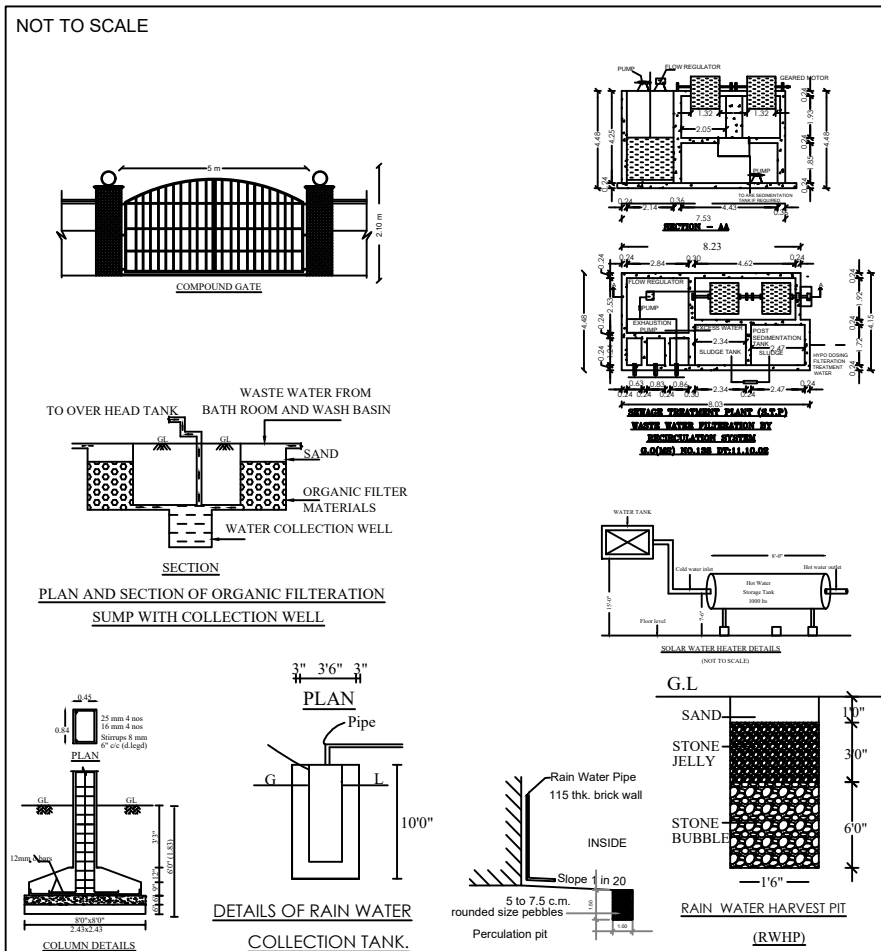
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED TERRACE FLOOR



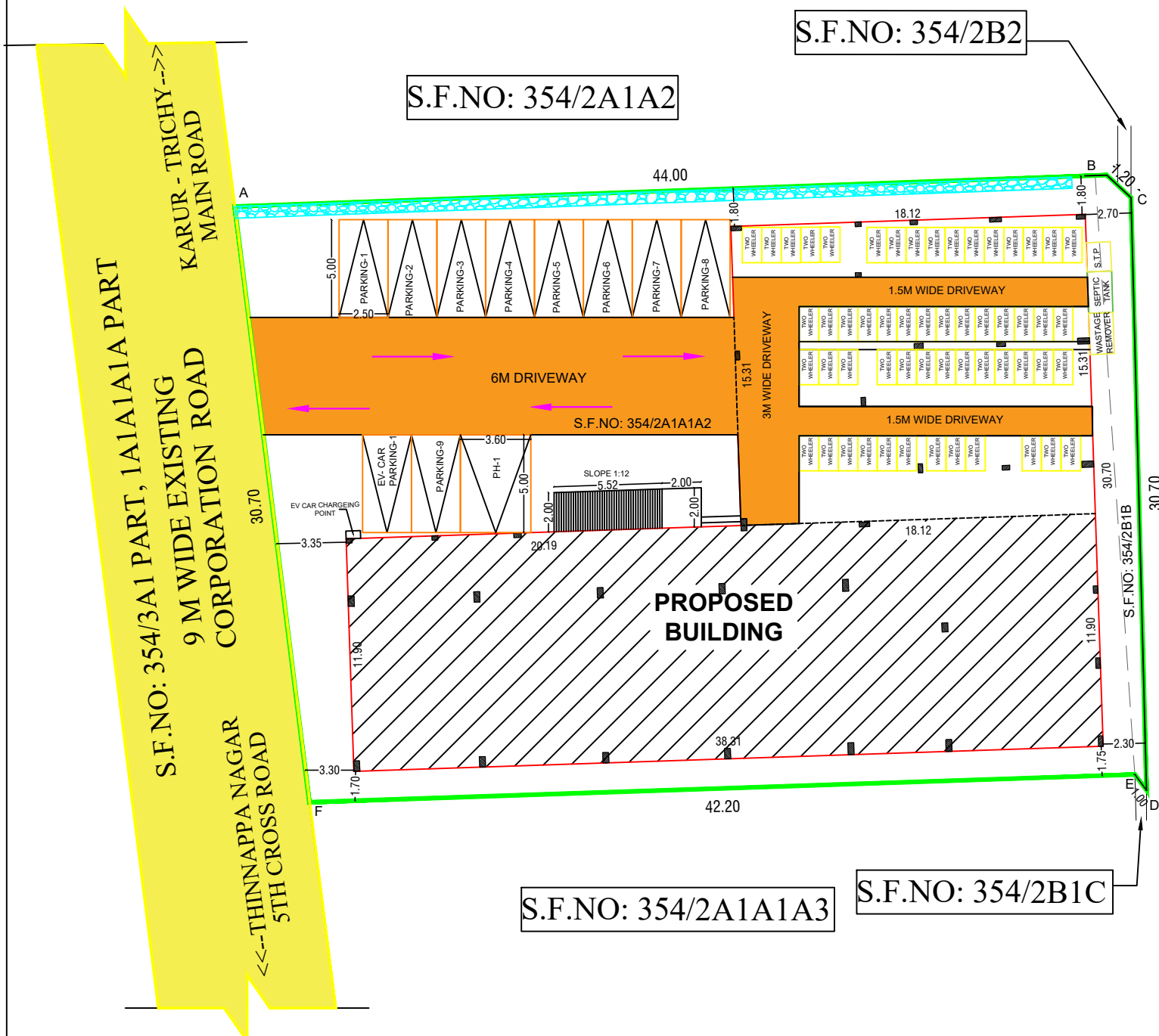
NOTE:

- 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.SEPIC 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

(251.00 Sq.Mt)

SCALE 1: 100

SITE PLAN



S.F.NO: 354/2B2

S.F.NO: 354/2A1A2

S.F.NO: 354/2A1A1A3

S.F.NO: 354/2B1C

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

M. Arunkumar
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 GEOTECHNICAL ENGINEER

Dr.S. Senthamil Kumar
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

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

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

APPLICANT

REGISTERED ENGINEER

Er.A.R.Ram Prasanth
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 STRUCTURAL ENGINEER

Er.S.Elamathi M.Tech
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.

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.

