PP APPROVAL RECORD

Planning Permission

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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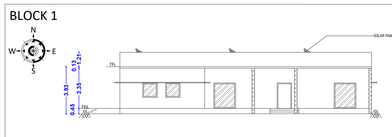
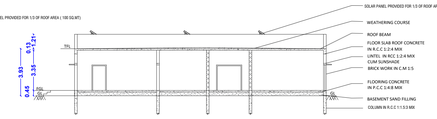
BLOCK 1



SOUTH SIDE ELEVATION



CROSS SECTION A-A

SITE APPROVAL

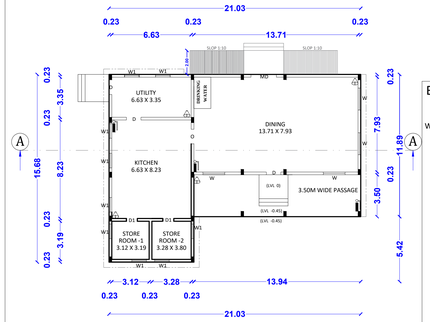
APPLICATION NO:SWP/BPA/814121/2026

SITE BOUNDARY SHOWN AS "A" TO "J" and numbered as LP/DTCP(KD) No:79/2026

TECHNICAL APPROVAL

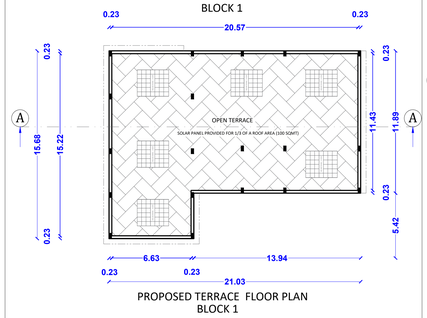
APPLICATION NO:SWP/BPA/814121/2026

APPROVAL No: BP/DTCP(KD) No. 28/2026



PROPOSED GROUND FLOOR PLAN

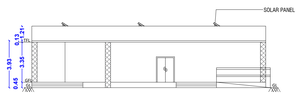
BLOCK 1



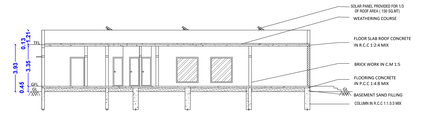
PROPOSED TERRACE FLOOR PLAN

BLOCK 1

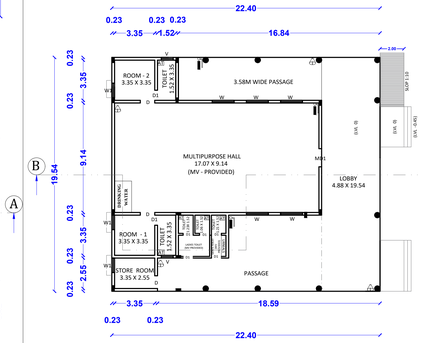
BLOCK 2



EAST SIDE ELEVATION

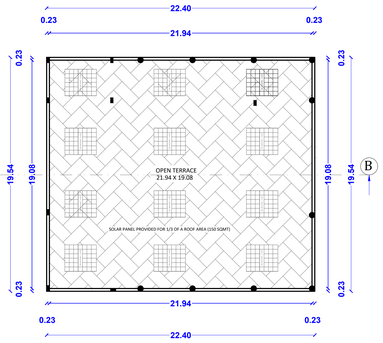


CROSS SECTION B - B



PROPOSED GROUND FLOOR PLAN

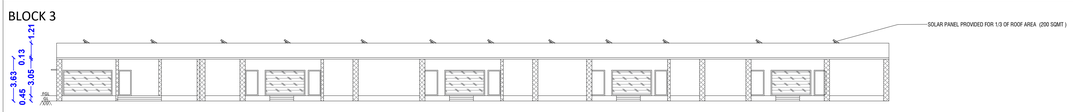
BLOCK 2



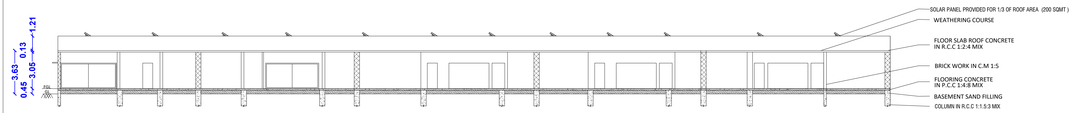
PROPOSED TERRACE FLOOR PLAN

BLOCK 2

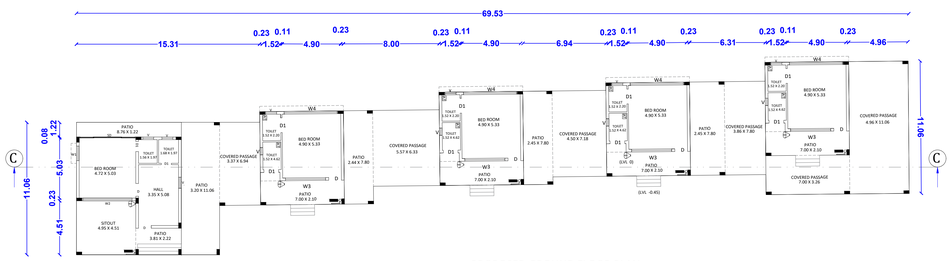
BLOCK 3



EAST SIDE ELEVATION

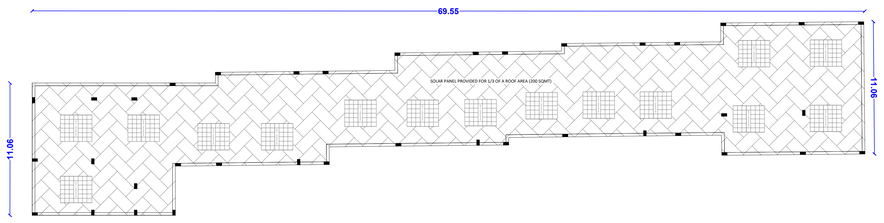


CROSS SECTION C - C



PROPOSED GROUND FLOOR PLAN

BLOCK 3



PROPOSED TERRACE FLOOR PLAN

BLOCK 3

DETAIL PLAN	Sheet No: 1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A CLUB HOUSE AND LODGING HOUSE BUILDING IN S.F.NO.8/C12B2, 9/A2B & 12/B1D2, AT KUPPUCHIPALAYAM VILLAGE AND PANCHAYAT, KARUR PANCHAYAT UNION MANMANGALAM TALUK, KARUR DISTRICT.

AREA AS PER DOCUMENT : 9716.00 SQFT

AREA AS PER PATTA

SL.NO	S.F.NO	AREA IN SQMT
1	8/C12B2	450.00
2	9/A2B	6687.00
3	12/B1D2	2581.00
	TOTAL AREA	9718.00

AREA DETAILS:

SL.NO	BLOCK NO	FLOOR DETAILS	F.S.I AREA	NON F.S.I AREA	TOTAL AREA
1	BLOCK 1	GROUND FLOOR (KITCHEN&DINING)	276.86	----	276.86
2	BLOCK 2	GROUND FLOOR (CLUB HOUSE)	437.70	----	437.70
3	BLOCK 3	GROUND FLOOR (LODGING HOUSE)	606.66	----	606.66
4	TOTAL		1321.22	----	1321.22

CALCULATION:

FLOOR SPACE INDEX (FSI) - $\frac{1321.22}{9718.00}$ = 0.13

PLOT COVERAGE (P.C) = $\frac{1321.22}{9718.00}$ x100 = 13.59%

JOINERY DETAILS:-

TYPE	DESCRIPTION	SIZE in METER
MD	MAIN DOOR	2.13 X 2.13
MD1	MAIN DOOR	1.52 X 2.13
D	DOOR	1.22 X 2.44
D1	DOOR	0.91 X 2.44
SD	SLIDING DOOR	4.57 X 2.13
O	OPENING	1.21 X 2.13
W	WINDOW	1.83 X 2.13
W1	WINDOW	1.21 X 1.21
W2	WINDOW	4.11 X 2.13
W3	WINDOW	3.35 X 2.13
W4	WINDOW	4.45 X 2.13
V	VENTILATOR	0.91 X 0.75

COLOUR INDEX:-

SITE BOUNDARY	-	
EXISTING ROAD	-	
DRIVE WAY	-	
PROPOSED BUILDING	-	
RAINWATER PERCOLATION BED	-	

NOTE	
FOR BLOCK 2 FOR EVERY 100SQMT OF A FLOOR AREA REQUIRED 1 CAR	FOR BLOCK 1 & 3 FOR ROOM AREAS - 1 CAR REQUIRED FOR EVERY 10 GUEST ROOM FOR NON ROOM AREAS - EVERY 100 SQMT OF A FLOOR AREA REQUIRED 1 CAR PARKING FOR NON ROOM AREAS - EVERY 50 SQMT OF A FLOOR AREA REQUIRED 1 TWO WHEELER PARKING

SL.NO.	DESCRIPTION	REQUIRED	PROVIDED
1.	CAR PARKING	9 Nos	26 Nos + 2 NOS OF PH PARKING + 2 EV PARKING
2.	TWO WHEELER PARKING	6 Nos	30 Nos + 10 NOS OF PH PARKING + 10 EV PARKING

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.RAINWATER HARVESTING FACILITIES PROVIDED.
10.WASTE WATER RECYCLING TRENCH AND TANK PROVIDED.
11.SEWAGE TREATMENT PLANT PROVIDED.
12.SEPTIC TANK PROVIDED.
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)
20. AT - ABLUTION TAP
21. WT - WASHING TAP

APPLICANT

M/S KAVERY CASTLE LLP
REPRESENTED BY ITS PARTNER
Mr. S. PUSHPARAJAN

REGISTERED ENGINEER

Er.A.R.RAM PRASANTH B.E.AMIE.,
Registered Engineer
DTCP-Reg.no. RE/Gr-I/KRR/June2024/008
KCMC-Reg.no. 082/LS/2019/00002
No : 17, Senguntthapuram First Cross,
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, Senguntthapuram First Cross,
Behind Hotel Royal Grand, Karur- 2.
Mob : 98432 21499

REGISTERED GEOTECHNICAL ENGINEER

Dr.S. Senthamil Kumar, ME,Ph.D,FIGS, MIEI
Registered 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

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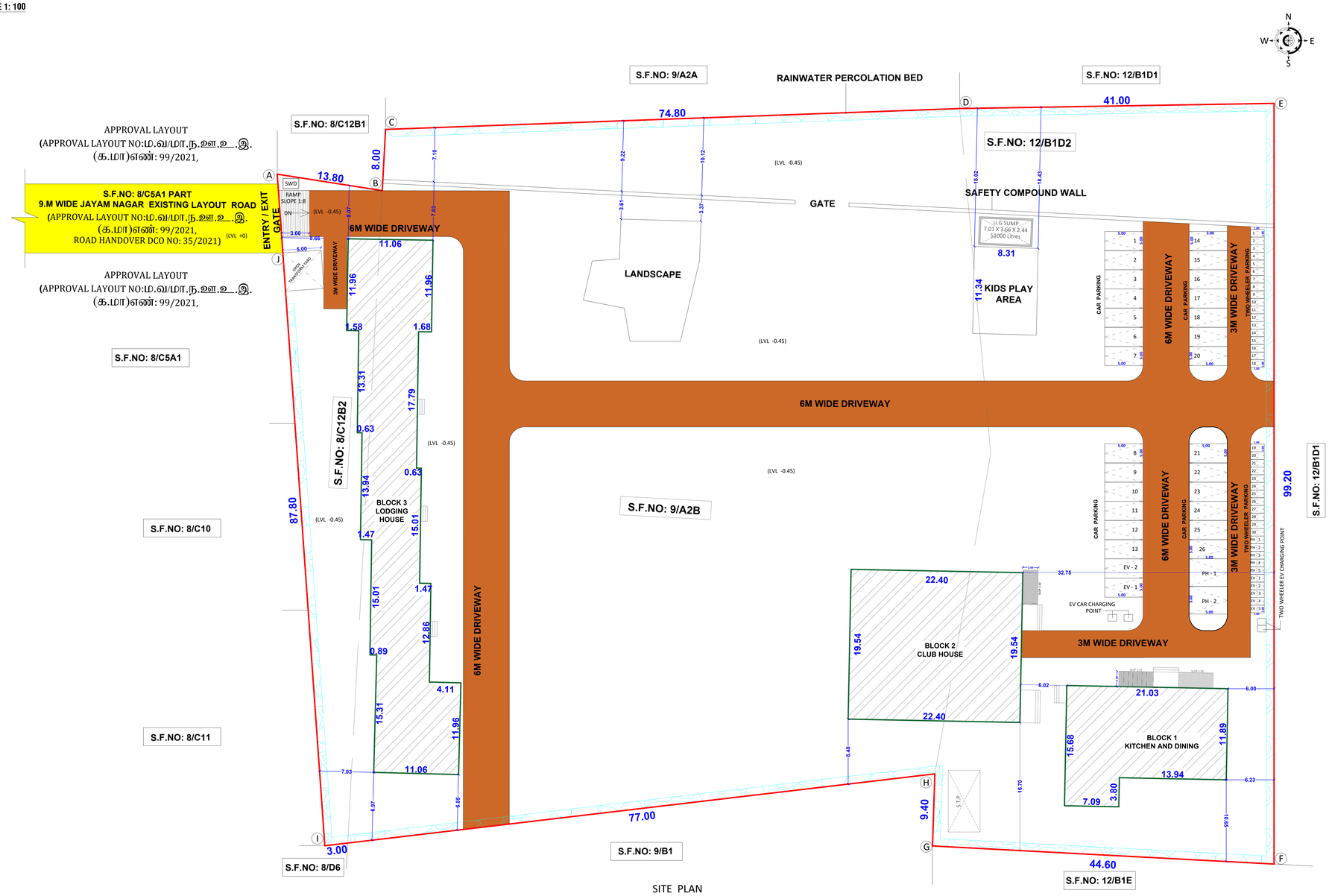

SITE PLAN

SITE PLAN	Sheet No: 2/2

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A CLUB HOUSE AND LODGING HOUSE BUILDING IN S.F.NO.8/C12B2, 9/A2B & 12/B1D2, AT KUPPUCHIPALAYAM VILLAGE AND PANCHAYAT, KARUR PANCHAYAT UNION MANMANGALAM TALUK, KARUR DISTRICT.

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CALCULATION:

FLOOR SPACE INDEX (FSI) - $\frac{1335.11}{9718.00}$ = 0.13

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JOINERY DETAILS:-

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EXISTING ROAD	-	
DRIVE WAY	-	
PROPOSED BUILDING	-	
RAINWATER PERCOLATION BED	-	

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APPLICANT

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REPRESENTED BY ITS PARTNER
Mr. S. PUSHPARAJAN

SITE APPROVAL

APPLICATION NO:SWP/BPA/814121/2026

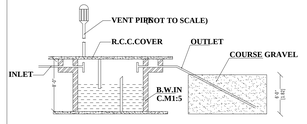
SITE BOUNDARY SHOWN AS "A" TO "J" and numbered as LP/DTCP(KD) No:79/2026

TECHNICAL APPROVAL

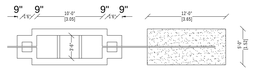
APPLICATION NO:SWP/BPA/814121/2026

APPROVAL No: BP/DTCP(KD) No. 28/2026

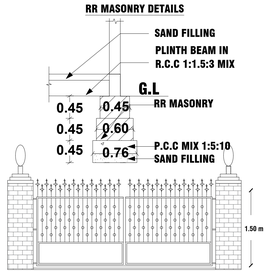
NOT TO SCALE



SEPTIC TANK DETAILS

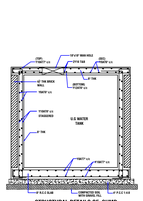


S.T.P & D.T DETAILS

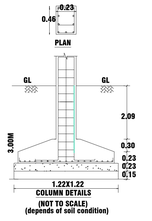


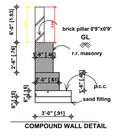
RR MASONRY DETAILS

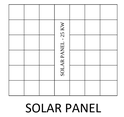
COMPOUND GATE (NOT TO SCALE)



STRUCTURAL DETAILS OF SUMP







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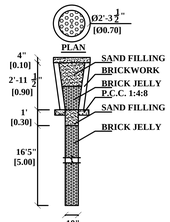
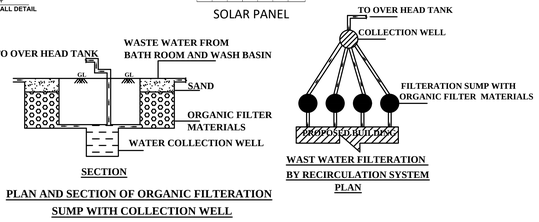


RAIN WATER HARVESTING PERCULATION PITS



PLAN AND SECTION OF ORGANIC FILTERATION SUMP WITH COLLECTION WELL

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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20. AT - ABLUTION TAP
21. WT - WASHING TAP

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Registered 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

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.