PP APPROVAL RECORD

Planning Permission

Karur district, Tamil Nadu

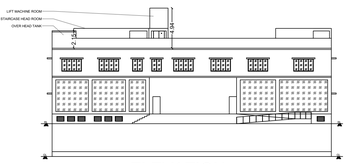
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

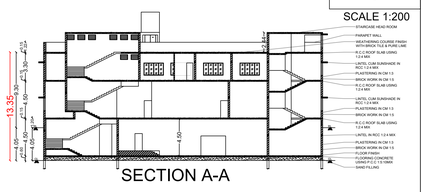
The approval as the planning authority issued it, reproduced in full behind this page.

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

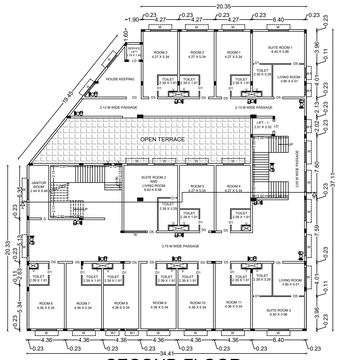
BLOCK 1



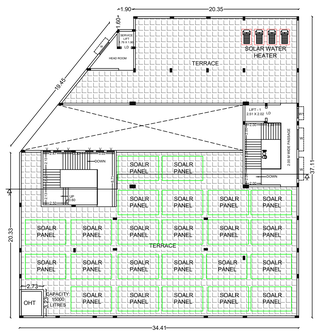
ELEVATION



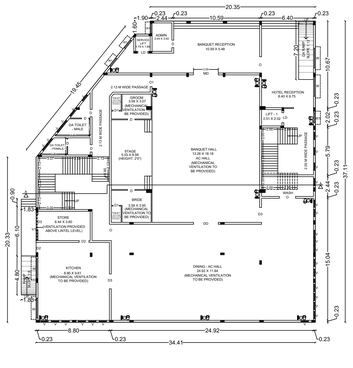
SECTION A-A



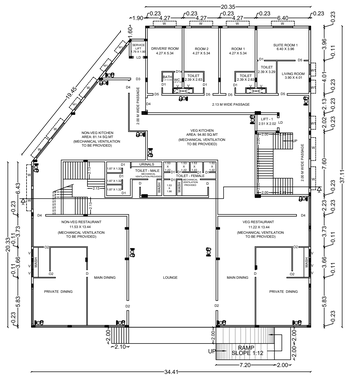
SECOND FLOOR



TERRACE FLOOR



GROUND FLOOR



FIRST FLOOR

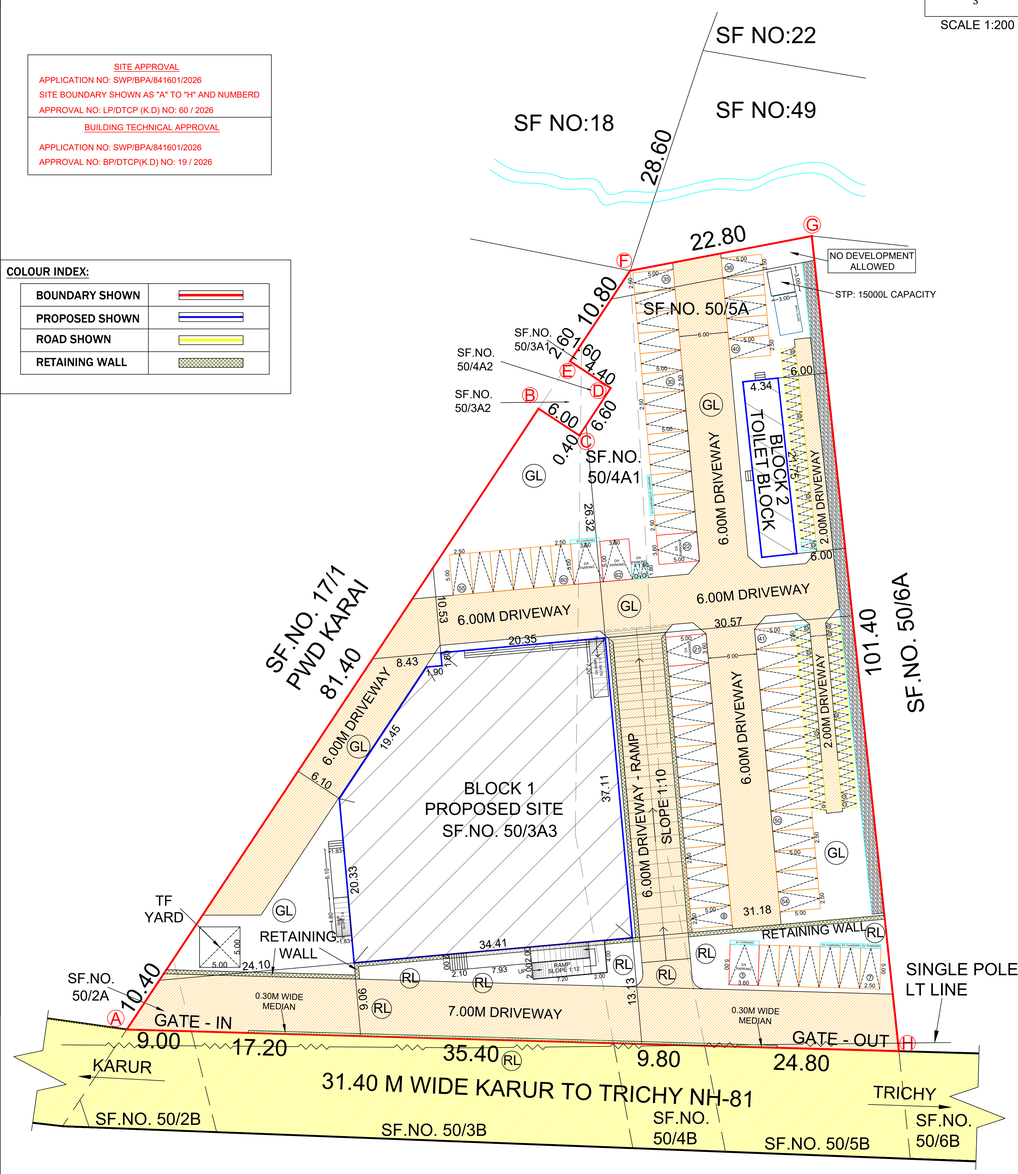
SITE PLAN:

SITE APPROVAL
APPLICATION NO: SWP/BPA/841601/2026
SITE BOUNDARY SHOWN AS "A" TO "H" AND NUMBERD
APPROVAL NO: LP/DTCP (K.D) NO: 60 / 2026

BUILDING TECHNICAL APPROVAL
APPLICATION NO: SWP/BPA/841601/2026
APPROVAL NO: BP/DTCP(K.D) NO: 19 / 2026

COLOUR INDEX:

BOUNDARY SHOWN	
PROPOSED SHOWN	
ROAD SHOWN	
RETAINING WALL	



SCALE 1:200

PARKING CALCULATION:

FOR MARRIAGE HALLS
1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF AUDITORIUM / KALYANA MANDAPAM AREA OR PART THEREOF
TOTAL MARRIAGE HALL AREA : **1030.66 SQ.MT**
CAR SPACE : 1030.66 / 50 = 20.61 ≈ **21**
TWO WHEELER SPACE : 1030.66 / 50 = 20.61 ≈ **21**
∴ 21 NOS OF CAR PARKING AND 21 NOS OF TWO WHEELER PARKING

FOR RESTAURANTS
1 CAR SPACE FOR EVERY 100SQ.M OF FLOOR AREA OR PART THEREOF AND 1 TWO WHEELER SPACE FOR EVERY 50SQ.M OF FLOOR AREA OR PART THEREOF
TOTAL RESTAURANT AREA : 871.20 SQ.MT
CAR SPACE : 871.20 / 100 = 8.71 ≈ 9
TWO WHEELER SPACE : 871.20 / 50 = 17.42 ≈ 18
∴ 9 NOS OF CAR PARKING AND 18 NOS OF TWO WHEELER PARKING

FOR HOTELS
1 CAR SPACE FOR EVERY 10-GUEST ROOMS AND FOR THE NON-ROOM AREA, 1 CAR SPACE FOR EVERY 100SQ.M OF FLOOR AREA OR PART THEREOF AND 1 TWO WHEELER SPACE FOR EVERY 50SQ.M OF FLOOR AREA OR PART THEREOF.
TOTAL NOS OF GUEST ROOMS : 18 NOS ≈ 2 NOS CAR SPACE
TOTAL NON-ROOM AREA : 642.63 SQ.MT
CAR SPACE : 638.99 / 100 = 6.39 ≈ 7
TWO WHEELER SPACE : 638.99 / 50 = 12.78 ≈ 13
∴ 9 NOS OF CAR PARKING AND 13 NOS OF TWO WHEELER PARKING

PARKING SPACES	REQUIRED	PROVIDED
CAR	39 NOS	62 NOS
TWO WHEELER	52 NOS	73 NOS

SANITARY CALCULATION:

WATER CLOSET:
MARRIAGE HALLS: - 200 PERSONS
MALE: 1 per 100 persons upto 400 persons
FEMALE: 2 for 100 persons upto 200 persons
REQUIRED:
MALE: 2 Nos
FEMALE: 4 Nos
HOTELS: - 15 PERSONS
For Residential Public staff: One per 8 Persons
For Non-Residential staff:
MALE: 1 for 1-15 persons
FEMALE: 1 for 1-12 persons
REQUIRED:
MALE: 2 Nos
FEMALE: 2 Nos
RESTAURANT:
For Public: - 198 SEATS
MALE: 1 per 50 seats upto 200 seats.
FEMALE: 1 per 50 seats upto 200 seats.
For staff: - 25 PERSONS
MALE: 2 for 16-35 persons
FEMALE: 2 for 13-25 persons
REQUIRED:
MALE: 6 Nos
FEMALE: 6 Nos

URINALS:
MARRIAGE HALL: - 200 PERSONS
MALE: 1 per 50 persons.
REQUIRED:
MALE: 4 Nos

HOTELS: - 15 PERSONS
For Non-Residential staff:
MALE: 1 for 7-20 persons
REQUIRED:
MALE: 1 Nos

RESTAURANT:
For Public: - 198 PERSONS
MALE: 1 per 50 persons.
For staff: - 25 PERSONS
MALE: 2 for 21-45 persons
REQUIRED:
MALE: 6 Nos

DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET (MALE)	10 NOS	16 NOS
WATER CLOSET (FEMALE)	12 NOS	21 NOS
URINALS (MALE)	11 NOS	20 NOS

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN RCC GROUND, FIRST AND SECOND FLOOR COMMERCIAL BUILDING (MARRIAGE HALL, RESTAURANT, HOTEL) - BLOCK-1 AND TOILET- BLOCK-2 IN SF.NO:50/2A,3A1,3A3,4A1,5A AT MARUTHUR NORTH 1 VILLAGE, MARUTHUR TOWN PANCHAYAT, KULITHALAI TALUK, KARUR DISTRICT.

AREA DETAILS

S.F.NO	DOCUMENT AREA IN SQ.MT	PATTA AREA IN SQ.MT
50/2A	50.00	50.00
50/3A1	4.00	4.00
50/3A3	2568.00	2568.00
50/4A1	786.00	786.00
50/5A	2600.00	2600.00
TOTAL	6008.00	6008.00

AREA DETAILS:	FSI AREA	NON-FSI AREA	BUILT-UP AREA
BLOCK 1			
GROUND FLOOR	1162.16	----	1162.16
FIRST FLOOR	1162.16	----	1162.16
SECOND FLOOR	1021.70	----	1021.70
STAIR HEAD ROOM	----	155.84	155.84
BLOCK 2 - TOILET			
GROUND FLOOR	94.40	----	94.40
TOTAL AREA	3440.42	155.84	3596.26
FSI	0.57		
PLOT COVERAGE	20.91 %		

FLOOR SPACE INDEX:

F.S.I CALCULATION = TOTAL FSI FLOOR AREA / TOTAL SITE AREA
= 3440.42 / 6008.00 = 0.572
0.57 < 2.00

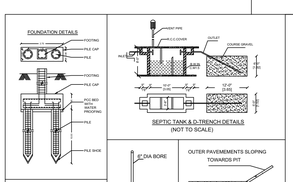
S.NO	JOINERIES DETAILS	SIZE
1	MD - MAIN DOOR	3.05 X 2.44
2	DD - DINING DOOR	3.05 X 2.13
3	D - DOOR	0.91 X 2.13
4	D1 - DOOR 1	0.76 X 2.13
5	D2 - DOOR 2	1.22 X 2.13
6	D3 - DOOR 3	1.83 X 2.13
7	D4 - DOOR 4	1.52 X 2.13
8	D5 - DOOR 5	1.07 X 2.13
9	O - OPENING	2.00 X 2.44
10	O1 - OPENING 1	1.22 X 2.13
11	O2 - OPENING 2	0.76 X 2.13
12	LD - LIFT DOOR	1.22 X 2.13
13	W - WINDOW	2.44 X 1.52
14	W1 - WINDOW 1	1.22 X 1.52
15	V - VENTILATOR	0.91 X 0.61
16	V1 - VENTILATOR 1	3.60 X 0.81

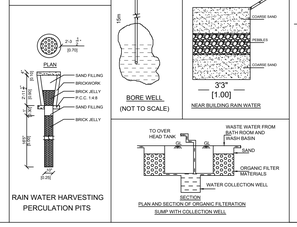
NOTES:-
- SCALE 1 : 400.
- ALL DIMENSIONS ARE IN METER.
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED.
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDENING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- 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.
- 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.

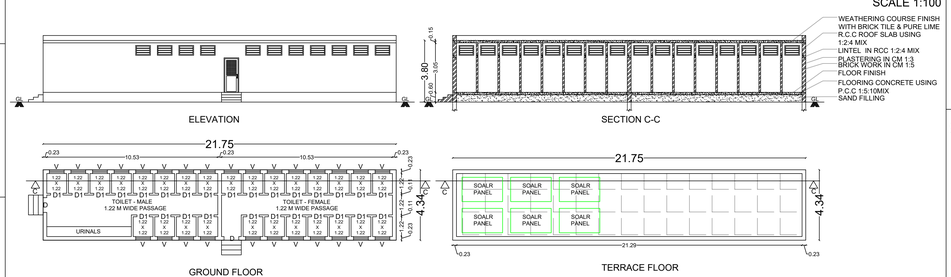
APPLICANT:

Mrs. A.LAKSHMI PRIYADHARCINI
W/o. SENTHILKUMAR





BLOCK 2: TOILET



SCALE 1:100

ARCHITUCTURE ENGINEER:
Ar. K. KARTHIKEYAN M.Arch(Gen), AIIA
Reg No. CA / 2038 / 43149
Dhyan Architects & Consultants
72, 1st Floor, EB Colony, Khajamalai,
Trichy - 620 023 Mob 95249 96000

REGISTERED ENGINEER:
Er. S.SANGAN, B.E.,M.I.E.,F.I.V.,
AE/CIVIL/TNEB (Retrd),
Chartered Civil Engineer / Approved Valuer (P-5402)
DTCP Registered Engineer, Stz/enfit/BA-2483/108/APC/2024
Vilvam Nagar, Tharagampatty, Kadaiyampatti Village, Kadampur Tk,
KARUR (DT) - 621 311. Cont: 76392 71925

GEO TECHNICAL ENGINEER:
M. MUTHUSELVAM. M.E.,
Registered Geo - Technical Engineer
DTCP Reg No. TVLR/RGTE/2024/04/001
Avadi, Chennai - 600 062.
Mob : 96298 19560
mail: dercprojects@gmail.com

STRUCTURAL ENGINEER:
Er.A.T.MOHAN, M.Tech (Structural)
District Panel Engr-Class-1A,gr.-II, 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

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.