PP APPROVAL RECORD

Planning Permission

Karur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

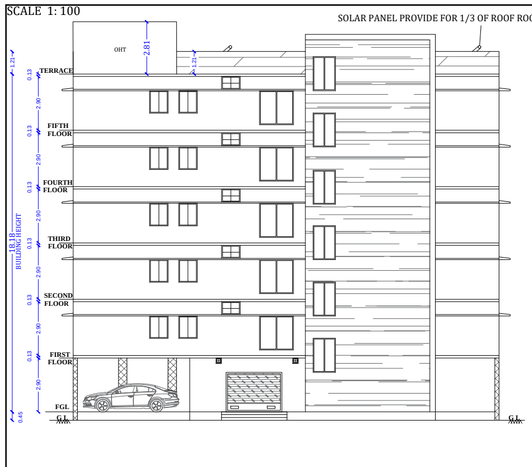
The approval as the planning authority issued it, reproduced in full behind this page.

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

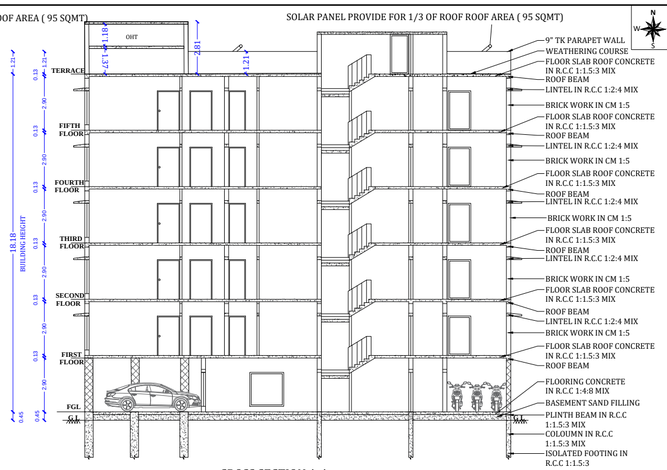
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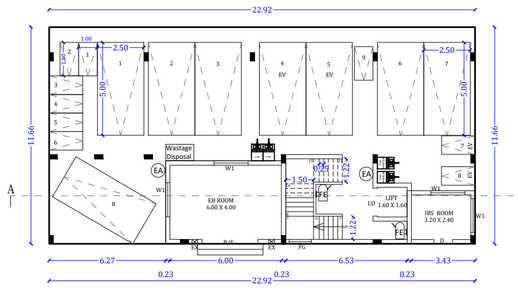
SCALE 1: 100



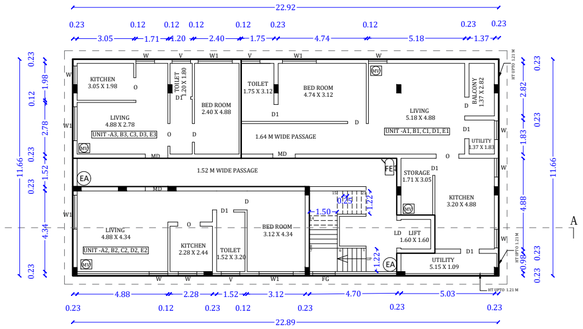
SOUTH SIDE ELEVATION



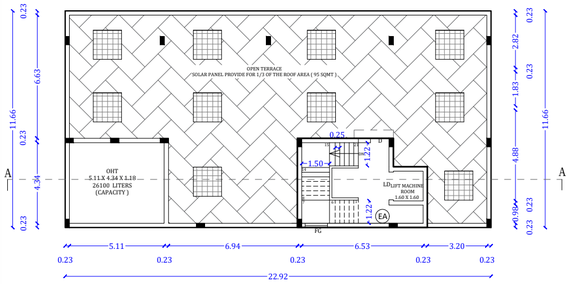
CROSS SECTION A-A



PROPOSED STILT FLOOR PLAN



PROPOSED FIRST, SECOND, THIRD, FOURTH,FIFTH FLOOR PLAN
(TYPICAL FLOOR PLAN)



PROPOSED TERRACE FLOOR PLAN

SITE APPROVAL

APPLICATION NO:SWP/BPA/864813/2026

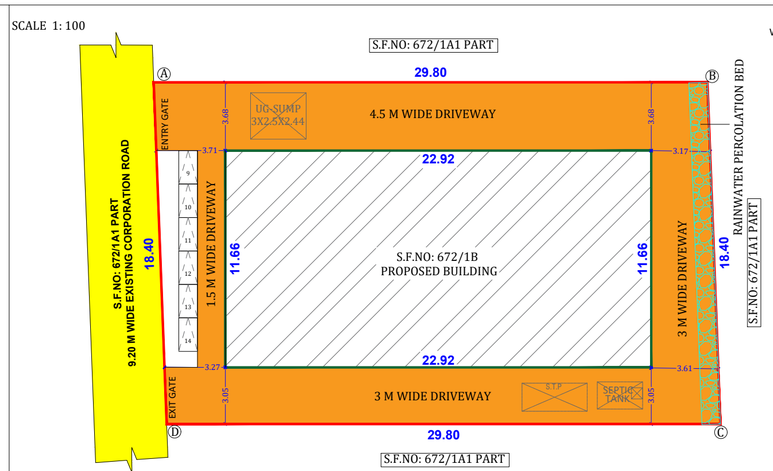
SITE BOUNDARY SHOWN AS "A" TO "D" and numbered as LP/DTCP(KD) No:97/2026

TECHNICAL APPROVAL

APPLICATION NO:SWP/BPA/864813/2026

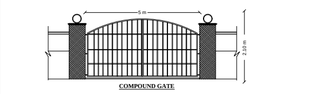
APPROVAL No: BP/DTCP(KD) No.33/2026

SCALE 1: 100



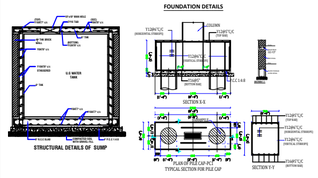
SITE PLAN

NOT TO SCALE



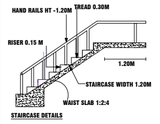
COMPOUND GATE

FOUNDATION DETAILS

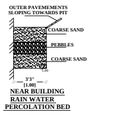


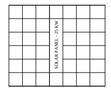
STRUCTURAL DETAILS OF SUMP

TYPICAL SECTION FOR PILE CAP

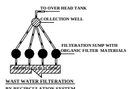


STAIRCASE DETAILS



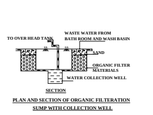


SOLAR PANEL

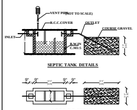


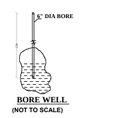
WAST WATER FILTERATION BY RECIRCULATION SYSTEM PLAN





PLAN AND SECTION OF ORGANIC FILTERATION SUMP WITH COLLECTION WELL





BORE WELL
(NOT TO SCALE)

PARKING CALCULATION :-

1 CAR SPACE FOR EVERY 2 DWELLING UNIT AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT.

1 CAR SPACE FOR EVERY 75 SQMT OF A FLOOR AREA

FLOOR NAME	DWELLING UNIT	AREA	NO.OF CARS	NO.OF 2WHEELER
1st floor	UNIT-A1	104.41	1	-
2 nd floor	UNIT-B1	104.41	1	-
3 rd floor	UNIT-C1	104.41	1	-
4 rd floor	UNIT-D1	104.41	1	-
5 th floor	UNIT-E1	104.41	1	-
1st floor	UNIT-A2	61.10	1	1
2 nd floor	UNIT-B2	61.10		1
3 rd floor	UNIT-C2	61.10	1	1
4 rd floor	UNIT-D2	61.10		1
5 th floor	UNIT-E2	61.10	-	1
1st floor	UNIT-A3	48.43	-	1
2 nd floor	UNIT-B3	48.43	-	1
3 rd floor	UNIT-C3	48.43	-	1
4 rd floor	UNIT-D3	48.43	-	1
5 th floor	UNIT-E3	48.43	-	1
TOTAL			7	10

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	7NOS + 1 VISITORS	6 NOS + 2NOS OF EV
TWO WHEELER PARKING	10NOS + 1 VISITORS	12 NOS + 2NOS OF EV

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF 15 DWELLING RESIDENTIAL APARTMENT BUILDING IN STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR IN S.F.NO: 672/1B, AT LNS VILLAGE, KARUR CITY MUNICIPAL CORPORATION, KARUR TALUK AND DISTRICT.

AREA OF THE DOCUMENT	548 SQ.M (OR) 0.135 ACRE
AREA OF THE PATTA	548 SQ.M (OR) 0.135 ACRE

PROPOSED AREA DETAILS :-

DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M	NO.OF DWELLING UNITS
STILT FLOOR	39.27	227.97	267.24	-
FIRST FLOOR	267.24	-	267.24	3
SECOND FLOOR	267.24	-	267.24	3
THIRD FLOOR	267.24	-	267.24	3
FOURTH FLOOR	267.24	-	267.24	3
FIFTH FLOOR	267.24	-	267.24	3
TERRACE FLOOR (HEAD ROOM)	-	30.74	30.74	-
TOTAL AREA	**1375.47**	**258.71**	**1634.18**	15

PLOT COVERAGE - $\frac{267.24}{548}$ = 48.76 % FSI - $\frac{1375.47}{548}$ =2.50

FSI CALCULATION
PERMISSIBLE FSI = 2
PREMIUM FSI = 0.50
TOTAL FSI = PERMISSIBLE FSI + PREMIUM FSI = 2+0.50= 2.50

COLOUR INDEX:

SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING
RAINWATER PERCOLATION BED
EV CAR CHARGING POINT
EV TWO WHEELER CHARGING POINT

JOINERY DETAILS :-

TYPE	DESCRIPTION	METRE
R/S	ROLLING SHUTTER	3.05 X 2.13
MD	MAIN DOOR	1.22 X 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
O	OPENING	1.21 X 2.13
LD	LIFT DOOR	1.50 X 2.13
W	WINDOW	1.21 X 1.21
W1	WINDOW	1.83 X 1.83
FG	FIXED GLASS	1.21 X 1.83
V	VENTILATOR	1.00 X 0.74
EX	EXHAUST FAN	0.30 X 0.30

NOTE

FE - FIRE EXTINGUISHER

EA - EMERGENCY ALARM

Height of the Building - 18.18 Meter

U.G.SUMP (3.00X2.50X2.44) - 18,300 Litres

SEPTIC TANK (2.44X1.668X1.50)

SOLAR PANEL PROVIDED FOR 1/3 OF ROOF AREA (95 SQMT)

All Measurements are in Meter

MV - MECHANICAL VENTILATION

APPLICANT

V. ASHOK RAMKUMAR, S/o VENKATACHALAM

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, Sengunthapuram 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, Sengunthapuram 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 - 613 005.
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

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Chennai 600 097, India
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+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.