PP APPROVAL RECORD

Planning Permission

Survey 220/A2B

Kathaparai, Manmangalam taluk

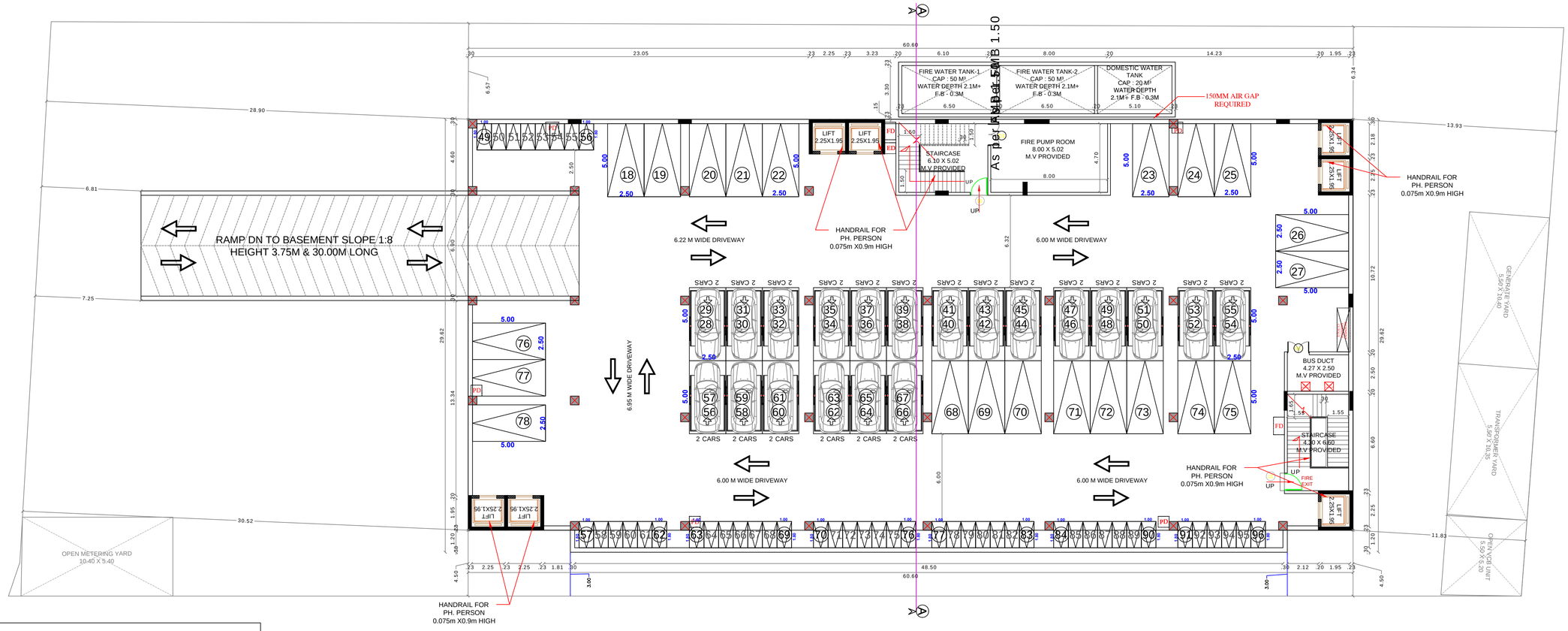
Karur district, Tamil Nadu

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.



BASEMENT FLOOR PLAN

SHEET NO-1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (DEPARTMENTAL STORE) IN S.F.NO: 220/A2B, KATHAPPARAI VILLAGE & PANCHAYAT, MANMANGALAM TALUK, KARUR DISTRICT.

SCHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
MD1	DOOR	3.60 x 2.70
D1	DOOR	1.50 x 2.40
D2	DOOR	1.80 x 2.40
D3	DOOR	1.20 x 2.40
D4	DOOR	1.00 x 2.10
D5	DOOR	0.90 x 2.10
D6	DOOR	0.75 x 2.10
D7	DOOR	1.35 x 2.45
D9	DOOR	1.50 x 2.40
W	WINDOW	1.80 x 2.4
W1	FIRE WINDOW	1.80 x 1.80
W2	WINDOW	1.20 x 2.40
W3	WINDOW	2.70 x 1.35
W4	WINDOW	3.60 x 1.35
V	VENTILATOR	0.60 x 0.90
ED	ELECTRIACL SHAFT DOOR	0.75 x 1.20
FD	FIRE SHAFT DOOR	0.90 x 1.45
PD	PLUMBING SHAFT DOOR	0.75 x 0.75
FW1	FIXED WINDOW	1.20 x 1.75
FW2	FIXED WINDOW	3.00 x 1.75
LD1	LIFT DOOR	1.00 X 2.40
LD	LIFT DOOR	0.90 X 2.40

MECHANICAL VENTILATION PROVIDED

N

For SHRI SIVTECH BUILDCON PRIVATE LIMITED
Director
R.A.R. REALTORS
Managing Partner

OWNER SIGNATURE

Er.R.VETRIVEL M.Tech(Struct),F.I.V., C.Eng.
Govt. Approved Panel Engineer Class-1A.
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Anbanagar, Tennur, Trichy - 17.
Cell : 97893 33245.

REG. STRUCTURAL ENGINEER

K. SAKTHI GANESH
(ADDITIONAL DISTRICT COLLECTOR)
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Ph: 04324-299100, Mobile: 9445000100
Fax No: 04324-299101

REG.GEO TECH ENGINEER

B.S.BASKER, Reg. Construction Engineer
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THIRU ASSOCIATES
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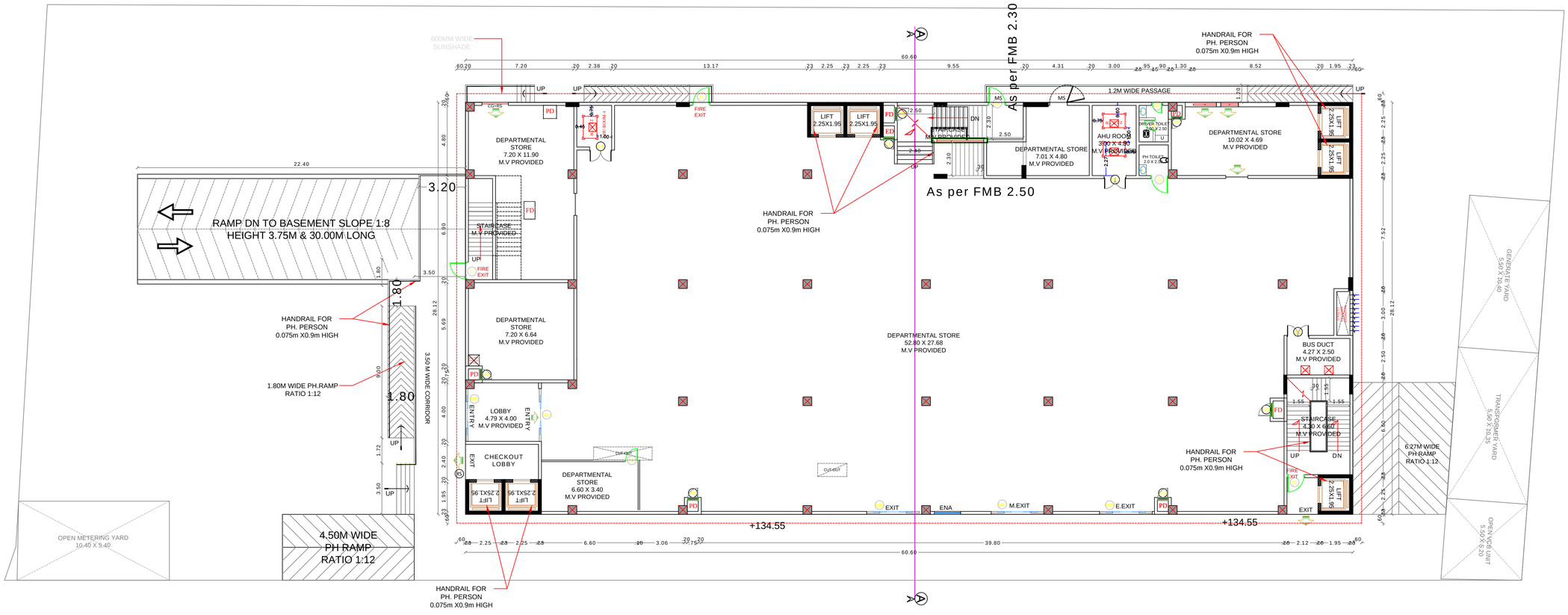
Cell : 97893 33245.

REG.ARCHITECTS / ENGINEER



GROUND FLOOR PLAN

SHEET NO-2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (DEPARTMENTAL STORE) IN S.F.NO: 220/A2B, KATHAPPARAI VILLAGE & PANCHAYAT, MANMANGALAM TALUK, KARUR DISTRICT.

SCHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
MD1	DOOR	3.60 x 2.70
D1	DOOR	1.50 x 2.40
D2	DOOR	1.80 x 2.40
D3	DOOR	1.20 x 2.40
D4	DOOR	1.00 x 2.10
D5	DOOR	0.90 x 2.10
D6	DOOR	0.75 x 2.10
D7	DOOR	1.35 x 2.45
D9	DOOR	1.50 x 2.40
W	WINDOW	1.80 x 2.4
W1	FIRE WINDOW	1.80 x 1.80
W2	WINDOW	1.20 x 2.40
W3	WINDOW	2.70 x 1.35
W4	WINDOW	3.60 x 1.35
V	VENTILATOR	0.60 x 0.90
ED	ELECTRIACL SHAFT DOOR	0.75 x 1.20
FD	FIRE SHAFT DOOR	0.90 x 1.45
PD	PLUMBING SHAFT DOOR	0.75 x 0.75
FW1	FIXED WINDOW	1.20 x 1.75
FW2	FIXED WINDOW	3.00 x 1.75
LD1	LIFT DOOR	1.00 X 2.40
LD	LIFT DOOR	0.90 X 2.40

MECHANICAL VENTILATION PROVIDED

For SHRI SSVITECH BUILDCON PRIVATE LIMITED
Director
R.A.R. REALTORS
Managing Partner

OWNER SIGNATURE

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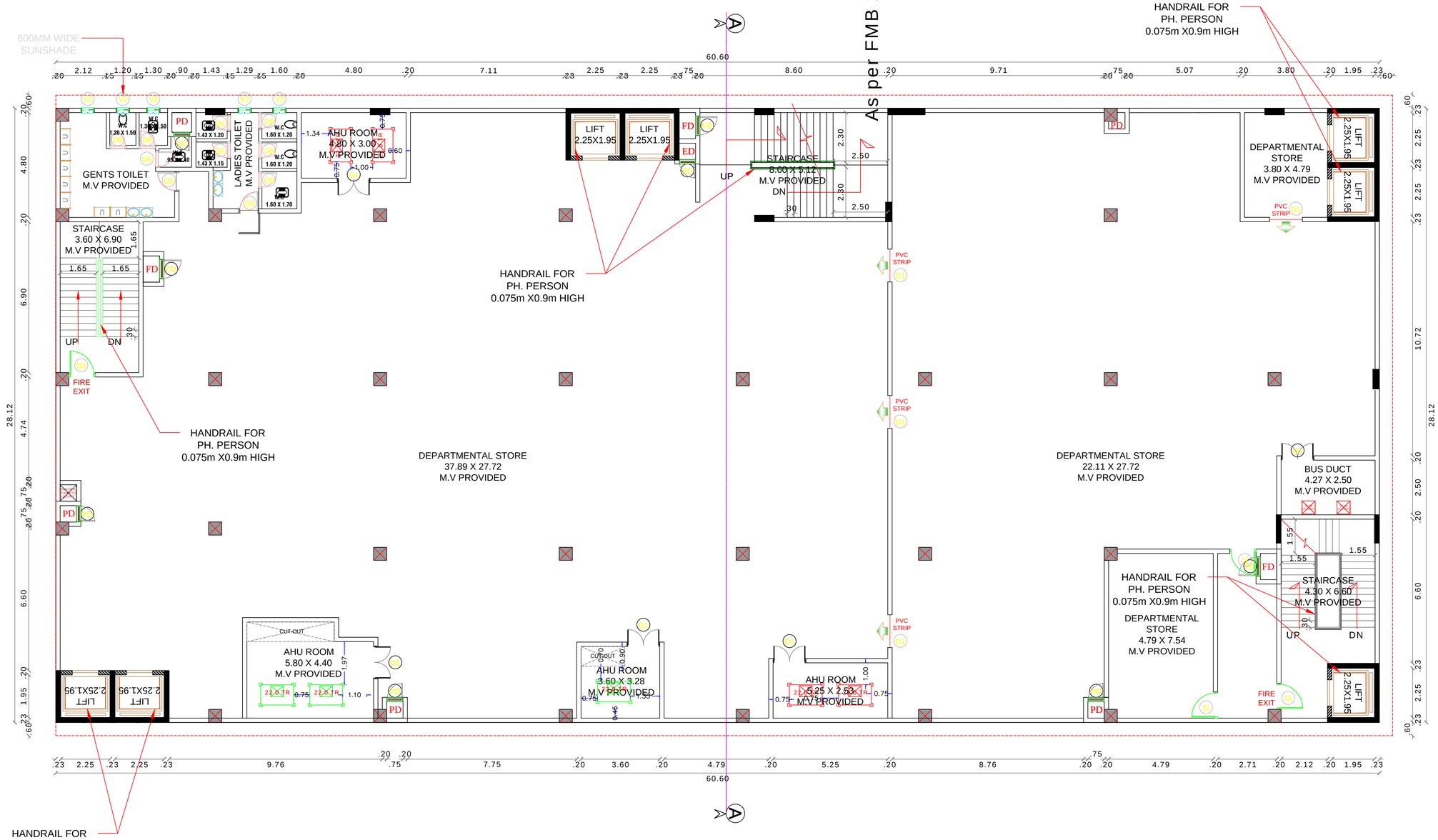
Cell: 97893 33245.

REG.ARCHITECTS / ENGINEER

SHEET NO-3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (DEPARTMENTAL STORE) IN S.F.NO: 220/A2B, KATHAPPARAI VILLAGE & PANCHAYAT, MANMANGALAM TALUK, KARUR DISTRICT.



FIRST FLOOR PLAN

SCHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
MD1	DOOR	3.60 x 2.70
D1	DOOR	1.50 x 2.40
D2	DOOR	1.80 x 2.40
D3	DOOR	1.20 x 2.40
D4	DOOR	1.00 x 2.10
D5	DOOR	0.90 x 2.10
D6	DOOR	0.75 x 2.10
D7	DOOR	1.35 x 2.45
D9	DOOR	1.50 x 2.40
W	WINDOW	1.80 x 2.4
W1	FIRE WINDOW	1.80 x 1.80
W2	WINDOW	1.20 x 2.40
W3	WINDOW	2.70 x 1.35
W4	WINDOW	3.60 x 1.35
V	VENTILATOR	0.60 x 0.90
ED	ELECTRIACL SHAFT DOOR	0.75 x 1.20
FD	FIRE SHAFT DOOR	0.90 x 1.45
PD	PLUMBING SHAFT DOOR	0.75 x 0.75
FW1	FIXED WINDOW	1.20 x 1.75
FW2	FIXED WINDOW	3.00 x 1.75
LD1	LIFT DOOR	1.00 X 2.40
LD	LIFT DOOR	0.90 X 2.40

MECHANICAL VENTILATION PROVIDED

N

For SHRI SSVTECH BUILDCON PRIVATE LIMITED
Director
R.A.R. REALTORS
Managing Partner

OWNER SIGNATURE

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Tel: 044-2243 6659 / 4323 9859

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RCE / DTCP / Trichy / Sep-2024 / 056
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Trichy-620 012. Cell: 9994011773

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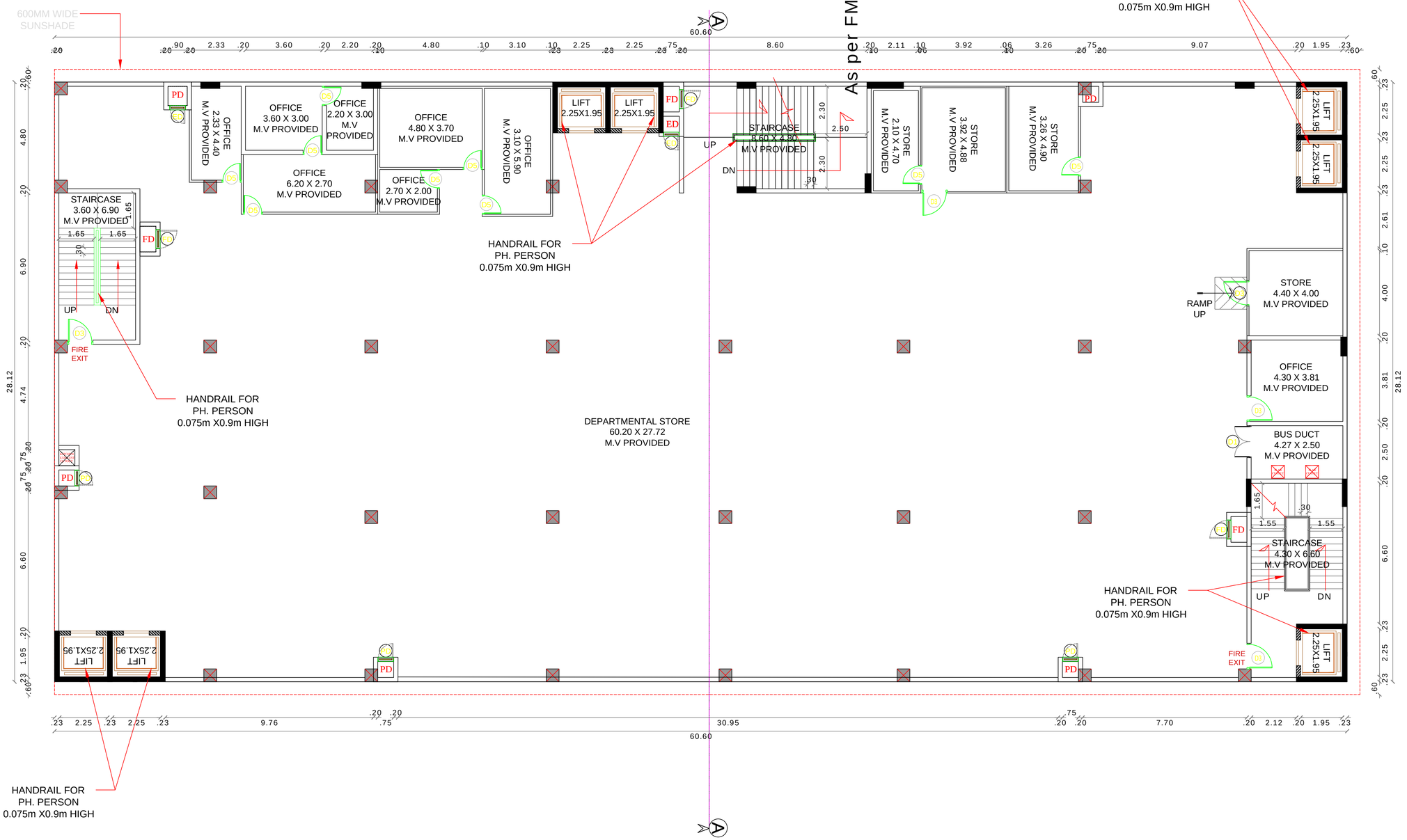
Annanagar, Tennur, Trichy - 17.
Cell : 97893 33245.

REG.ARCHITECTS / ENGINEER



SECOND FLOOR PLAN

SHEET NO-4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (DEPARTMENTAL STORE) IN S.F.NO: 220/A2B, KATHAPPARAI VILLAGE & PANCHAYAT, MANMANGALAM TALUK, KARUR DISTRICT.

SCHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
MD1	DOOR	3.60 x 2.70
D1	DOOR	1.50 x 2.40
D2	DOOR	1.80 x 2.40
D3	DOOR	1.20 x 2.40
D4	DOOR	1.00 x 2.10
D5	DOOR	0.90 x 2.10
D6	DOOR	0.75 x 2.10
D7	DOOR	1.35 x 2.45
D9	DOOR	1.50 x 2.40
W	WINDOW	1.80 x 2.4
W1	FIRE WINDOW	1.80 x 1.80
W2	WINDOW	1.20 x 2.40
W3	WINDOW	2.70 x 1.35
W4	WINDOW	3.60 x 1.35
V	VENTILATOR	0.60 x 0.90
ED	ELECTRIACL SHAFT DOOR	0.75 x 1.20
FD	FIRE SHAFT DOOR	0.90 x 1.45
PD	PLUMBING SHAFT DOOR	0.75 x 0.75
FW1	FIXED WINDOW	1.20 x 1.75
FW2	FIXED WINDOW	3.00 x 1.75
LD1	LIFT DOOR	1.00 X 2.40
LD	LIFT DOOR	0.90 X 2.40

MECHANICAL VENTILATION PROVIDED

N

For SHRI SSVTECH BUILDCON PRIVATE LIMITED
Director
R.A.R. REALTORS
Managing Partner

OWNER SIGNATURE

Er.R.VETRIVEL B.Tech(Struct)., F.I.V., C.E(I).
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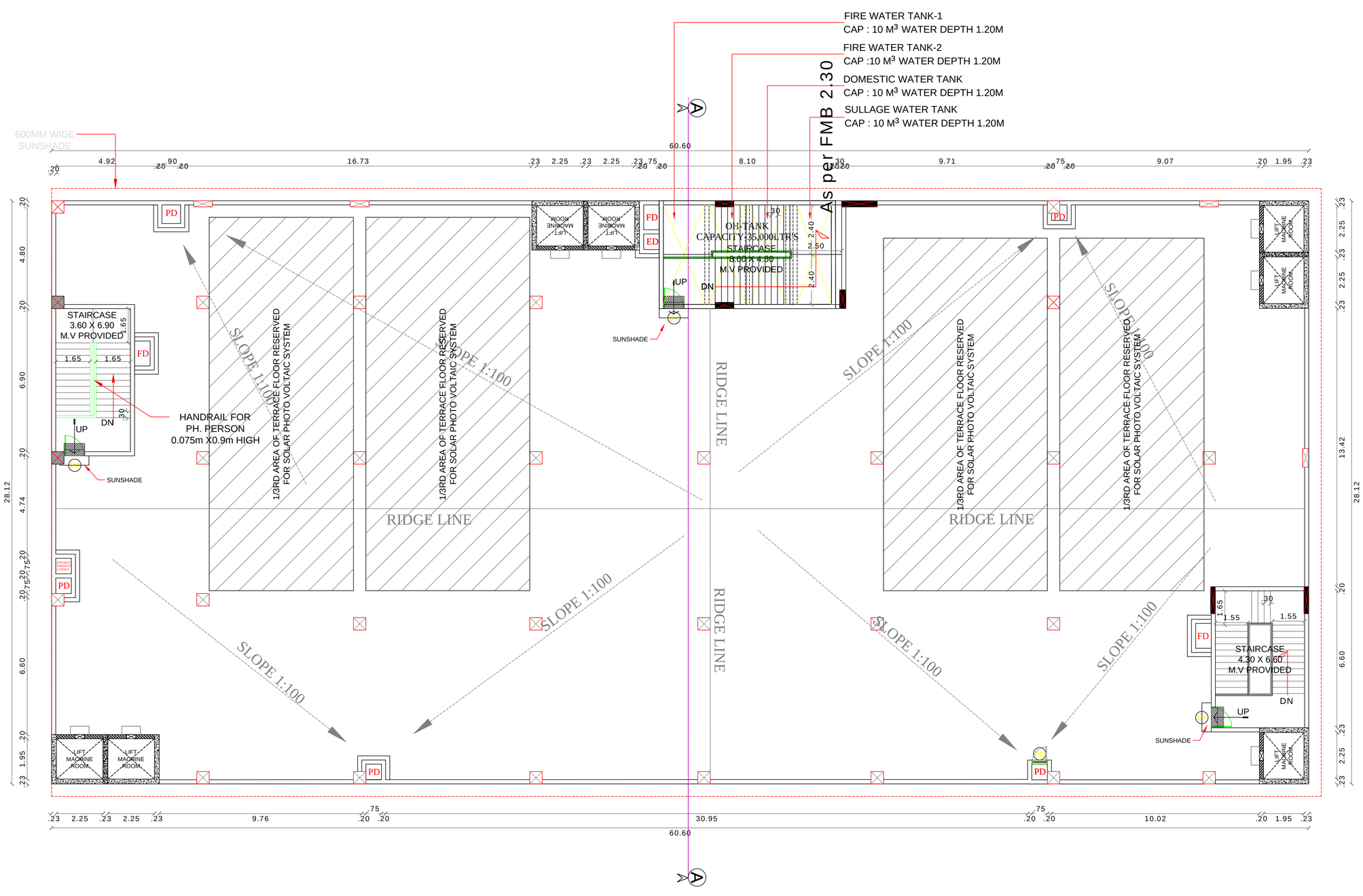
REG.ARCHITECTS / ENGINEER



TERRACE FLOOR PLAN

SHEET NO-5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (DEPARTMENTAL STORE) IN S.F.NO: 220/A2B, KATHAPPARAI VILLAGE & PANCHAYAT, MANMANGALAM TALUK, KARUR DISTRICT.

SCHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
MD1	DOOR	3.60 x 2.70
D1	DOOR	1.50 x 2.40
D2	DOOR	1.80 x 2.40
D3	DOOR	1.20 x 2.40
D4	DOOR	1.00 x 2.10
D5	DOOR	0.90 x 2.10
D6	DOOR	0.75 x 2.10
D7	DOOR	1.35 x 2.45
D9	DOOR	1.50 x 2.40
W	WINDOW	1.80 x 2.4
W1	FIRE WINDOW	1.80 x 1.80
W2	WINDOW	1.20 x 2.40
W3	WINDOW	2.70 x 1.35
W4	WINDOW	3.60 x 1.35
V	VENTILATOR	0.60 x 0.90
ED	ELECTRIACL SHAFT DOOR	0.75 x 1.20
FD	FIRE SHAFT DOOR	0.90 x 1.45
PD	PLUMBING SHAFT DOOR	0.75 x 0.75
FW1	FIXED WINDOW	1.20 x 1.75
FW2	FIXED WINDOW	3.00 x 1.75
LD1	LIFT DOOR	1.00 X 2.40
LD	LIFT DOOR	0.90 X 2.40

MECHANICAL VENTILATION PROVIDED

N

For SHRI SSVTECH BUILDCON PRIVATE LIMITED
Director
R.A.R. REALTORS
Managing Partner

OWNER SIGNATURE

Er.R.VETRIVEL M.Tech(Struct)., F.I.V., C.E(I).
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REG. STRUCTURAL ENGINEER

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Reg. No. : AADCV3520ASD801
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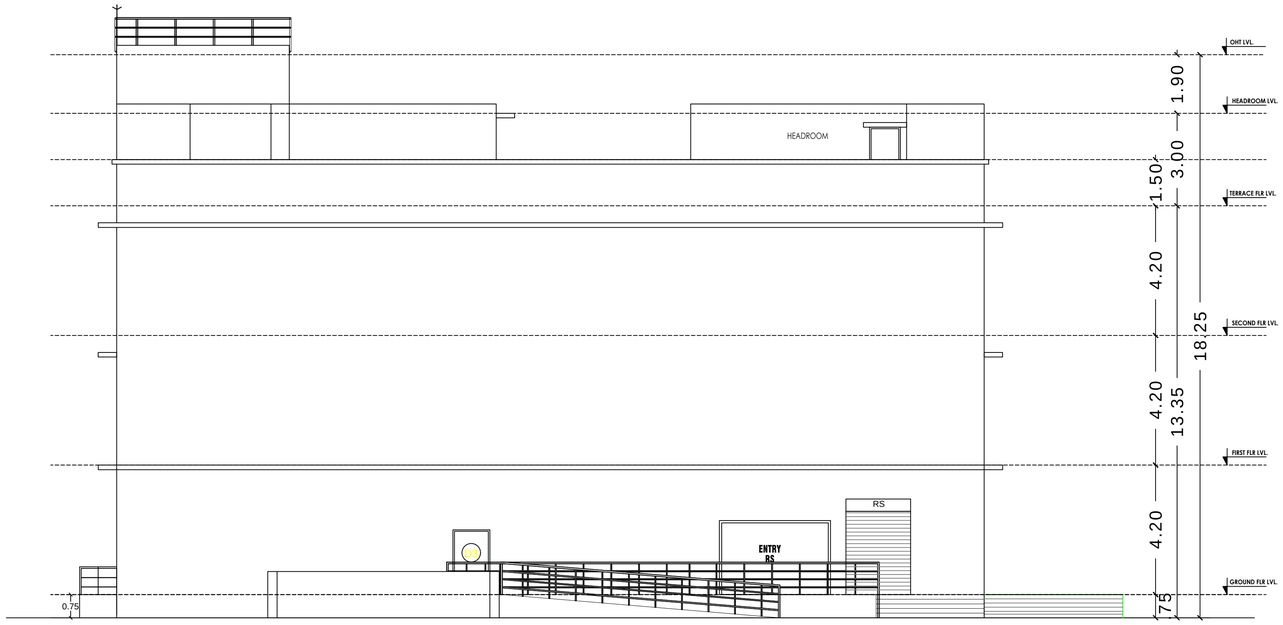
REG.ARCHITECTS / ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (DEPARTMENTAL STORE) IN S.F.NO: 220/A2B, KATHAPPARAI VILLAGE & PANCHAYAT, MANMANGALAM TALUK, KARUR DISTRICT.



ELEVATION



SECTION A - A

SCHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
MD1	DOOR	3.60 x 2.70
D1	DOOR	1.50 x 2.40
D2	DOOR	1.80 x 2.40
D3	DOOR	1.20 x 2.40
D4	DOOR	1.00 x 2.10
D5	DOOR	0.90 x 2.10
D6	DOOR	0.75 x 2.10
D7	DOOR	1.35 x 2.45
D9	DOOR	1.50 x 2.40
W	WINDOW	1.80 x 2.4
W1	FIRE WINDOW	1.80 x 1.80
W2	WINDOW	1.20 x 2.40
W3	WINDOW	2.70 x 1.35
W4	WINDOW	3.60 x 1.35
V	VENTILATOR	0.60 x 0.90
ED	ELECTRIACL SHAFT DOOR	0.75 x 1.20
FD	FIRE SHAFT DOOR	0.90 x 1.45
PD	PLUMBING SHAFT DOOR	0.75 x 0.75
FW1	FIXED WINDOW	1.20 x 1.75
FW2	FIXED WINDOW	3.00 x 1.75
LD1	LIFT DOOR	1.00 X 2.40
LD	LIFT DOOR	0.90 X 2.40
MECHANICAL VENTILATION PROVIDED		

N

For SHRI SSVTECH BUILDCON PRIVATE LIMITED
Director
R.A.R. REALTORS
Managing Partner

OWNER SIGNATURE

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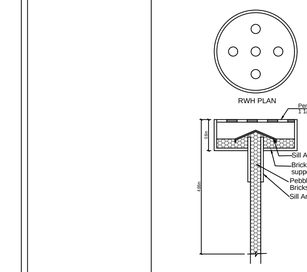
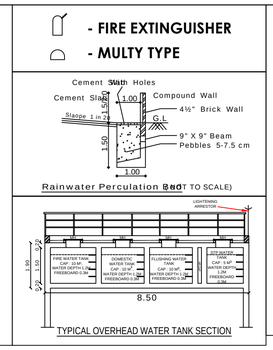
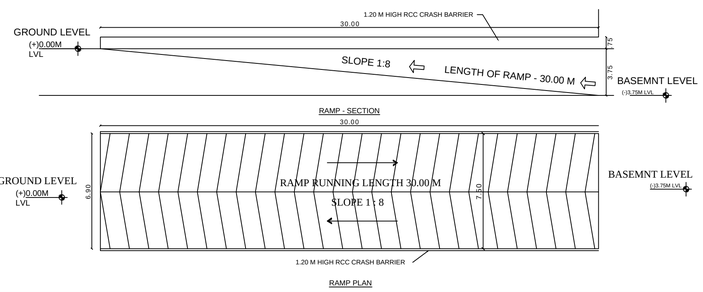
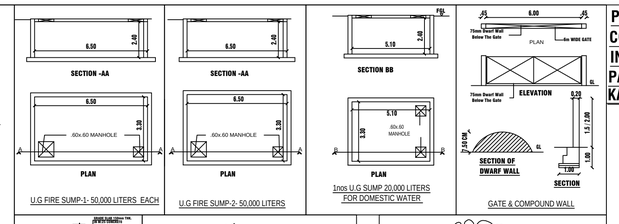
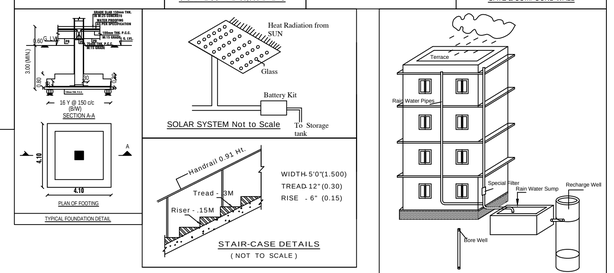
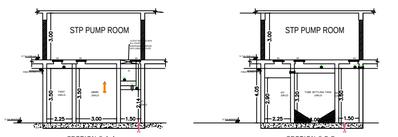


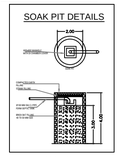












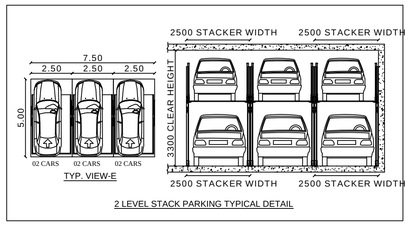
NOZZLE SCHEDULE/OPENING SCHEDULE

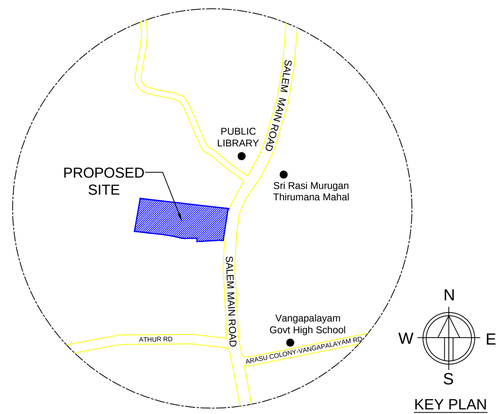
TAG NO.	SIZE	UNIT LOCATION	DESCRIPTION	TYPE	LEVEL M	MOC	REMARK
PD-1	Size	RAIN SCREEN CHAMBER	RAIN SCREEN CHAMBER TO PIPES	A		---	As Per Site Network
PD-2	150MM	RAIN SCREEN CHAMBER	RAIN SCREEN CHAMBER TO PIPES	A		UPVC	----
PD-3	100MM	COLLECTION TANK	OVER FLOW TO DRAIN	A		UPVC	OVER FLOW TO DRAIN
PD-4	100MM	SLUDGE HOLDING TANK	OVER FLOW TO EQT	A		UPVC	----
PD-5	100MM	SLUDGE HOLDING TANK	OVER FLOW TO DRAIN	A		UPVC	----
PD-6	100MM	MBBR TANK	OVER FLOW TO SETTLING TNK	A		UPVC	----
PD-7	100MM	SETTLING TANK	OVER FLOW TO IST	A		UPVC	----
PD-8	100MM	TREATED WATER TANK	OVER FLOW TO DRAIN	A		UPVC	OVER FLOW TO DRAIN

CUT-OUT SCHEDULE

TAG NO	UNIT LOCATION	DESCRIPTION	SIZE
CO-1	COLLECTION TANK TOP	CUT OUT-1	0.2 X 1.0 M
CO-2	SLUDGE HOLDING TANK TOP	CUT OUT-2	0.2 X 0.40 M
CO-3	MBBR TANK TOP	CUT OUT-3	0.2X0.40 M
CO-4	IST- TOP	CUT OUT-4	0.2X0.60 M
CO-5	TWT- TOP	CUT OUT-5	0.2X0.40 M

NOTE
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED TO STP.
2. BORE WELL WITH MOTAR WATER TANK AND PANCHAYATH WATER SUPPLY WILL BE PROVIDED
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE CONNECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 C.M) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.
8. ALL DIMENSIONS ARE IN METRE.
9. MECHANICAL VENTILATOR PROVIDED FOR ALL TOILETS.





NOTES/LEGENDS:-

1. ALL DIMENSIONS ARE IN MM AND ELEVATIONS ARE IN METERS UNLESS STATED OTHERWISE.
2. REFERENCED FINISHED GROUND LEVEL IS ASSUMED AS + +100.625 M
3. INCOMING RAW SEWAGE INLET IS ASSUMED AS -1.0(99.625 M) M FROM FINISHED GROUND LVL.
4. ALL THE DIMENSIONS SHALL BE CHECKED AND CO-RELATED WITH THE ARCHITECTURAL, STRUCTURAL, CIVIL, LAYOUT DRAWINGS AND DISCREPANCIES IF ANY SHALL BE BROUGHT TO THE NOTICE OF OUR COMPANY PRIOR TO CONSTRUCTION.
5. VERIFICATION & POSITIONING OF EXISTING UNDERGROUND DRAIN/ELECTRICAL CABLES/ UTILITY PIPE WORK/FIREFIGHTING LINES ETC. TO BE VERIFIED BY THE CLIENT.
6. ALL CIVIL DESIGN/CIVIL WORK/STRUCTURAL WORK IS EXCLUDED FROM OUR SCOPE.
7. ALL PLANT DRAIN TRENCHES/OVERFLOW LINES/ DRAIN LINES/MANHOLES/ HAND RAILS/STAIRS EXCLUDED FROM THE SCOPE.
8. PLANT DRAIN WORK TO BE DESIGNED FOR THE GRAVITY DISCHARGE BY CLIENT
9. LOCATION & SIZE OF MANHOLES, DRAIN PIPES & TRENCHES/OVERFLOW PIPING TO BE VERIFIED AS PER ACTUAL SITE CONDITIONS.
10. WALL THICKNESS OF VARIOUS UNITS SHOWN IS INDICATIVE & TO BE
11. PUDDLE PIPE &PUDDLE FLANGE WILL BE IN CLIENTS SCOPE.
12. LAUNDER SLOPE 1:10 TO BE ADJUSTED BY P.C.C. LATER TOWARDS THE OUTLET PUDDLE.
13. PROPER VENTILATION, RUNGS WILL BE PROVIDED BY C LIENT.
14. PUDDLE ARRANGEMENT SHOULD BE AS PER ARCHITECTURAL DWG. & IS CLIENT SCOPE.

PLOT AREA (As Per Document)	4048.00 Sq.M
PLOT AREA (As Per Fmb)	4048.00 Sq.M
PLOT AREA (As At Site)	4207.69 Sq.M
PLOT AREA SUPER IMPOSED	4044.37 Sq.M

PARKING DETAILS:

SL.NO	DESCRIPTION	REQUIRED	PROVIDED
01	CAR PARKING	68	78
02	TWO WHEELER PARKING	68	96

TOTAL MEMBER COUNT - 75
Male Water Closet One for every 25 persons - 3
Female Water Closet One for every 15 persons - 4

APPROVED AREA DETAILS:

FLOOR NAME	FSI Area (Sq.m)	NON FSI Area (Sq.m)	FSI Area (Sq.m)
BASEMENT FLOOR AREA	43.68	1734.04	1777.72
GROUND FLOOR AREA	1696.94	-	1696.94
FIRST FLOOR AREA	1691.96	-	1691.96
SECOND FLOOR AREA	1697.36	-	1697.36
TERRACE FLOOR AREA	-	112.50	112.50
TOTAL FLOOR AREA	5129.94	1846.54	6976.48
VACANT AREA	-	-	2266.65

PLOT COVERAGE = 1777.72 / 4044.37 X 100 = 43.96 %
F.S.I = 5129.94 / 4044.37 = 1.268

COLOUR INDEX	NORTH POINT
SITE BOUNDARY	N
PROPOSED BUILDING	(SCALE: 1 : 100)
ROAD	

For SHRI SSVTECH BUILDCON PRIVATE LIMITED
Director
R.A.R. REALTORS
Managing Partner
OWNER SIGNATURE

K. SAKTHI GANESH
REGISTERED ENGINEERS (P) LTD
REG. GEO TECH ENGINEER

Er.S.BASKER, Reg. Construction Engineer
RCE / DTCP / Trichy / Sep-2024 / 056
THIRU ASSOCIATES
15/8, First Street, Krishnapuram, E.Pudur
Trichy-620 012. Cell: 9994011773
REG.CONSTRUCTION ENGINEER

Er.R.VETRIVEL M.Tech(Struct)., F.I.V., C.E(I).
Govt. Approved Panel Engineer Class-1A,
Registered Structural Engineer,
Reg. No:SE/Gr. I/DTCP / TRICHY/June-2024/013
D-382, Gandhiyadigal Street,
Annanagar, Tennur, Trichy - 17.
Cell : 97893 33245.
REG. STRUCTURAL ENGINEER

Er.R.VETRIVEL M.Tech(Struct)., F.I.V., C.E(I).
Govt. Approved Panel Engineer Class-1A,
Registered Engineer,
Reg. No:RE/Gr. I/DTCP / TRICHY/June-2024/012
D-382, Gandhiyadigal Street,
Annanagar, Tennur, Trichy - 17.
Cell : 97893 33245.
REG. ARCHITECTS / ENGINEER

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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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.