Verified RealEstate™

REFERENCE
SWP/BPA/924383/2026

ISSUED
05 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 27/2C

Achimangalam, Karur 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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A STILT + 4 FLOORS R.C.C. ROOF RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 27/2C,

PLOT NOS: 12, 13, 14, 21, 22 & 23, ANDAVAR NAGAR, ACHIMANGALAM VILLAGE, KARUR CITY MUNICIPAL CORPORATION, KARUR TK, KARUR DT.

DTCP APPROVED LAYOUT: LP/DTCP (KD) NO: 42/2025

SCALE: 1:200

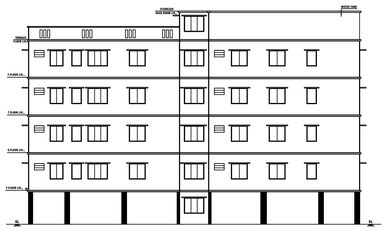
APPROVAL AUTHORITY

SITE APPROVAL
APPLICATION NO: SWP/BPA/0924383/2026
SITE BOUNDARY SHOWN AS "A" to "D" AND NUMBERED AS "LP/ DTCP (KD) No: 124/2026"

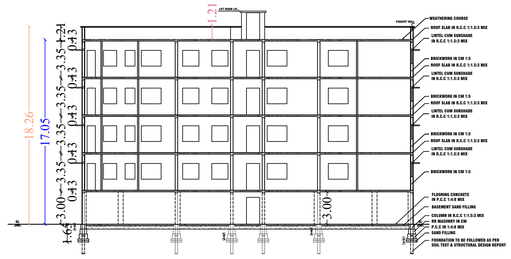
BUILDING APPROVAL
APPLICATION NO: SWP/BPA/0924383/2026
APPROVAL NO: "BP/ DTCP (KD) No: 44/2026"

E N S W

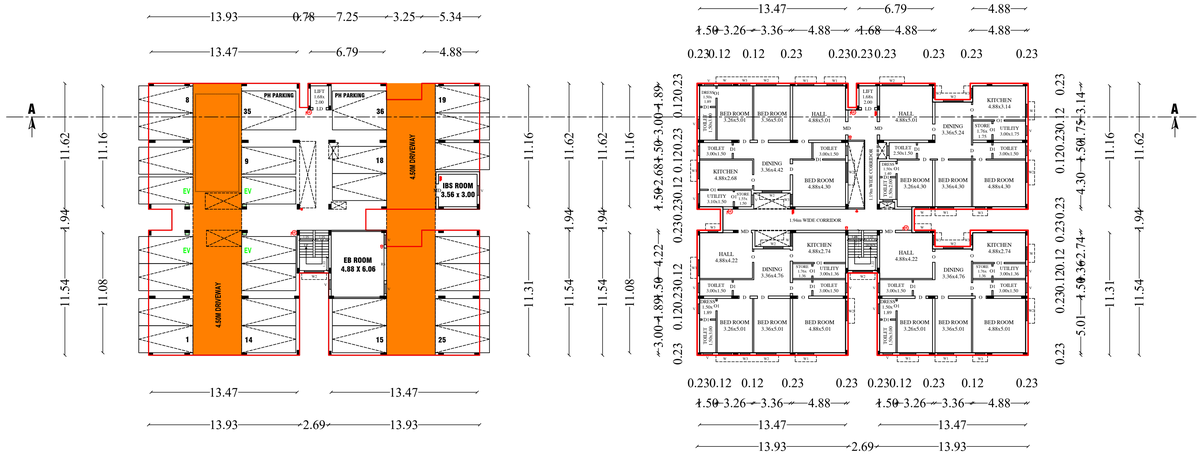
(SCALE 1:200)



ELEVATION



CROSS SECTION ON "A-A"

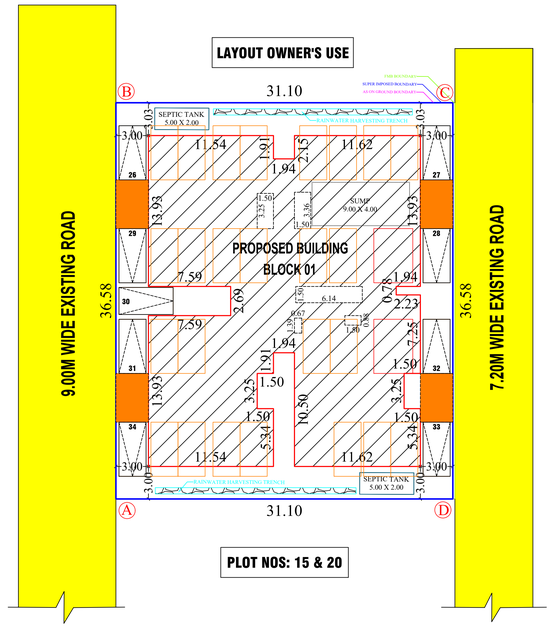


STILT FLOOR PLAN

TYPICAL FIRST, SECOND, THIRD AND FOURTH FLOOR PLAN

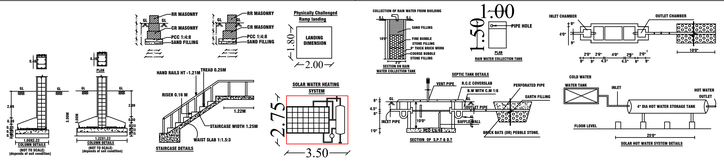
SITE PLAN

(SCALE 1:200)



SITE DETAILS :
- PROPOSED SITE
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVEWAY
- RAINWATER HARVESTING BED

LEGEND:
- FA - FIRE ALARAM PROVIDED
- F E - FIRE EXTINGUISHER (ABC & CO2)
- SB - SAND BUCKET PROVIDED
- HR - FIRE HOSE REEL PROVIDED



AREA DETAILS	IN Sq.Ft	IN Sq.M
AREA AS PER DOCUMENT	12316.82	1144.26
AREA AS PER PATTA	12314.00	1144.00
AREA AS AT SITE	12316.82	1144.26
SUPER IMPOSED AREA	12314.00	1144.00

AREA DETAILS	F.S.I in Sq.m	NON F.S.I in Sq.m	TOTAL AREA
STILT FLOOR (PARKING)	47.55	641.43	688.98
FIRST FLOOR (RESIDENTIAL)	688.98	-	688.98
SECOND FLOOR (RESIDENTIAL)	688.98	-	688.98
THIRD FLOOR (RESIDENTIAL)	688.98	-	688.98
FOURTH FLOOR (RESIDENTIAL)	688.98	-	688.98
HEAD ROOM	-	18.93	18.93
LIFT ROOM	-	5.26	5.26
TOTAL AREA	2803.47	665.62	3469.09
F.S.I [PREMIUM] - 2.60 (30%)	2803.47/1144.00 = 2.45 < 2.60		

JOINERY DETAILS		SIZE IN FT	SIZE IN M
RS	- ROLLING SHUTTER	10'0" X 8'0"	3.00 X 2.45
LD	- LIFT DOOR	4'0" X 8'0"	1.22 X 2.45
D	- DOOR	3'3" X 8'0"	1.00 X 2.45
D1	- DOOR	2'6" X 8'0"	0.76 X 2.45
O	- OPEN	3'3" X 7'0"	1.00 X 2.13
O1	- OPEN	3'0" X 8'0"	0.90 X 2.45
V	- VENTILATOR	3'0" X 2'0"	0.90 X 0.60
W	- WINDOW	4'0" X 5'0"	1.22 X 1.50
W1	- WINDOW	5'0" X 5'0"	1.50 X 1.50
W2	- WINDOW	6'0" X 5'0"	1.83 X 1.50
W3	- WINDOW	3'0" X 5'0"	0.90 X 1.50

PARKING DETAILS	Required	Provided
CAR PARKING (2.5X5.0) + PH (3.6X5.0)	32	33
VISITOR'S CAR PARKING (2.5X5.0)	3	3

*Parking Calculation - 01 car space for every 75.00 sq.m of floor area in Corporation Limit

APPROVAL BARCODE

TERRACE FLOOR PLAN

APPLICANTS

1) 2) K. Nivranda 3) 4) K.
5) K. Ruthimohini. 6) A. Kesavan 7) Samyeetha. P 8) V. Mohana.
9) 10) S. Kumar 11) N. Santhosh 12)
13) P. 14) S. K 15) Samyeetha. P 16)

For KAVI ASSOCIATES,

Proprietor.

REGISTERED CONSTRUCTION ENGINEER

Er. S. MANIKANDAN, B.E., ME., (Str)
REGISTERED CONSTRUCTION ENGINEER (R C E)
Reg. No. : RCE/ 001 / KARUR / APRIL/ 2025
P. K. Complex, First Floor, Trichy Main Road,
South Gandhigramam, Karur-639 004.
Cell:87546 48509.

REGISTERED GEO TECHNICAL ENGINEER

Dr.S. Senthamil Kumar, ME, Ph.D, FIGS, MIEI
Registered Geotechnical Engineer - No. 001/RGTE/2024
70/4, Plot No. 29, O.M. Rajoo Nagar,
Near New Bus Stand, Thanjavur - 613 005.
Cell : 9443976090 Email : senthamilkumar@yahoo.co.in

REGISTERED STRUCTURAL ENGINEER

Er.I.R.ARUNKUMAAR, M.E.,(Structural), M.I.E.,
Consulting Structural Engineer,
Chartered Civil Engineer (M- 165213-8)
DTCP Regn.No.CCLDIST / SE/GR-I/2025/11/012
No: 10, 2nd Sector, 9th Street,
K.K.Nagar, Chennai - 600 078.

Er.A.Govindaraja B.E., A.M.I.E., A.I.V.,
DTCP:RE/Gr-I/001/Karur/March/2026
Registered Engineer Grade - I in DTCP & ULB
Chartered Engineer, Valuer & L.B.S.,
AGR Constructions, #3/387-1, Vadivel Nagar,
LNS Post, Karur - 639 002. Cell:9043776121

REGISTERED ENGINEER/ LBS

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.