Verified RealEstate™

REFERENCE
SWP/BPA/956823/2026

ISSUED
05 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 2256/2A1B and 1 more

Andankoil East, 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.

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

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DIGITALLY VERIFIED RECORD

THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT + FOUR) IN S.F. NOS:2256 / 2A1B & 3A1B, PLOT NO : 36 Part, 37, 38 Part, 46 Part & 47 Part AT ANDANKOIL EAST VILLAGE & PANCHAYAT, THANTHONI PANCHAYAT UNION, MANMANGALAM TALUK, KARUR DISTRICT.

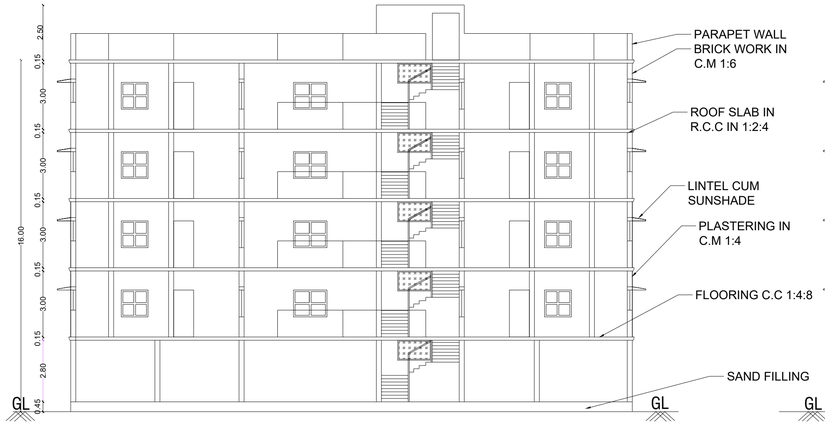
PLANNING AREA (KARUR LPA)

APPLICANTS :- Mr.A.T.MOHAN and 7 MEMBERS,

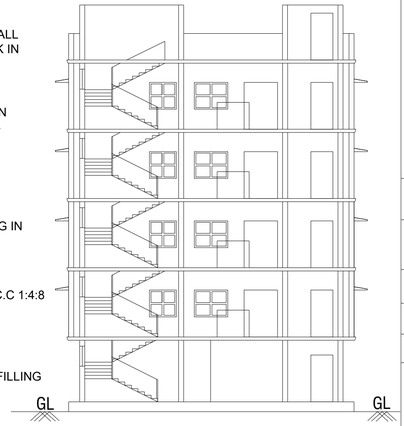
SCALE 1 : 100 | ALL DIMENSIONS ARE IN "METRE"



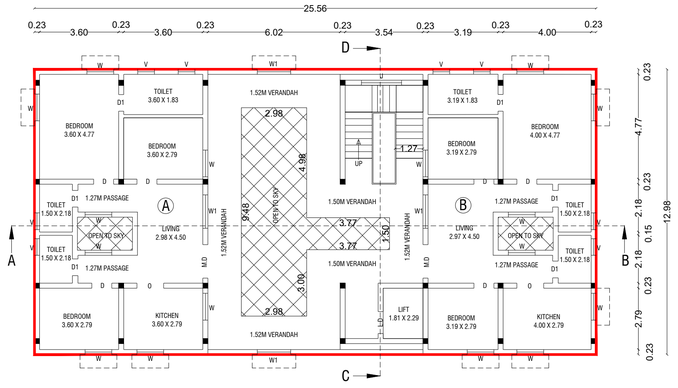
ELEVATION



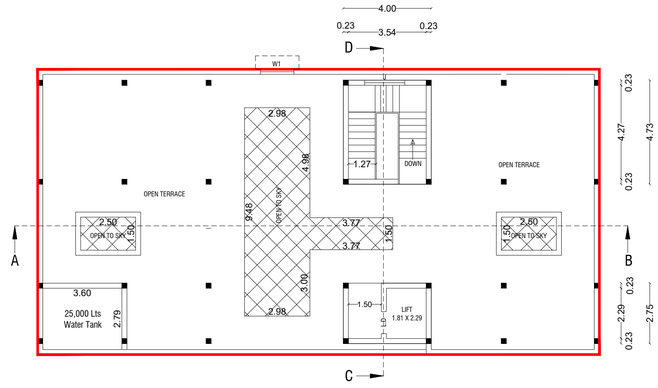
SECTION"A-B"



SECTION"C-D"

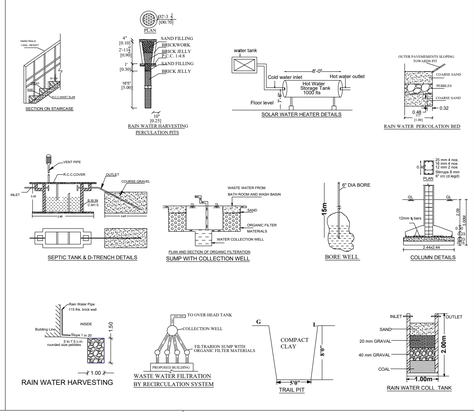


TYPICAL FIRST, SECOND, THIRD AND FOURTH FLOOR



TERRACE FLOOR

(NOT TO SCALE)



PLOT SPACE INDEX (FSI)	=	2.14 > 2.00
PREMIUM FSI	=	0.14
PLOT COVERAGE	=	59.14 %

PARKING DETAILS

PARKING TYPE	REQUIRED	PROVIDED
CAR PARKING	04 Nos. + 01 No.(Visitor)	07 Nos.
2-WHEELER PARKING	09 Nos.	12 Nos.
TOTAL NUMBER OF DWELLING UNITS		08 Nos.

AREA STATEMENT

SITE AREA DETAILS (In Sq.m)

AS PER DOCUMENT	563.00
AS PER PATTA	563.00
AS PER SITE	560.89
SUPER IMPOSED AREA	560.89

BUILDING AREA DETAILS (In Sq.m)

FLOOR NAME	FSI AREA	NON-FSI AREA	BUILTUP AREA
FLOOR - STILT	38.33	267.82	306.15
FLOOR - 01	290.50	------	290.50
FLOOR - 02	290.50	------	290.50
FLOOR - 03	290.50	------	290.50
FLOOR - 04	290.50	------	290.50
TERRACE (Head Room)	------	29.93	29.93
TOTAL AREA	1200.33	297.75	1498.08

OFFICE USE

SITE APPROVAL

APPLICATION NO : SWP/BPA/956823/2026

SITE BOUNDARY SHOWN AS"A" to "D" AND NUMBERED AS "LP/DTCP(KD) No: 122/2026"

BUILDING APPROVAL

APPLICATION NO : SWP/BPA/956823/2026

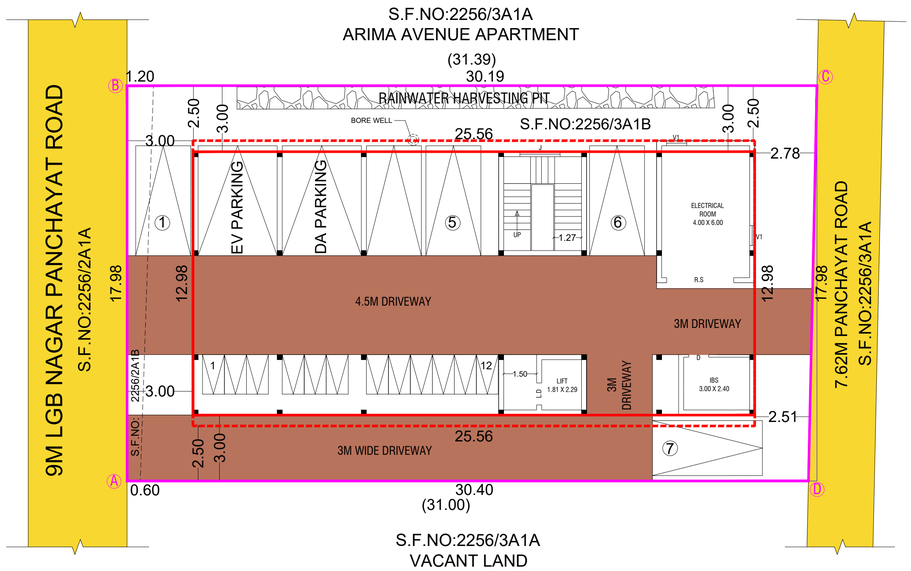
APPROVAL No: "BP/DTCP(KD) No: 43/2026"

DWELLING UNIT DETAILS

DWELLING UNIT TYPE	NOS	AREA PER UNIT
A	4 Nos	98.66 Sq.m
B	4 Nos	98.53 Sq.m

COLOUR INDEX

- SITE BOUNDRY SHOWN
- PROPOSED BUILDING SHOWN
- EXISTING ROAD
- DRIVEWAY SHOWN



SITE CUM STILT FLOOR

SCHEDULE OF JOINERY

S.No.	Type	Description	WIDTH	HEIGHT
1	MD	Main door- Wooden	1.52	2.13
2	D	Door	0.91	2.13
3	D1	Toilet Door	0.76	2.13
4	O	Open	1.22	2.13
5	W	Window	1.22	1.22
6	W1	Window	1.52	1.22
7	V	Ventilator	0.91	0.76
8	L.D	Lift Door	1.00	2.13
9	J	Jolly	1.83	0.91
10	V1	Ventilator	0.91	0.91

NOTES:-

1. ALL DIMENSIONS ARE IN METER.
2. FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED.
3. SOLAR WATER HEATING SYSTEM PROVIDED.
4. RAINWATER HARVESTING FACILITIES PROVIDED.
5. WATER FACILITIES PROVIDED.
6. DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
7. F E - FIRE SAFETY MEASURES PROVIDED.
8. E.S.F - EXHAUST FAN

APPLICANTS :

ARCHITECT :

V. Shanmugapriya.

Ar.SHANMUGAPRIYA KRISHNAN B.Arch.,
COA Reg No : CA/2017/88448,
DTCP Registered Architect,
Reg No: RA/004/KARUR/SEP 2024,
No.31-D,B Plot,Pradakshanam Road,
Karur-639002. Cell : 88707 84212

REGISTERED ENGINEER :

Er. P.GOPI B.E.(Civil),
REGISTERED ENGINEER
Reg.No:082/LS/2023/00004
Reg. No: RE/Gr-I/002/Karur/JUNE/2026
Kamarajapuram, Sangunthapuram,
Karur - 639 002. Mobile : 90803-71837

GEOTECH ENGINEER :

DR. E. RAVI,ME.,Ph.D.,FIE(I).,FIGS
Geotechnical Engineer (RGTE)
Regd.No.:01/2024/RGTE/EDTCP(Renewal)

STRUCTURAL ENGINEER :

Er.A.T.MOHAN, M.Tech (Structural)
District Panel Eng-Class-1A,L.e. ge.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

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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.