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RE REGULATORY RECORD

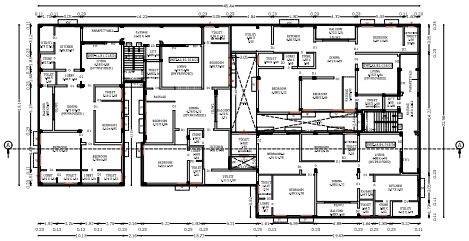
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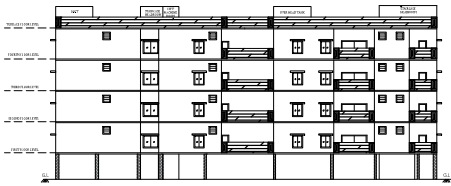
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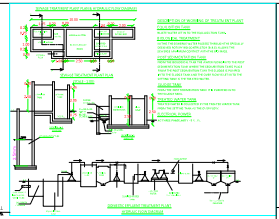
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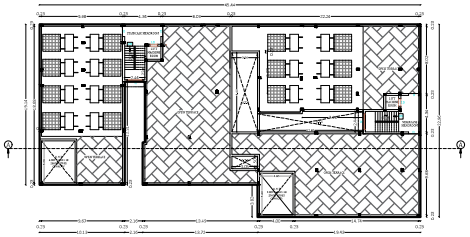
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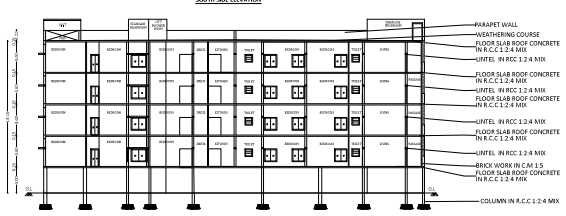
FIRST,SECOND,THIRD & FOURTH FLOOR PLAN



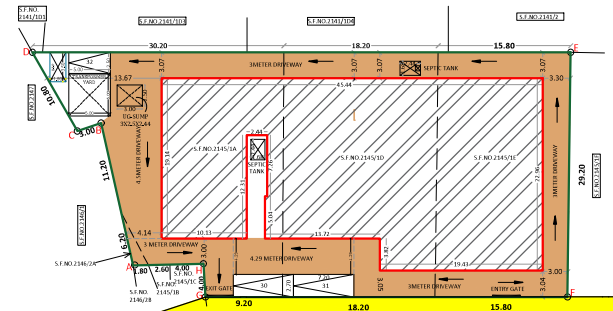




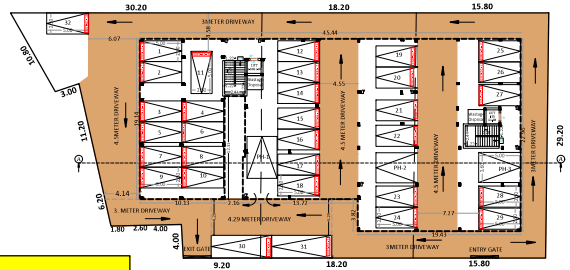
TERRACE FLOOR PLAN



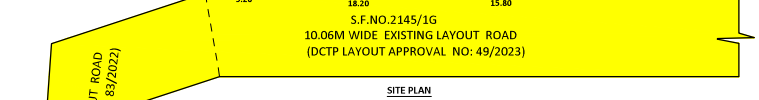
SOUTH SIDE ELEVATION



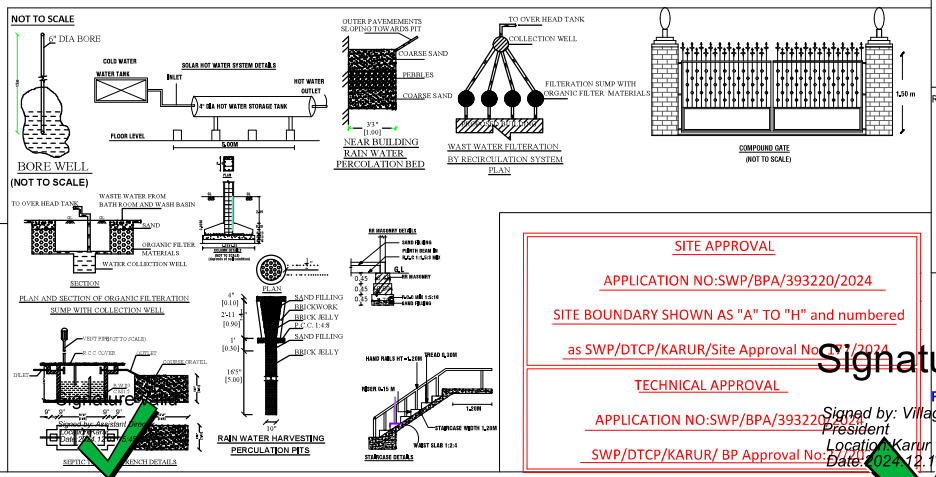
SECTION ON AA



STILT FLOOR PLAN



SITE PLAN



NOTE

FE FIRE EXTINGUISHER

EA - EMERGENCY ALARM

MV - MECHANICAL VENTILATION

Height of the Building - 17.15 Meter

O.H.T (4.00X5.00X1.18) - 23600 Litres Capacity

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

SEPTIC TANK (2.44X1.668X1.50)

PARKING CALCULATION :-

1 CAR SPACE FOR EVERY 100 SQ.M OF A DWELLING UNIT

FLOOR NAME	DWELLING UNIT	AREA	NO.OF CARS	NO.OF 2WHEELER
FIRST FLOOR	UNIT-A1	183.91	2	-
	UNIT-A2	185.47	2	-
	UNIT-A3	193.05	2	-
	UNIT-A4	195.65	2	-
SECOND FLOOR	UNIT-B1	183.91	2	-
	UNIT-B2	185.47	2	-
	UNIT-B3	193.05	2	-
	UNIT-B4	195.65	2	-
THIRD FLOOR	UNIT-C1	183.91	2	-
	UNIT-C2	185.47	2	-
	UNIT-C3	193.05	2	-
	UNIT-C4	195.65	2	-
FOURTH FLOOR	UNIT-D1	183.91	2	-
	UNIT-D2	185.47	2	-
	UNIT-D3	193.05	2	-
	UNIT-D4	195.65	2	-
TOTAL			32	-

TOTAL NO.OF CAR SPACES REQUIRED = 32 + 3 (VISITOR'S PARKING)
= 35 NOS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	35 NOS	32 NOS+ 3 NOS OF PH

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. [illegible]hamil Kumar, ME,Ph.D,FIGS, MIEI
Registe[illegible]echnical Engineer - No. 001/RGTE/2024
[illegible] Plot No. 29, O.M. Rajoo Nagar,
[illegible]r New Bus Stand, Thanjavur - 613005.
[illegible]3976090 Email: senthamilkumar@yahoo.co.in

DTCP LAYOUT APPROVAL NO: SWP/DTCP/KARUR/APPROVAL LAYOUT NO : 49/2023

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF RESIDENTIAL APARTMENT BUILDING IN STILT, FIRST, SECOND, THIRD AND FOURTH FLOOR IN PLOT NO. 2, 3 & 4 IN S.F.NO:2145/1A,1D,1E & 2146/2A AT ANDANKOVIL EAST VILLAGE AND PANCHAYAT, THANTHONI PANCHAYAT UNION MANMANGALAM TALUK, KARUR DISTRICT.

AREA OF THE DOCUMENT	1595.60 SQ.M (OR) 0.3943ACRE
AREA OF THE PATTA	1603.00 SQ.M (OR) 0.3961ACRE
SUPERIMPOSED AREA	1598.50 SQ.M (OR) 0.3949ACRE

PROPOSED AREA :-

DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M	NO.OF DWELLING UNITS
STILT FLOOR	-	915.45	915.45	-
FIRST FLOOR	852.87	-	852.87	4
SECOND FLOOR	852.87	-	852.87	4
THIRD FLOOR	852.87	-	852.87	4
FOURTH FLOOR	852.87	-	852.87	4
TERRACE FLOOR	-	56.27	56.27	-
TOTAL AREA	3411.48	971.72	4383.20	16

PLOT COVERAGE - 915.45 / 1603.00 = 57.10%

FSI CALCULATION
PERMISSIBLE FSI = 2
PREMIUM FSI = 0.12
TOTAL FSI = PREMIUM FSI +PERMISSIBLE FSI = 2+0.12 = 2.12

SCALE
1:100
(All Measurements are in Meter)

COLOUR INDEX:
SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING
RAINWATER PERCOLATION BED

JOINERY DETAILS :-

TYPE	DESCRIPTION	METRE
FD/W2	FRENCH DOOR	3.05 X 2.13
MD	MAIN DOOR	1.52 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
O	OPENING	1.00 X 2.13
O1	OPENING	1.21 X 2.13
LD	LIFT DOOR	0.91 X 2.13
FW	FRENCH WINDOW	2.44 X 2.13
FW1	FRENCH WINDOW	2.00 X 2.13
KW	KITCHEN WINDOW	1.83 X 1.52
W	WINDOW	1.22 X 1.52
W1	WINDOW	1.83 X 1.52
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

APPLICANT

For Cogipro Design and Construction,
Proprietor.

REGISTERED ENGINEER

Er.A.R.RAM PRASANTH B.E.P.G.Dip (VAL)..
Consulting Engineer /Regd.Engineer
DTCP-Karur-Reg.no. RE/Gr-I/008/Karur/June/2024
KCMC-Reg.no. 082/LS/2019/00002
No : 17, Sengunthapuram First Cross,
Near Bank of India, KARUR - 639 002.
Mob : 96987 12221, office : 9698612221

APPROVAL PURPOSE

SITE APPROVAL

APPLICATION NO:SWP/BPA/393220/2024

SITE BOUNDARY SHOWN AS "A" TO "H" and numbered as SWP/DTCP/KARUR/Site Approval No. [illegible]/2024

TECHNICAL APPROVAL

APPLICATION NO:SWP/BPA/393220/2024

SWP/DTCP/KARUR/ BP Approval No. [illegible]/2024

Signature valid
Signed by: Village Panchayat President
Location: Karur
Date: 2024.12.16 17:[illegible]:52

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.