PP APPROVAL RECORD

Planning Permission

Tiruppur

Tiruppur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Commercial

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.

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF GROUND & FIRST FLOOR PROFESSIONAL CONSULTING OFFICE BUILDING IN T.S.No: 20/12, WARD NO-7, BLOCK NO-7 AT DHARAPURAM MUNICIPALITY, DHARAPURAM TALUK, TIRUPUR DISTRICT.

APPLICANT: Mr.N.SANTHAKUMAR, Mr.S.K.NITHESKUMAR, Mr.S.SHIVESHBALAJI,

ALL DIMENSIONS ARE IN METRE.
(SCALE 1:100)

AREA DETAILS	SQ.M
AREA OF THE SITE (As per patta, FMB)	1063.00
DOCUMENT AREA	1063.00
AREA OF THE SITE(Superimposed)	1064.93

NAME OF THE BUILDING	NET FSI AREA(In Sqm)	NON FSI (In Sqm)	TOTAL BUILDUP AREA (In Sqm)
Ground Floor	442.37	--	442.37
First Floor	442.37	--	442.37
Head Room	--	15.71	15.71
TOTAL	884.74	15.71	900.45

FLOOR SPACE INDEX(FSI) = F.S.I AREA / AREA OF THE SITE = 884.74 / 1063.00 = 0.83<2.0

JOINARY DETAILS

Rs	ROLLING SHUTTER	3.05x2.44
D	DOOR	1.22x2.13
D1	DOOR	0.76x2.13
W	WINDOW	1.83x1.52
V	VENTILATOR	0.91x0.61

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	09 Nos	09 Nos
TWO WHEELER PARKING	36 Nos	36 Nos

COLOUR INDEX

SITE BOUNDARY
BUILDING
EXISTING ROAD
DRIVE WAY

APPLICANT.

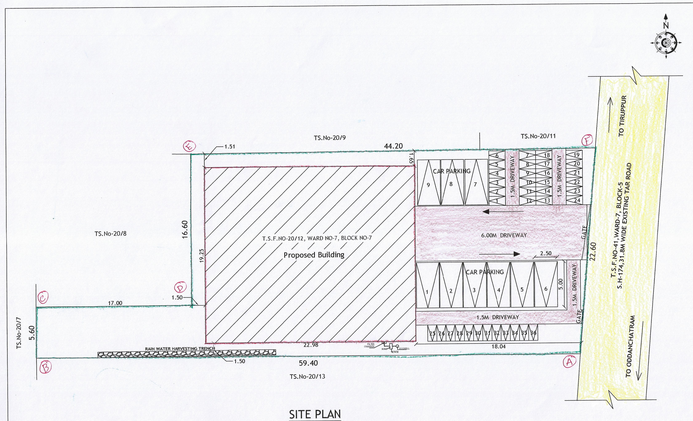
K.R. KESAVAN M.E., (Struc)
Civil & Structural Consultant
opp Saradha College Velu Complex,
SALEM - 636 016
Registered Sturctural Enginner Grade-I
License No.:16/RSE-I/2019

REGISTERED STRUCTURAL ENGINEER.

Er.s. RAMESH KUMAR B.E.,LBS
DTCP Registered Engineer
Reg No RE/GRITR/AUG 2018/016
108, Kalki Complex, 1st Floor
Karur Road, Vellakovil - 638 111.
Cell : 98654 77345, 90255 62329

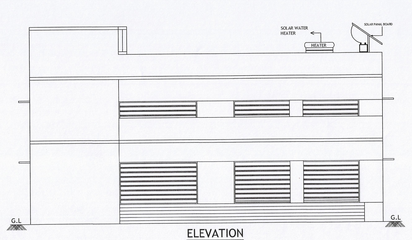
REGISTERED ENGINEER.

SCALE:- 1:100

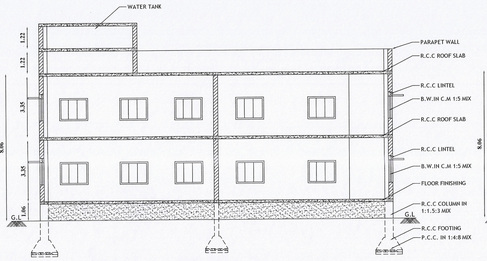


SITE PLAN

SCALE:- 1:200



ELEVATION



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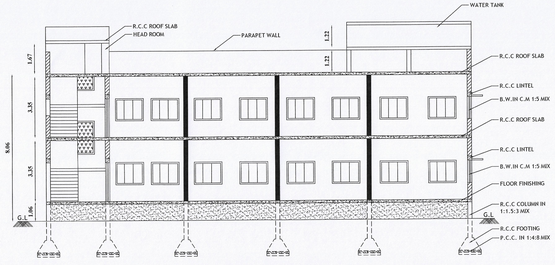

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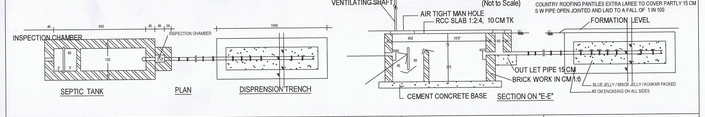
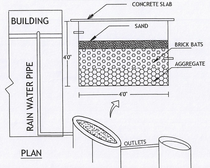
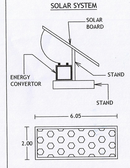


TYPE DESIGN FOR A SEPTIC TANK 10,000 LITRES CAPACITY
(Not to Scale)

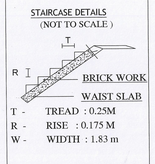
RAIN WATER HARVESTING TANK



SOLAR SYSTEM

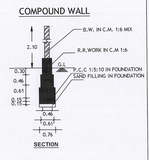


STAIRCASE DETAILS
(NOT TO SCALE)

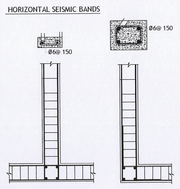


T - TREAD : 0.25M
R - RISE : 0.175 M
W - WIDTH : 1.83 m

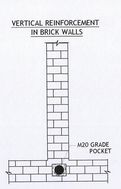
COMPOUND WALL



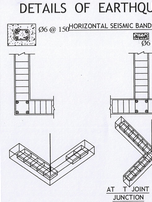
HORIZONTAL SEISMIC BANDS



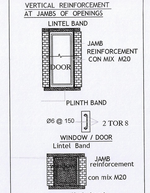
VERTICAL REINFORCEMENT IN BRICK WALLS

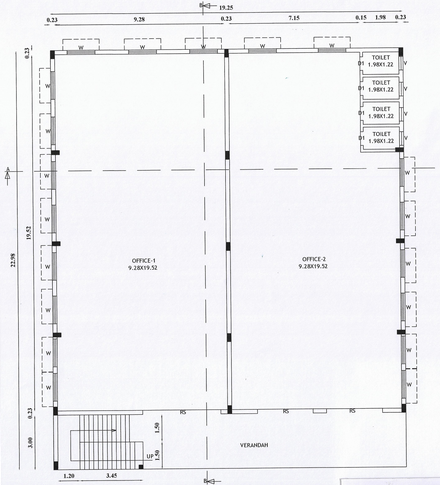


DETAILS OF EARTHQUAKE :

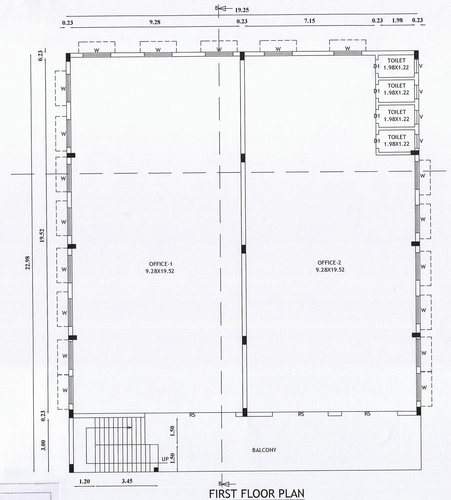


VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS

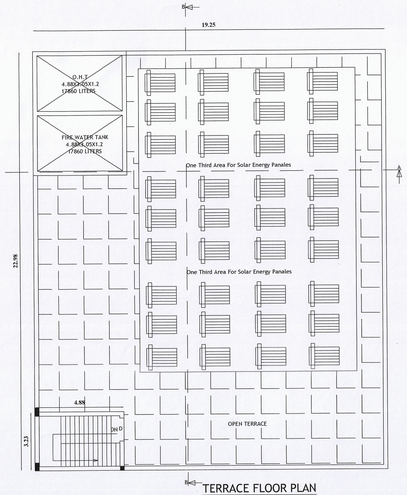




GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Online Application No. SWP/BPA/005073/2023

BP/TCP[TD] No. 20/2023

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.