Verified RealEstate™

REFERENCE
SWP/BPA/138583/2024

ISSUED
15 March 2024

PP APPROVAL RECORD

Planning Permission

Tiruppur 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™
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OMR Thoraipakkam,
Chennai 600 097, India

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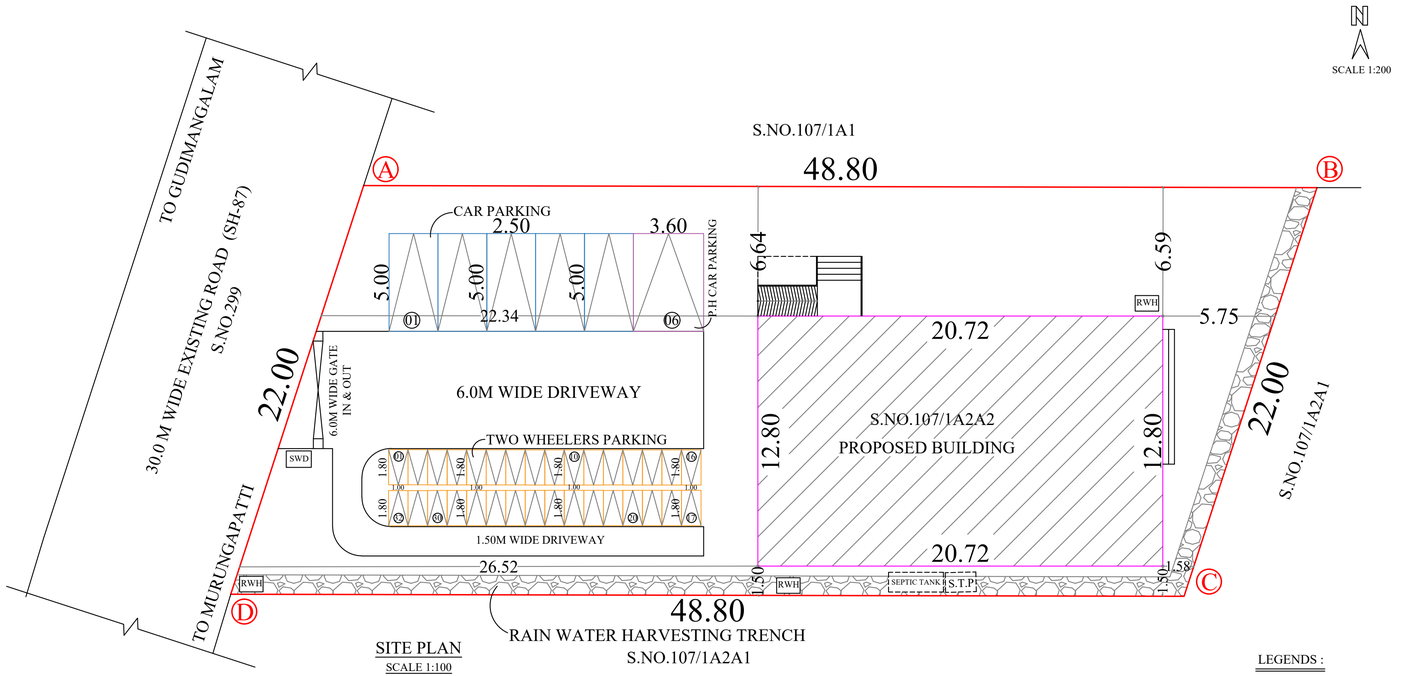
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE) IN S.NO:107/1A2A2 AT KOTTAMANGALAM VILLAGE & PANCHAYATH, UDUMALAIPETTAI TALUK, TIRUPPUR DISTRICT.



SITE PLAN
SCALE 1:100

LEGENDS :

- Site Boundary
- Exg. Road
- Driveway
- Pro. Building

BUILDING APPROVAL
ONLINE APPLICATON NO: SWP / BPA / 138583 / 2024
Approval No : BP/TCP (TD) NO : 41 /2024

Superviser : K.PADMA
Draughtsman III : K.CITYBABU

NOTE

1. FIRE EXTINGUSIER WILL BE PROVIDED. ✡ FE
2. FIRE ALARM TO BE PROVIDED. △ FA
3. RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
4. SOLAR ENERGY SYSTEM TO BE PROVIDED.
5. WASTE WATER RECYCLED & USED FOR GARDEN PURPOSE.
6. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE

AREA DETAILS

SL.NO	DESCRIPTION	SURVEY NUMBERS	HECTARE	SQ.M
1	PATTA NO. 2508	S.NO: 107/1A2A2	0.10.73	1073.0

F.S.I = 0.53 < 2.0

PARKING CALCULATION

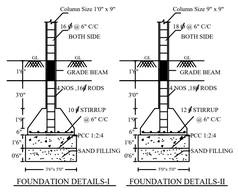
S.NO.	DESCRIPTION	REQUIRED	PROVIDED
1	TWO WHEELER	24	32
2	CAR PARKING INCLUDED PHYSICALLY CHALLENGERS	05	06

AREA STATEMENT

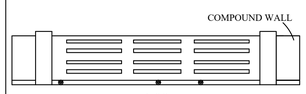
AREA OF SITE	1073.0 Sq.m		
DESCRIPTION	FSI Sq.m	NON FSI Sq.m	BUILTUP AREA Sq.m
PROPOSED GROUND FLOOR	265.22	–	265.22
PROPOSED FIRST FLOOR	265.22	–	265.22
PROPOSED SECOND FLOOR	38.12	–	38.12
HEAD ROOM	–	36.44	36.44
TOTAL BUILT UP AREA	568.56	36.44	605.0

JOINERY DETAILS (in m)

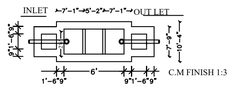
MD	MAIN DOOR	2.10 x 2.10
MD-1	MAIN DOOR	1.83 x 2.10
D	DOOR	1.22 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.76 x 2.10
L.D	LIFT DOOR	1.37 x 2.10
G.W 1	GLASS WINDOW	6.85 x 1.20
G.W 2	GLASS WINDOW	2.86 x 1.20
G.W 3	GLASS WINDOW	2.04 x 1.20
W1	WINDOW	2.44 x 1.50
W2	WINDOW	1.83 x 1.50
W3	WINDOW	1.22 x 1.50
W4	WINDOW	0.90 x 1.50
J	JOLLY	1.83 x 1.50
V1	VENTILATOR	2.44 x 0.60
V2	VENTILATOR	1.83 x 0.60
V3	VENTILATOR	1.22 x 0.60
V4	VENTILATOR	0.76 x 0.76
V5	VENTILATOR	0.90 x 0.60



FOUNDATION DETAILS-I FOUNDATION DETAILS-II



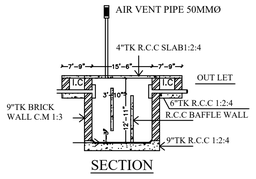
GATE



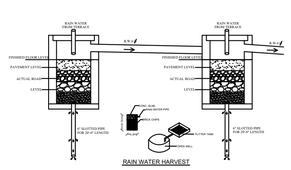
PLAN

SEPTIC TANK DETAILS

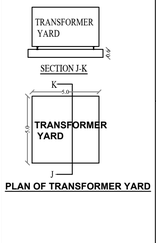
SCALE 1"=8'0"



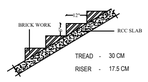
SECTION



RAIN WATER HARVEST



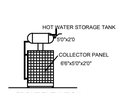
PLAN OF TRANSFORMER YARD



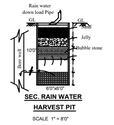
SIDE ELEVATION

SOLAR WATER HEATING SYSTEM

SCALE 1" = 8'0"

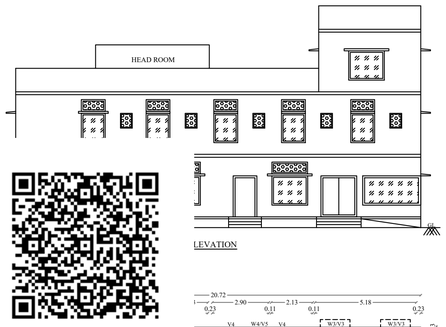


FRONT ELEVATION

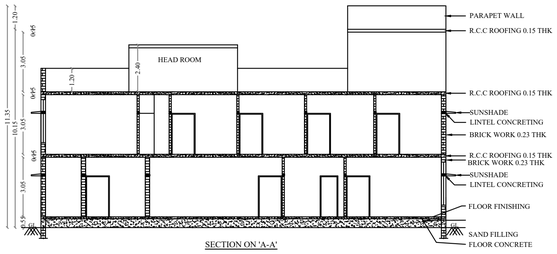


SEC. RAIN WATER HARVEST PIT

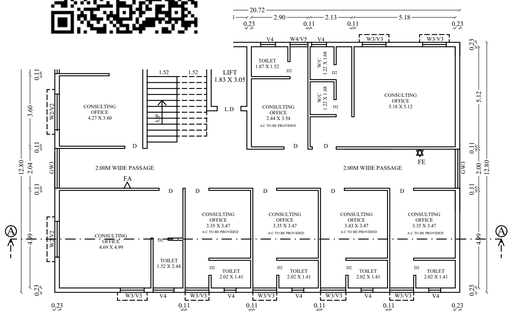
SCALE 1" = 8'0"



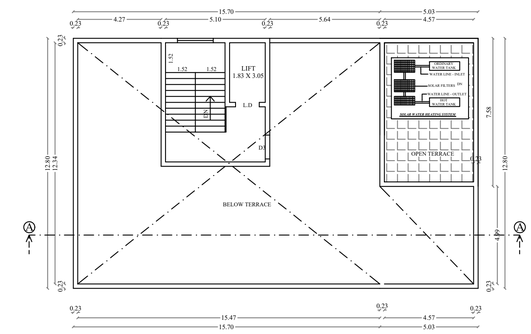
LEVATION



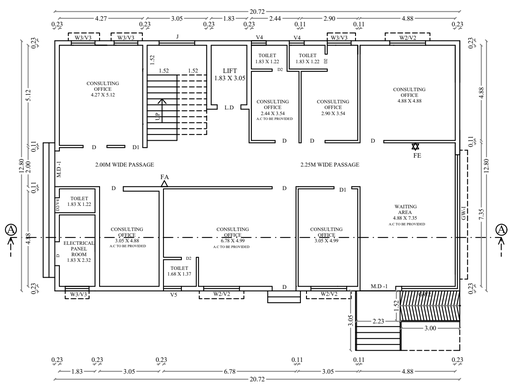
SECTION ON 'A-A'



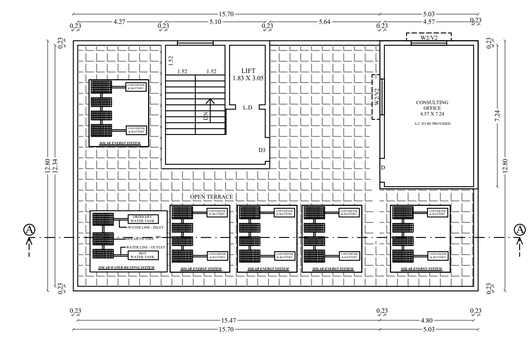
PROPOSED FIRST FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

PLAN
SCALE 1:100

APPLICANT

Er. H. MAGANATHIMAL, B.Sc(Hons), MIE, CE,
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Registered Engineer Grade-I (102/LE/2019/00015)
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Cell: 919-0468595, 9080100254

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ARCHITECT

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CONSTRCTION 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

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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.