Verified RealEstate™

REFERENCE
04/2025-26

ISSUED
24 June 2025

PP APPROVAL RECORD

Planning Permission

Tiruppur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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.

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

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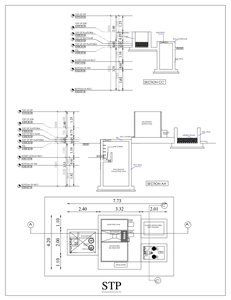
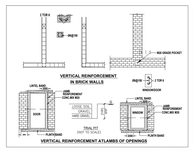
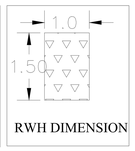
DIGITALLY VERIFIED RECORD



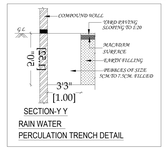
STP



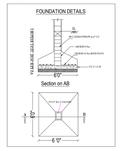
VERTICAL REINFORCEMENT ATLAMBS OF OPENINGS

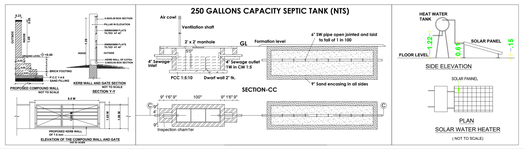


RWH DIMENSION



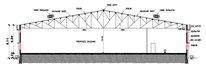
SECTION-Y Y
RAIN WATER
PERCULATION TRENCH DETAIL



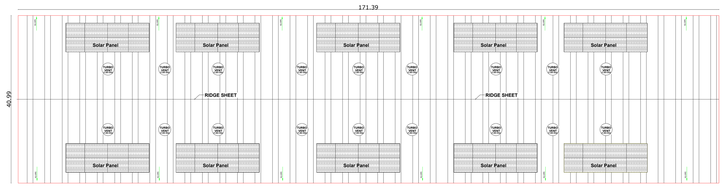


BLOCK-1 (FACTORY)

ELEVATION

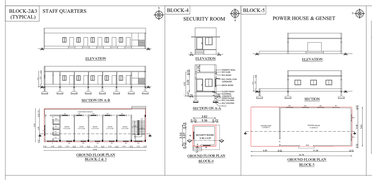


SECTION-AA



TERRACE FLOOR PLAN

GROUND FLOOR PLAN

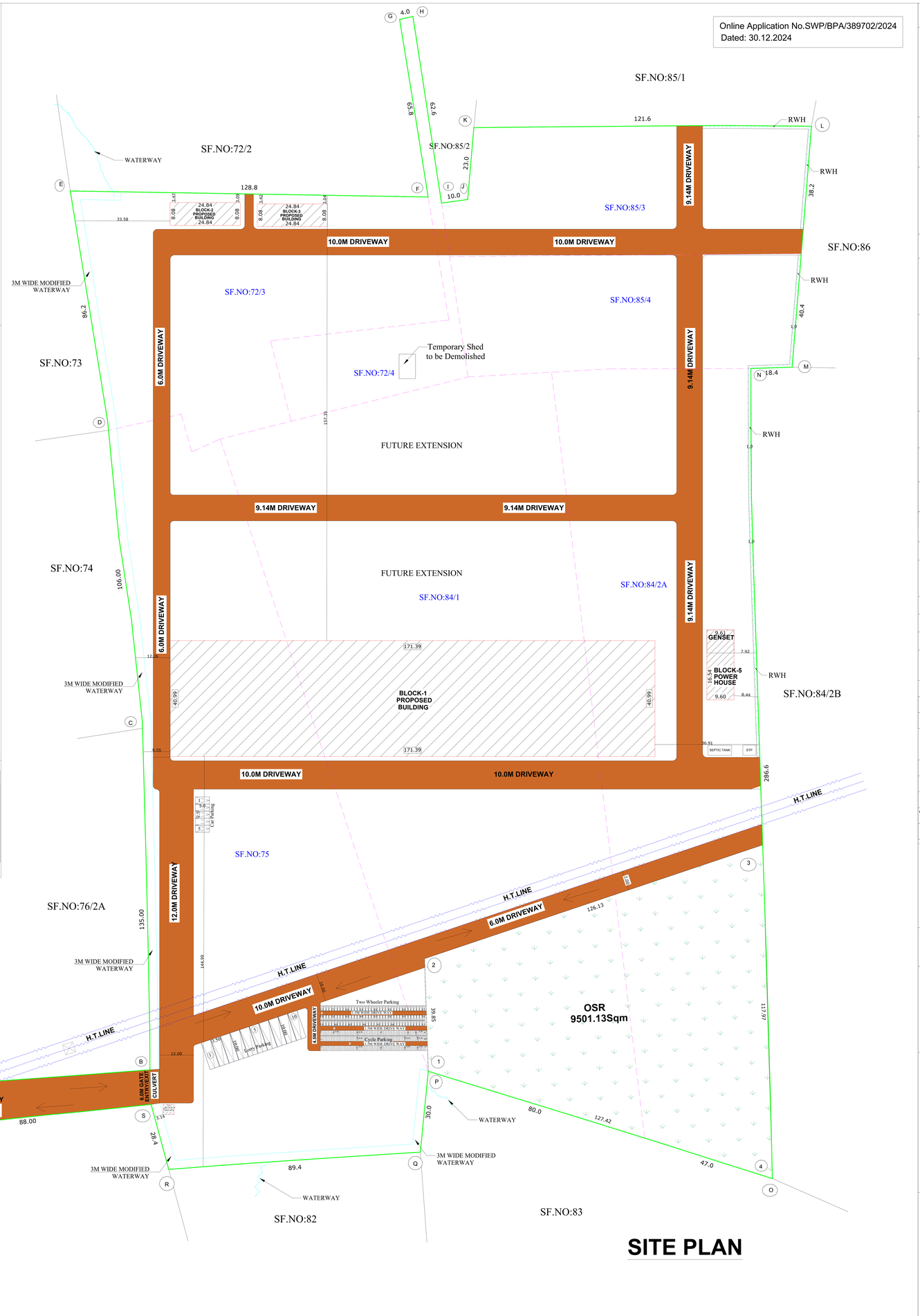


JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.56 X 3.69
ED	ENTRANCE DOOR	2.44 X 3.05
RS-1	ROLLING SHUTTER	3.05 X 2.13
W	WINDOW	2.44 X 1.53
W1	WINDOW	1.83 X 1.53
W2	WINDOW	1.22 X 1.53
DD	DOUBLE DOOR	2.44 X 3.05
D	DOOR	1.00 X 2.17
D1	DOOR	0.76 X 3.05
V	VENTILATOR	2.44 X 0.76
V1	VENTILATOR	0.92 X 0.76

MACHINERY DETAILS

S.NO	MACHINE NAME	NO'S	TOTAL.HP
1	LOOMS CRANK & CAM	128	600.00
3	COMPRESSOR	1	200.00
4	MOVABLE CONVEYOR	1	5.00
5	MCC PACKING LINE	1	10.00
	TOTAL POWER		815.00 HP



SITE & FLOOR PLAN	SHEET-1/1

PLAN SHOWING PROPOSED CONSTRUCTION OF PPGL SHEET ROOF GROUND FLOOR INDUSTRIAL BUILDING IN SF.NO: 72/3, 72/4, 75, 76/2B,84/1, 84/2A, 85/3, 85/4 AT UPPLIPALAYAM VILLAGE, AVINASHI TALUK, TIRUPPUR DISTRICT.

APPLICANT : Mrs.K.SASHIKALAA

INDUSTRIAL CATEGORY - ORANGE CATEGORY
INDUSTRIAL TYPE - COTTON SPINNING & WEAVING

N

Scale 1:200

AREA DETAILS:-

AREA OF SITE - 80852.00 SQM [As Per Document]
AREA OF SITE - 80852.00SQM [As Per Patta]
SUPERIMPOSED PLOT AREA - 80850.71SQM

BLOCK NO.	FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
	FACTORY			
BLOCK-1	GROUND FLOOR	7025.48	-	7025.48
	TOTAL	7025.48	-	7025.48
BLOCK-2	STAFF QUARTERS-1			
	GROUND FLOOR	200.78	-	200.78
BLOCK-3	STAFF QUARTERS-2			
	GROUND FLOOR	200.78	-	200.78
BLOCK-4	SECURITY ROOM			
	GROUND FLOOR	13.49	-	13.49
BLOCK-5	POWER ROOM & GENSET			
	GROUND FLOOR	237.37	-	237.37
	GRAND TOTAL	7677.90	-	7677.90

$$FSI = \frac{7677.90}{80850.71} = 0.095$$

ALL DIMENSIONS ARE IN METERS

HEIGHT OF THE BUILDING - 8.11M.

TOTAL HORSE POWER : 815.00 HP

OSR REQUIRED : 8085.20Sqm. (10.00%)
OSR PROVIDED : 9501.13Sqm. (11.75%)

Number of Workers Details

MALE	FEMALE	TOTAL
50	50	100

Parking Details
Workshop Area - 3676.03Sqm.

Vehicle	Required		Provided
Lorry	(Every 500 Sqm of Workshop Area)	07	10
Car	(Every 100 Sqm of office Floor Area)	00	05
Two Wheeler	(Every 50 Sqm of Workshop Area)	73	111
Cycle	(Every 50 Sqm of Workshop Area)	73	201

REFERENCE

- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVEWAY
- EXISTING ROAD
- FIRE EXTINGUISHER
- EMERGENCY ALARM

K. Sashikalaa

APPLICANT

B. SENTHILKUMAR, M.E.(Structural)
Licenced Building Surveyor
Coimbatore LPA/SE/GR-I/19/03/13
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255

STRUCTURAL ENGINEER

V.MANIKANDAN B.E
Engineer Grade - II (RE)
COIMBATORE LPA/RE/GR-II/05/2021
No.50, Anjugamnagar,
Chinnavedampatti (P.O),
Coimbatore - 641 049.

REG. 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.