

PP

APPROVAL RECORD

# Planning Permission

Tiruppur

Tiruppur district, Tamil Nadu

APPROVAL TYPE

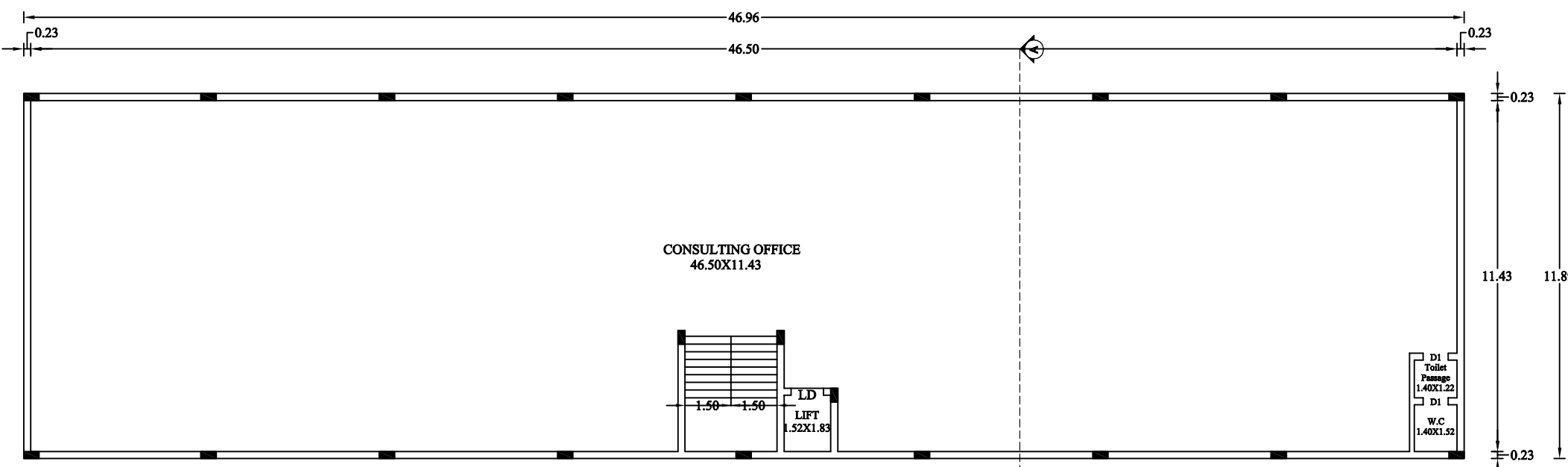
**Building Plan**

ISSUING AUTHORITY

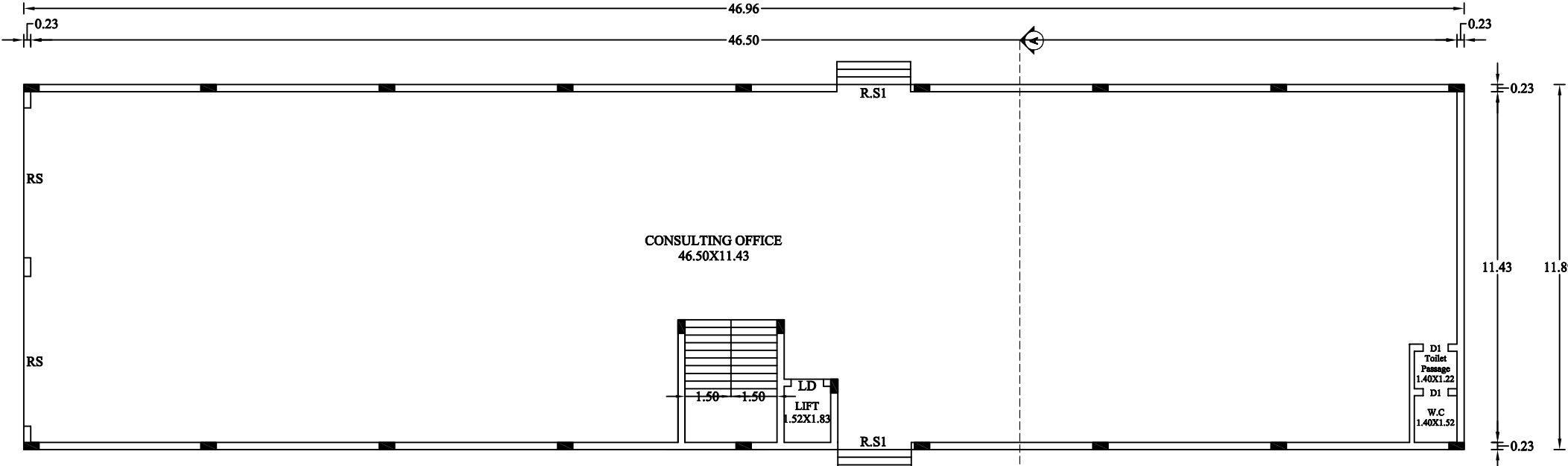
**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

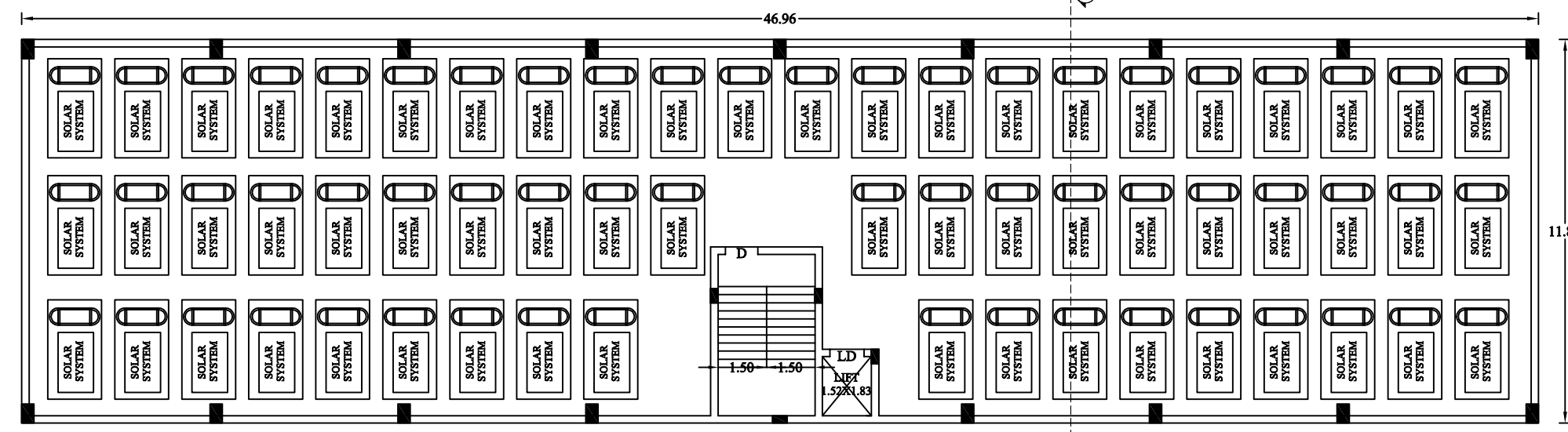
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



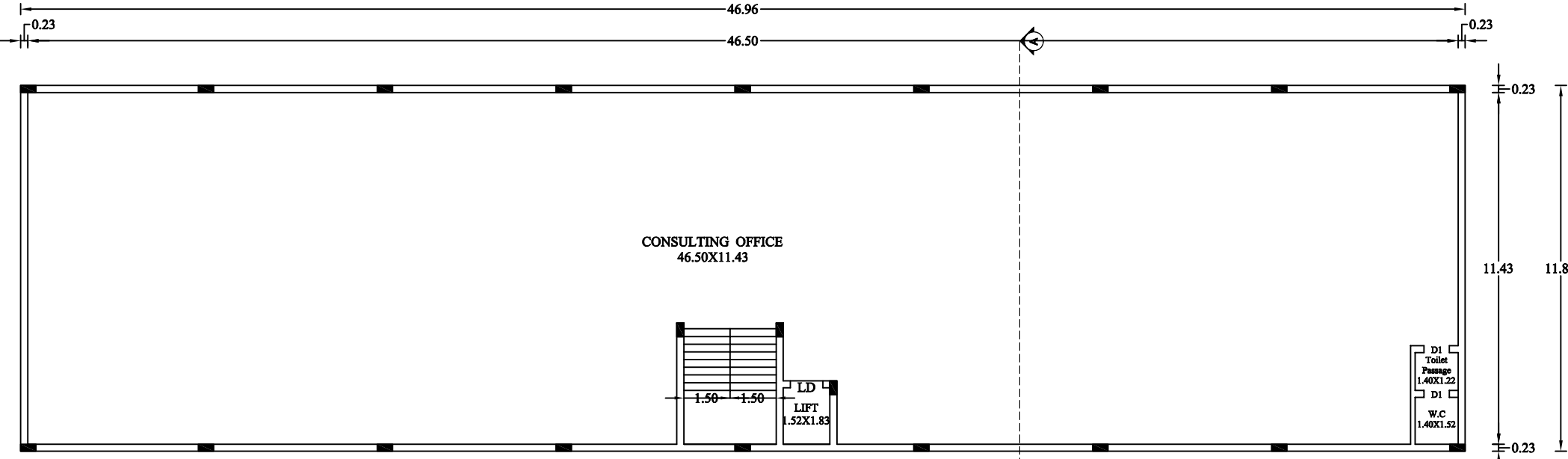
FIRST FLOOR PLAN



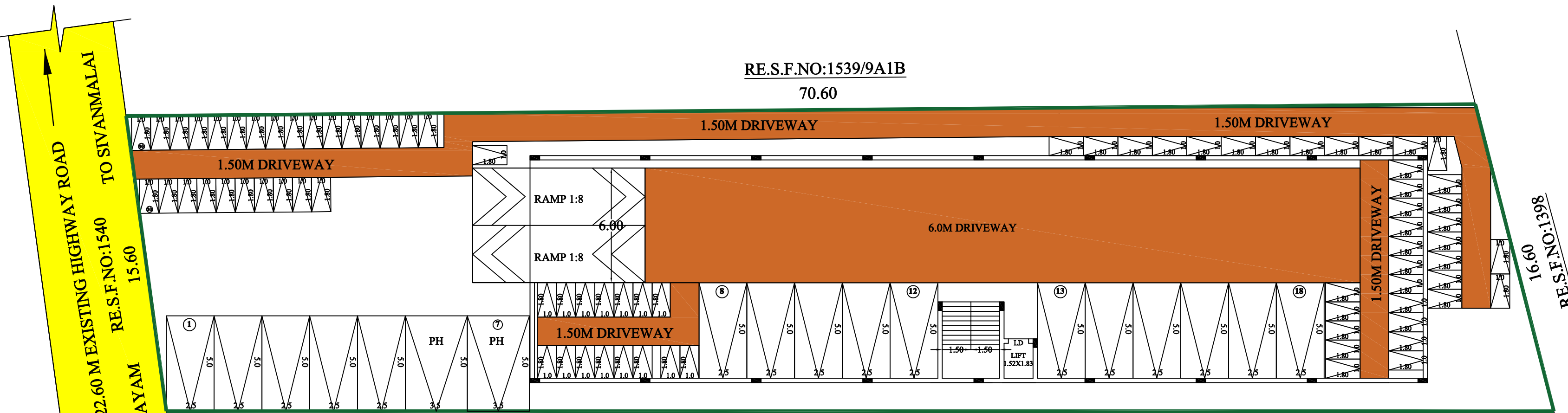
GROUND FLOOR PLAN



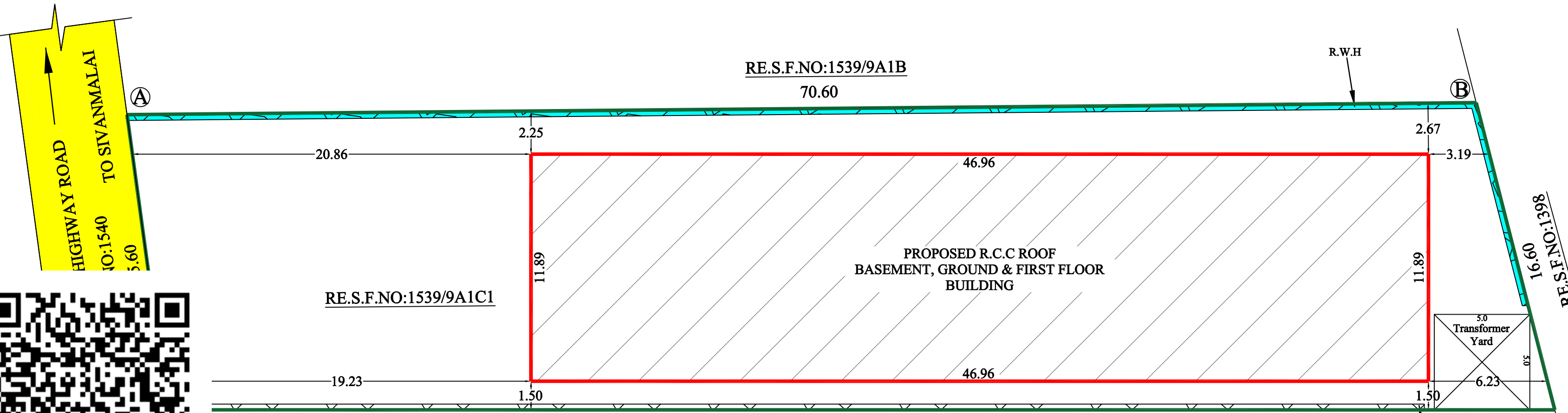
TERRACE FLOOR PLAN



SECOND FLOOR PLAN

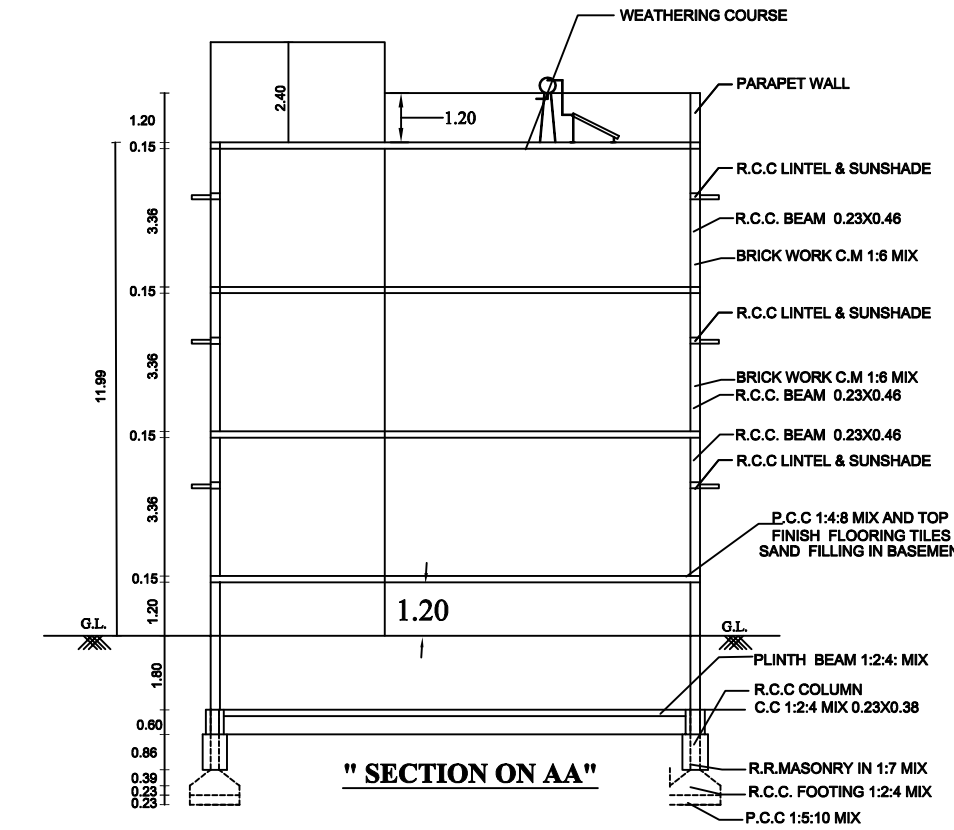


RE.S.F.NO:1539/9A1C2  
BASEMENT FLOOR PLAN

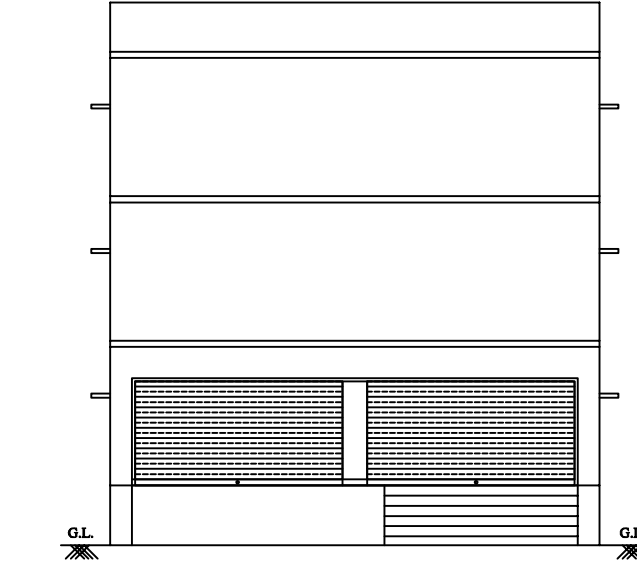


RE.S.F.NO:1539/9A1C2  
SITE PLAN

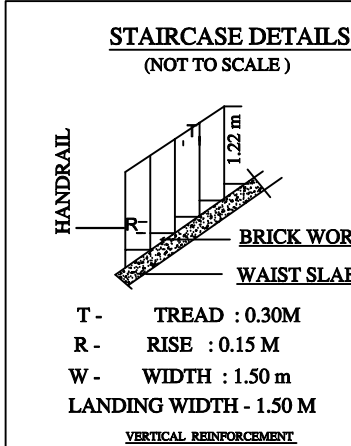
**BUILDING PERMISSION**  
Application ROC NO :SWP/BPA/0435898/2025/TCP  
Numbered As BP/TCP[T.D] No: 29/2025



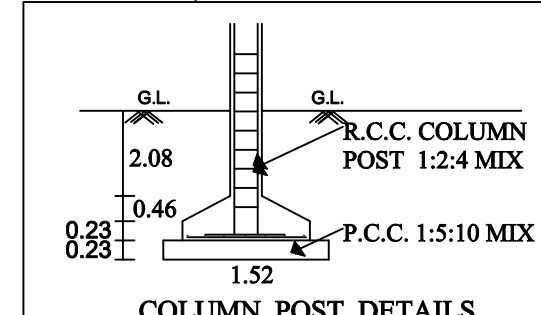
SECTION ON AA



ELEVATION

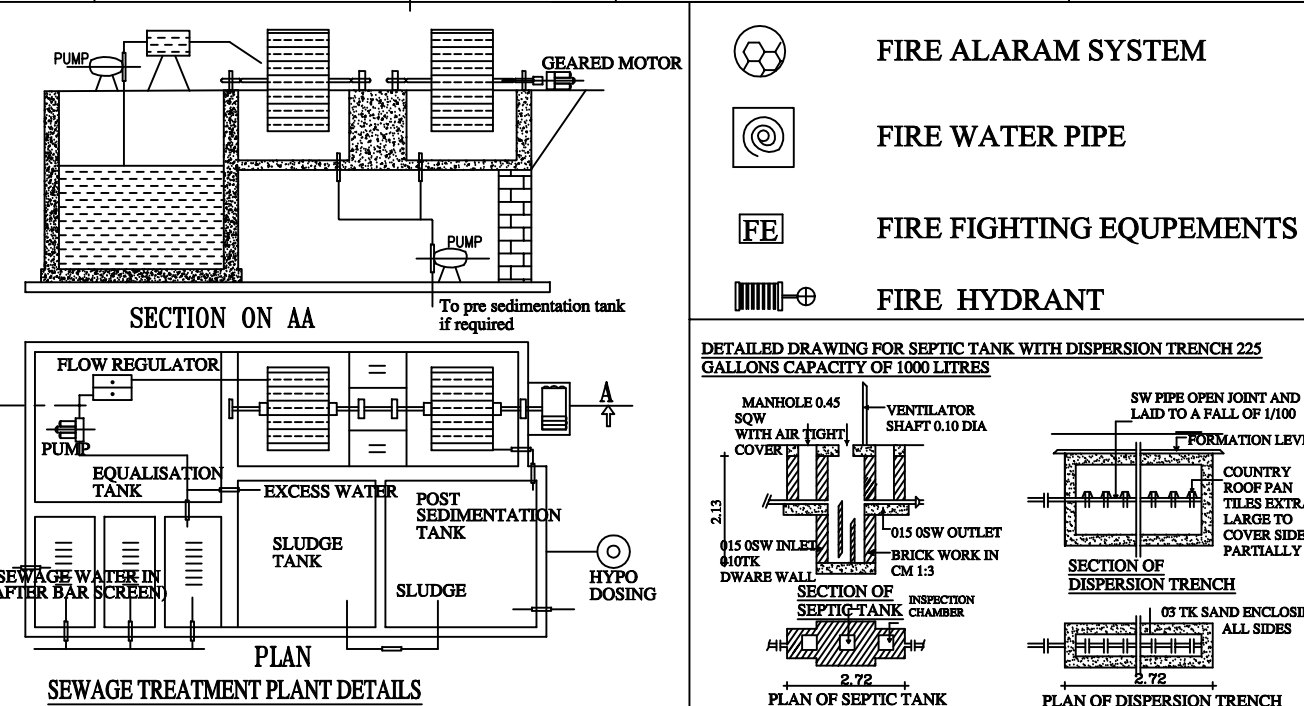


STAIRCASE DETAILS



COLUMN POST DETAILS

| DETAILS OF JOINARIES. |              |
|-----------------------|--------------|
| DESCRIPTION           | METERS       |
| RS - ROLLING SHUTTER  | 10.83 X 2.44 |
| RS1 - ROLLING SHUTTER | 2.40 X 2.44  |
| D1 - DOOR             | 1.83 X 1.52  |
| V - VENTILATOR        | 1.83 X 0.60  |



SEWAGE TREATMENT PLANT DETAILS

**SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION R.C.C ROOF OF BASEMENT, GROUND, FIRST, SECOND FLOOR COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE) IN RE.S.F NO:1539/9A1C1, SIVANMALAI VILLAGE & PANCHAYAT KANGAYAM TALUK, TIRUPPUR DISTRICT.**

|                            |               |               |
|----------------------------|---------------|---------------|
| ALL DIMENSION ARE IN METRE | SCALE - 1:100 | N<br>W E<br>S |
|----------------------------|---------------|---------------|

ONLINE APPLICATION NO:SWP/BPA/0435898/2025  
APPLICANT: Mr. M. MOHANRAJ S/o. Mr. MARAPPAN.

**SITE AREA STATEMENT :-**  
AS PER PATTA = 1139.00 Sq.m (0.28 ACRE)

| BUILDING AREA DETAILS                           | FSI (SQ.M) | NON FSI (SQ.M) | TOTAL BUILTUP AREA |
|-------------------------------------------------|------------|----------------|--------------------|
| AREA OF PRO. R.C.C ROOF BASEMENT FLOOR BUILDING | -----      | 558.35         | 558.35             |
| AREA OF PRO. R.C.C ROOF G.F BUILDING            | 558.35     | -----          | 558.35             |
| AREA OF PRO. R.C.C ROOF F.F BUILDING            | 558.35     | -----          | 558.35             |
| AREA OF PRO. R.C.C ROOF S.F BUILDING            | 558.35     | -----          | 558.35             |
| AREA OF PRO. R.C.C ROOF HEAD ROOM BUILDING      | -----      | 18.89          | 18.89              |
| GRAND TOTAL                                     | 1675.05    | 577.24         | 2252.29            |

**FLOOR SPACE INDEX (FSI) =** FSI AREA / AREA OF SITE = 1675.05 / 1139.00 = 1.47 < 2.0

| PARKING DETAILS - PANCHAYAT                                                       | FLOOR AREA | REQUIRED | PROVIDED          |
|-----------------------------------------------------------------------------------|------------|----------|-------------------|
| 1 Car Space for every 100 sqm., of Floor area (Including Visitors Parking)        | 1675.05    | 17       | 18 (Including PH) |
| 1 Two Wheeler space for every 25 sqm., of Floor area (Including Visitors Parking) | 1675.05    | 67       | 74                |

**BUILDING HEIGHT :11.99 M**

| COLOUR INDEX:-          |        |
|-------------------------|--------|
| EXISTING ROAD           | Yellow |
| APPLICANT SITE BOUNDARY | Green  |
| PROPOSED BUILDING       | Red    |
| RAIN WATER HARVESTING   | Blue   |
| DRIVE WAY               | Brown  |

**Er. S.GOKUL.M.E(Str.)**, (DTCP)  
Registered Structural Engineer  
Reg.No. TD/RSE/GR-II/2025/02/001  
GP CONSTRUCTION  
Vellakovil-638111. Cell: 75989 69981

REGISTERED STRUCTURAL ENGINEER

**D. NALLASIVAM,B.E.,LBS.,**  
DTCP Registered Engineer  
Reg.No. TD/RE/Gr-II/2024/12/012  
Ikon Builders, Kangayam-638701,  
Tiruppur (Dt), Cell:97501 21555

REGISTERED ENGINEER

*Signature*

APPLICANT / OWNER

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

