PP APPROVAL RECORD

Planning Permission

Pongalur

Tiruppur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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,
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Chennai 600 097, India

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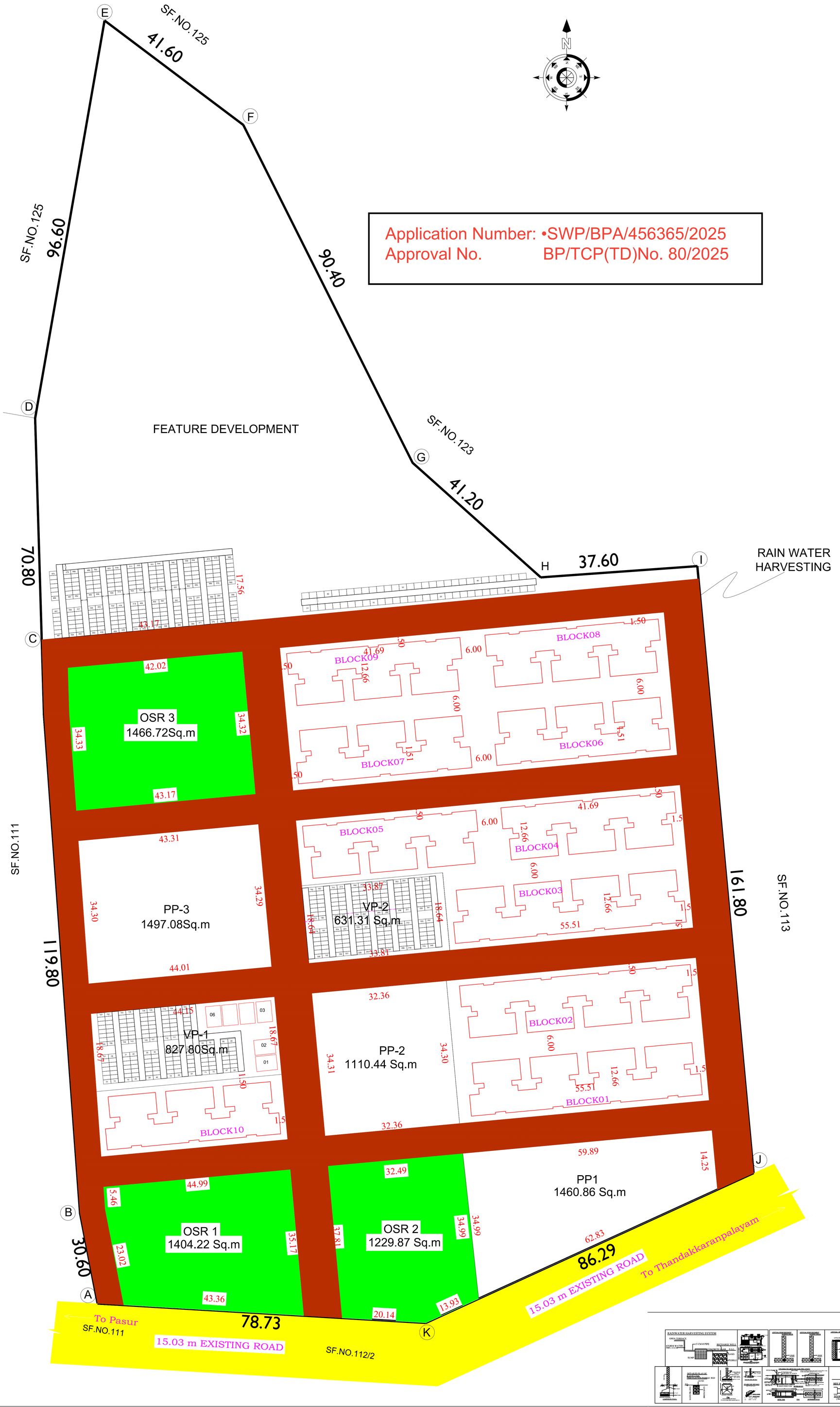


Application Number: •SWP/BPA/456365/2025
Approval No. BP/TCP(TD)No. 80/2025

REVISED SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL APARTMENT BUILDING BLOCK- (1 TO 10) HAVING GROUND + 3 FLOORS IN S.F.NO:112/1, AT PONGALUR VILLAGE, AVINASHI TALUK, TIRUPPUR DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO - SWP/BPA/456365/2025

NAME OF THE APPLICANT : TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

AREA DETAILS :

AREA AS PER DOCUMENT - 38105.00 Sq.m
AREA AS PER PATTA - 38105.00 Sq.m
AS PER SUPER IMPOSED - 38105.00 Sq.m

ALREADY APPROVED No.28/2020 DATE:26.06.2020

DESCRIPTION (BLOCK 01-03)	ALREADY APPROVED IN Sq.M			DESCRIPTION (BLOCK 01to 03)	ADDITIONAL AND ALTERATION IN Sq.M			TOTAL AREA IN Sq.M			No. OF DWELLING UNIT
	FSI	NON FSI	TOTAL		FSI	NON FSI	TOTAL	FSI	NON FSI	TOTAL	
AREA OF GROUND FLOOR	589.90	-	589.90	AREA OF GROUND FLOOR	589.90	-	589.90	589.90	-	589.90	16
AREA OF FIRST FLOOR	589.90	-	589.90	AREA OF FIRST FLOOR	589.90	-	589.90	589.90	-	589.90	16
AREA OF SECOND FLOOR	589.90	-	589.90	AREA OF SECOND FLOOR	589.90	-	589.90	589.90	-	589.90	16
AREA OF THIRD FLOOR	589.90	-	589.90	AREA OF THIRD FLOOR	589.90	-	589.90	589.90	-	589.90	16
TOTAL	2359.60		2359.60	TOTAL	2359.60		2359.60	2359.60		2359.60	64
AREA OF HEAD ROOM		14.45	14.45	AREA OF HEAD ROOM		14.45	14.45		14.45	14.45	
GRAND TOTAL (BLOCK 01 to 03)	7078.80	43.35	7122.15	GRAND TOTAL (BLOCK 01 & 03)	7078.80	43.35	7122.15	7078.80	43.35	7122.15	
DESCRIPTION (BLOCK 04 to 10)	FSI	NON FSI	TOTAL	DESCRIPTION (BLOCK 04 to 10)	FSI	NON FSI	TOTAL	FSI	NON FSI	TOTAL	
AREA OF GROUND FLOOR	442.72	-	442.72	AREA OF GROUND FLOOR	442.72	-	442.72	442.72	-	442.72	12
AREA OF FIRST FLOOR	442.72	-	442.72	AREA OF FIRST FLOOR	442.72	-	442.72	442.72	-	442.72	12
AREA OF SECOND FLOOR	442.72	-	442.72	AREA OF SECOND FLOOR	442.72	-	442.72	442.72	-	442.72	12
AREA OF THIRD FLOOR	442.72	-	442.72	AREA OF THIRD FLOOR	442.72	-	442.72	442.72	-	442.72	12
TOTAL	1770.88	-	1770.88	TOTAL	1770.88	-	1770.88	1770.88	-	1770.88	48
AREA OF HEAD ROOM		14.45	14.45	AREA OF HEAD ROOM		14.45	14.45		14.45	14.45	
GRAND TOTAL (BLOCK 04 to10)	12396.16	101.15	12497.31	GRAND TOTAL (BLOCK 04 to10)	12396.16	101.15	12497.31	12396.16	101.15	12497.31	

(16 Units / BLOCK 01-03 - 16x4 = 64x3 =192)

(12 Units / BLOCK 04 -10 - 12x4 = 48x7 = 336)

(Total No.of tenements - 192+336 = 528 Nos)

$$\text{Floor Space Index} = \frac{\text{FSI Area}}{\text{Site Area}} = \frac{(7078.80+12396.16)19474.96 \text{ Sq.m}}{38104.70 \text{ Sq.m}} = 0.51 < 2.0$$

MAXIMUM HEIGHT OF THE BUILDING-12.80 M

PARKING AREA DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	2	6
DA CAR PARKING	2	6
TWO WHEELER PARKING	2	799
DA TWO WHEELER PARKING	2	61

OSR DETAILS :

OSR AREA REQUIRED	3810.50 Sq.m	10.00 %
OSR AREA PROVIDED	4080.81 Sq.m	10.70 %

COLOR INDEX:

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
DRIVE WAY

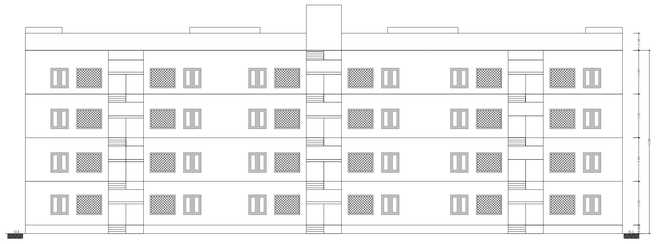
REFERENCE

FIRE ALARM SYSTEM
HOSE REEL
FE FIRE FIGHTING EQUIPMENT
DRINKING WATER

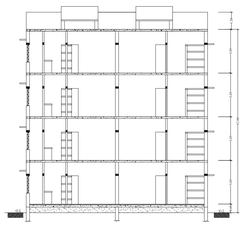
STRUCTURAL ENGINEER

EXECUTIVE ENGINEER/TNUHDB

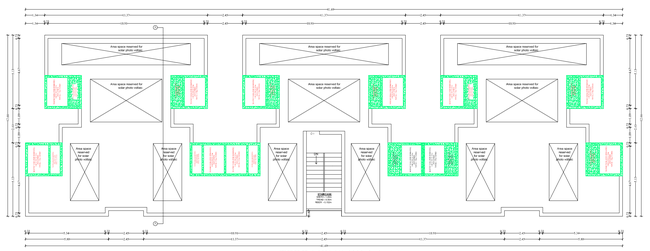
SCALE - 1:100



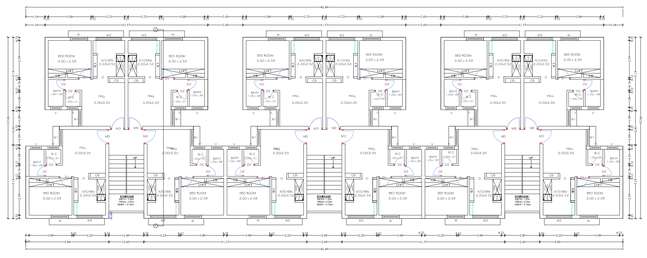
FRONT ELEVATION



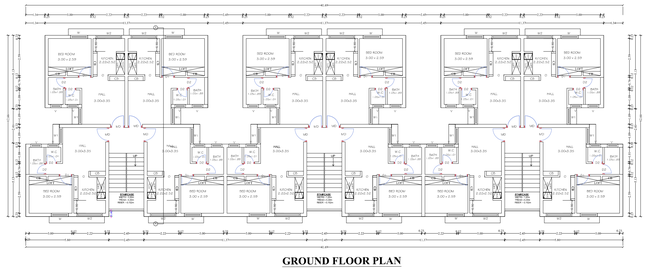
SECTION-AA



TERRACE FLOOR PLAN

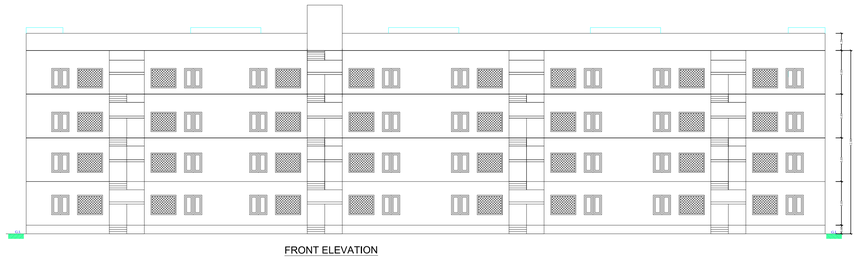


TYPICAL FLOOR PLAN I ,II & III

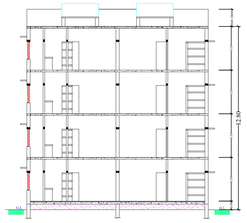


GROUND FLOOR PLAN

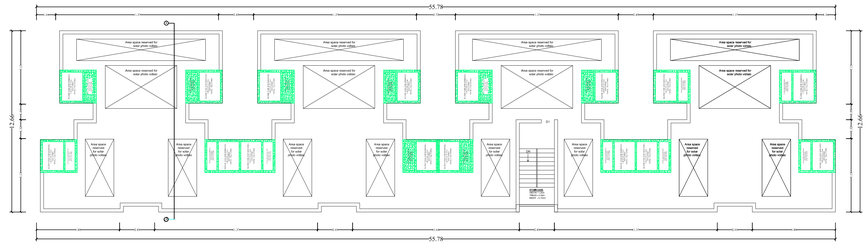
SCALE - 1:100



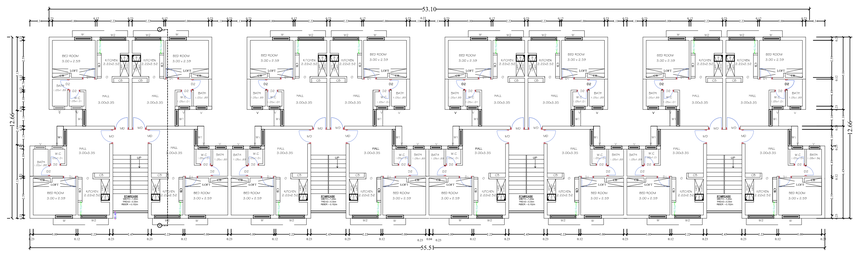
FRONT ELEVATION



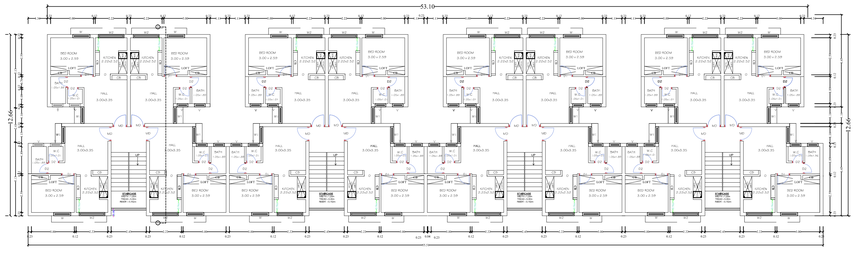
SECTION-AA



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN I & II



GROUND FLOOR PLAN

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AREA AS PER PATTA - 38105.00 Sq.m
AS PER SUPER IMPOSED - 38105.00 Sq.m

ALREADY APPROVED No.28/2020 DATE:26.06.2020

DESCRIPTION (BLOCK 01-02)	ALREADY APPROVED IN Sq.M			DESCRIPTION (BLOCK 03to 05)	ADDITIONAL AND ALTERATION IN Sq.M			TOTAL AREA IN Sq.M			No. OF DWELLING UNITS
	FSI	NON FSI	TOTAL		FSI	NON FSI	TOTAL	FSI	NON FSI	TOTAL	
AREA OF GROUND FLOOR	589.90	-	589.90	AREA OF GROUND FLOOR	589.90	-	589.90	589.90	-	589.90	06
AREA OF FIRST FLOOR	589.90	-	589.90	AREA OF FIRST FLOOR	589.90	-	589.90	589.90	-	589.90	06
AREA OF SECOND FLOOR	589.90	-	589.90	AREA OF SECOND FLOOR	589.90	-	589.90	589.90	-	589.90	06
AREA OF THIRD FLOOR	589.90	-	589.90	AREA OF THIRD FLOOR	589.90	-	589.90	589.90	-	589.90	06
TOTAL	2359.60	-	2359.60	TOTAL	2359.60	-	2359.60	2359.60	-	2359.60	24
AREA OF HEAD ROOM	-	14.45	14.45	AREA OF HEAD ROOM	-	14.45	14.45	-	14.45	14.45	
GRAND TOTAL (BLOCK 01 to 05)	7078.80	43.35	7122.15	GRAND TOTAL (BLOCK 06 & 07)	7078.80	43.35	7122.15	7078.80	43.35	7122.15	
DESCRIPTION (BLOCK 06 to 10)	FSI	NON FSI	TOTAL	DESCRIPTION (BLOCK 08 to 10)	FSI	NON FSI	TOTAL	FSI	NON FSI	TOTAL	
AREA OF GROUND FLOOR	442.72	-	442.72	AREA OF GROUND FLOOR	442.72	-	442.72	442.72	-	442.72	12
AREA OF FIRST FLOOR	442.72	-	442.72	AREA OF FIRST FLOOR	442.72	-	442.72	442.72	-	442.72	12
AREA OF SECOND FLOOR	442.72	-	442.72	AREA OF SECOND FLOOR	442.72	-	442.72	442.72	-	442.72	12
AREA OF THIRD FLOOR	442.72	-	442.72	AREA OF THIRD FLOOR	442.72	-	442.72	442.72	-	442.72	12
TOTAL	1770.88	-	1770.88	TOTAL	1770.88	-	1770.88	1770.88	-	1770.88	48
AREA OF HEAD ROOM	-	14.45	14.45	AREA OF HEAD ROOM	-	14.45	14.45	-	14.45	14.45	
GRAND TOTAL (BLOCK 06 to 10)	2796.18	101.15	2897.33	GRAND TOTAL (BLOCK 06 to 10)	2796.18	101.15	2897.33	2796.18	101.15	2897.33	

(10 Units / BLOCK 01-03 - 10x4 + 6x3 =192)

(12 Units / BLOCK 04 -10 - 12x4 + 4x6.7 = 336)

(Total No.of Isnetments - 192+336 = 528 Nos)

$$\text{Floor Space Index} = \frac{\text{FSI Area}}{\text{Site Area}} = \frac{(7078.80+12396.16)19474.96\ \text{Sq.m}}{38104.70\ \text{Sq.m}} = 0.51 < 2.0$$

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COLOR INDEX:

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVE WAY

REFERENCE

- FIRE ALARM SYSTEM
- HOSE REEL
- FE FIRE FIGHTING EQUIPMENT
- DRINKING WATER

STRUCTURAL ENGINEER

EXECUTIVE ENGINEER/TNUHDB

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

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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.