Verified RealEstate™

REFERENCE
6/2025-2026

ISSUED
21 May 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.

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

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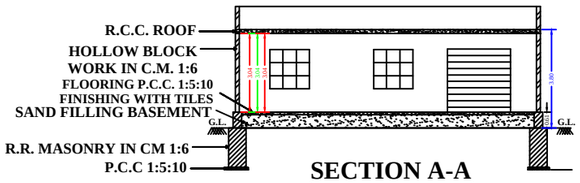
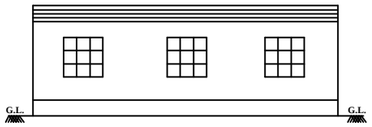
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF GROUND FLOOR COMMERCIAL BUILDING IN R.S.F. NO: 40/2B1, A BLOCK IN SITE NO 142, 143, 210, NAVASRI GARDEN - BANKERS COLONY, KOONAMPATTY VILLAGE AND PANCHAYAT, UTHUKULI UNION & TALUK, TIRUPPUR DISTRICT. APPLICANT NAME: Mr.1.BALASUBRAMANIAM. 2.SHIVANANTHAM.3.MARIMUTHU4.SHANMUGAM.5.GANESAN

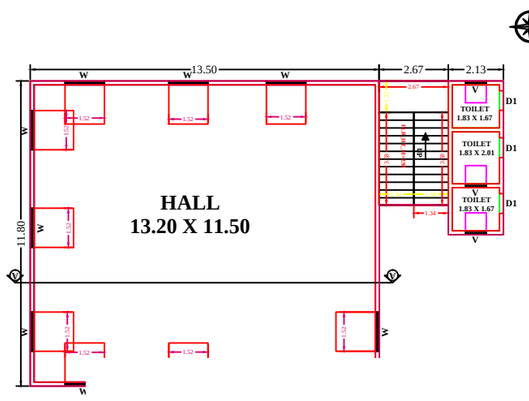
OFFICE USE



SECTION A-A



ELEVATION FACING ON EAST



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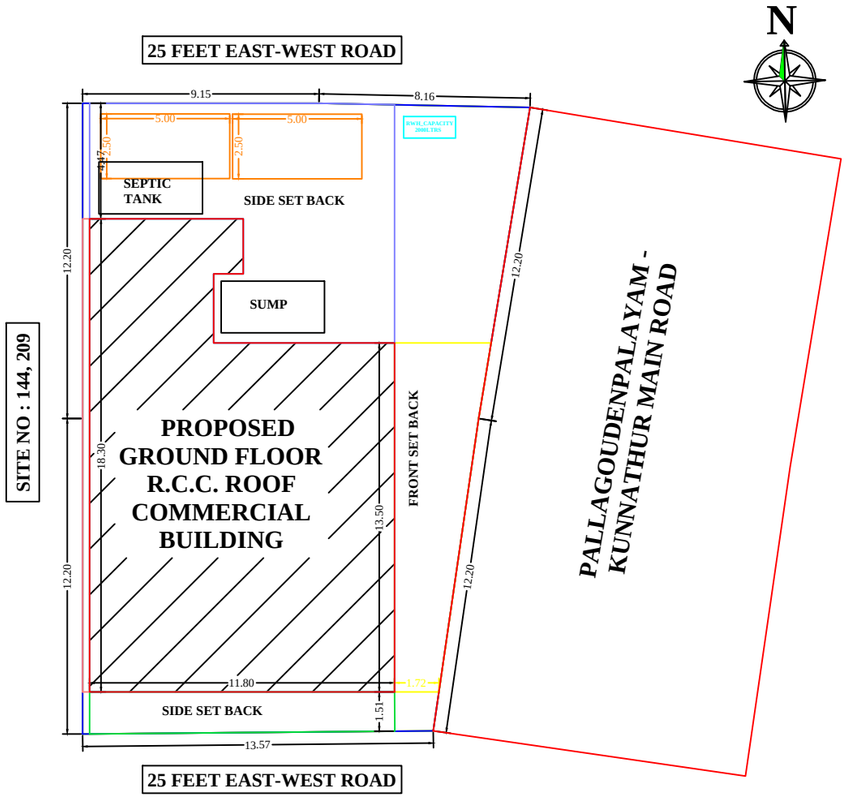


SITE PLAN

COLOUR INDEX	
	SITE BOUNDARY
	PRO. A.C. ROOF COMMERCIAL BUILDING
	ROAD DETAILS

SCHEDULE OF JOINERIES

DESCRIPTION	SIZE IN FEET	SIZE IN METER
SHUTTER - M.D.	8'0" X 8'0"	2.44 X 2.44
DOOR 1 - D1	2'6" X 7'0"	0.76 X 2.13
WINDOW - W	5'0" X 5'0"	1.52 X 1.52
VENTILATOR - V	2'7" X 2'3"	0.80 X 0.70

AREA OF THE PROPOSED CONSTRUCTION DETAILS

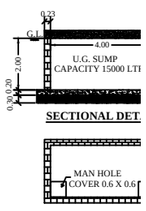
DESCRIPTION	SQ.MT	SQ.FT
AREA OF THE SITE (as per Document)	374.86	4035.00
Taken Area of the Site	374.86	4035.00
Proposed Ground Floor COMMERCIAL BUILDING	184.79	1989.08
Proposed Total Area	184.79	1989.08

PARKING STALL DETAILS

DESCRIPTION	REQUIRED	PROVIDED
TWO WHEELER STALL	-	-
FOUR WHEELER STALL	2	2

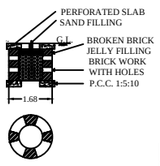
F.S.I. = FLOOR AREA / SITE AREA
= 0.492 < 2

PLAN_INFO
IS_APPROVED_LAYOUT=YES
PLOT_NO=142,143,210
AS_AT_SITE=373.79
FMB_OR_PLR=373.79
AS_PER_DOCUMENT=374.86
PLOT_AREA_M2=373.79
SURVEY_NO=40/2B1
PATTA_NO=258
AVG_PLOT_DEPTH=15.44
AVG_PLOT_WIDTH=24.40
ROAD_WIDTH=12.20
ROAD_LENGTH=250
ACCESS_WIDTH_M=24.40
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
LAND_USE_ZONE=RESIDENTIAL
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=NO
CRZ=NO
RWH_DECLARED=YES
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=KOONAMPATTY_VILLAGE_PANCHAYAT
VILLAGE=KOONAMPATTY
TALUK=UTHUKULI
DISTRICT=TIURPPUR
AREA_TYPE=EWS

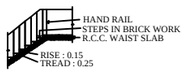


SECTIONAL DET

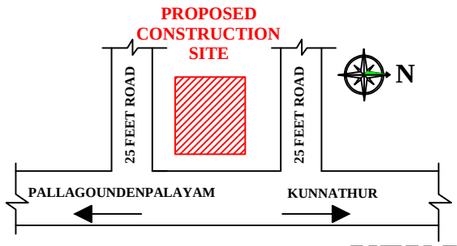
SUMP DETA



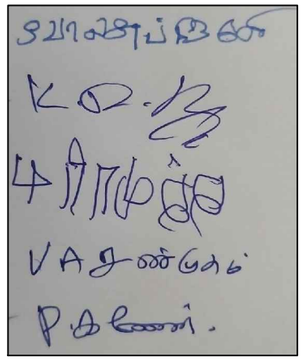
WATER
VESTING



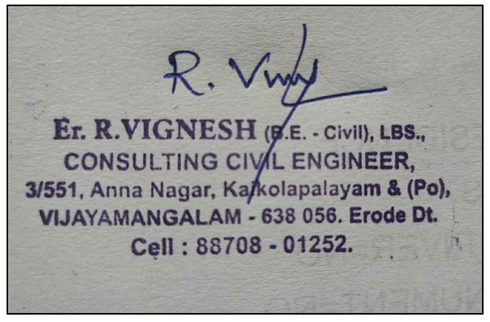
STAIR DETAILS



KEY PLAN



APPLICANT SIGN



ENGINEER SIGN / REGISTERED

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.