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REFERENCE
SWP/BPA/759136/2026

ISSUED
05 February 2026

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

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DIGITALLY VERIFIED RECORD

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVANIZED SHEET ROOF SPINNING MILL INDUSTRIAL BUILDING (GREEN CATEGORY) WITH 360.00 HP IN S.F.NO : 157/A1 AT UTHAMAPALAYAM VILLAGE & NAGAMANAICKENPATTI PANCHAYAT, KANGEYAM TALUK, TIRUPPUR DISTRICT.

APPLICANT : Mr.LAKSHMANAN S/o Mr.SIVANMALAI

ONLINE APPLICATION NUMBER-SWP/BPA/0759136/2025, DATED.21.01.2026

SITE AREA DETAILS :

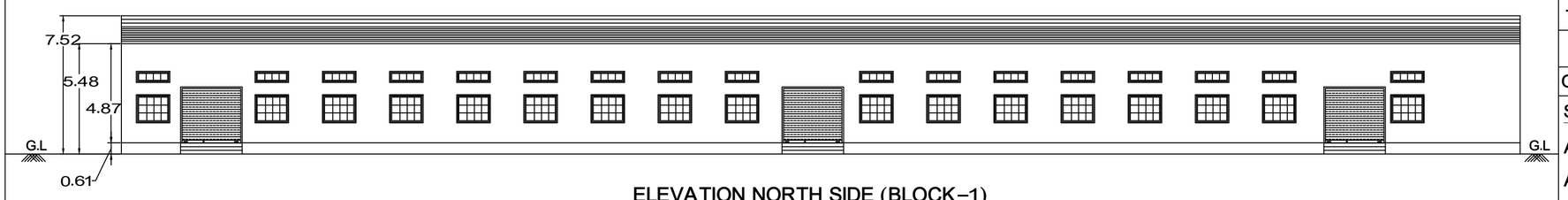
AS PER DOCUMENT	= 14302.00 Sq.m (or) 3.53¼ ACRE
AS PER PATTA	= 14493.00 Sq.m
AS PER SUPER IMPOSED	= 14102.74 Sq.m

ALL DIMENSION ARE IN METRE

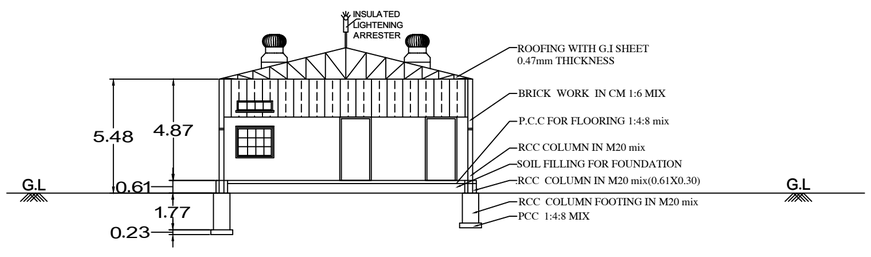
SCALE 1 : 100

COLOUR INDEX :

- EXISTING ROAD
- APPLICANT SITE BOUNDARY
- PROPOSED BUILDING
- RAIN WATER HARVESTING
- OPEN SPACE RESERVATION
- DRIVE WAY



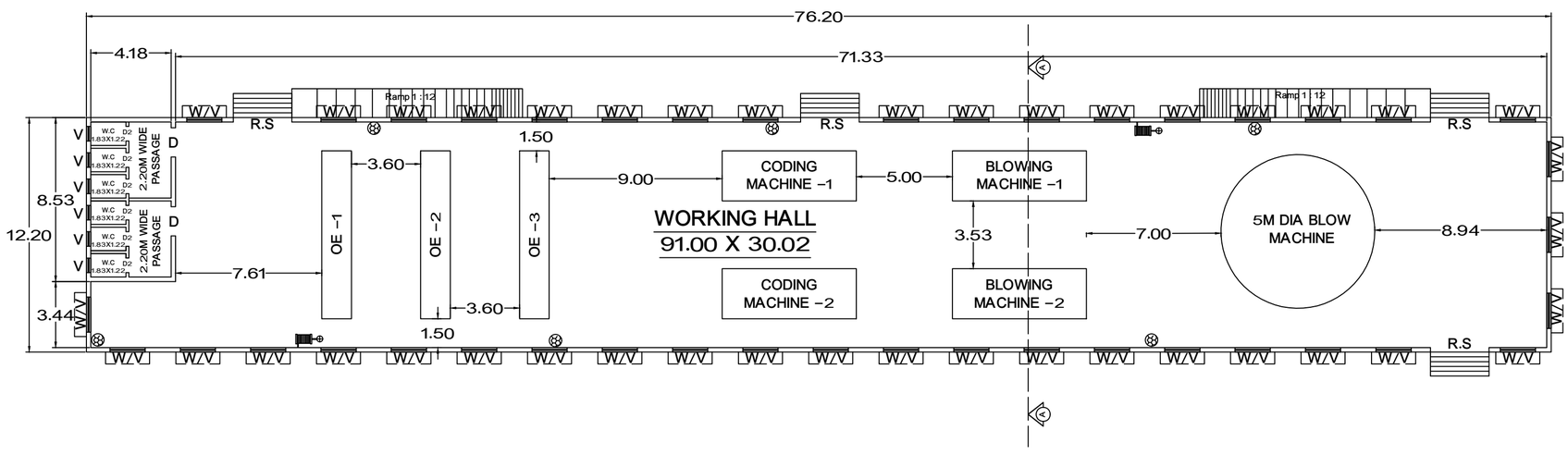
ELEVATION NORTH SIDE (BLOCK-1)



SECTION ON "AA" (BLOCK-1)

ONLINE APPLICATION NO : SWP/BPA/0759136/2026

BP/TCP [TD] / NO : 19/2026



GROUND FLOOR PLAN (BLOCK-1)

BUILDING AREA DETAILS	FSI (Sq.m)	NON FSI (Sq.m)	TOTAL BUILTUP AREA
AREA OF PROPESED. R.C.C ROOF GROUND FLOOR BUILDING	929.64	-----	929.64
GRAND TOTAL	929.64	-----	929.64

FLOOR SPACE INDEX (FSI) = F.S.I Area / Area of the Site = 929.64 / 14102.74 = 0.066 < 2.0

OPEN SPACE RESERVATION	REQUIRED	PROVIDED
	1449.30 Sq.m (10.00%)	1481.75 Sq.m (10.22%)

PARKING DETAILS	REQUIRED	PROVIDED
1 Car Space for every 200 sqm., of Office Floor area (Office Floor area : - Sq.m)	--	03
1 Two Wheeler space for every 50 sqm., of Work shop area (Work shop area : 929.64 Sq.m)	19	30
1 Cycle space for every 50 sqm., of Work shop area (Work shop area : 929.64 Sq.m)	19	30
1 Lorry Parking for every 500 sqm., of Work shop area (Work shop area : 929.64 Sq.m)	02	03

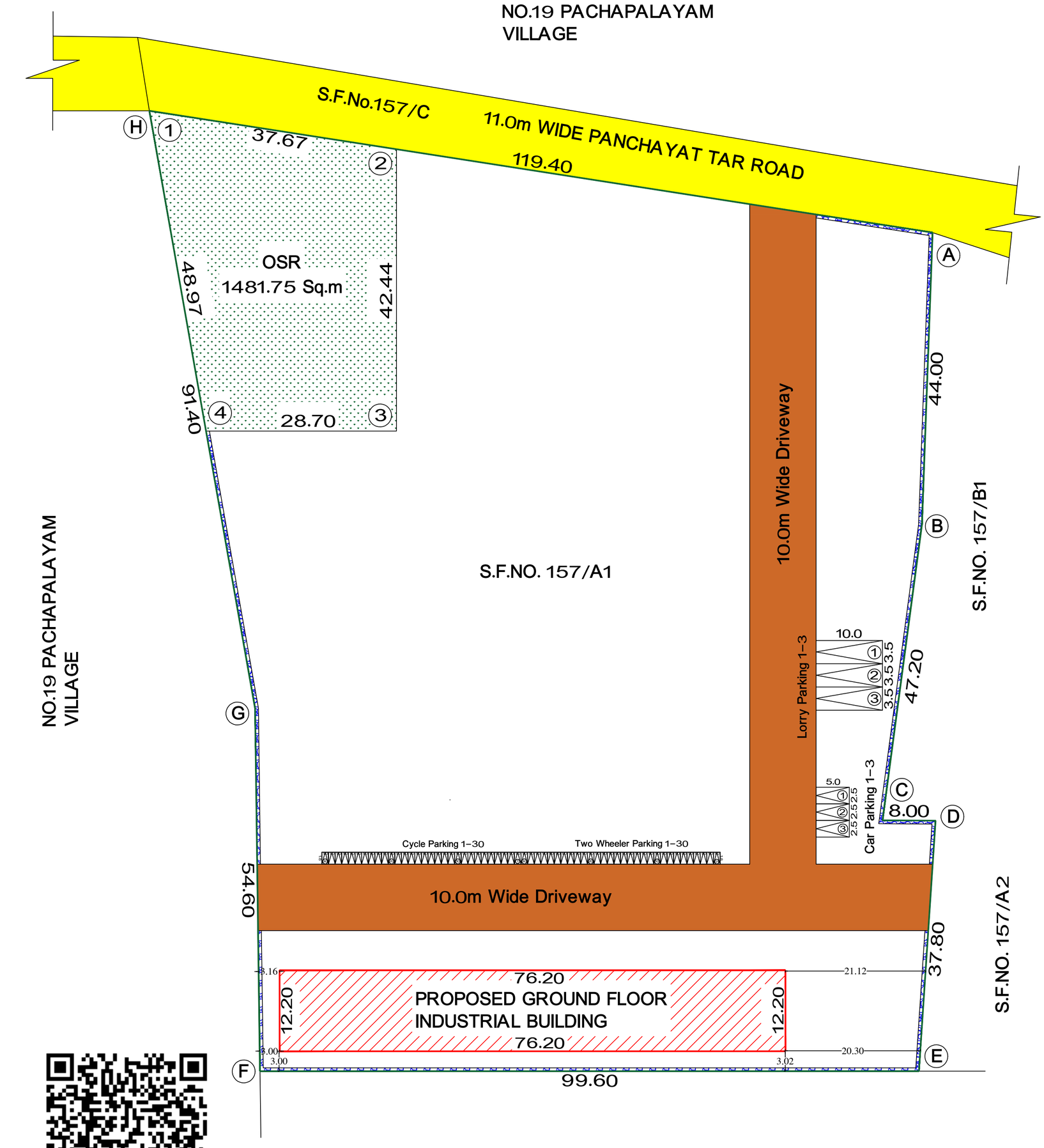
- FIRE ALARM SYSTEM
- FIRE WATER PIPE
- FIRE FIGHTING EQUIPMENTS
- FIRE HYDRANT

HEIGHT OF THE BUILDING - 5.48m

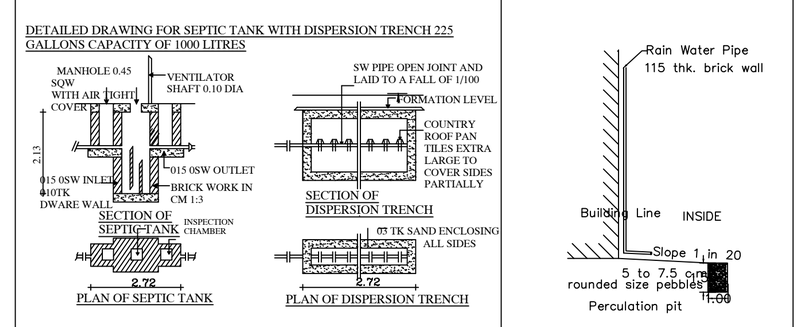
NO OF WORKERS : 15 Nos

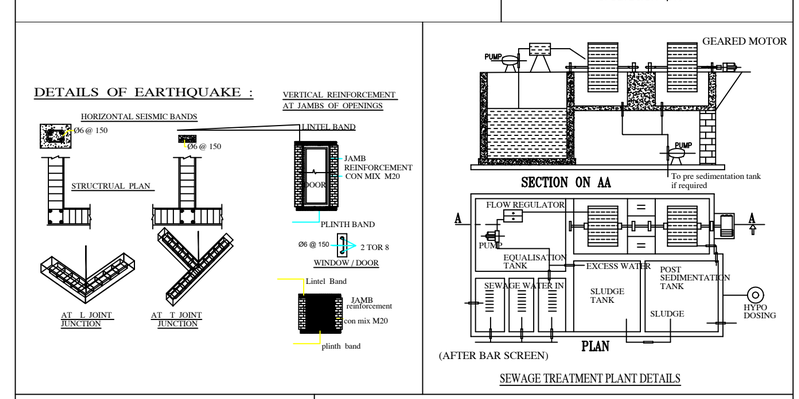
SI.NO	DESCRIPTION	NO OF MACHINES	HP	TOTAL HP
1	OE	3	100	300.00
2	CODING MACHINE	2	15	30.00
3	DRAWING MACHINE	2	10	20.00
4	BLOW MACHINE	1	10	10.00
			TOTAL	360.00

SI.NO	DESCRIPTION	METRES
1	R.S - ROLLING SHUTTER	3.00 X 3.05
2	D - DOOR	1.22 X 2.44
3	D2 - DOOR	0.76 X 2.44
4	W - WINDOW	1.83 X 1.22
5	V - VENTILATOR	1.83 X 0.60
6	V1 - VENTILATOR	0.76 X 0.60

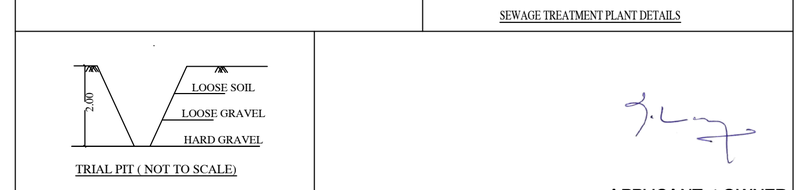


SITE PLAN
SCALE (1:200)



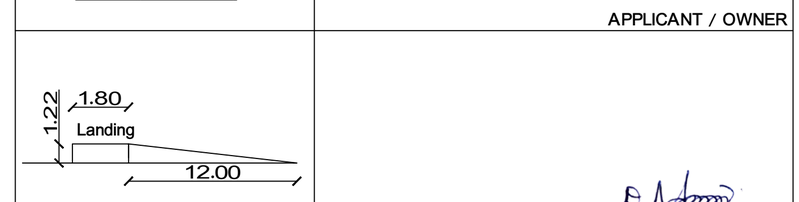


SEWAGE TREATMENT PLANT DETAILS



TRIAL PIT (NOT TO SCALE)

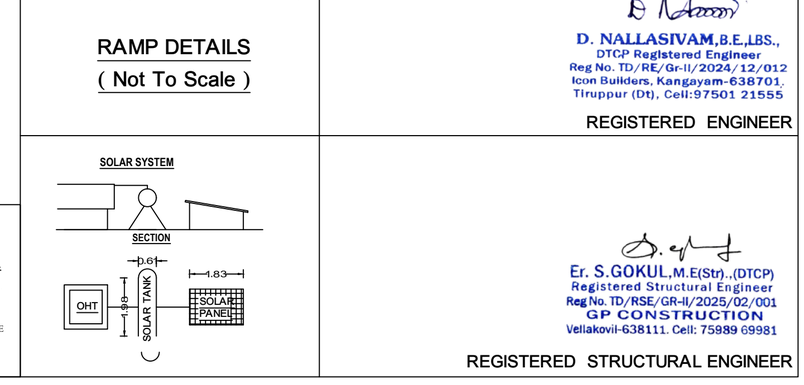
APPLICANT / OWNER



RAMP DETAILS
(Not To Scale)

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

REGISTERED ENGINEER



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

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.