Verified RealEstate™

REFERENCE
28/25-26

ISSUED
17 March 2026

PP APPROVAL RECORD

# Planning Permission

Tiruppur district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

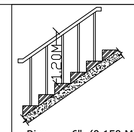
The approval as the planning authority issued it, reproduced in full behind this page.

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

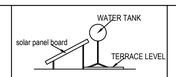
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



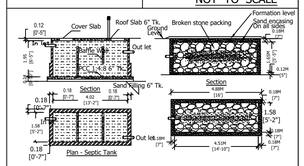
Rise 6" (0.150 M)
Tread 12" (0.300 M)
Width 5'0" (1.520 M)

STAIR CASE DETAILS

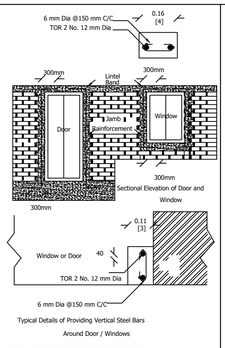



| G | L | |
|---|---|---|
| 3'0" [0.91M] | | RED SOIL |
| 3'0" [0.91M] | | GRAVEL |
| 2'0" [0.61M] | | HARD GRAVEL |

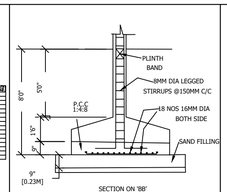
TRAIL PIT
NOT TO SCALE

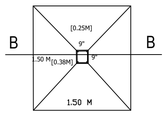



SEPTIC TANK & DISPERSION TRENCH DETAIL

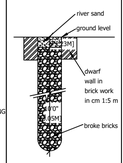


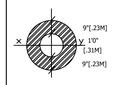

EARTH QUAKE PROOF REINFORCEMENT DETAIL




FOUNDATION DETAILS



RAIN WATER PERCULATION PIT PLAN

## SPECIFICATIONS

BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C [M25]

FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M IN 1:3

PLASTERING THE WALL IN C.M 1:4

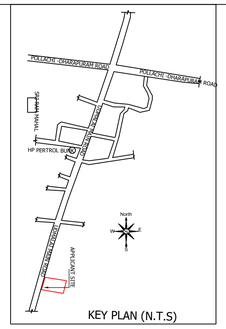
OUTSIDE AND INSIDE IN 12 mm THICK

WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4

WHITE AND COLOUR WASHING FOR WALLS&CEILING

## ELECTRICAL SPECIFICATIONS

1. FIRE RETARDENT CABLE TO BE USED.
2. ENERGY EFFICIENT BLUB WILL BE USED.
3. NESSEERY CIRCUTE BREAKERS TO BE USED.




KEY PLAN (N.T.S)

### JOINERY DETAILS

| Sym. | DESCRIPTION | IN FEET | IN METER |
|---|---|---|---|
| MD/FW | MAIN DOOR / FRENCH WINDOW | 5' 0" X 7' 0" | 1.52 X 2.13 |
| D1 | DOOR | 3' 0" X 7' 0" | 0.91 X 2.13 |
| D2 | DOOR | 2' 6" X 7' 0" | 0.76 X 2.13 |
| FW3 | FRENCH WINDOW | 6' 0" X 6' 7" | 1.83 X 2.01 |
| FW4 | FRENCH WINDOW | 8' 0" X 6' 7" | 2.44 X 2.01 |
| FW5 | FRENCH WINDOW | 10' 0" X 6' 7" | 3.05 X 2.01 |
| RS | ROLLING SHUTTER | 7' 3" X 8' 0" | 2.25 X 2.40 |
| RS1 | ROLLING SHUTTER | 4' 0" X 8' 0" | 1.22 X 2.40 |
| L.D | LIFT DOOR | 3' 0" X 3' 0" | 0.91 X 0.91 |
| V | VENTILATOR | 4' 0" X 3' 0" | 1.22 X 0.91 |

SHEET NO:1

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR & HEAD ROOM R.C.C.ROOF COMMERCIAL (CONSULTING OFFICE) BUILDING OF SITE IN OLD S.F.NO:325/1B2B2A,1B2B2A1,5,NEW S.F.NO:325/4 KOTTAMANGALAM VILLAGE & PANCHYAT, UDUMALAIPETTAI TALUK ,TIRUPPUR DISTRICT.

APPLICANT NAME :DR.JANANI,S/0 PALANISAMY

ONLINE APPLICATION NO:SWP/BPA/762354/2026

SITE PLAN AND FLOOR PLAN

**ALL DIMENSIONS ARE IN METER**

SCALE 1" : 16' 0" ( 1 : 200 )

| | |
|---|---|
| | SITE BOUNDARY |
| | PROPOSED BUILDING |
| | ROAD |
| | DRIVEWAY |

NORTH

| | |
|---|---|
| AREA OF THE SITE | - 881.35 SQM (OR) 9486.85 SQFT |
| AREA OF THE PATTA | - 891.00 SQM (OR) 9590.72 SQFT |
| AREA OF THE DOCUMENT | - 891.00 SQM (OR) 9590.72 SQFT |

| AREA DETAILS | NON FSI IN SQ. M. | FSI IN SQ. M. | TOTAL BUILDUP AREA IN SQ. M. |
|---|---|---|---|
| AREA OF THE PROPOSED GROUND FLOOR BUILDING | 225.76 | 318.94 | 544.70 |
| AREA OF THE PROPOSED FIRST FLOOR BUILDING | --- | 544.70 | 544.70 |
| HEAD ROOM AREA | 40.04 | --- | 40.04 |
| TOTAL BUILDUP AREA | 265.8 | 863.64 | 1129.44 |

FSI CALCULATION - $\frac{863.64}{881.35}$ 0.9799

HEIGHT OF THE BUILDING = 8.18M

PARKING DETAILS:
FOR OFFICE AREA
1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof

(In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above subject to a minimum of 1 car space and 1 Two wheeler space.)

| DESCRIPTION | CALCULATION | | REQUIRED | PROVIDED |
|---|---|---|---|---|
| NOTE: 100% OF FSI AREA = 863.64*1.00 = 863.64 SQM | | 10% VISITORS PARKING | | |
| CAR PARKING | $\frac{863.64}{100}$ = 8.63~9 NOS | 10% VISITORS CAR PARKING =7X10/100=0.7= 1 NO | 10 | 10 |
| | TOTAL= 9+1=10 NOS | | | |
| TWO WHEELER PARKING | $\frac{863.64}{25}$ = 34.54~35 NOS | 10% VISITORS TWOWHEELER PARKING =35X10/100=3.5= 4 NO | 39 | 39 |
| | TOTAL= 35+4=39NOS | | | |

SANITARY DETAILS-COMMERCIAL

LABOURS FOR - 05 PERSON MENS AND 05 PERSON WOMENS

| 1 - 25 PERSONS | MALE WATER CLOSET | URINALS | | DRINKING WATER |
|---|---|---|---|---|
| REQUIREMENT | 1 NO | 1 NO | 1 for 7-20 persons | 100 PERSONS ONE WATER REQUIREMENT SO PROVIDED 1 DRINKING WATER |
| PROVIDED | 2 NOS | 2 NOS | | |
| 1 - 15 PERSONS | FEMALE WATER CLOSET | | | |
| REQUIREMENT | 1 NO | NILL | | |
| PROVIDED | 2 NOS | | | |

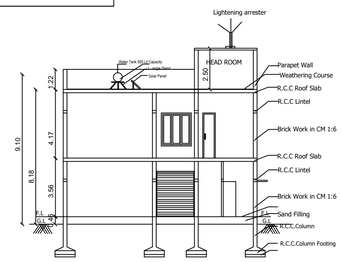
**OWNER'S SIGNATURE**

M.GOMATHI B.E.(Civil)
Registered Engineer Grade-II
CDTCP - RE - GR-II /02/2025
50, Nanjappa Chettiyar Street, Ondipudur,
Coimbatore South, Coimbatore - 641 016

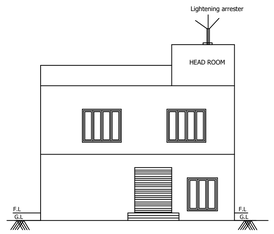
**REGISTERED ENGINEER/ARCHITECT**

SIGNATURE OF THE ENGINEER
S. ARUN KUMAR, ME., (Struct.)
CBE Rgn./SE/Gr-I/2019/07/006
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara Collage Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM9597P1ZT

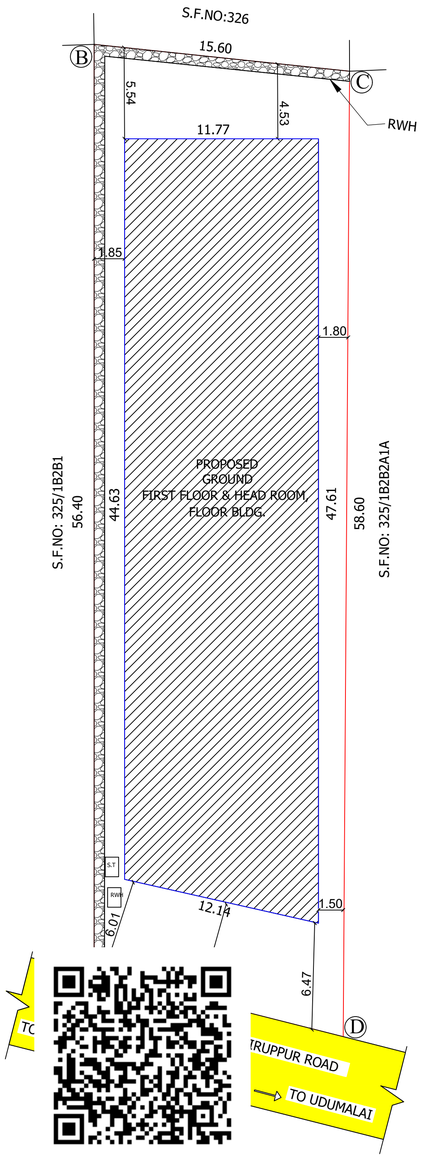
**STRUCTURAL ENGINEER**

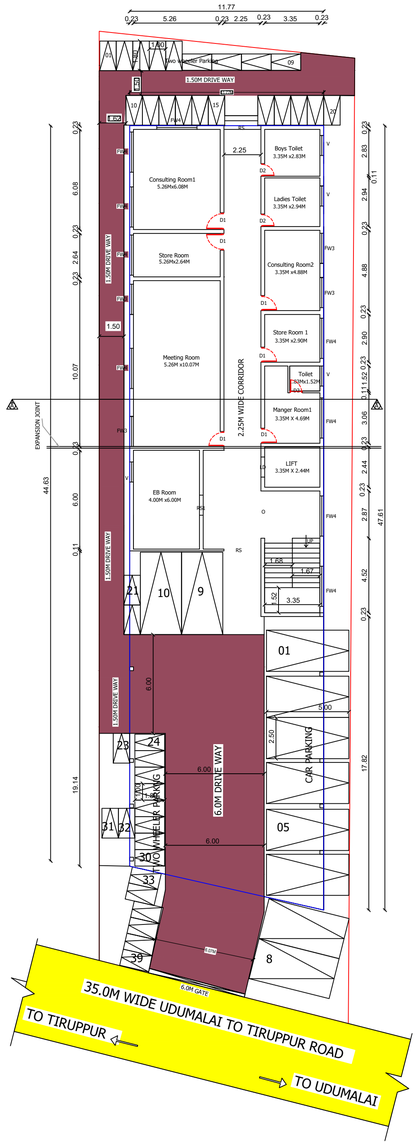



SECTION-AA

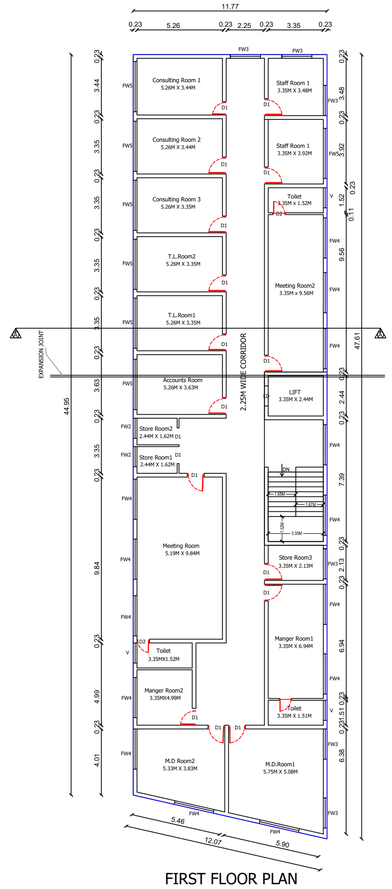



ELEVATION

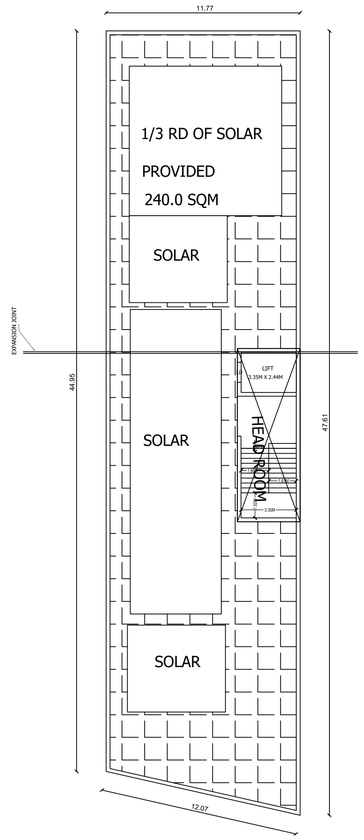



GROUND AND PARTIALLY STILT FLOOR PLAN




FIRST FLOOR PLAN




HEAD ROOM
TERRACE PLAN

ONLINE APPLICATION NO:SWP/BPA/762354/2026
BT/TCP{TD}NO:37/2026

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**



hello@verified.realestate · +91 9996 12 9996

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

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