

PP

APPROVAL RECORD

# Planning Permission

Tiruppur district, Tamil Nadu

APPROVAL TYPE

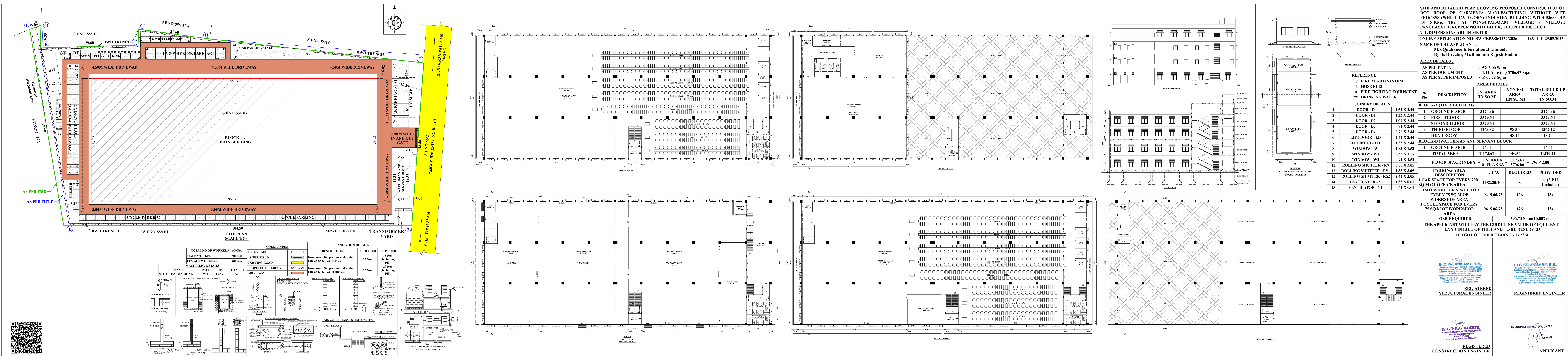
**Building Plan**

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.



SITE AND DETAILED PLAN SHOWING PROPOSED CONSTRUCTION OF RCC ROOF OF GARMENTS MANUFACTURING WITHOUT WET PROCESS (WHITE CATEGORY) INDUSTRY BUILDING WITH 536.00 HP IN S.F.NO:55/1E2 AT PONGUPALAYAM VILLAGE / VILLAGE PANCHAYAT, TIRUPPUR NORTH TALUK, TIRUPPUR DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO: SWP/BPA/861252/2026 DATED: 29.05.2025

NAME OF THE APPLICANT :  
M/s.Qualliance International Limited,  
By its Director, Mr.Bhoomin Rajesh Badani

| AREA DETAILS :       |   |                             |  |
|----------------------|---|-----------------------------|--|
| AS PER PATTI         | - | 5706.00 Sq.m                |  |
| AS PER DOCUMENT      | - | 1.41 Acre (or) 5706.07 Sq.m |  |
| AS PER SUPER IMPOSED | - | 5963.72 Sq.m                |  |

| AREA DETAILS |             |                    |                        |                               |
|--------------|-------------|--------------------|------------------------|-------------------------------|
| S. No        | DESCRIPTION | FSI AREA (IN SQ.M) | NON FSI AREA (IN SQ.M) | TOTAL BUILD UP AREA (IN SQ.M) |

BLOCK-A (MAIN BUILDING)

|   |              |         |       |         |
|---|--------------|---------|-------|---------|
| 1 | GROUND FLOOR | 3174.36 | -     | 3174.36 |
| 2 | FIRST FLOOR  | 3329.54 | -     | 3329.54 |
| 3 | SECOND FLOOR | 3329.54 | -     | 3329.54 |
| 4 | THIRD FLOOR  | 1263.82 | 98.30 | 1362.12 |
| 5 | HEAD ROOM    | -       | 48.24 | 48.24   |

BLOCK-B (WATCHMAN AND SERVANT BLOCK)

|            |              |          |        |          |
|------------|--------------|----------|--------|----------|
| 1          | GROUND FLOOR | 76.41    | -      | 76.41    |
| TOTAL AREA |              | 11173.67 | 146.54 | 11320.21 |

FLOOR SPACE INDEX =  $\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{11173.67}{5706.00} = 1.96 < 2.00$

| PARKING AREA DESCRIPTION                               | AREA        | REQUIRED | PROVIDED            |
|--------------------------------------------------------|-------------|----------|---------------------|
| 1 CAR SPACE FOR EVERY 200 SQ.M OF OFFICE AREA          | 1682.20/200 | 8        | 11 (2 P.H Included) |
| 1 TWO WHEELER SPACE FOR EVERY 75 SQ.M OF WORKSHOP AREA | 9415.06/75  | 126      | 134                 |
| 1 CYCLE SPACE FOR EVERY 75 SQ.M OF WORKSHOP AREA       | 9415.06/75  | 126      | 134                 |

OSR REQUIRED = 596.73 Sq.m(10.00%)

THE APPLICANT WILL PAY THE GUIDELINE VALUE OF EQUIT LAND IN LIEU OF THE LAND TO BE RESERVED  
HEIGHT OF THE BUILDING - 17.53M

**Er.C.PALANISAMY, B.E.,**  
Registered Structural Engineer - 158822 (01/05/2008)  
Licensed Building Surveyor - 152222 (01/05/2008)  
CONSULTING CIVIL ENGINEER  
PG Building No: 207, Sangeetha Tower (Third Floor),  
Sangeetha Road, 641002, Coimbatore, Tamil Nadu, India  
E-mail: cpalanisamy@gmail.com

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**REGISTERED  
STRUCTURAL ENGINEER**

**REGISTERED ENGINEER**

**Er.T. THILAK RANITH,**  
REGISTERED CIVIL ENGINEER - 158822 (01/05/2008)  
CONSULTING CIVIL ENGINEER  
PG Building No: 207, Sangeetha Tower (Third Floor),  
Sangeetha Road, 641002, Coimbatore, Tamil Nadu, India  
E-mail: cpalanisamy@gmail.com

**REGISTERED  
CONSTRUCTION ENGINEER**

**For Qualliance International Limited**

**APPLICANT**

# 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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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.

