PP APPROVAL RECORD

Planning Permission

Survey 388/2B and 3 more

Mangalam, Tiruppur South taluk

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.

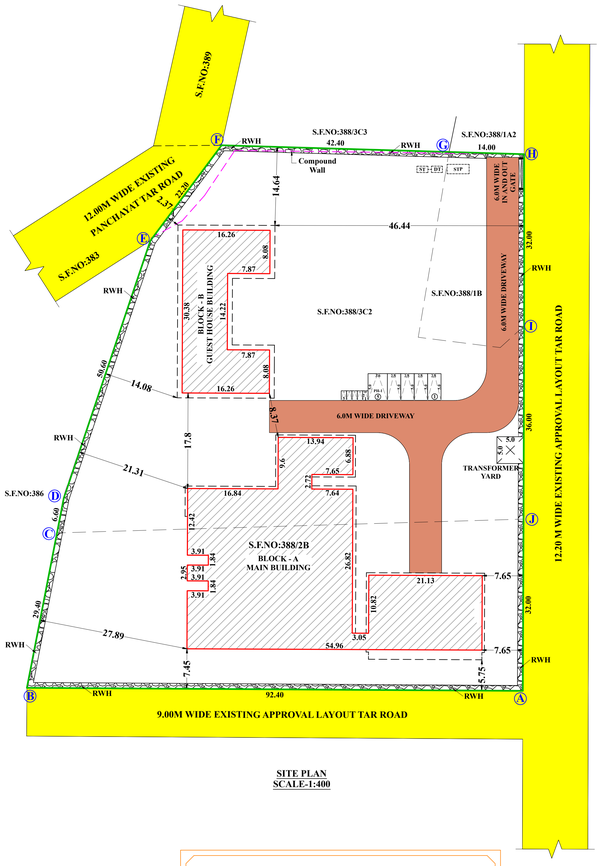
Verified RealEstate™

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

hello@verified.realestate

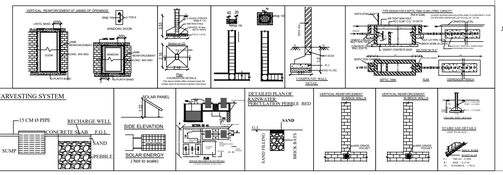
+91 9996 12 9996

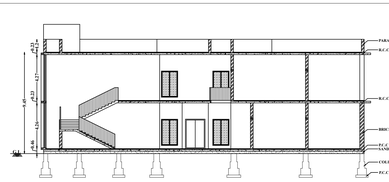
verified.realestate

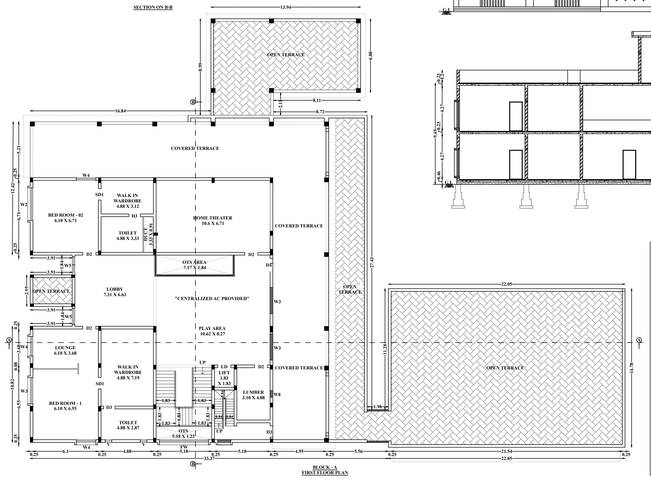


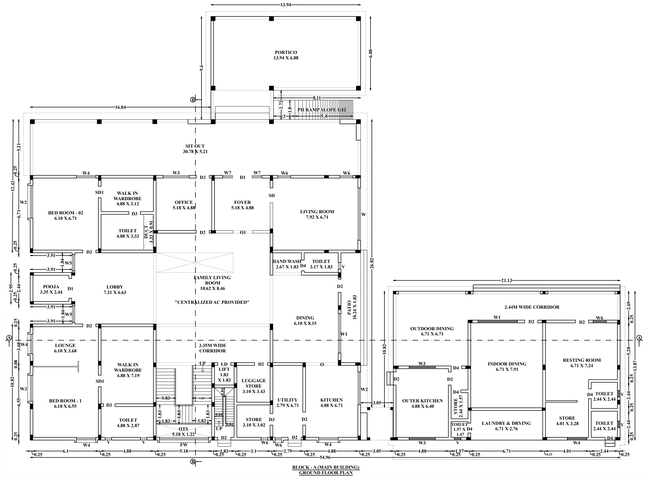
SITE PLAN
SCALE-1:400

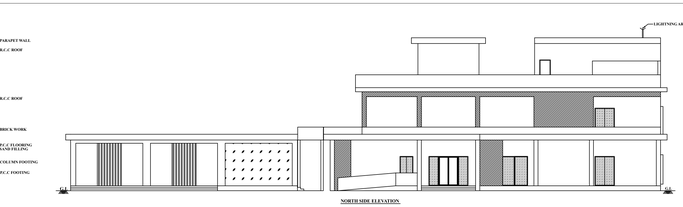
ONLINE APPLICATION NO- SWP/BPA/0868868/2026
LP/TCP[TD]TLPA NO:47/2026
PLANNING PERMISSION NO:55/2026

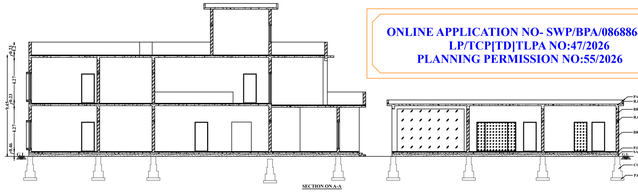






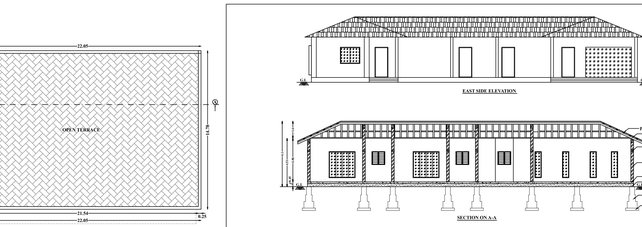


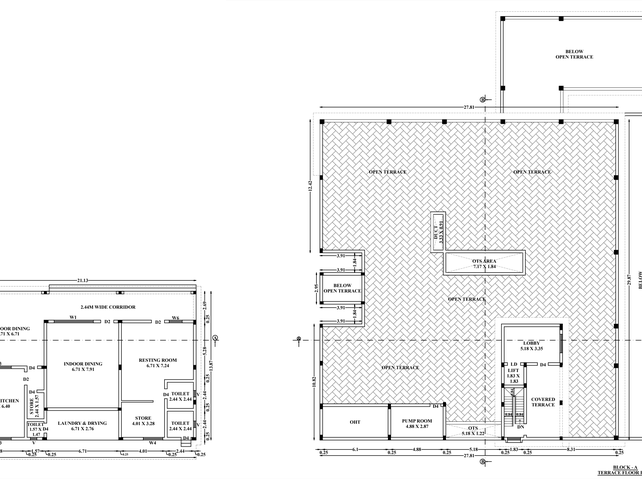


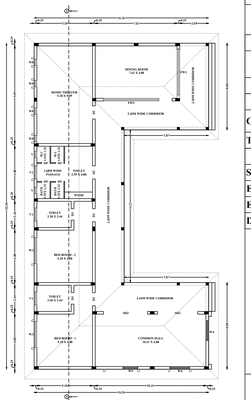


ONLINE APPLICATION NO- SWP/BPA/0868868/2026
LP/TCP[TD]TLPA NO:47/2026
PLANNING PERMISSION NO:55/2026

JOINERY DETAILS		
1	DOOR - D1	1.83 X 2.75
2	DOOR - D2	1.22 X 2.75
3	DOOR - D3	1.07 X 2.75
4	DOOR - D4	0.91 X 2.75
5	SLIDING DOOR - SD1	1.07 X 2.75
6	SLIDING DOOR - SD2	3.75 X 2.75
7	SLIDING DOOR - SD3	4.11 X 2.75
8	LIFT DOOR - LD	1.22 X 2.75
9	WINDOW - W	4.88 X 2.44
10	WINDOW - W1	3.66 X 2.44
11	WINDOW - W2	3.05 X 2.44
12	WINDOW - W3	2.44 X 2.44
13	WINDOW - W4	1.83 X 2.44
14	WINDOW - W5	1.52 X 2.44
15	WINDOW - W6	1.22 X 2.44
16	WINDOW - W7	0.92 X 2.44
17	WINDOW - W8	0.61 X 2.44
18	WINDOW - W9	1.37 X 2.44
19	FRENCH WINDOW - FW1	4.27 X 2.75
20	FRENCH WINDOW - FW2	5.18 X 2.75
21	VENTILATOR - V	0.61 X 0.61
22	VENTILATOR - V1	1.22 X 0.61







SCALE-1:200

SITE AND DETAILED PLAN SHOWING ADDITION AND ALTERATION TO THE EXISTING CONSTRUCTION RESIDENTIAL BUILDINGS HAVING GROUND FLOOR AND FIRST FLOOR IN S.F.NO.388/2B, 388/3C2 & 388/1B AT CLASSIC AVENUE PHASE-I, LAYOUT APPROVAL NO:42/2010, MANGALAM VILLAGE, TIRUPPUR SOUTH TALUK, TIRUPPUR DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO- SWP/BPA/0868868/2026 Dt:09.06.2026

NAME OF THE APPLICANT :
M/s.ROYAL CLASSIC MILLS (P) LTD,
By Its Director, Mr.T.R.SIVARAM S/o Mr.RASAPPAN.

AREA DETAILS :
AREA AS PER DOCUMENT - 1.92 ACRES (OR) 7769.90 Sqm
AREA AS PER PATTA - 7810.00 Sqm
AREA AS PER SUPERIMPOSED - 7972.93 Sqm

ALREADY APPROVED BY ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING OFFICE, TIRUPPUR DISTRICT AND NUMBERED AS PLANNING PERMISSION NO:64/2024, LP/TCP/(T.D)/LPA NO:64/2024, Dt:14.08.2024.

S.No	DESCRIPTION	FSI AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)	DEDUCTION (IN SQ.M)	TOTAL BUILT UP AREA (IN SQ.M)
MAIN BUILDING					
1	GROUND FLOOR	1821.92	-	-	1821.92
2	FIRST FLOOR	811.17	-	-	811.17
4	HEAD ROOM	-	99.71	-	99.71
	TOTAL AREA	2633.09	99.71	-	2732.80
ADDITION AND ALTERATION AREA					
S.No	DESCRIPTION	FSI AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)	DEDUCTION (IN SQ.M)	TOTAL BUILT UP AREA (IN SQ.M)
BLOCK-A (MAIN BUILDING)					
1	GROUND FLOOR	1309.85	-	9.36	1309.85
2	FIRST FLOOR	790.19	-	22.57	790.19
3	HEAD ROOM	-	61.55	-	61.55
BLOCK-B (GUEST HOUSE BUILDING)					
1	GROUND FLOOR	484.31	-	-	484.31
	TOTAL AREA	2584.35	61.55	31.93	2645.90

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 2584.35 / 7769.90 = 0.33 < 2.0

OSR REQUIRED	797.29 Sq.m(10.00%)

THE APPLICANT WILL PAY THE GUIDELINE VALUE OF EQUILENT LAND IN LIEU OF THE LAND TO BE RESERVED

HEIGHT OF THE BUILDING - 9.45M

PARKING AREA DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	4	5 (INCLUDING 1 P.H)
TWO WHEELER PARKING	4	5

COLOR INDEX	REFERENCE
SITE BOUNDARY	FIRE ALARM SYSTEM
EXISTING ROAD	HOSE REEL
EXISTING BUILDING	FIRE FIGHTING EQUIPMENT
DRIVE WAY	DRINKING WATER

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/G/-/2021/05/001
Registered Structural Engineer - TD/RSE/G/-/2020/08/003
Licensed Building Surveyor - G/2228/2018-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor),
Stanes Road 4th Street, Avinashi Main Road,
Tirupur -641602, Cell No: 8884412640
E.mail :cpsamy.rgbuilders@gmail.com

REGISTERED STRUCTURAL ENGINEER

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/G/-/2021/05/001
Registered Structural Engineer - TD/RSE/G/-/2020/08/003
Licensed Building Surveyor - G/2228/2018-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor),
Stanes Road 4th Street, Avinashi Main Road,
Tirupur -641602, Cell No: 8884412640
E.mail :cpsamy.rgbuilders@gmail.com

REGISTERED ENGINEER

For ROYAL CLASSIC MILLS (P) LTD.,
Director/Authorised Signatory

APPLICANT

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

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.