Verified RealEstate™

REFERENCE
26 /2026-27

ISSUED
13 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 464/1A and 1 more

Palangarai

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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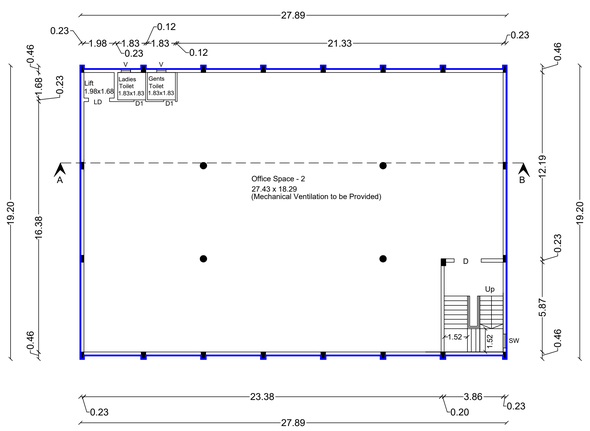
DIGITALLY VERIFIED RECORD

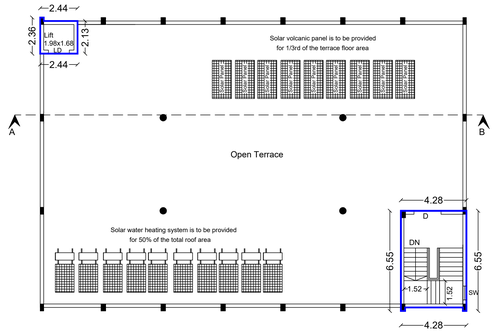
Building Permission

Old Online Application No. SWP/BPA/780686/2026

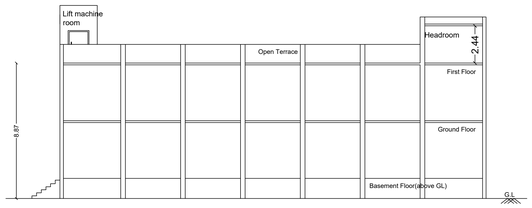
B.P/TCP(TD) No.86/2026 (This revises Approval no BP/TCP(TD)No.42/2026)



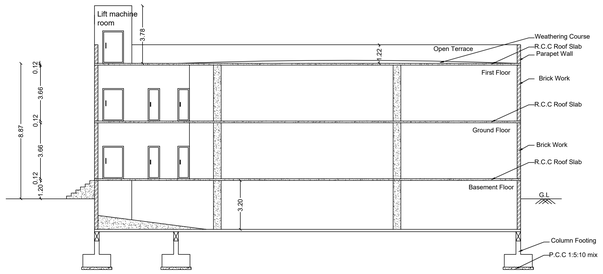
FIRST FLOOR PLAN



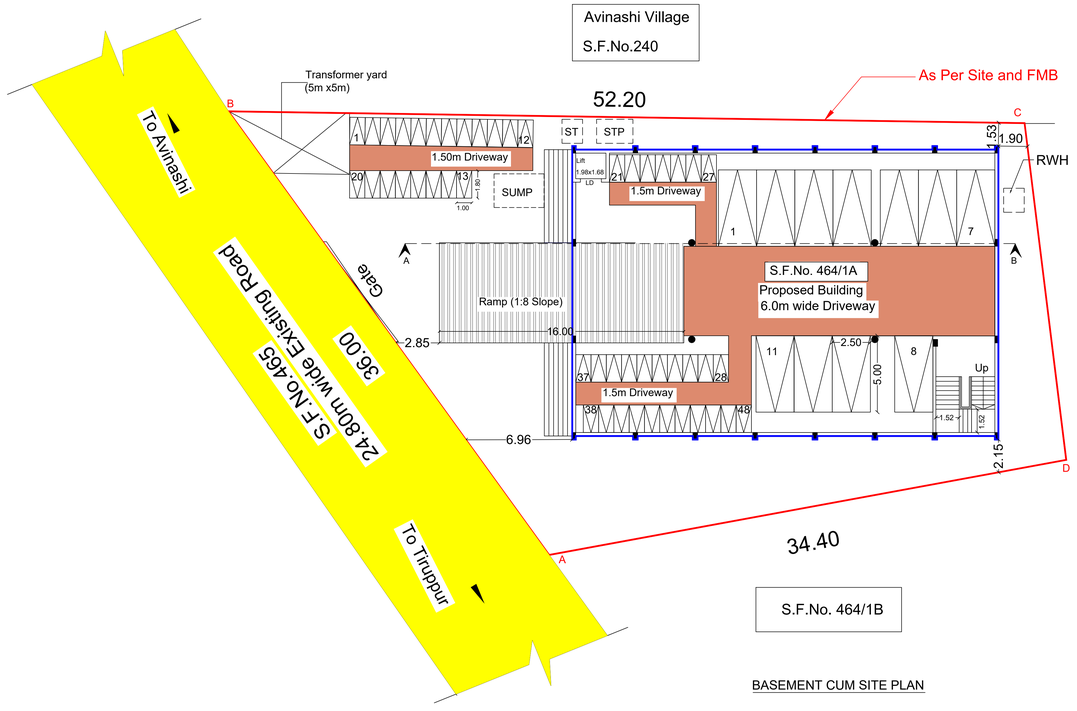
TERRACE FLOOR PLAN



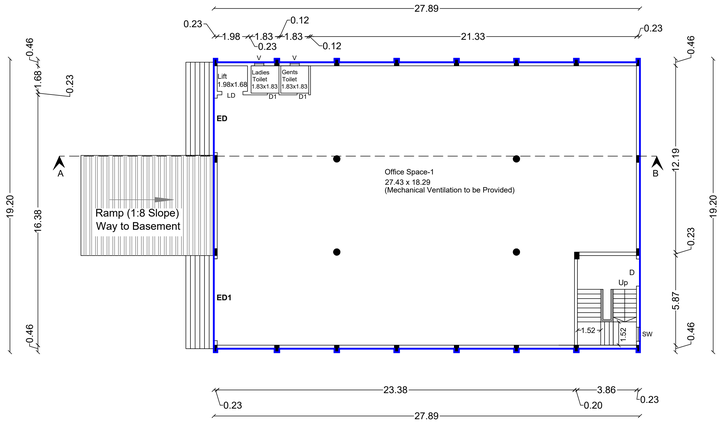
ELEVATION



SECTION ON AB

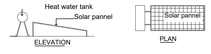


BASEMENT CUM SITE PLAN



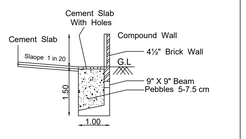
GROUND FLOOR PLAN

SOLAR DETAILS

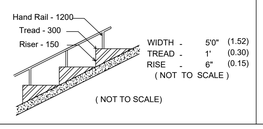


(NOT TO SCALE)

RAIN WATER HARVESTING TRENCH

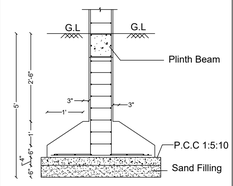


STAIRCASE DETAILS

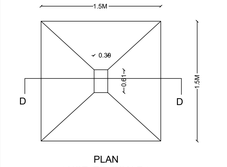


(NOT TO SCALE)

FOUNDATION DETAILS

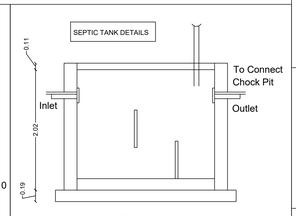


SECTION - DD

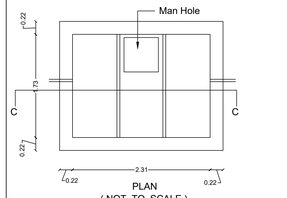


PLAN
(NOT TO SCALE)

SEPTIC TANK DETAILS



SECTION - CC



PLAN
(NOT TO SCALE)

Site and Detailed Plan Showing the Revised Approval of "Commercial Building (Office Space)" in S.F.No. 464/1A of Pazhangarai village & Panchayat, Avinashi Taluk,Tiruppur District

Title:
Site plan, Basement , Ground, First,
Terrace Floor Plan, Section and Elevation

North

Applicant Name: 1. M.G.Balan 2. B.Annapoorani

Scale - 1 : 100

Site Area Details:
Site Area as per Document - 1133.00 Sq.mt
Site Area as per Patta - 1133.00 Sq.mt

Building Area Details in Sq.mt

Floor	FSI Area	Non FSI Area	Built Up Area
Basement	0.00	523.83	523.83
Ground	523.83	0.00	523.83
First	523.83	0.00	523.83
Terrace	0.00	32.47	32.47
Total	1047.66	556.30	1603.96

Joinery Details

S.No	Symbol	Description	Size in Metre
1	ED	Entrance Door	3.56 x 2.44
2	ED1	Entrance Door -1	5.35 x 2.44
3	D	Door	1.77 x 2.44
4	D1	Door	0.76 x 2.13
5	LD	Lift Door	1.37 x 2.44
6	SW	Staircase Window	0.91 x 1.52
7	V	Ventilator	0.61 x 0.91

Parking Details

Description	Car Parking (Annexure-IV)		Two wheeler Parking (Annexure-IV)	
	Required	Provided	Required	Provided
FSI area- 1047.66 Sq.mt	10	10	42	42
Visitors Parking	1	1	4	6
Total	11	11	46	48

Note:

All dimensions are in meters.

Mechanical ventilation is to be provided wherever if required.

FSI and PC Calculation:

FSI - FSI Area / Site Area
- 1047.66 / 1133.00 = 0.925 < 2.00

Plot Coverage - (Floor Area / Site Area) x 100
- (523.83 / 1133.00) x 100 - 46.23 %

Reference:

Site Boundary -
Proposed Building -
Existing Road -
Proposed Drive Way -

Sanitation requirements

Description	Required	Provided
Male Water Closet = 20 Nos. (One for every 25 persons or part thereof, exceeding 15 (Including Staffs and Visitors)	1 No	1 No
Female Water Closet = 10 Nos. (female personnel 1 for every 15 persons or part thereof, exceeding 10)	1 No	1 No

Dr. K. SHANMUGARAJ B.E., (CIVIL) M.I.E.(I) (V.I.P.)
CHARTERED CIVIL ENGINEER (M.56...)
APPROVED VALUER (F-7148)
COLLECTOR'S ELEVEN ENGINEERS & ASS...
LPA/RISE/GPA-UTP/1073.04.2019
LPA/RISE/GPA-UTP/1414/5.04.2019
No.5, Amma Nagar, K.P.N. Colony, 3rd Street, ...
TIRUPUR - 641602.

Registered Structural Engineer

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No.5, Amma Nagar, K.P.N. Colony, 3rd Street, ...
TIRUPUR - 641602.

Registered Engineer

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

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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.