Verified RealEstate™

REFERENCE
SWP/BPA/926562/2026

ISSUED
16 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 145/1A2C and 1 more

Thonguttipalayam, Tiruppur South taluk

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.

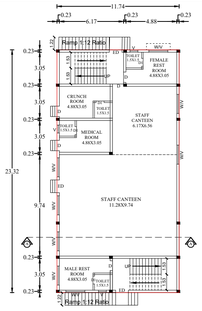
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

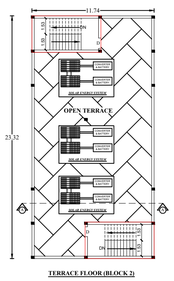
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

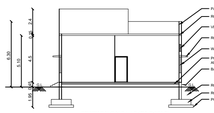
BLOCK-2



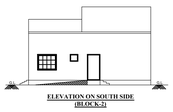
GROUND FLOOR (BLOCK 2)



TERRACE FLOOR (BLOCK 2)

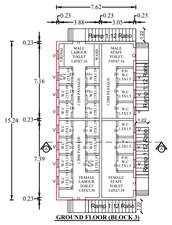


SECTION ON "AA" (BLOCK 2)

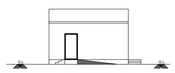


ELEVATION ON SOUTH SIDE (BLOCK-2)

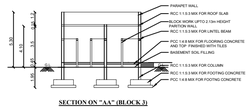
BLOCK-3



GROUND FLOOR (BLOCK 3)

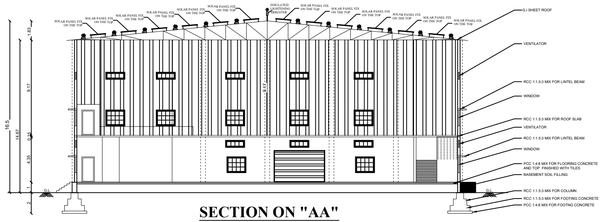


ELEVATION ON NORTH SIDE (BLOCK-3)

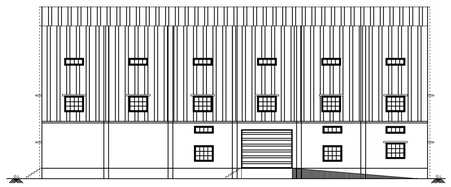


SECTION ON "AA" (BLOCK 3)

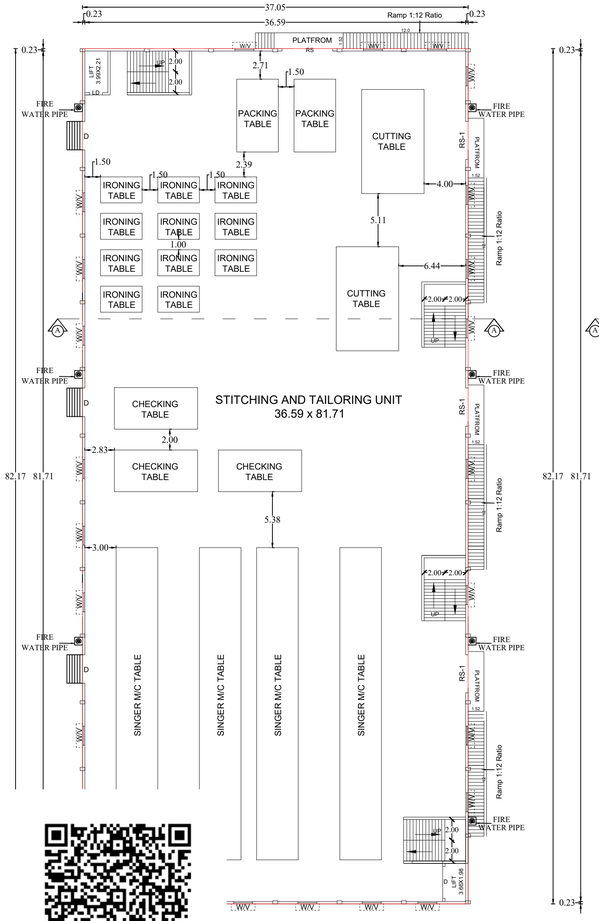
BLOCK-1



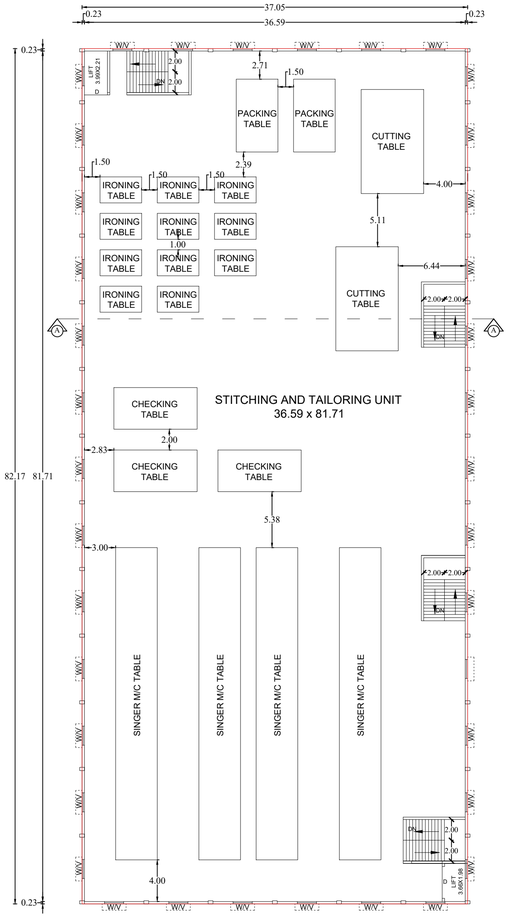
SECTION ON "AA" (BLOCK 1)



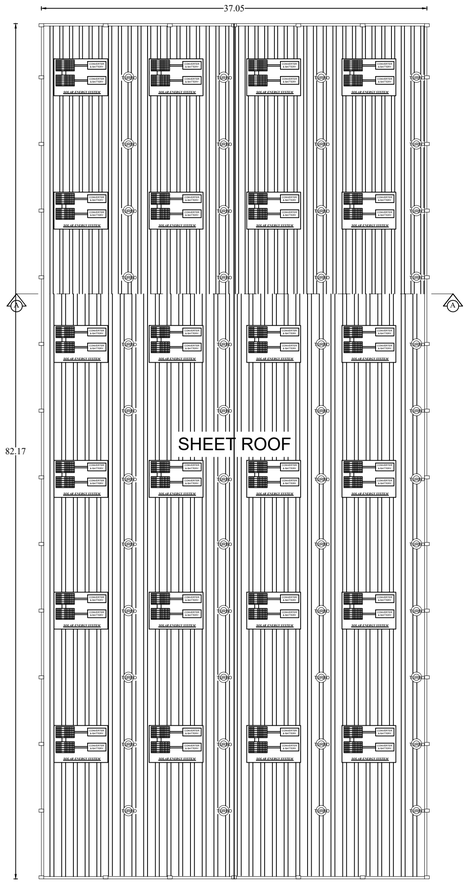
ELEVATION ON NORTH SIDE (BLOCK-1)



GROUND FLOOR (BLOCK 1)



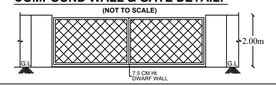
FIRST FLOOR (BLOCK 1)



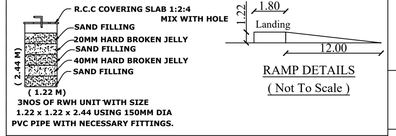
TERRACE FLOOR (BLOCK 1)

COMPOUND WALL & GATE DETAIL:-

(NOT TO SCALE)



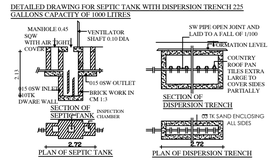
RAIN WATER HARVEST UNIT

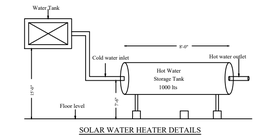


3NOS OF RWH UNIT WITH SIZE
1.22 x 1.22 x 2.44 USING 150MM DIA
PVC PIPE WITH NECESSARY FITTINGS.

RAMP DETAILS
(Not To Scale)

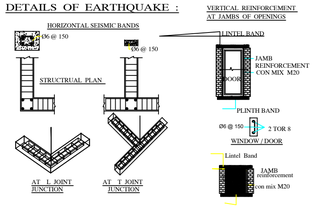
DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES





SOLAR WATER HEATER DETAILS

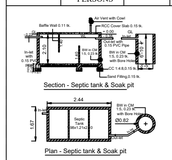
DETAILS OF EARTHQUAKE :



MACHINERY DETAILS

SI.NO	DESCRIPTION	Hp	No	H.P
1	OVERLOCK	0.50	40	20.00
2	FLATLOCK	0.50	40	20.00
3	SINGER M/c	0.50	40	20.00
4	IRONING	0.50	20	10.00
5	FUSING	1.00	10	10.00
6	COMPRESSOR	5.00	4	20.00
	TOTAL		154	100.00 HP

SANITARY UNIT	MALE				FEMALE			
	DESCRIPTION	PERSONS	REQ.	PRO.	DESCRIPTION	PERSONS	REQ.	PRO.
WATER CLOSET	ONLY FOR EVERY 25 PERSONS	80	3	3	ONLY FOR EVERY 15 PERSONS	74	3	3
URINALS	4 FOR 71 - 100 PERSONS	80	1	2	-	-	-	-
WASH BASINS	ONLY FOR EVERY 25 PERSONS	80	3	3	ONLY FOR EVERY 25 PERSONS	74	3	3



DETAILS OF JOINARIES.

DESCRIPTION	METERS
RS - ROLLING SHUTTER	4.88 X 2.44
D - DOOR	1.22 X 2.44
D1 - DOOR	1.00 X 2.13
ED - DOOR	1.22 X 2.13
W - WINDOW	1.83 X 1.83
W1 - WINDOW	1.22 X 1.52
V - VENTILATOR	1.83 X 0.61
O - OPEN	1.22 X 2.13

Er.P.KULANTHAIVEL, M.E., Ph.D., (Soil)
Registered Geotechnical Engineer (RGTE)
Reg. No : 04 / 2025 / RGTE / EDTCP
Chartered Engineer, Reg.No : AM1686057
Licensed Building Surveyor
Ph.No : +91 95249 57886

REGISTERED GEO TECH ENGINEER

REVISED DETAILED PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF S.F NO: 145/1A2C AND 145/2A2C, THONGUTTIPALAYAM VILLAGE AND PANCHAYAT, TIRUPPUR SOUTH TALUK , TIRUPUUR DISTRICT.

APPLICANT:

Ms.Danavarshini Exports Private Limited
Presence of , 1. Mr.N.Sreedhar S/o.Mr.Narasimhan,
2.Mr.S.Ramachandran S/o.Mr.Sankaralingam,
3. Mr.K.Tamizharasan S/o.Kaliannan

WHITE INDUSTRY BUILDING - S.No.71 - GARMENTS MANUFACTURING WITHOUT WET PROCESS - 100 HP))

ONLINE APPLICATION NO:SWP/BPA/926562/2026

AS PER DOCUMENT	= 7275.00 Sq.m (1.80 ACRE)	ALL DIMENSION BILDING PLAN ARE IN METRE
AS PER PATTA	= 7275.00 Sq.m.	SCALE - 1:100
AS PER SUPER IMPOSED AREA	= 6958.41 Sq.m.	N W E S

FLOOR NAME	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILTUP AREA
EXISITNG BUILDING APPROVAL No:BP / TCP/ (TD) NO : 143/2024			
BUILDING AREA DETAILS	**FSI (SQ.M)**	**NON FSI (SQ.M)**	**TOTAL BUILTUP AREA**
GROUND FLOOR (BLOCK-1)	**3044.39**	**-------**	**3044.39**
GROUND FLOOR (BLOCK-2)	**273.77**	**-------**	**273.77**
GROUND FLOOR (BLOCK-3)	**116.12**	**-------**	**116.12**
TOTAL	**3434.28**	**-------**	**3434.28**
(BLOCK 1 REVISED PROPOSED INDUSTRY BUILDING)			
GROUND FLOOR	**3044.39**	**-------**	**3044.39**
FIRST FLOOR	**3044.39**	**-------**	**3044.39**
TOTAL	**6088.78**	**-------**	**6088.78**
(BLOCK 2 REVISED PROPOSED CANTEEN BUILDING)			
GROUND FLOOR	**273.77**	**-------**	**273.77**
HEAD ROOM	**-------**	**46.54**	**-------**
TOTAL	**273.77**	**46.54**	**320.31**
(BLOCK 3 REVISED PROPOSED TOILET BUILDING)			
GROUND FLOOR	**116.12**	**-------**	**116.12**
TOTAL	**116.12**	**-------**	**116.12**
GRAND TOTAL	**6478.67**	**46.54**	**6525.21**

OPEN SPACE RESERVATION	REQUIRED	PROVIDED
	727.50 Sq.m	737.00 Sq.m (10.13%)

PARKING DETAILS	REQUIRED	PROVIDED
1 Car Space for every 200 sqm., of Office Floor area	1	2
1 Two Wheeler space for every 75 sqm., of Work shop area 6088.78 sqm	81	82
1 Cycle space for every 75 sqm., of Work shop area 6088.78 sqm	81	82

FLOOR SPACE INDEX (FSI) = FSI AREA / AREA OF SITE

6478.67 / 7275.00 = 0.89 < 2.0

BLOCK 1 BUILDING HEIGHT - 16.50 M
BLOCK 2 BUILDING HEIGHT - 6.30 M
BLOCK 3 BUILDING HEIGHT - 5.30 M

Er. K. PREMKUMAR B E RCE
SHRI KADESWARA CONSTRUCTION
DTCP REGISTERED CONSTRUCTION ENGINEER
REG.NO.TD/RCE/2024/06/001
Karur Road, Kangayam 638 701 Tiruppur Dt
Cell 99407 98567 99765 28567

REGISTERED CONSTRUCTION ENGINEER

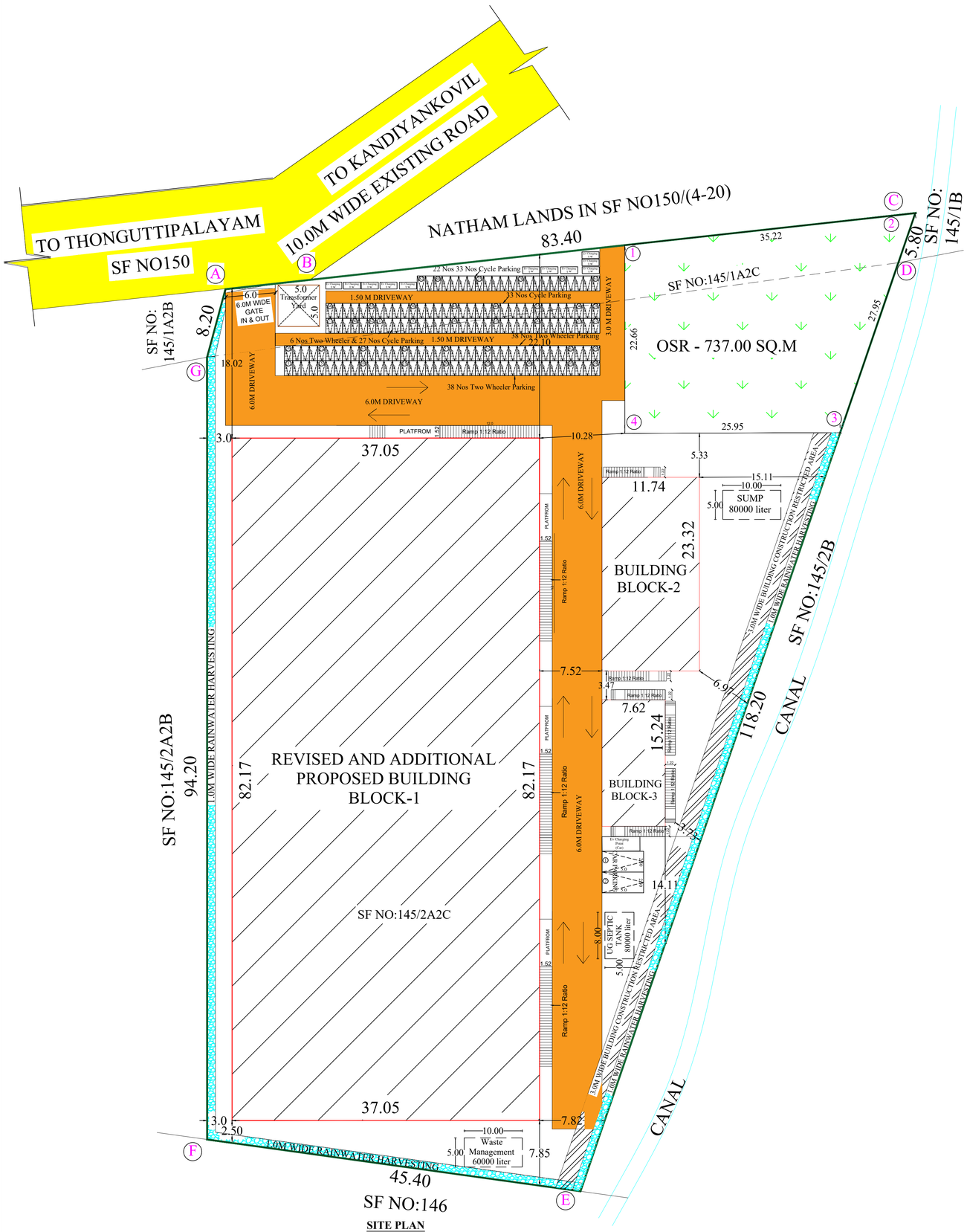
R. GOVINDARAJ M.E (Struct)., AMIE., AIV,
CHARTERED ENG-AM 187710-3
DTCP Structural Eng-SE/GR-II/01/2025
IBBI Rgd Valuer IBBI-RV/02/2022/14589
No : 14, SS Nagar Extension, KPN Garden,
Kongu Main Road, Tiruppur - 641 607
Phone : 8056865623

REGISTERED STRUCTURAL ENGINEER

Ar.M.Prashanthini M.Arch.,
SP Associates
Registered Architect - TD/RA/2023/05/001
DTCP Tiruppur District, L-8, DL Complex,
Tiruppur Road,Kangayam,Tiruppur- 638 701.

REGISTERED ENGINEER

APPLICANT / OWNER



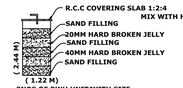
SITE PLAN

COLOUR INDEX:-

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

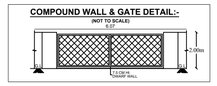
- FIRE ALARAM SYSTEM
- FIRE WATER PIPE
- FE FIRE FIGHTING EQUPEMENTS
- FIRE HYDRANT

RAIN WATER HARVEST UNIT

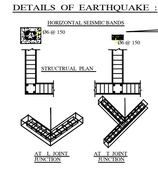


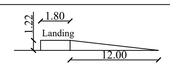
3NOS OF RWH UNIT WITH SIZE 1.22 x 1.22 x 2.44 USING 150MM DIA PVC PIPE WITH NECESSARY FITTINGS.

COMPOUND WALL & GATE DETAIL:-
(NOT TO SCALE)



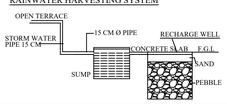
DETAILS OF EARTHQUAKE :





RAMP DETAILS
(Not To Scale)

RAINWATER HARVESTING SYSTEM



MACHINERY DETAILS

SI.NO	DESCRIPTION	Hp	No	H.P
1	OVERLOCK	0.50	40	20.00
2	FLATLOCK	0.50	40	20.00
3	SINGER M/c	0.50	40	20.00
4	IRONING	0.50	20	10.00
5	FUSING	1.00	10	10.00
6	COMPRESSOR	5.00	4	20.00
	TOTAL		154	**100.00 HP**

SANITARY UNIT	MALE				FEMALE			
	DESCRIPTION	PERSONS	REQ.	PRO.	DESCRIPTION	PERSONS	REQ.	PRO.
WATER CLOSET	ONLY FOR EVERY 25 PERSONS	80	3	3	ONLY FOR EVERY 15 PERSONS	74	3	3
URINALS	4 FOR 71 - 100 PERSONS	80	1	2	-	-	-	-
WASH BASINS	ONLY FOR EVERY 25 PERSONS	80	3	3	ONLY FOR EVERY 25 PERSONS	74	3	3

Er. K. PREMKUMAR B E RCE
SHRI KADESWARA CONSTRUCTION
DTCP REGISTERED CONSTRUCTION ENGINEER
REG.No.TD/RCE/2024/08/001
Karur Road, Kangayam 638 701 Tirupur Dt
Cell 99407 98567 99765 28567
REGISTERED CONSTRUCTION ENGINEER

Er.P.KULANTHAIVEL, M.E., Ph.D., (Soil)
Registered Geotechnical Engineer (RGTE)
Reg. No : 04 / 2025 / RGTE / EDTCP
Chartered Engineer, Reg.No : AM1686057
Licensed Building Surveyor
Ph.No : +91 95249 57886
REGISTERED GEO TECH ENGINEER

R. GOVINDARAJ M.E (Struct)., AMIE., AIV,
CHARTERED ENG-AM 187710-3
DTCP Structural Eng-SE/GR-II/01/2025
IBBI Rgd Valuer IBBI-RV/02/2022/14589
No : 14, SS Nagar Extension, KPH Garden,
Kongu Main Road, Tirupur - 641 607
Phone : 8056865623
REGISTERED STRUCTURAL ENGINEER

Ar.M.Prashanthini M.Arch.,
SP Associates
Registered Architect - TD/RA/2023/05/001
DTCP Tiruppur District, L-6, DL Complex,
Tiruppur Road,Kangayam,Tiruppur- 638 701.
REGISTERED ENGINEER

REVISED SITE PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF S.F NO: 145/1A2C AND 145/2A2C, THONGUTTIPALAYAM VILLAGE AND PANCHAYAT, TIRUPPUR SOUTH TALUK , TIRUPUUR DISTRICT.

APPLICANT:

Ms.Danavarshini Exports Private Limited
Presence of , 1. Mr.N.Sreedhar S/o.Mr.Narasimhan,
2.Mr.S.Ramachandran S/o.Mr.Sankaralingam,
3. Mr.K.Tamizharasan S/o.Kaliannan

WHITE INDUSTRY BUILDING - S.No.71 - GARMENTS MANUFACTURING WITHOUT WET PROCESS - 100 HP))

ONLINE APPLICATION NO:SWP/BPA/926562/2026

AS PER DOCUMENT = 7275.00 Sq.m (1.80 ACRE)
AS PER PATTA = 7275.00 Sq.m.

ALL DIMENSION BILDING PLAN ARE IN METRE
SCALE - 1:100

N W E S

FLOOR NAME	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILTUP AREA
EXISITNG BUILDING APPROVAL No:BP / TCP/ (TD) NO : 143/2024			
BUILDING AREA DETAILS	**FSI (SQ.M)**	**NON FSI (SQ.M)**	**TOTAL BUILTUP AREA**
GROUND FLOOR (BLOCK-1)	**3044.39**	**-------**	**3044.39**
GROUND FLOOR (BLOCK-2)	**273.77**	**-------**	**273.77**
GROUND FLOOR (BLOCK-3)	**116.12**	**-------**	**116.12**
TOTAL	**3434.28**	**-------**	**3434.28**
(BLOCK 1 REVISED PROPOSED INDUSTRY BUILDING)			
GROUND FLOOR	**3044.39**	**-------**	**3044.39**
FIRST FLOOR	**3044.39**	**-------**	**3044.39**
TOTAL	**6088.78**	**-------**	**6088.78**
(BLOCK 2 REVISED PROPOSED CANTEEN BUILDING)			
GROUND FLOOR	**273.77**	**-------**	**273.77**
HEAD ROOM	**-------**	**46.54**	**-------**
TOTAL	**273.77**	**46.54**	**320.31**
(BLOCK 3 REVISED PROPOSED TOILET BUILDING)			
GROUND FLOOR	**116.12**	**-------**	**116.12**
TOTAL	**116.12**	**-------**	**116.12**
GRAND TOTAL	**6478.67**	**46.54**	**6525.21**

BLOCK 1 BUILDING HEIGHT - 16.50 M
BLOCK 2 BUILDING HEIGHT - 6.30 M
BLOCK 3 BUILDING HEIGHT - 5.30 M

OPEN SPACE RESERVATION	REQUIRED	PROVIDED
	727.50 Sq.m	**737.00 Sq.m (10.13%)**

PARKING DETAILS	REQUIRED	PROVIDED
1 Car Space for every 200 sqm., of Office Floor area	**1**	**2**
1 Two Wheeler space for every 75 sqm., of Work shop area 6088.78 sqm	**81**	**82**
1 Cycle space for every 75 sqm., of Work shop area 6088.78 sqm	**81**	**82**

FLOOR SPACE INDEX (FSI) = FSI AREA / AREA OF SITE

6478.67 / 7275.00 = 0.89 < 2.0

APPLICANT / OWNER

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.