PP APPROVAL RECORD

Planning Permission

Tiruppur district, Tamil Nadu

APPROVAL TYPE
Building Plan

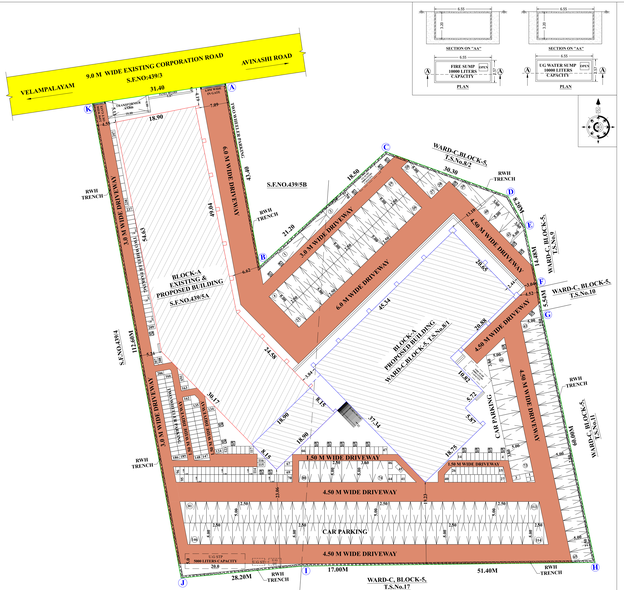
ISSUING AUTHORITY
DTCP

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,
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SECTION ON 'AA'

SECTION ON 'AA'

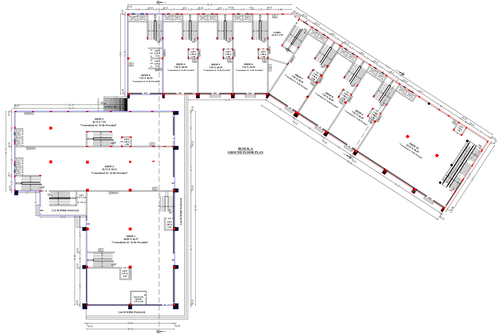
FIRE SUMP 50000 LITERS CAPACITY

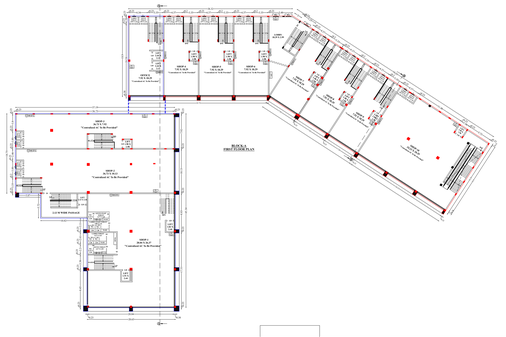
UG WATER SUMP 50000 LITERS CAPACITY

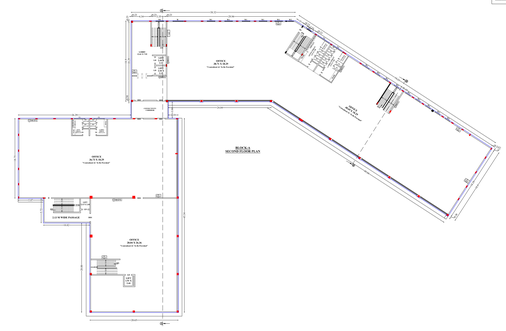
PLAN

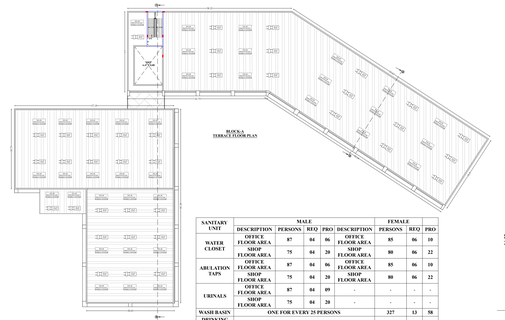
PLAN

SITE PLAN
SCALE 1 : 200

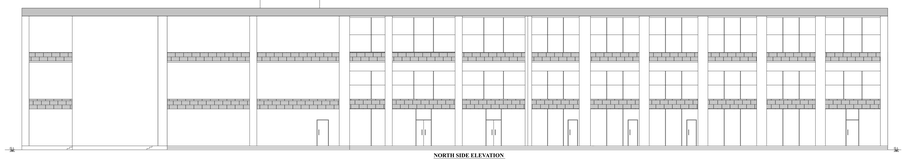


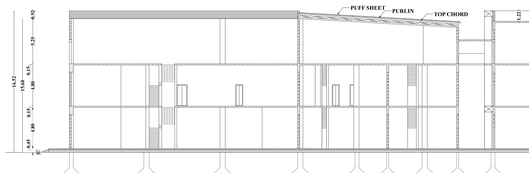




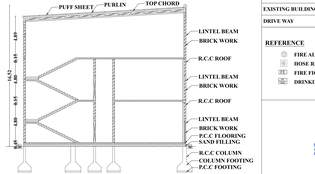


SANITARY UNIT	MALE				FEMALE			
	DESCRIPTION	PERSONS	REQ	PRO	DESCRIPTION	PERSONS	REQ	PRO
WATER CLOSET	OFFICE FLOOR AREA	87	04	06	OFFICE FLOOR AREA	85	06	10
	SHOP FLOOR AREA	75	04	20	SHOP FLOOR AREA	80	06	22
ABLUATION TAPS	OFFICE FLOOR AREA	87	04	06	OFFICE FLOOR AREA	85	06	10
	SHOP FLOOR AREA	75	04	20	SHOP FLOOR AREA	80	06	22
URINALS	OFFICE FLOOR AREA	87	04	09	-	-	-	-
	SHOP FLOOR AREA	75	04	20	-	-	-	-
WASH BASIN	ONE FOR EVERY 25 PERSONS				327	13	58	
DRINKING FOUNTAINS	ONE FOR EVERY 100 PERSONS				327	04	30	
CLEANERS SINK	ONE PER FLOOR				03	03	03	





SECTION ON 'AA'



SECTION ON 'BB'

SCALE 1 : 100

ALREADY APPROVED SITE AND REVISED PLAN SHOWING THE ADDITIONAL AND ALTERATION CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING HAVING GROUND + 2 FLOORS IN S.F.NO: 439/5A, VELAMPALAYAM VILLAGE AND WARD-C, BLOCK-5, T.S.NO.81, THE PUDA CORPORATION, TIRUPPUR NORTH TALUK, TIRUPPUR DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO : SSP/BP/S.927/666/2026

NAME OF THE APPLICANT :

Mrs.R.MAHESHWARI W/O Mr.RALASUBRAMANIAM

AREA DETAILS :

AS PER PATTA - 9009.50 Sq.m
AS PER DOCUMENT - 2.20 Acre (OR) 8903.09 Sq.m
AS PER SUPER IMPOSED - 9009.79 Sq.m

AS PER LOCATION CERTIFICATE CLEARANCE BY DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENNAI AND NUMBERED AS B.P/DTCP NO:187/2025 DATE:18.04.2025, APPROVED BY ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING, TIRUPPUR AND NUMBERED AS PLANNING PERMISSION NO:203/2025 AND LP/TCP(DTP)/LPA NO:35/2025 DATE:23.04.2025

DESCRIPTION	ALREADY APPROVED AREA (SQ.M)			REVISED AND ADDITIONAL BUILDING AREA (SQ.M)			TOTAL AREA (SQ.M)		
	FSI	NON FSI	TOTAL	FSI	NON FSI	TOTAL	FSI	NON FSI	TOTAL
BLOCK - A (SHOP AND OFFICE)									
GROUND FLOOR	3211.54	-	3211.54	-233.79	-	-233.79	2977.75	-	2977.75
FIRST FLOOR	3261.56	-	3261.56	-283.81	-	-283.81	2977.75	-	2977.75
SECOND FLOOR	-	-	-	2995.58	-	2995.58	2995.58	-	2995.58
HEAD FLOOR	-	-	-	31.21	-	31.21	31.21	-	31.21
BLOCK - B (ELECTRICAL ROOM)									
GROUND FLOOR	122.54	-	122.54	-122.54	-	-122.54	0.00	-	0.00
GRAND TOTAL	6595.64	-	6595.64	2355.44	-	2286.65	8951.08	31.21	8982.29

FLOOR SPACE INDEX : FSI AREA / SITE AREA = 8951.08 / 8982.00 = 1.00 < 2.0

HEIGHT OF THE BUILDING : 16.52M

OSR REQUIRED = SITE AREA X 10 = 9009.50 X 10 = 900.95 Sqm (10.00%) / 100

NOTES:

OSR REQUIRED-900.95 Sqm (10.00%) APPLICANT HAS BEEN PAID THE GUIDELINE VALUE OF EQUIVALENT LAND IN LIEU OF THE LAND TO BE RESERVED. RECEIPT NO: 2025012443135/3 DATE : 24/01/2026

JOINERY DETAILS

S.NO	DESCRIPTION	SIZE
1	DOUBLE DOOR- DD	2.74 X 3.05
2	DOOR - DD1	1.83 X 2.44
3	DOOR - D	1.37 X 2.44
4	DOOR - D1	1.07 X 2.44
5	DOOR - D2	0.83 X 2.44
6	DOOR - D3	0.76 X 2.44
7	VENTILATOR-V	0.76 X 0.61
8	VENTILATOR-V1	3.12 X 0.61
9	VENTILATOR-V2	2.26 X 0.61
10	VENTILATOR-V3	2.44 X 0.61
11	WINDOW-W	2.44 X 1.52
12	WINDOW-W1	1.83 X 1.52
13	WINDOW-W2	1.22 X 1.52
14	LIFT DOOR-LD	1.22 X 2.44

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
ONE CAR SPACE FOR EVERY 70 SQ.M OF SHOP FLOOR AREA	5646.44	113	113 (INCLUDING 11 PJH)
ONE TWO WHEELER SPACE FOR EVERY 50 SQ.M OF FLOOR AREA	5646.44	112	114
ONE CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	3304.64	33	33 (INCLUDING 3 PJH)
ONE TWO WHEELER SPACE FOR EVERY 25 SQ.M OFFICE FLOOR AREA	3304.64	132	133

COLOR INDEX	
SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
EXISTING BUILDING	
DRIVE WAY	

REFERENCE

- FIRE ALARM SYSTEM
- HOSE REEL
- FIRE FIGHTING EQUIPMENT
- DRINKING WATER

Er.T.THILAK RANJITH,
B.E(Civil), L.L.B., M.I.E.(INDIA), M.I.V.(INDIA)
Regd. No: Tamilnadu (IN)/27/00/2021
CIN:U74999TN2021PTC144255
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Web:www.thilakgroup.com, Email:thilak@...

REGISTERED CONSTRUCTION ENGINEER

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REGISTERED GEO-TECH ENGINEER

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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.