PP APPROVAL RECORD

Planning Permission

Tiruppur district, Tamil Nadu

APPROVAL TYPE
Building Plan

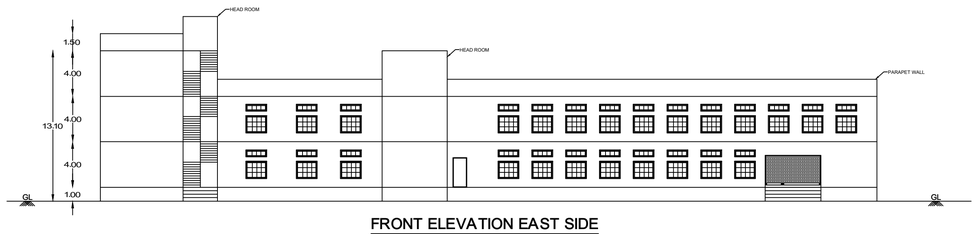
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

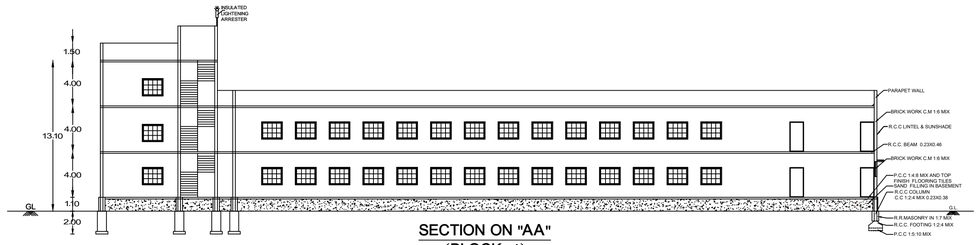
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

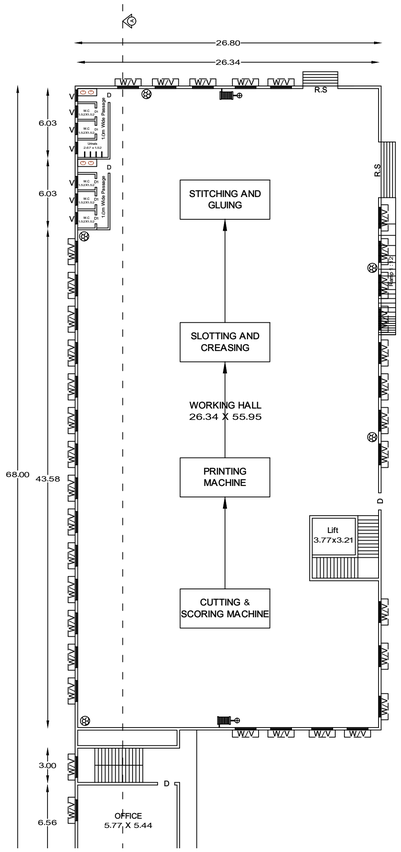
hello@verified.realestate
+91 9996 12 9996
verified.realestate

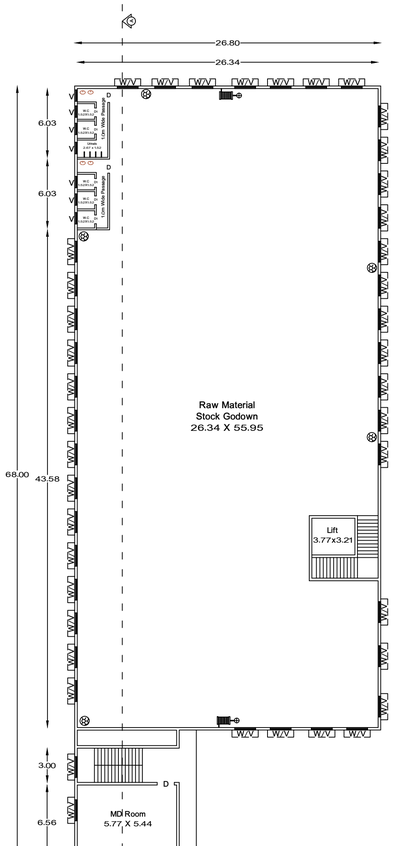


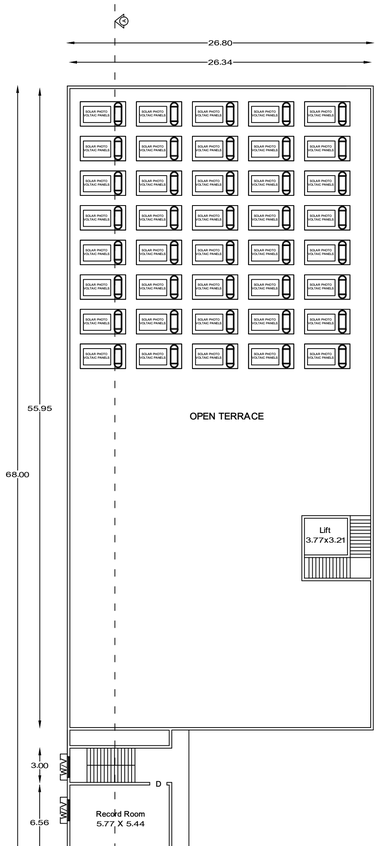
FRONT ELEVATION EAST SIDE
(BLOCK–1)



SECTION ON "AA"
(BLOCK–1)







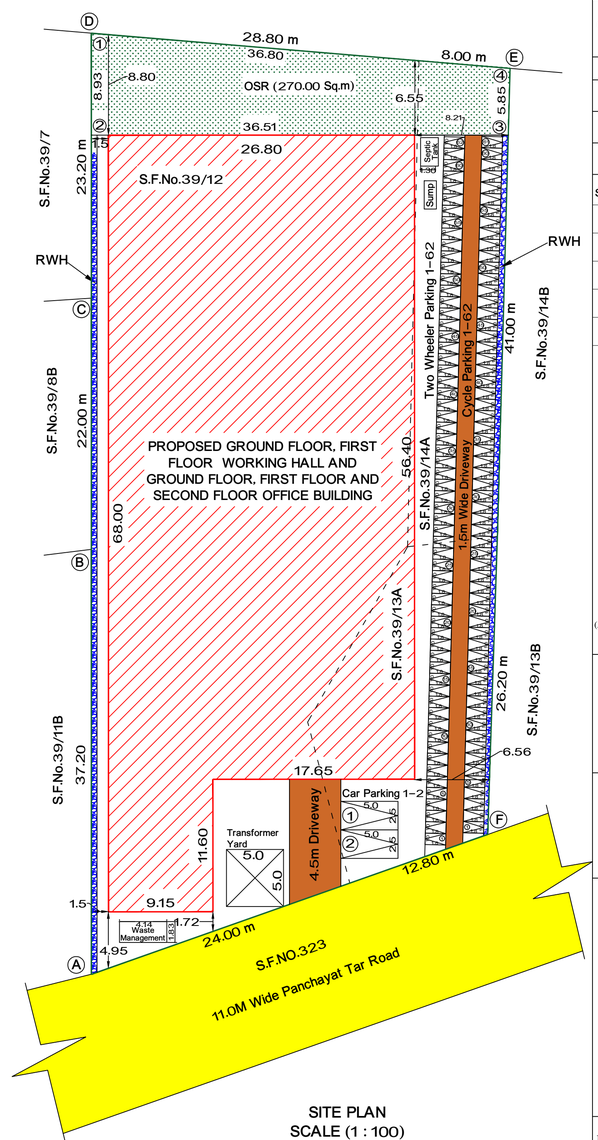
FIRST FLOOR
PLAN (BLOCK–1)

SECOND FLOOR
PLAN (BLOCK–1)

ONLINE APPLICATION NO : SWP/BPA/931447/2026

BP/TCP [TD] / NO : 115/2026

S.F.No.40



SITE PLAN
SCALE (1 : 100)

SITE AND DETAILED PLAN SHOWING THE REVISED PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR OFFICE AND GROUND AND FIRST FLOOR CORRUGATED BOX MANUFACTURING INDUSTRIAL BUILDING (WHITE CATEGORY) WITH 5.00 HP IN S.F.NOs : 39/12, 39/13A, AND 39/14A AT PUNJAI THALAVAIPALAYAM VILLAGE AND PUNJAI THALAVAIPALAYAM PANCHAYAT, UTHUKULI TALUK, TIRUPPUR DISTRICT.

APPLICANT : Mr.J.SUMANKUMAR. S/o Mr.JAGANATHAN.

ONLINE APPLICATION NUMBER–SWP/BPA/931447/2026, DATED –22.08.2026

SITE AREA DETAILS :

AS PER DOCUMENT = 2638.00 Sq.m (or) 0.6515 ACRE
AS PER PATTA = 2638.00 Sq.m
AS PER SUPER IMPOSED = 2638.00 Sq.m

ALL DIMENSION ARE IN METRE
SCALE 1 : 100

N
W E
S

BUILDING AREA DETAILS	FSI (Sq.m)	NON FSI (Sq.m)	TOTAL BUILTUP AREA
AREA OF PROPOSED RCC ROOF GROUND FLOOR OFFICE WITH INDUSTRIAL BUILDING	1617.66	---	1617.66
AREA OF PROPOSED RCC ROOF FIRST FLOOR OFFICE WITH INDUSTRIAL BUILDING	1617.66	---	1617.66
AREA OF PROPOSED RCC ROOF SECOND FLOOR OFFICE BUILDING	109.14	---	109.14
GRAND TOTAL	3344.46	---	3344.46

FLOOR SPACE INDEX (FSI) = F.S.I Area / Area of the Site = 3344.46 / 2638.00 = 1.267 < 2.0

COLOUR INDEX:–

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

OPEN SPACE RESERVATION	REQUIRED	PROVIDED
	263.80 Sq.m	270.00 Sq.m (10.23%)

HEIGHT OF THE BUILDING – 13.10 m

NO OF WORKERS : 10 Nos

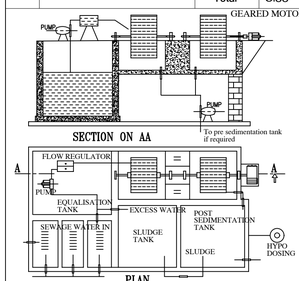
PARKING DETAILS	REQUIRED	PROVIDED
1 Car Space for every 200 Sq.m., of Office Floor area Office Flooor area : 324.00 Sq.m	02	02
1 Two Wheeler space for every 50 sqm., of Work shop area Workshop Area : 3022.00 Sq.m	61	62
1 Cycle space for every 50 sqm., of Work shop area and Workshop Area : 3022.00 Sq.m	61	61

FIRE ALARM SYSTEM
FIRE WATER PIPE
FIRE FIGHTING EQUPEMENTS
FIRE HYDRANT

Sl.NO	DESCRIPTION	No.Of Machines	H.P
1	CUTTING AND SCORING MACHINE	1 X 2.00	2.00
2	PRINTING MACHINE	1 X 1.00	1.00
3	SLOTTING AND CREASING	1 X 1.00	1.00
4	STITCHING AND GLUING	1 X 1.00	1.00
		Total	5.00

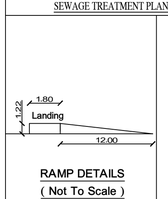
DETAILS OF JOINARIES.

DESCRIPTION	METERS
RS – ROLLING SHUTTER	3.05 X 2.44
D – DOOR	1.22 X 2.44
D1 – DOOR	1.00 X 2.13
W – WINDOW	1.83 X 1.83
V – VENTILATOR	1.83 X 0.61

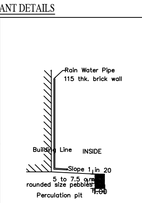


SEWAGE TREATMENT PLANT DETAILS

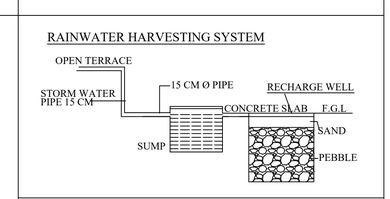
DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES



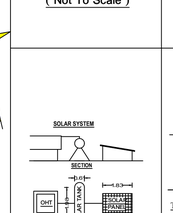
RAMP DETAILS
(Not To Scale)

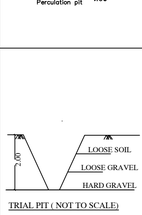


RAINWATER HARVESTING SYSTEM



APPLICANT / OWNER



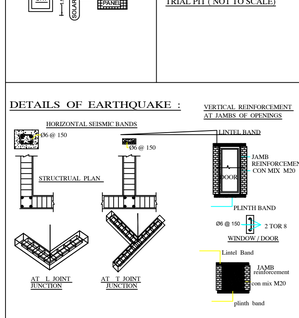


TRIAL PIT (NOT TO SCALE)

Er.S.GOKUL.,M.E.,LBS.,
DTCP Registered Engineer,
Reg No.RE/GR-II/TR/FEB2026/001,
GP CONSTRUCTION,
Nathakadaiyur,Kangeyam,
Tiruppur, Cell:- 7598969981.

REGISTERED ENGINEER

DETAILS OF EARTHQUAKE :



Er. S.GOKUL.M.E(Str).,(DTCP)
Registered Structural Engineer
Reg No. TD/RSE/GR-II/2025/02/001
GP CONSTRUCTION
Vellakovil-638111. Cell: 75989 69981

REGISTERED STRUCTURAL ENGINEER

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,
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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.