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,
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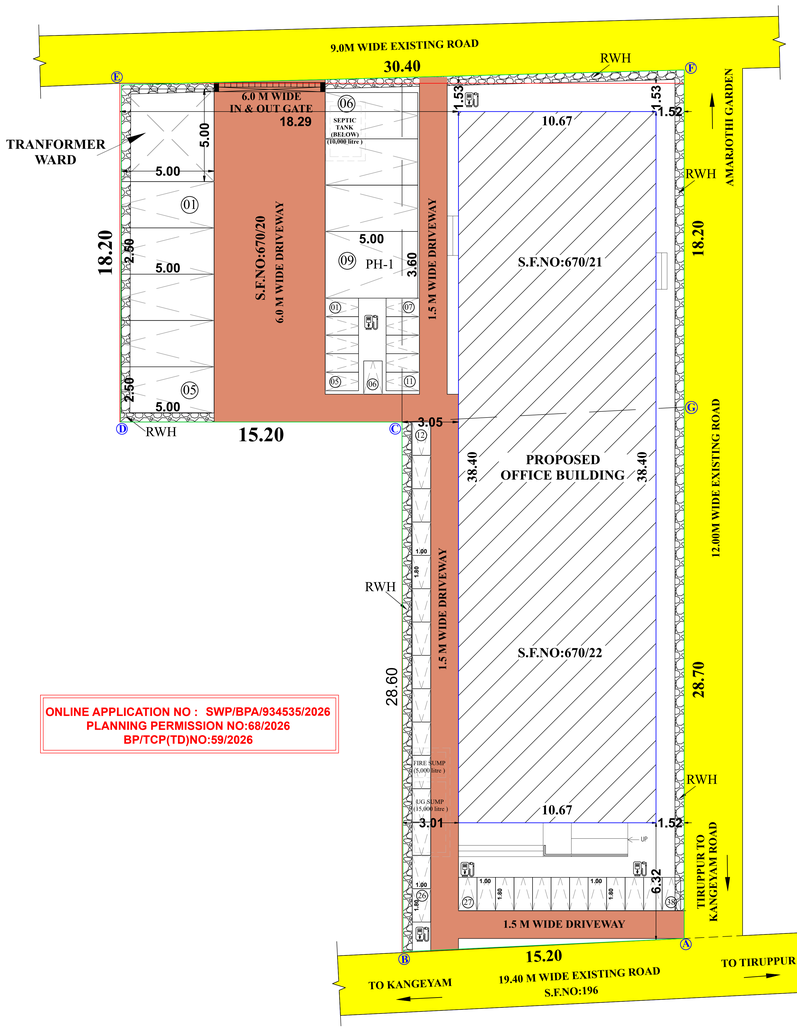
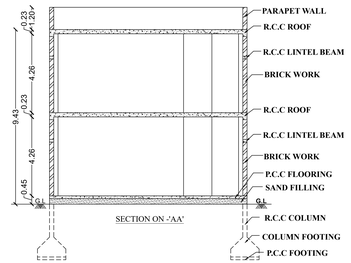


ONLINE APPLICATION NO : SWP/BPA/934535/2026
PLANNING PERMISSION NO:68/2026
BP/TCP(TD)NO:59/2026

SITE PLAN
SCLAE 1:100



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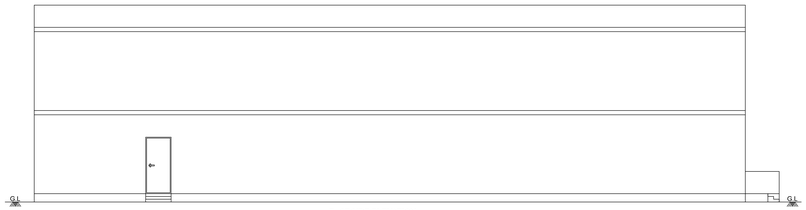

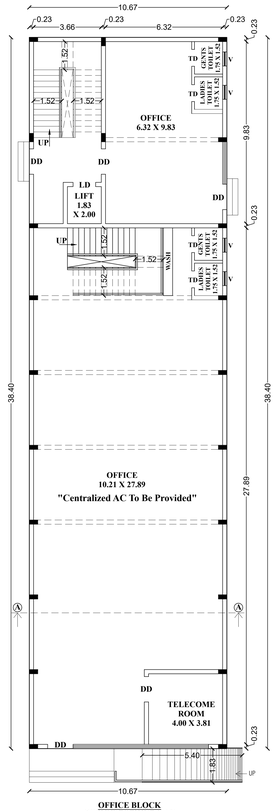

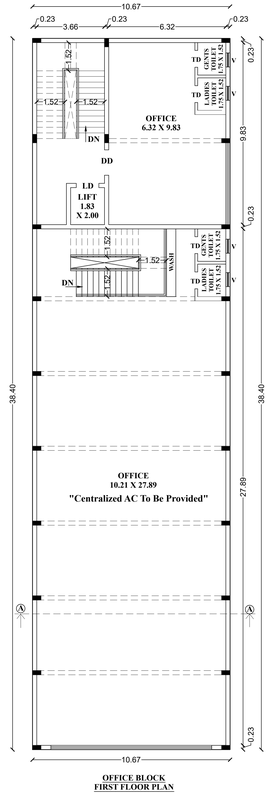

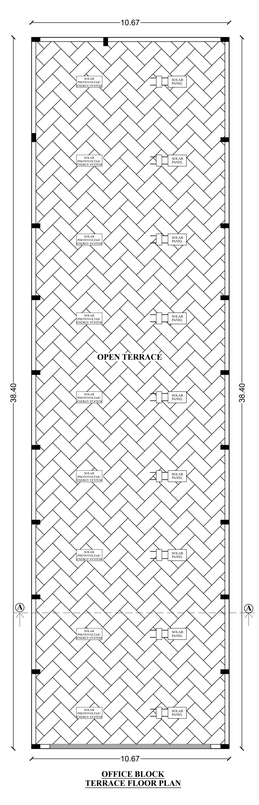

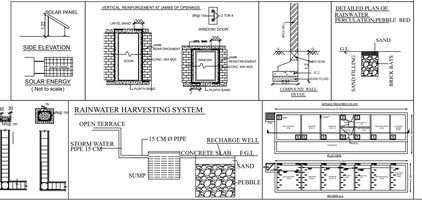

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING HAVING GROUND FLOOR + 1 FLOOR IN S.F.NO: 670/20, 670/21 & 670/22 NALLUR VILLAGE TIRUPPUR SOUTH TALUK, TIRUPPUR DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO : SWP/BPA/934535/2026 DATE:24/08/2026

NAME OF THE APPLICANT :
1. Mrs.J.NIRMALADEVI W/o Mr.JEGADEESAN,
2. Mr.J.MAHESHKUMAR S/o Mr.JEGADEESAN,

AREA DETAILS :
AS PER PATTA - 988.00 Sq.m
AS PER DOCUMENT - 0.2441 Acre (OR) 10637.50 Sq.ft
AS PER SUPER IMPOSED - 988.04 Sq.m

S.NO	DESCRIPTION	TOTAL AREA (In Sqm)		
		FSI AREA	NON FSI AREA	TOTAL BUILTUP AREA
OFFICE BLOCK				
1	GROUND FLOOR	409.69	-	409.69
2	FIRST FLOOR	409.69	-	409.69
	TOTAL AREA	819.38	-	819.38

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 819.38 / 988.00 = 0.84 < 2.0

HEIGHT OF THE BUILDING : 9.43M

OSR REQUIRED = SITE AREA X 10 / 100 = 988.04 X 10 / 100 = 98.80 Sqm (10.00%)

NOTES:
APPLICANT HAS BEEN PAID THE GUIDELINE VALUE OF EQUIVALENT LAND IN LIEU OF THE LAND TO BE RESERVED.
RECEIPT NO: 20260902026537 DATE :03/09/2026

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
ONE CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	819.38	8	9
ONE TWO WHEELER SPACE FOR EVERY 25 SQ.M OFFICE FLOOR AREA	819.38	33	38

JOINERY DETAILS

S.NO	DESCRIPTION	SIZE
1	DOUBLE DOOR- DD	1.37 X 2.44
2	TOILET DOOR - TD	0.91 X 2.44
3	VENTILATOR-V	0.76 X 0.61
4	LIFT DOOR-LD	1.22 X 2.44

COLOR INDEX

AS PER FMB	
AS PER FIELD	
EXISTING ROAD	
PROPOSED BUILDING	
DRIVE WAY	

REFERENCE
- FIRE ALARM SYSTEM
- HOSE REEL
- FE FIRE FIGHTING EQUIPMENT
- DW DRINKING WATER

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Struct),ME.ADVREC.C.Engg, FIE(IND)
Registered Structural Engineer /Grade -I
CUA/SE/08-19/24/2024
Thilakranjith39@gmail.com, 9486112201

REGISTERED STRUCTURAL ENGINEER

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Struct),ME.ADVREC.C.Engg, FIE(IND)
Registered Engineer /Grade -I
CHOA-/02/(A)/2023/00792
Thilakranjith39@gmail.com, 9486112201

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.