Verified RealEstate™

REFERENCE
15/2026-27

ISSUED
06 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 148/3A2 and 2 more

Semmipalayam

Tiruppur district, Tamil Nadu

APPROVAL TYPE
Building Plan

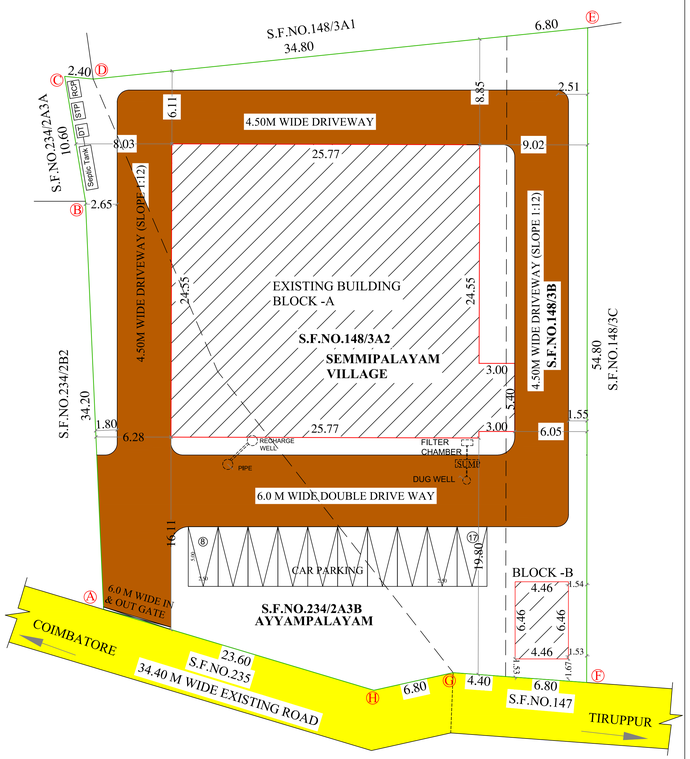
ISSUING AUTHORITY
Rural Panchayat

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

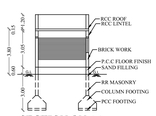
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+91 9996 12 9996
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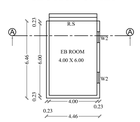
SITE PLAN
SCALE - (1:100)



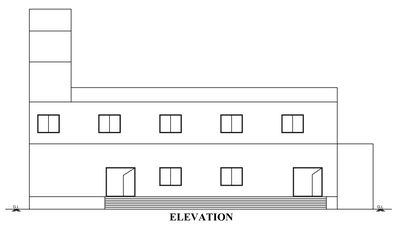
ELEVATION



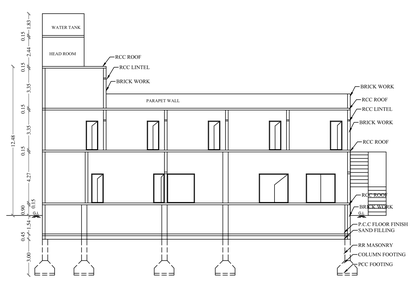
SECTION ON AA



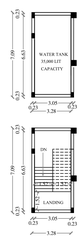
BLOCK -B
GROUND FLOOR

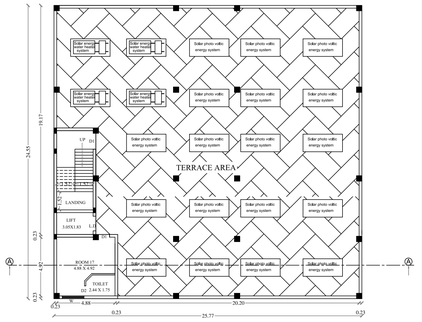


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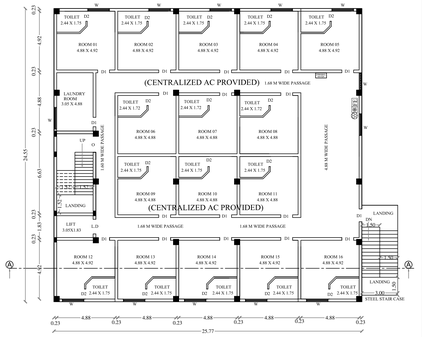


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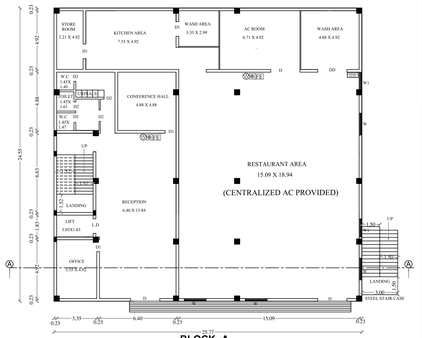




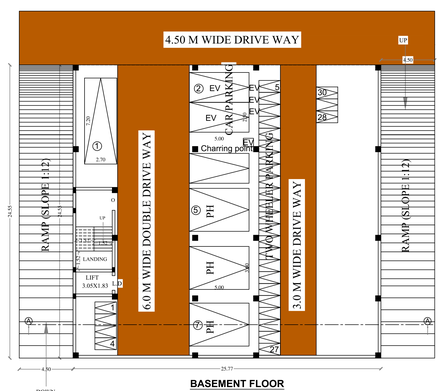
SECOND FLOOR



FIRST FLOOR

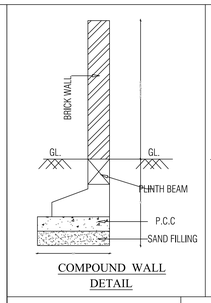


BLOCK -A
GROUND FLOOR

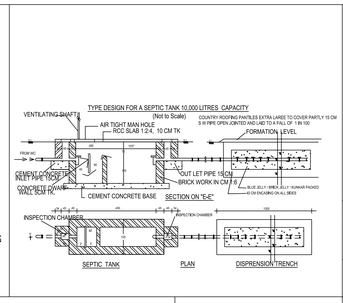


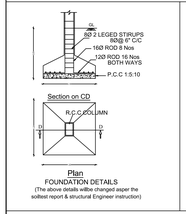
BASEMENT FLOOR

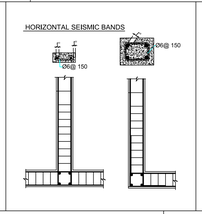
DETAIL PLAN
SCALE - (1:100)

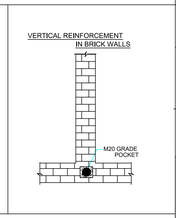


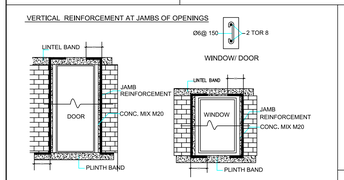
COMPOUND WALL DETAIL

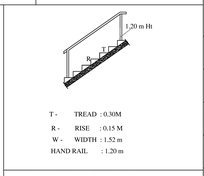


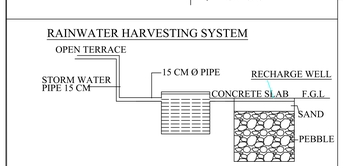


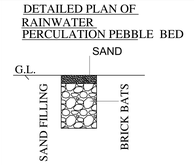












S.No	DESCRIPTION	
1	RS- ROLLING SHUTTER	4.00 X 2.44
2	D- DOOR	2.44 X 2.44
3	D1 - DOOR	1.22 X 2.44
4	D2 - DOOR	0.76 X 2.44
5	L.D - DOOR	1.22 X 2.44
6	W - WINDOW	1.83 X 1.52
7	W1 - WINDOW	1.52 X 1.52
8	W2 - WINDOW	0.91 X 1.22

Color Index

Site Boundary	
Existing Road	
Proposed Building	
Drive Way	

PARKING DETAILS

S.No	Parking Area Description	AREA (Sq.m)	REQUIRED	PROVIDED
1	One Car Space for every 100.00 Sq.m of Floor Area including (10% EV parking)	1293.97	13(Nos)	17 (Nos) (INCLUDE PH)
2	One Two Wheeler Space for every 50 Sq.m of Floor Area including (10% EV parking)	1293.97	26 (Nos)	30 (Nos)

HEIGHT OF THE BUILDING - 12.48 M

SWP / BPA / 937928 / 2026

B.P/T.C.P(T.D)NO: 119 /2026

REFERENCE:
- FIRE ALARM SYSTEM
- HOSE REEL
- FE FIRE FIGHTING EQUIPMENT
- Drinking Water DRINKING WATER

REVISED ADDITIONAL AND ALTREATION PLAN SHOWING THE EXISTING CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING HOTEL (RESTAURANT AND LODGE) IN S.F.NO.148/3A2, 148/3B OF SEMMIPALAYAM VILLAGE AND S.F.NO.234/2A3B OF AYYAMPALAYAM VILLLAGE, PALLADAM TALUK, TIRUPPUR DISTRICT.

APPLICANT :
Mr.A.M.GOKUL VIGNESH

N

APPLICATION NUMBER -SWP / BPA / 937928 / 2026

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS :
AREA AS PER DOCUMENT - 0.5508 Acre (or) 2228.99 Sq.m
AREA AS PER PATTA - 2391.00 Sq.m

EXISTING APPROVED AREA DETAILS **(B.P/T.C.P(T.D)NO. 27/2025)**
APPLICATION NUMBER -SWP/BPA/ 445632 /2025

DESCRIPTION	FSI IN SQM	NON FSI IN SQM	TOTAL BUILD UP AREA IN SQM
BASEMENT (PARKING)	-	632.65	632.65
GROUND FLOOR	632.65	-	632.65
FIRST FLOOR	632.65	-	632.65
HEAD ROOM	-	32.08	32.08
TOTAL :	1265.30	664.73	1930.03

REVISED APPROVED AREA DETAILS

DESCRIPTION	FSI IN SQM	NON FSI IN SQM	TOTAL BUILD UP AREA IN SQM
BLOCK - A (HOTEL)			
BASEMENT (PARKING)	-	632.65	632.65
GROUND FLOOR	632.65	-	632.65
FIRST FLOOR	632.65	-	632.65
SECOND FLOOR	28.67	31.28	59.95
BLOCK -B (EB ROOM)			
GROUND FLOOR	28.81	-	28.81
TOTAL :	1322.78	663.93	1986.71

FSI = 1322.78 / 2228.99 = 0.593 < 2.0

Er. R.VIJAY, BE., M.E.,(Structural)..MIGS.,
Registered Structural Engineer No : TD/RSE-II/2023/02/001
VIJAY BUILDERS
#2, Easwara Moorthy Nagar,
6th Street, Velliangadu,
Tirupur - 641 604. Cell : 88075 53748
E-mail : er.r.vijay@gmail.com

REGISTERED STRUCTURAL ENGINEER:

Er. R.VIJAY, BE.,M.E.,(Structural)..MIGS.,
Registered Engineer No: TD/RSE/O-II/2024/04/002
VIJAY BUILDERS
#2, Easwara Moorthy Nagar,
6th Street, Velliangadu,
Tirupur - 641 604. Cell : 88075 53748
E-mail : er.r.vijay@gmail.com

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

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.