PP APPROVAL RECORD

Planning Permission

Survey 164/3B and 2 more

the same, Palladam taluk

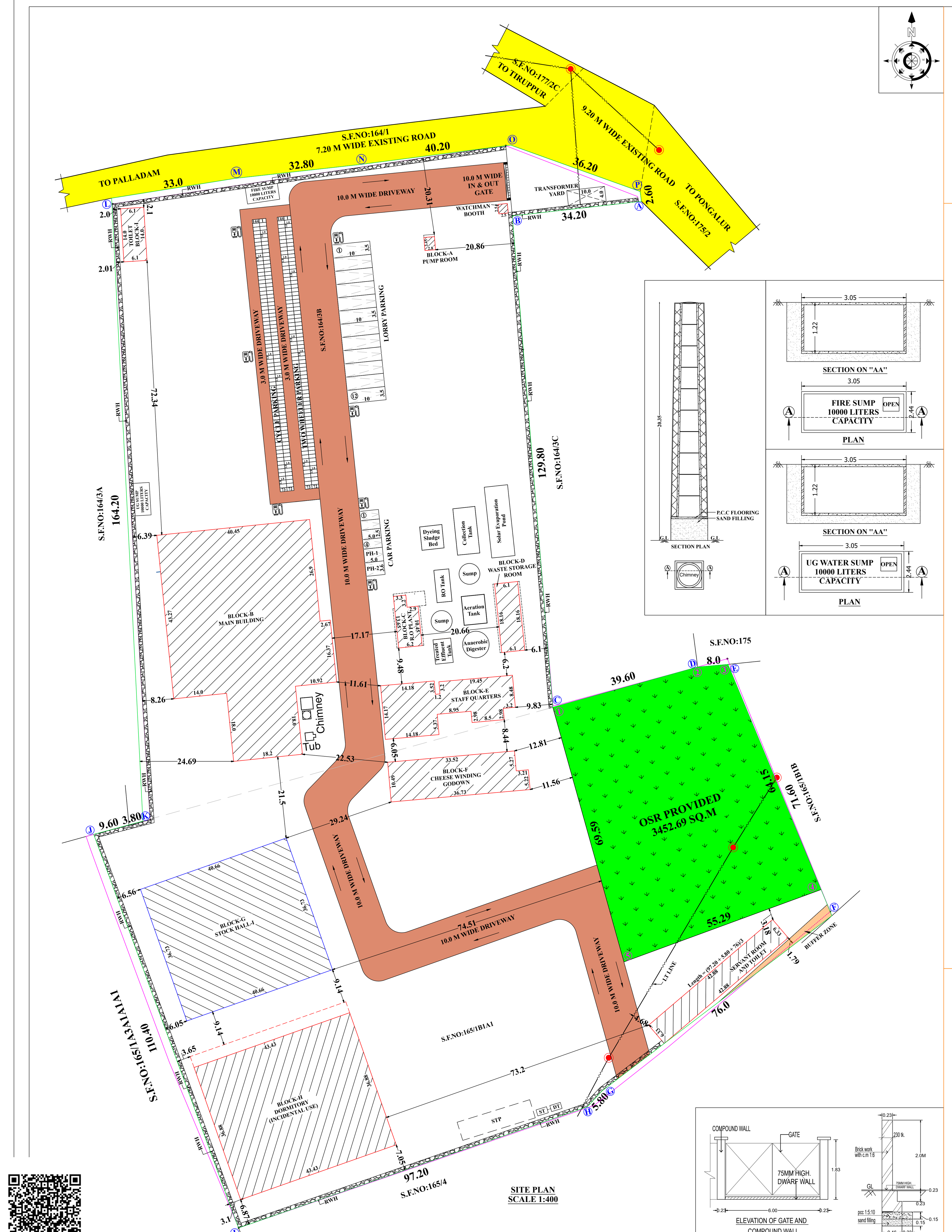
Tiruppur district, Tamil Nadu

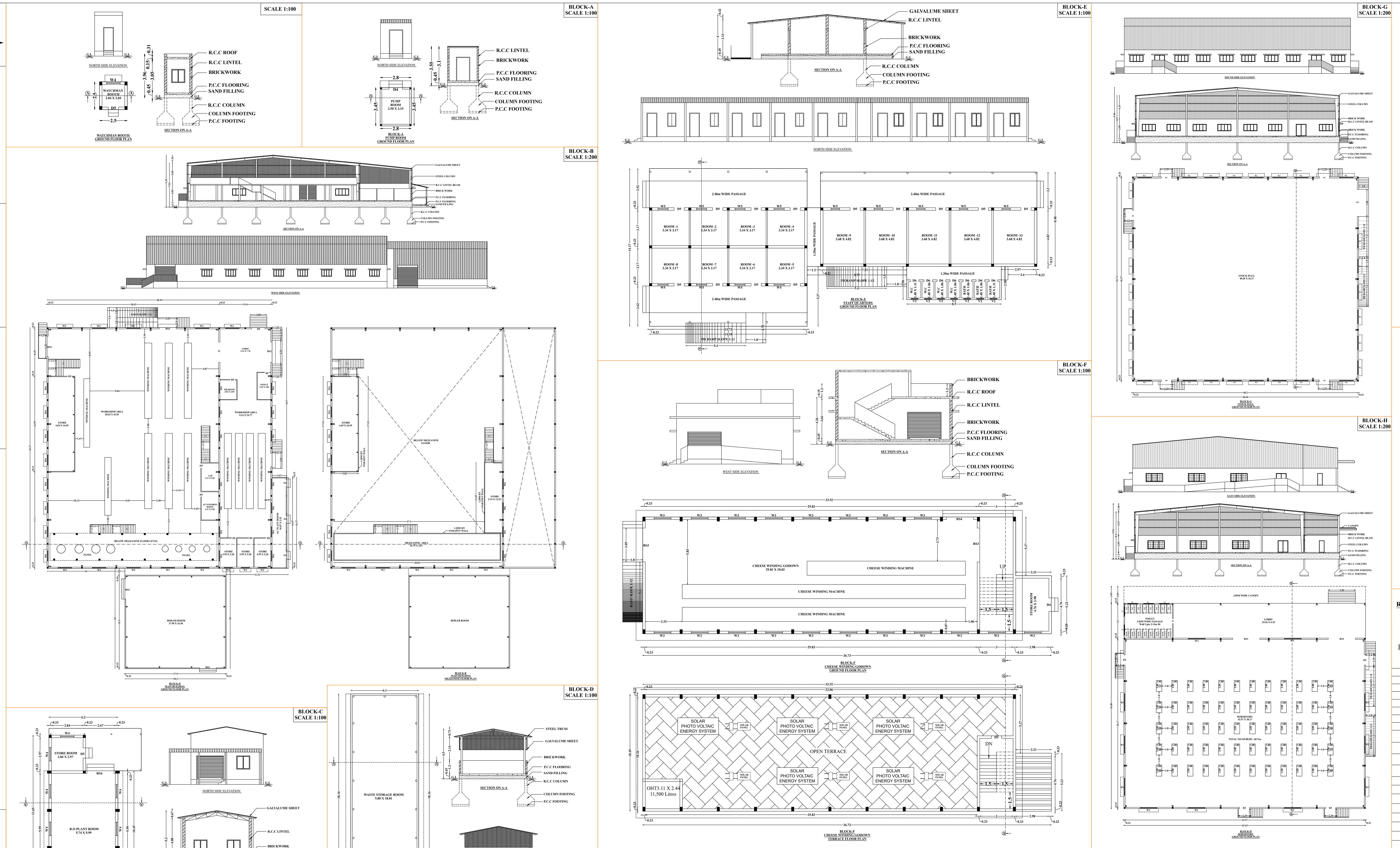
APPROVAL TYPE
Building Plan

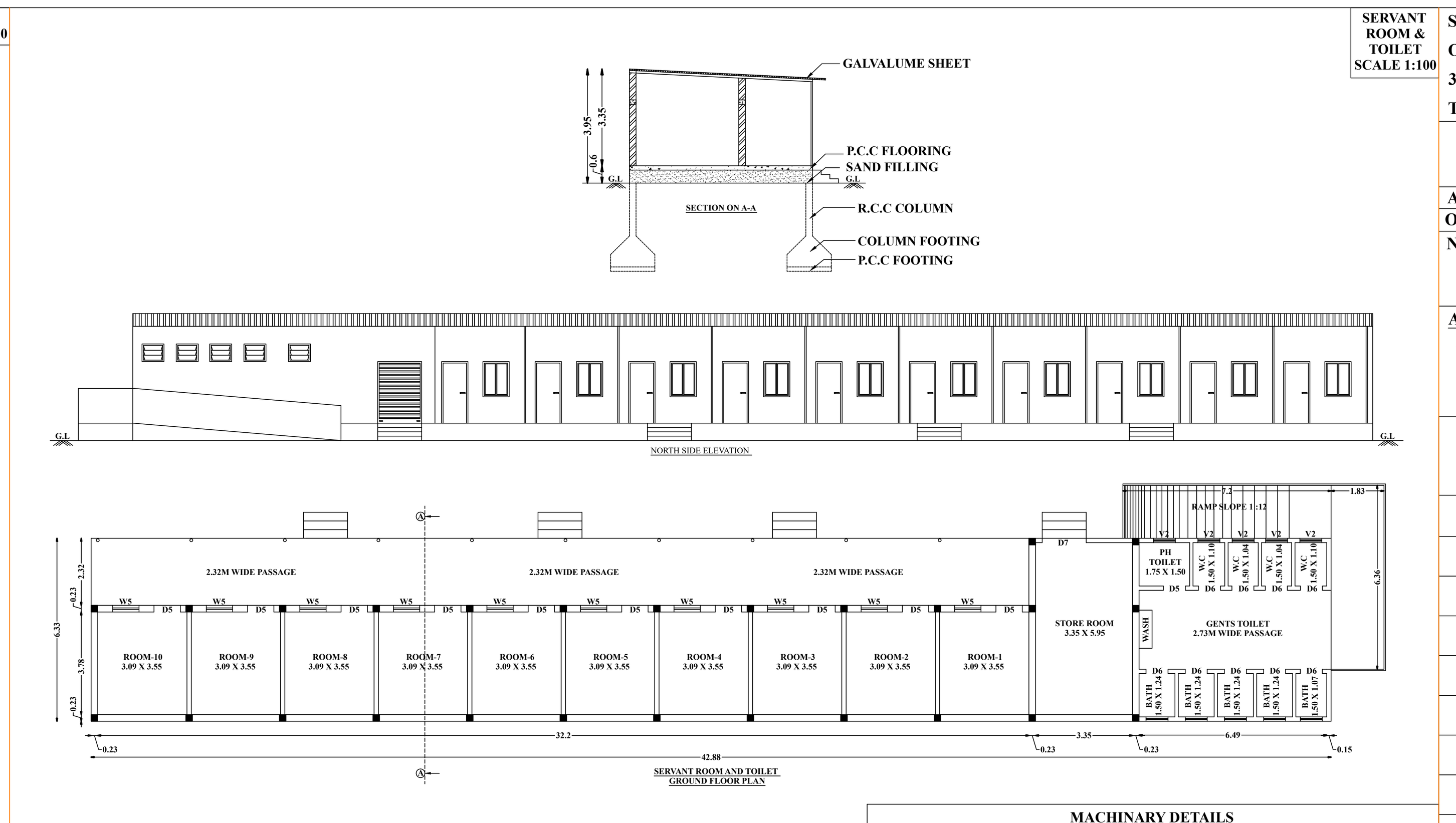
ISSUING AUTHORITY
DTCP

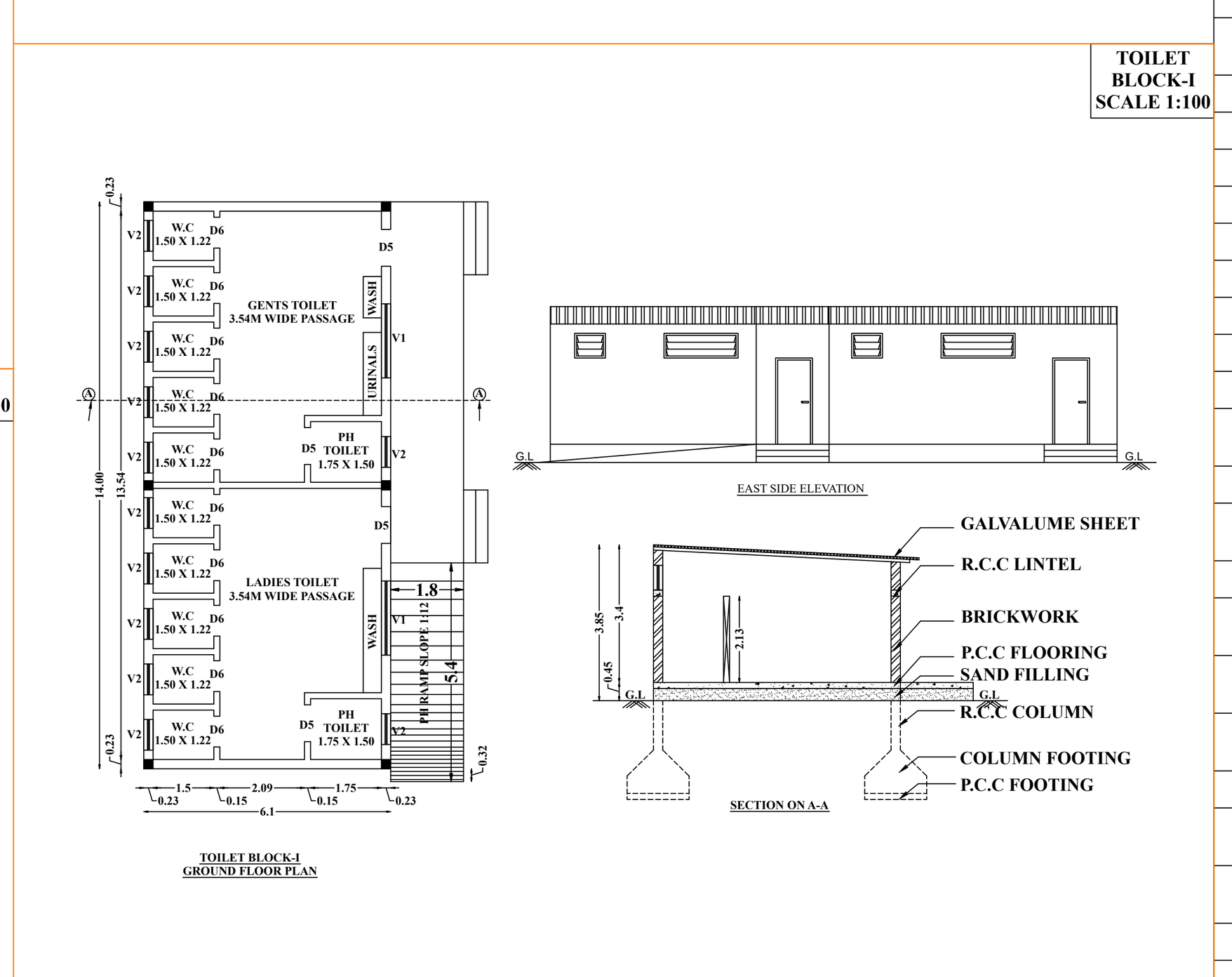
The approval as the planning authority issued it, reproduced in full behind this page.

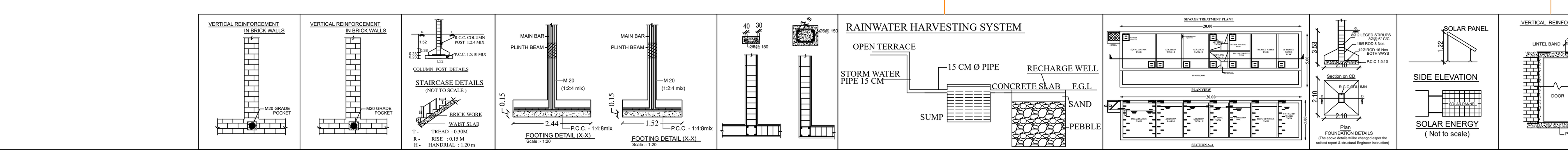
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.











SITE AND DETAILED PLAN SHOWING EXISTING AND PROPOSED CONSTRUCTION OF RCC ROOF AND GALVALUME SHEET ROOF INDUSTRY BUILDING WITH 328.00HP IN S.F.No:164/3B, 165/1B1A1 AT KARAIPUDHUR VILLAGE, PALLADAM TALUK, TIRUPPUR DISTRICT.

CATEGORY OF INDUSTRY - RED - S.No.40 - YARN/TEXTILE PROCESSING INVOLVING ANY EFFLUENT/EMISSION GENERATING PROCESS INCLUDING BLEACHING, DYEING, PRINTING AND COLOURING - 328.00 HP

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO: SWP/BPA/947565/2026 DATED: 09/09/2026

NAME OF THE APPLICANT :

1. MR.P.KESAVAR SENTHIL S/O MR. PAZHANISAMY
2. MRS.K.SUMATHI W/O MR.P.KESAVAR SENTHIL

AREA DETAILS :

AS PER PATTA - 34450.00 Sq.m
AS PER DOCUMENT - 8.51 Acre (or) 34438.75 Sq.m
AS PER SUPER IMPOSED - 34298.83 Sq.m

ALREADY APPROVED BY DEPUTY DIRECTOR , COIMBATORE ZONE, TOWN AND COUNTRY PLANNING OFFICE AND NUMBERED AS ம.வ/(கோ.ம) எண்:159/2012, தொ.வ.ம.(கோ.ம) எண்:26A/2012, 26B/2012, 26C/2012.

DESCRIPTION	TOTAL AREA (SQ.M)		
	FSI	NON FSI	TOTAL
MACHINERY HALL - 1 (Not Constructed As Per Approved Plan)	1146.12	-	1146.12
OPEN VERANDAH - 2 (Not Constructed As Per Approved Plan)	37.36	-	37.36
BOILER ROOM - 3 (Not Constructed As Per Approved Plan)	90.06	-	90.06
GENERATOR ROOM - 4 (Not Constructed As Per Approved Plan)	27.32	-	27.32
OFFICE BLOCK - 5 (Not Constructed Yet)	79.83	-	79.83
SECURITY - 6 (Not Constructed As Per Approved Plan)	11.25	-	11.25
TOILET BLOCK - 7 (Not Constructed As Per Approved Plan)	50.93	-	50.93
LADIES HOSTEL - GF - 8 (Not Constructed Yet)	125.93	-	125.93
LADIES HOSTEL - FF (Not Constructed Yet)	125.93	-	125.93
LADIES HOSTEL - HEAD ROOM (Not Constructed Yet)	-	21.09	21.09
GENTS HOSTEL - 9 (Not Constructed Yet)	109.01	-	109.01
STAFF QUARTERS - 10 (Not Constructed As Per Approved Plan)	58.92	-	58.92
TOTAL AREA	1862.66	21.09	1883.75

REVISION OF EXISTING BUILDING AREA DETAILS (A)

DESCRIPTION	BUILDING AREA (SQ.M)		
	FSI	NON FSI	TOTAL
WATCHMAN BOOTH			
GROUND FLOOR	6.25	-	6.25
BLOCK - A (PUMP ROOM)			
GROUND FLOOR	9.66	-	9.66
TOILET BLOCK			
GROUND FLOOR	85.40	-	85.40
BLOCK - B (MAIN BUILDING)			
GROUND FLOOR	2121.58	-	2121.58
MEZZANINE FLOOR	270.60	-	270.60
BLOCK-C (RO PLANT)			
GROUND FLOOR	96.41	-	96.41
BLOCK- D (WASTE STORAGE ROOM)			
GROUND FLOOR	110.78	-	110.78
BLOCK - E (STAFF QUARTERS)			
GROUND FLOOR	397.53	-	397.53
BLOCK - F (CHEESE WINDING GODOWN)			
GROUND FLOOR	368.38	-	368.38
HEAD ROOM	-	23.46	23.46
BLOCK - H (DORMITORY)			
GROUND FLOOR	1734.10	-	1734.10
SERVANT ROOM			
GROUND FLOOR	271.43	-	271.43
TOTAL - A	5472.12	23.46	5495.58

PROPOSED ADDITIONAL BUILDING AREA DETAILS (B)

DESCRIPTION	BUILDING AREA (SQ.M)		
	FSI	NON FSI	TOTAL
BLOCK - G (STOCK HALL - I)			
GROUND FLOOR	1493.32	-	1493.32
TOTAL - B	1493.32	-	1493.32
GRAND TOTAL (A+B)	6965.44	23.46	6988.90

FLOOR SPACE INDEX = $\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{6965.44}{34298.83}$ = 0.20 < 2.00

OSR REQUIRED	3445.00 Sq.m(10.00%)
OSR PROVIDED	3452.69 Sq.m(10.02%)

HEIGHT OF THE BUILDING - 9.96M

MACHINARY DETAILS

S.NO		HP	NOS	USAGE HP
1	15 KG VESSELS	5.00	4 NOS	20
2	3 KG VESSEL	4.00	1 NOS	4.00
3	25 KG VESSELS	5.00	2 NOS	10
4	40 KG VESSEL	9.00	1 NOS	9.00
5	50 KG VESSEL	12.00	1 NOS	12.00
6	100 KG VESSEL	15.00	1 NOS	15.00
7	200 KG VESSEL	20.00	1 NOS	20.00
8	HYDRO	4.00	2 NOS	8.00
9	DRYER	6.00	1 NOS	6.00
10	CONE WDG MC	144 DRUMS	1 NOS	10.00
11	ALITHIRA WDG MC	96 DRUMS	1 NOS	10.00
12	5000 MTR MC	132 HEADS	1 NOS	33.00
13	LAB PEAKER MC	1.00	2 NOS	2.00
14	FASTNESS CHECKING MC	1.00	1 NOS	2.00
15	SG PNEMATIC COMPARASER	10.00	1 NOS	10.00
16	SSM MACHINE	100 HEADS	1 NOS	2.00
17	LG COMPARASER	10.00	1 NOS	10.00
18	RESHMI CH WDG MC	240 DRUMS	1 NOS	10.00
19	VINESWARA CH WDG MC	120 DRUMS	1 NOS	10.00
20	TERMAX BOILER	13.00	1 NOS	13.00
21	EVAPRATOR	15.00	1 NOS	15.00
22	ADFT MC	10.00	1 NOS	10.00
23	RO PLANT & ITS MACHINES	50.00	1 NOS	50.00
24	LIGHT LINE , COMPUTER, AC, FAN	1.00	1 NOS	10.00
25	AIR COOLER	4.00	1 NOS	4.00
26	FIRE ROOM PUMP & MOTOR	23.00	1 NOS	23.00
TOTAL HP		328.00 HP		

TOTAL NO.OF LABOURS - 60	
GENTS	40
LADIES	20

REFERENCE

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

COLOR INDEX

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

JOINERY DETAILS

1	DOOR - D1	3.05 X 2.13
2	DOOR - D2	2.44 X 2.13
3	DOOR - D3	1.83 X 2.13
4	DOOR - D4	1.52 X 2.13
5	DOOR - D5	0.91 X 2.13
6	DOOR - D6	0.76 X 2.13
7	DOOR - D7	1.52 X 2.13
8	ROLLING SHUTTER - RS1	4.88 X 3.05
9	ROLLING SHUTTER - RS2	3.66 X 3.05
10	ROLLING SHUTTER - RS3	3.05 X 2.13
11	ROLLING SHUTTER - RS4	2.44 X 2.13
12	WINDOW - W1	3.05 X 1.52
13	WINDOW - W2	2.44 X 1.22
14	WINDOW - W3	1.52 X 1.22
15	WINDOW - W4	1.22 X 1.22
16	WINDOW - W5	0.91 X 1.22
17	WINDOW - W6	1.83 X 1.22
18	VENTILATOR - V1	1.83 X 0.61
19	VENTILATOR - V2	0.76 X 0.61

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 200 SQ.M OF OFFICE AREA	80.29/200	1	6 (2 P.H Included)
1 TWO WHEELER SPACE FOR EVERY 75 SQ.M OF WORKSHOP AREA	6885.15/75	92	134
1 CYCLE SPACE FOR EVERY 75 SQ.M OF WORKSHOP AREA	6885.15/75	92	144
1 LORRY SPACE FOR EVERY 750 SQ.M OF WORKSHOP AREA	6885.15/750	10	12
1 TWO WHEELER SPACE FOR EVERY 10 BEDS	60 BEDS	6	10

SANITARY UNIT	FOR MALE PERSONNEL				FOR FEMALE PERSONNEL			
	DESCRIPTION	PERSONS	REQ.	PRO.	DESCRIPTION	PERSONS	REQ.	PRO.
WATER CLOSET	3 FOR 36 TO 65 PERSONS	40	3	6	1 FOR 13-25 PERSONS	1	1	6
ABULATION TAPS	ONE IN EACH W.C.	-	3	6	ONE IN EACH W.C.	-	1	6
URINALS	2 FOR 21 TO 45 PERSONS	40	2	5	-	-	-	-
1 W.C FOR EVERY 8 BEDS		60 BEDS	REQUIRED - 8			PROVIDED - 8		
1 BATH FOR EVERY 8 BEDS		60 BEDS	REQUIRED - 8			PROVIDED - 8		
WASHING TAPS	ONE FOR EVERY 25 PERSONS					60	5	5
DRINKING WATER FOUNTAIN	ONE PER 100 PERSONS					60	1	2

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/Gr-I/2023/05/001
Registered Structural - TD/RSE/Gr-II/2024/06/003
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor), Stanes Road 4th Street, Avinashi Main Road, Tirupur -641602,
REGISTERED STRUCTURAL ENGINEER

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/Gr-I/2023/05/001
Registered Structural - TD/RSE/Gr-II/2024/06/003
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor), Stanes Road 4th Street, Avinashi Main Road, Tirupur -641602,
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
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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.