PP APPROVAL RECORD

Planning Permission

Survey 196/8

K.Ayyampalayam, 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.

Verified RealEstate™

3/350/2 Mettukuppam,
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Chennai 600 097, India

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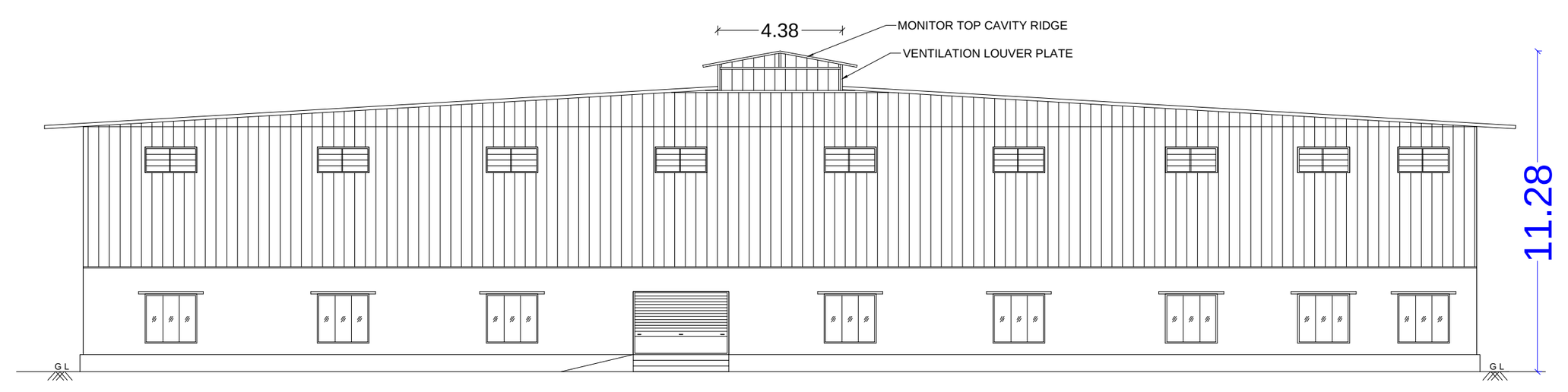
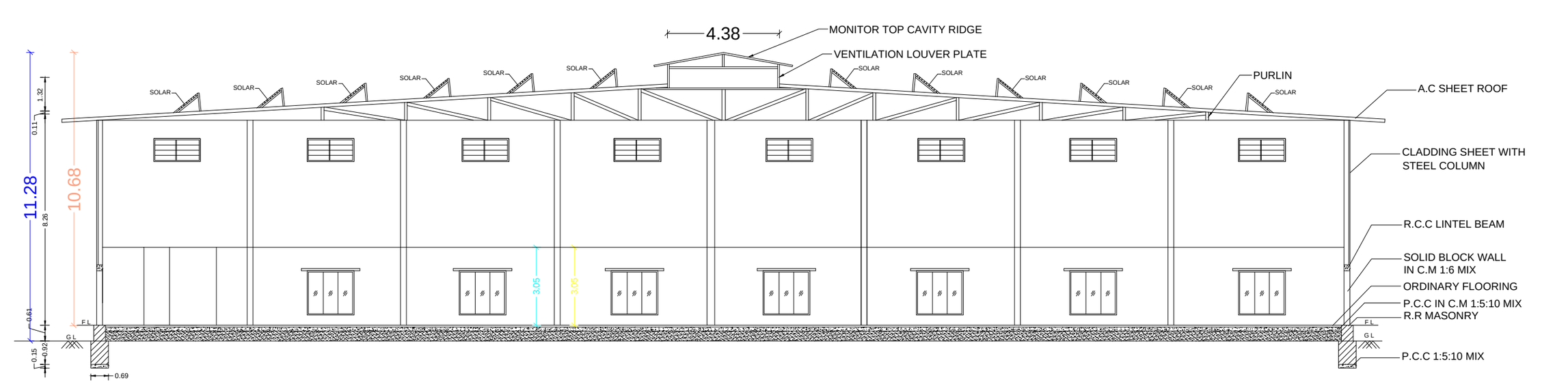
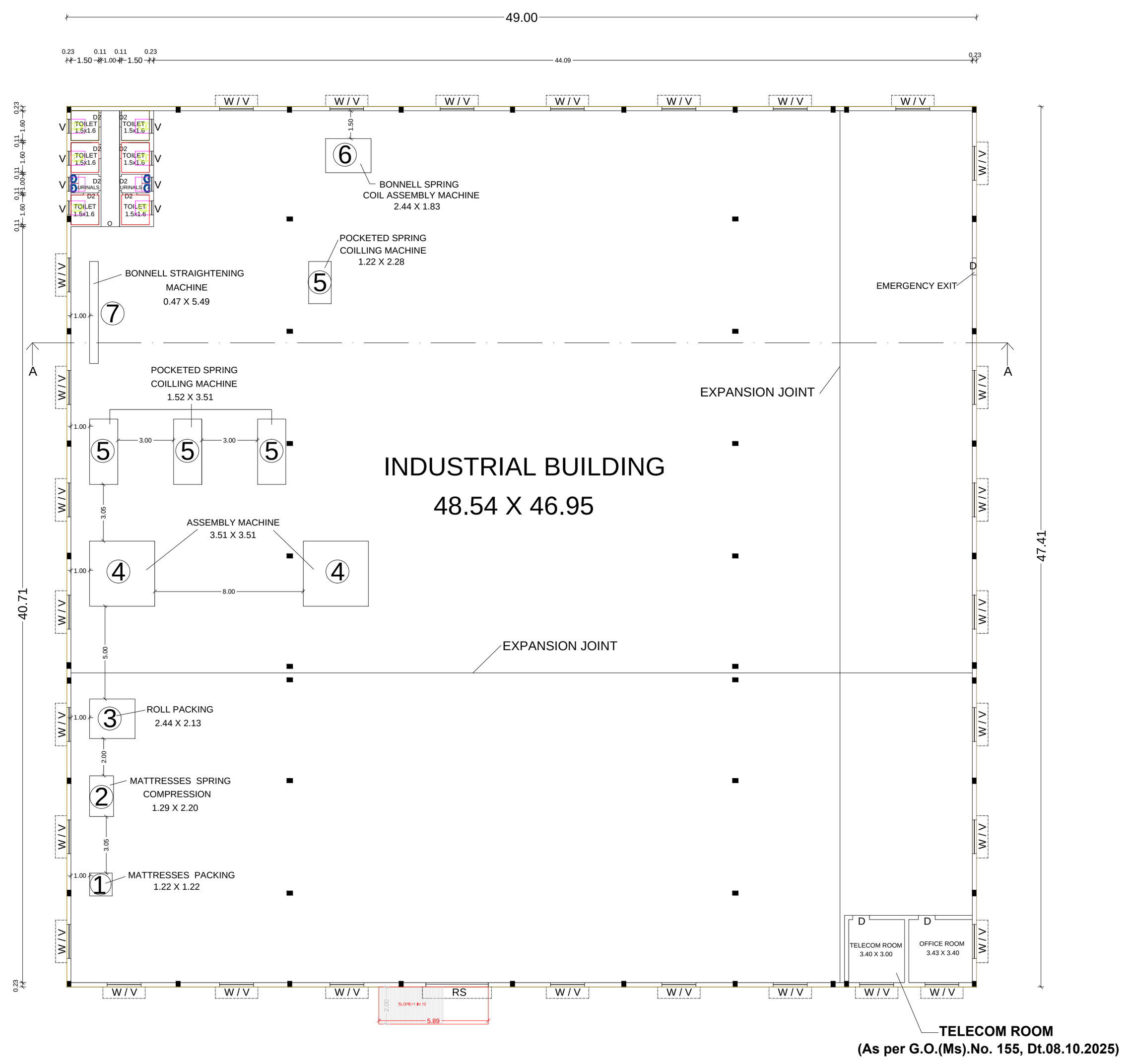
ONLINE APPLICATION NO: SWP/BPA/958797/2026
APPROVAL NO: BP/TCP(TD) NO: 145/2026



FRONT ELEVATION



SECTION ON - 'AA'

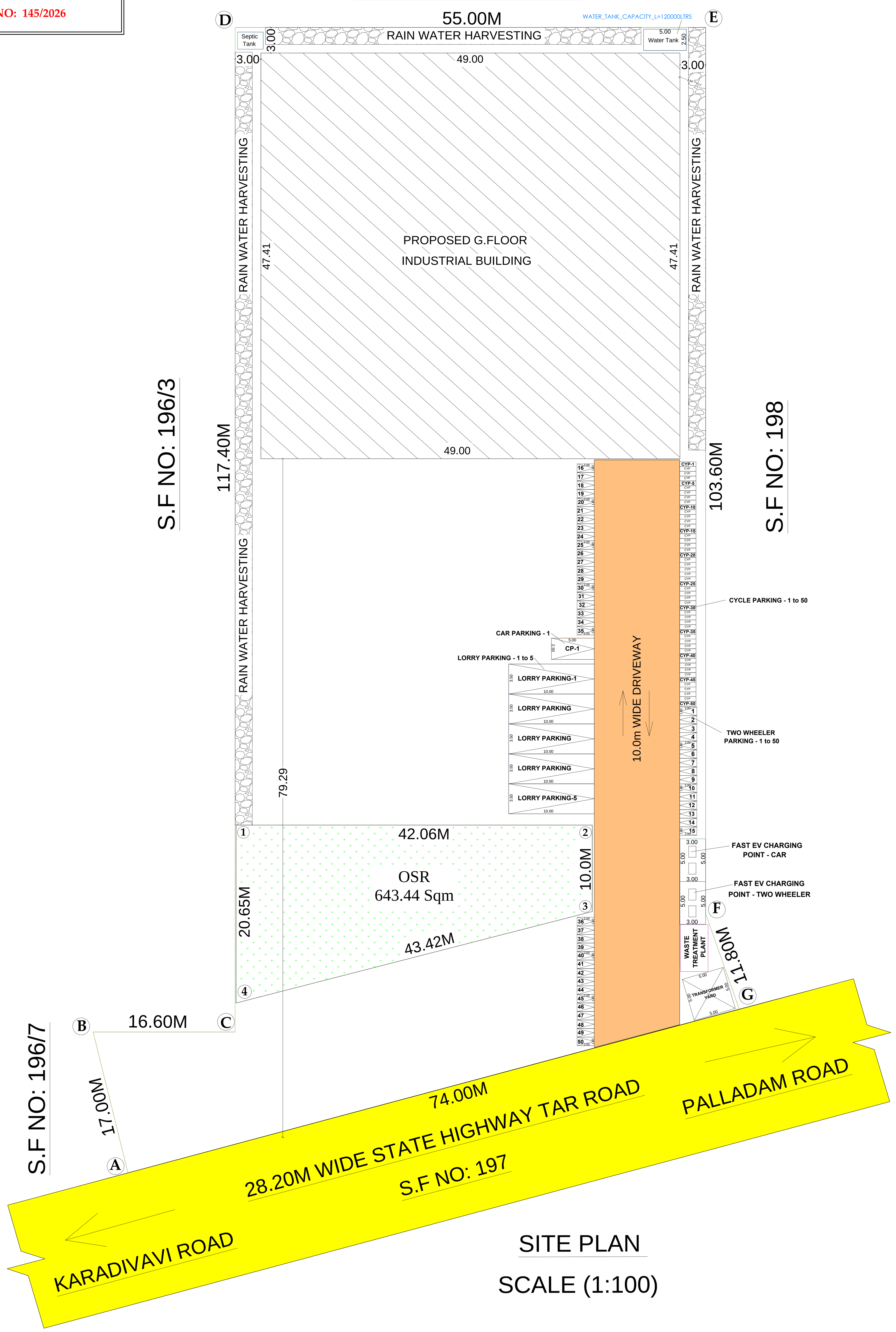


PRO.GROUND FLOOR PLAN

MACHINERY DETAILS				
S.NO.	NAME	NO'S	HP	TOTAL
1.	MATTRESS PACKING	2	5 HP	10.00
2.	MATTRESS SPRING COMPRESSION	2	10 HP	20.00
3.	ROLL PACKING	2	10 HP	20.00
4.	ASSEMBLY MACHINE	4	10 HP	40.00
5.	POCKETED SPRING COILING MACHINE	8	13.4 HP	107.20
6.	BONNELL STRAIGHTING MACHINE	1	30 HP	30.00
7.	BONNELL SPRING COIL ASSEMBLY MACHINE	2	7.4 HP	14.80
			TOTAL HP	242.00
	NO. OF LABOURS	20 NOS		

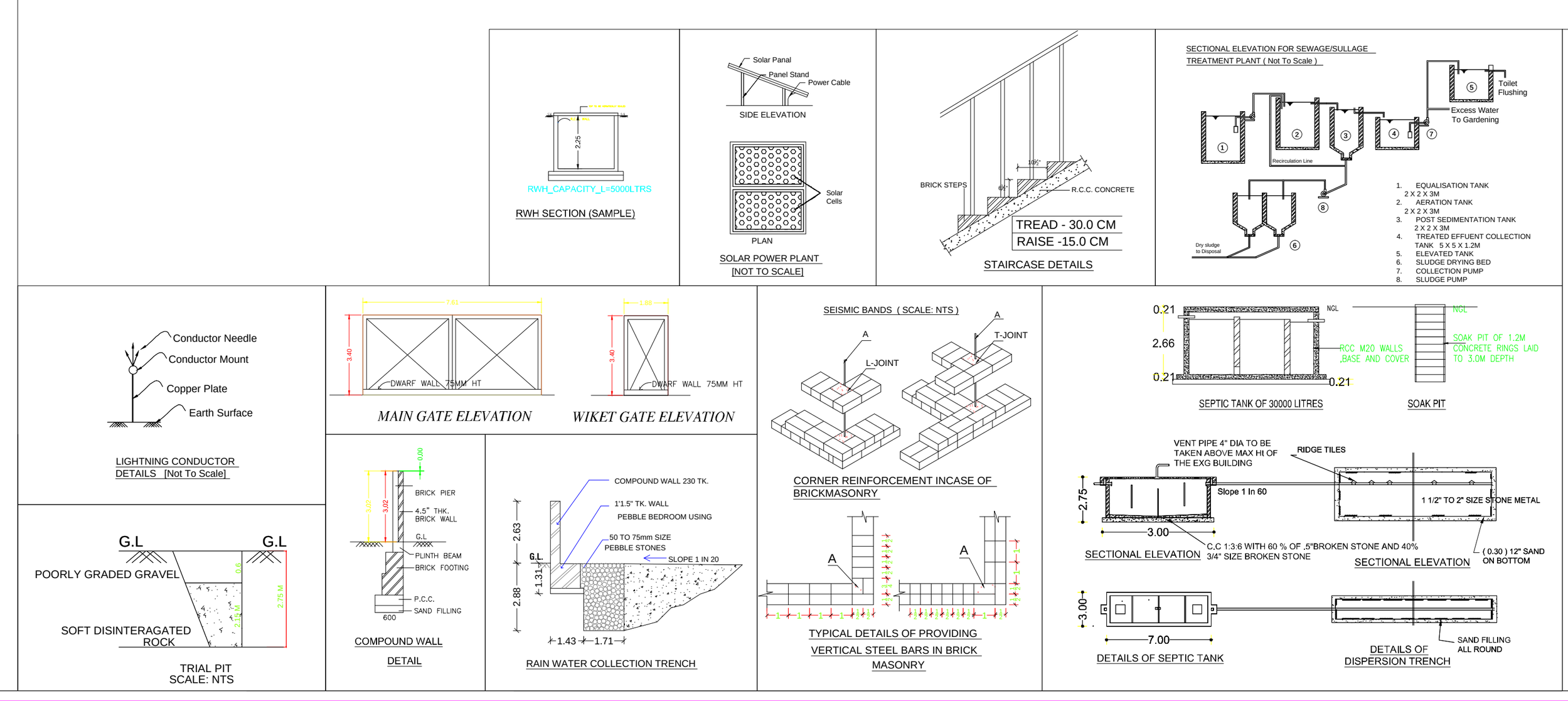
OLD S.F NO: 196/2

NEW S.F NO: 196/60



SITE PLAN

SCALE (1:100)



SITE & DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR A.C SHEET ROOF ORANGE CATEGORY - TEXTILE INDUSTRY (220HP) INDUSTRIAL BUILDING IN S.F.NO: 196/8, K.AYYAMPALAYAM VILLAGE & PANCHAYAT, PALLADAM TALUK, TIRUPPUR DISTRICT.

APPLICANT : Mr.ARUL PALANICHAMY, S/O.Mr.PALANICHAMY.

ALL DIMENSIONS ARE IN METRE:

SCALE:

PLAN : 1:100

SITE PLAN : 1:100

AREA DETAILS:	SQ.M
AREA OF THE SITE (As per document)	6394.00
AREA OF THE SITE (As per patta)	6394.00
AREA OF THE SITE (Superimposed)	6394.00

FLOORWISE BREAKUP DETAILS

BLOCK NAME	FLOOR NAME	FSI AREA IN Sq.m	NON FSI (in Sqm) (Deduction)	TOTAL BUILD UP AREA IN Sq.m
BLOCK-1 (Industrial Building)	GROUND FLOOR	2323.09	-	2323.09
GRAND TOTAL		2323.09	-	2323.09

FLOOR SPACE INDEX (FSI):

$$FSI = \frac{\text{BUILDING FSI AREA}}{\text{SITE AREA}} = \frac{2323.09}{6394.00} = 0.363 < 2.5$$

OPEN SPACE RESERVE (OSR):

$$\text{OSR } 10\% = \frac{\text{SITE AREA}}{100} \times 10 = \frac{6394.00}{100} \times 10 = 639.40 \text{ Sqm}$$

OSR REQUIRED = 639.40 Sqm	OSR PROVIDED = 643.44 Sqm

PARKING DETAILS:	REQUIRED PARKING SPACE	PROVIDED PARKING SPACE
CYCLE PARKING	47 Nos	50 Nos
TWO WHEELER PARKING	47 Nos	50 Nos
CAR PARKING	1 No	1 No
LORRY PARKING	5 Nos	5 Nos

JOINARY DETAILS:

RS	ROLLING SHUTTER	2.44 x 2.14
D	DOOR	0.91 x 2.14
W	WINDOW	1.83 x 1.83
V	VENTILATOR	0.76 x 0.76

COLOUR INDEX

SITE BOUNDARY	(green line)
BUILDING	(hatched)
EXISTING ROAD	(yellow)
DRIVE WAY	(brown)

APPLICANT

Rtn. Er. R.RAJAJI, BE., MIE, FIV.,
Chartered Engineer, Govt. Registered Engineer,
Govt. Registered Structural Engineer, Govt. Registered Valuer,
196, Four Corner, Trichy Road, Palladam - 641 664.
valuerrajaji@gmail.com
Cell : 98422 32435, 88072 32435 Ph : 04255 -255435
TD/RSE/Gr-II/2024/07/007

STRUCTURAL ENGINEER

Rtn. Er. R.RAJAJI, BE., MIE, FIV.,
SHRI SENTHUR ASSOCIATES
Engineers , Builders & Valuers
196, Four Corner, Trichy Road, Palladam - 641 664.
valuerrajaji@gmail.com
Cell : 98422 32435, 88072 32435 Ph : 04255 -255435
TD/RE-I/2024/07/001

REGISTERED ENGINEER

APPROVAL AUTHORITY

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

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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.