Verified RealEstate™

REFERENCE
3/2026-2027

ISSUED
16 November 2026

PP APPROVAL RECORD

# Planning Permission

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

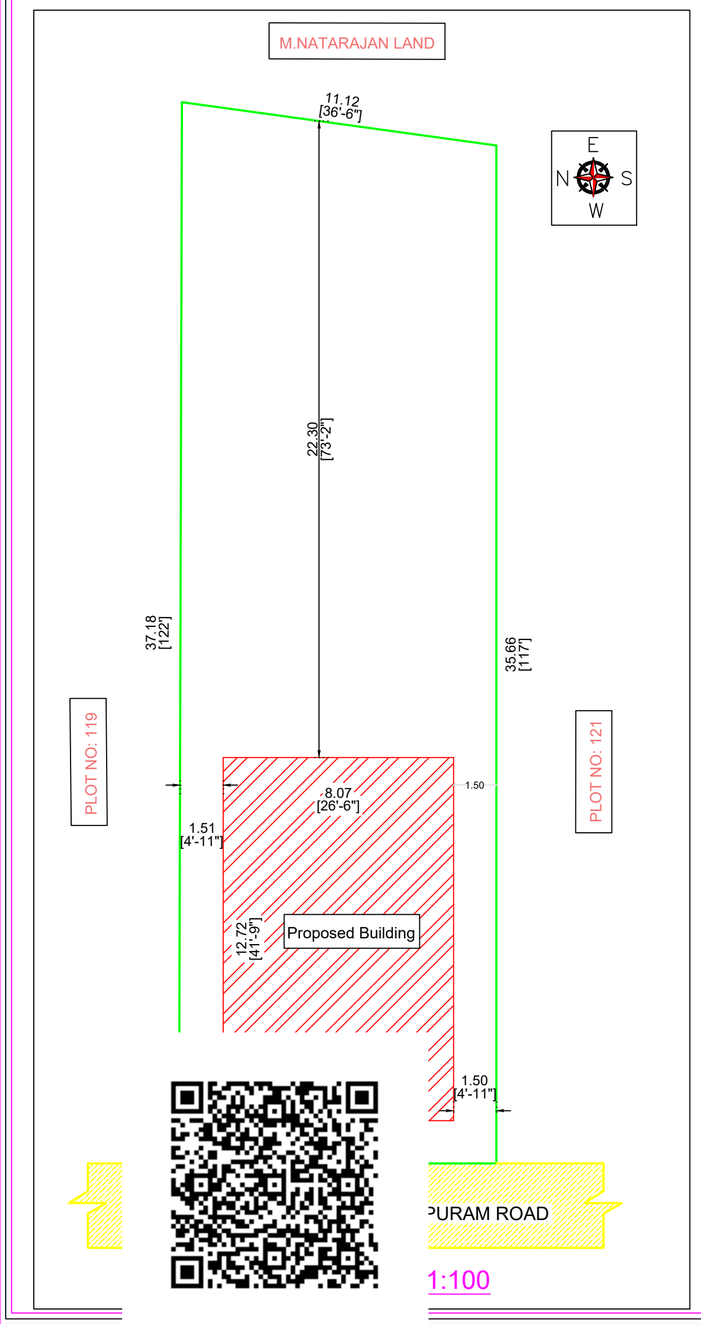
hello@verified.realestate
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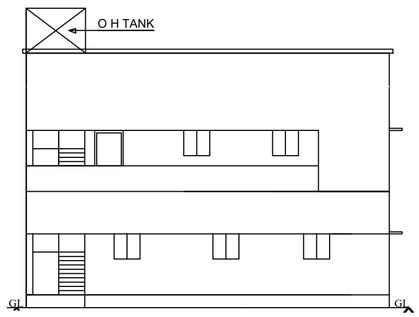
DIGITALLY VERIFIED RECORD

# Plan Showing The Proposed Construction of R.C.C Roof Commercial Building in Ground Floor And Residential Building in First Floor At Old Sf.No:289/1, New SF.No:289/1A1A1A , And Patta No: 1141, Arul Jothi Nagar,Site No:120,Uthiyur Village , Sengodampalayam Village Panchayat,Kangeyam Taluk,Tiruppur District.

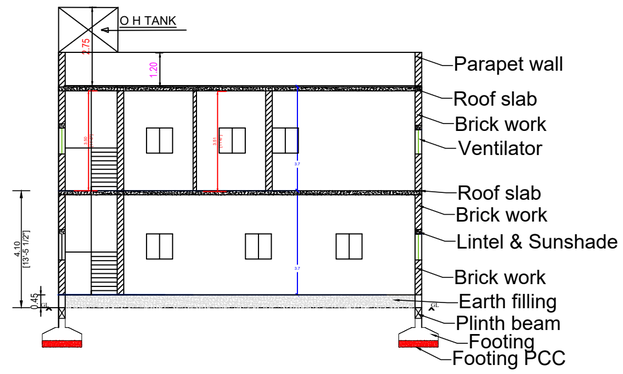
DTCP: DTCP/P/H8E5ZEJJ/2026/7293

## Applicant Name : Mr.N.Kuppusamy ,S/O.Nachimuthu .

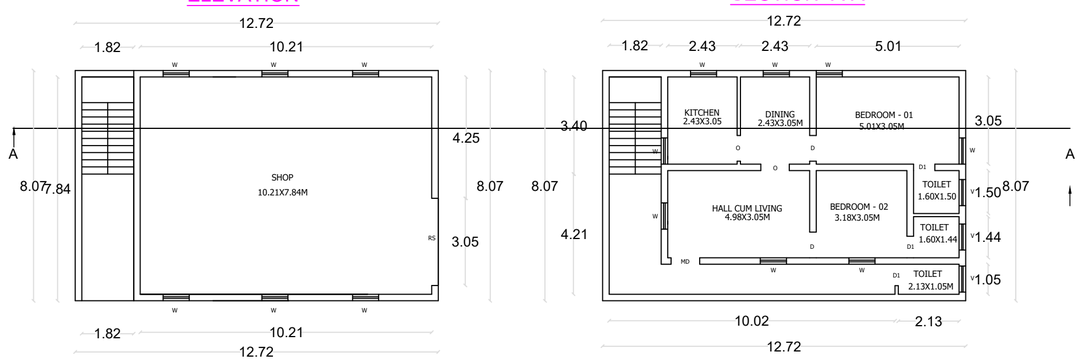


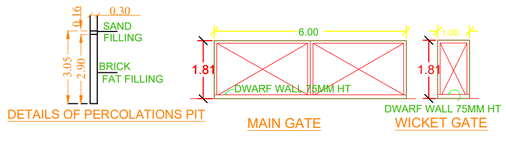

ELEVATION




SECTION -A-A

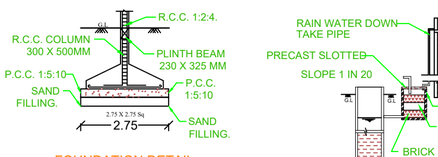



GROUND FLOOR




DETAILS OF PERCOLATIONS PIT — MAIN GATE — WICKET GATE

FIRST FLOOR

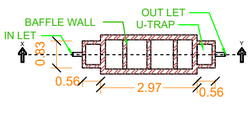



FOUNDATION DETAIL

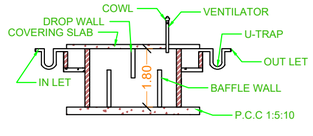
LEGEND




RAIN WATER HARVESTING SYSTEM

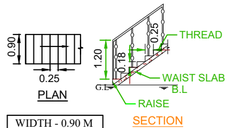



Using 'U' type trap 2 Nos in inlet, outlet &Vent pipe will be covered with Mosquito proof covering net in inner side and top of vent pipe.



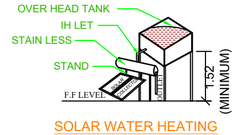

SECTION ON ' XY'

SEPTIC TANK DETAILS PLAN




WIDTH - 0.90 M
TREAD - 0.25M
RISE - 0.175 M

STAIRCASE DETAILS




SOLAR WATER HEATING SYSTEM

| SCALE 1:100 | SHEET No: 1 |
|---|---|

ALL DIMENSIONS ARE IN "METER"

| AREA DETAILS | SQ.FT | SQ.MT |
|---|---|---|
| TOTAL AREA OF SITE BY DOCUMENT | 4324.50 | 401.76 |
| TOTAL AREA OF SITE BY FMB/PATTA | 4324.50 | 401.76 |
| AREA AS ON SITE | 4324.50 | 401.76 |
| PROPOSED COMMERCIAL CONSTRUCTION AREA IN G.F | 1104.91 | 102.65 |
| PROPOSED RESIDENTIAL CONSTRUCTION AREA IN F.F | 1104.91 | 102.65 |
| TOTAL FSI AREA | 2209.83 | 205.30 |
| OPEN SPACE AREA | 3219.59 | 299.11 |
| | | |
| | | |

| JOINERY DETAILS:- | | SQ.FT | SQ.MT |
|---|---|---|---|
| R.S | ROLLING SHUTTER | 8'0" X 7'0" | 2.43 X 2.10 |
| D | DOOR | 3'0" X 7'0" | 0.90 X 2.10 |
| D1 | DOOR | 3'0" X 7'0" | 0.90 X 2.10 |
| W | WINDOW | 3'9" X 4'6" | 1.14 X 1.35 |
| V | VENTILATOR | 3'0" X 2'0" | 0.90 X 0.60 |
| G.W | GLASS WINDOW | 3'3" X 3'0" | 1.00 X 0.90 |

$$\text{PLOT COVERAGE} = \frac{102.65}{401.76} = 25.55\ \%$$

$$\text{F.S.I} = \frac{205.30}{401.76} = 0.51$$

SUPER IMPOSED BOUNDARY ------
PROPOSED CONSTRUCTION ------
EXISTING ROAD ------

APPLICANT SIGNATURE

Mr.N.Kuppusamy ,S/O.Natchimuthu .

Er.G.SATHISH KUMAR, M.E.,Structural
CHARTERED ENGINEER (AMI 980370)
77, Sowndamman Kovil Street,
Vaduganathapuram,
KUNDADAM - 638 702.
DHARAPURAM.
Ph.No: 99421 11078

ENGINEER SIGNATURE

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.