PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

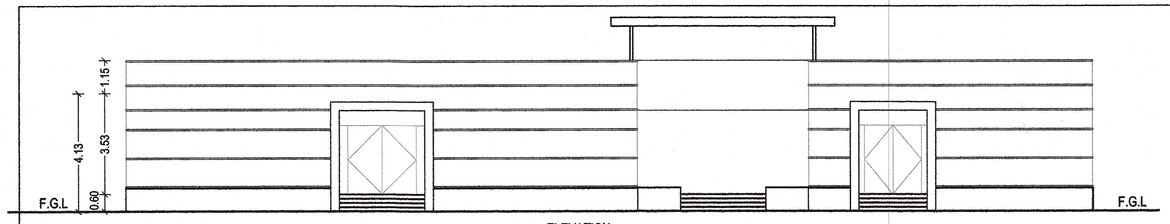
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

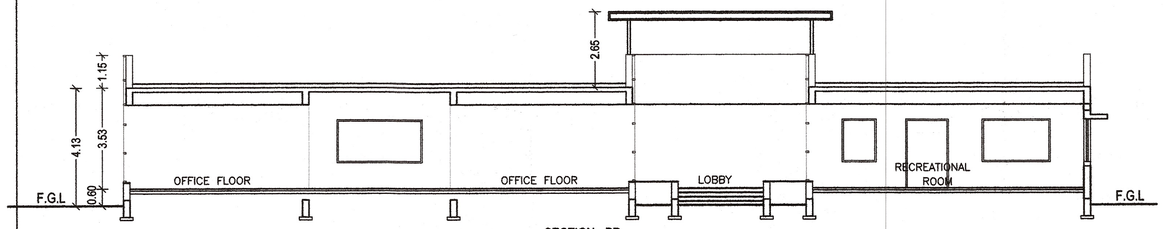
The approval as the planning authority issued it, reproduced in full behind this page.

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

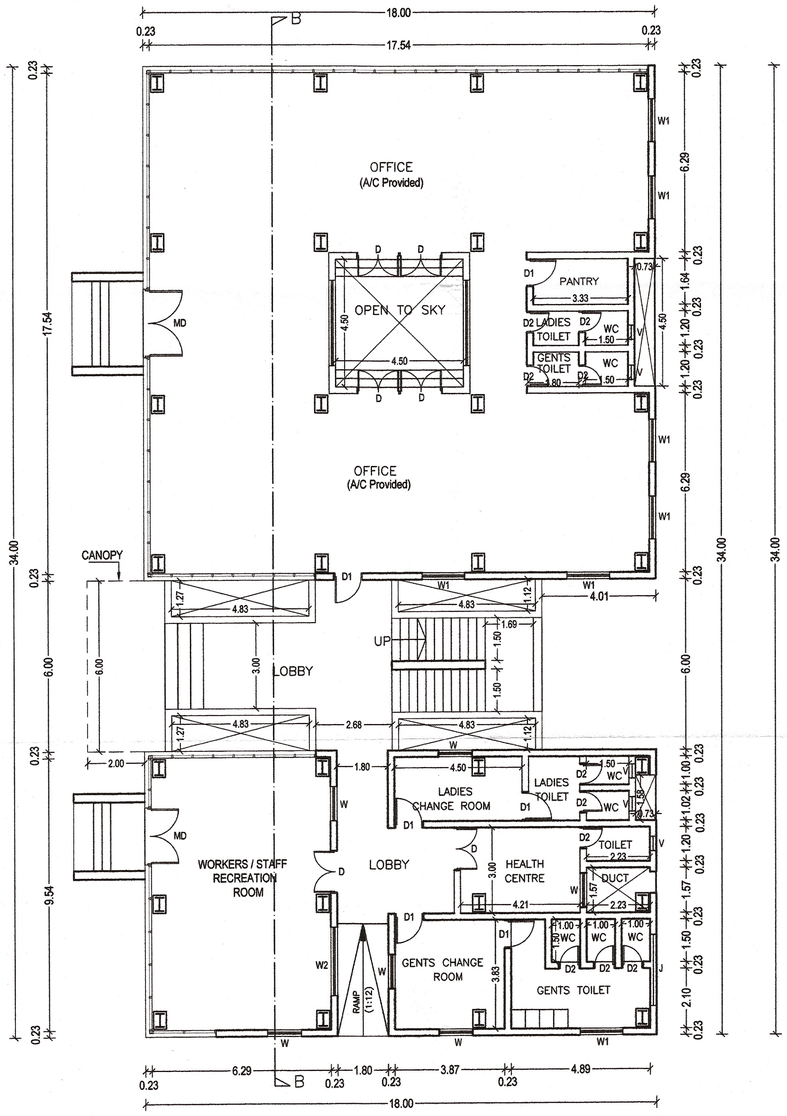
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING OF M/S. IVAR CARBONS PRIVATE LIMITED, AT PLOT NO. N-1, N-2, R-28, R-29 & R-30, SIPCOT INDUSTRIAL PARK @ PERUNDURAI, INGUR VILLAGE PANCHAYAT , PERUNDURAI TALUK, ERODE DISTRICT - 638 052 (SURVEY NOS. 183 PART, 185 PART, 186 PART & 189 PART)



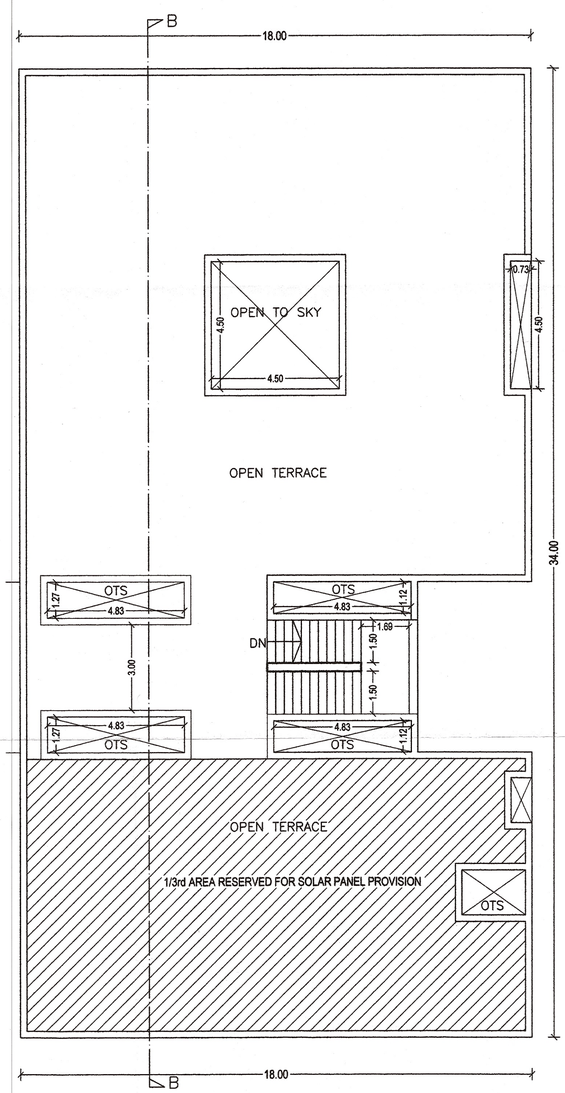
ELEVATION
BLOCK 2 - OFFICE BUILDING



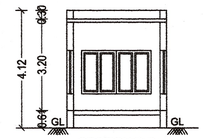
SECTION - BB
BLOCK 2 - OFFICE BUILDING



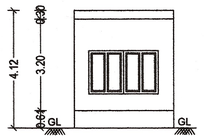
GROUND FLOOR PLAN
BLOCK 2 - OFFICE BUILDING



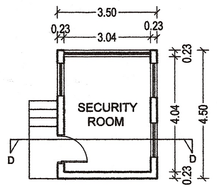
TERRACE FLOOR PLAN
BLOCK 2 - OFFICE BUILDING



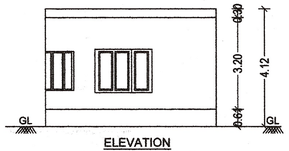
SECTION D-D
SECURITY ROOM - 1
(BLOCK 4)



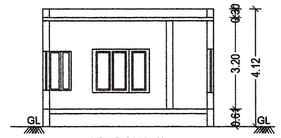
ELEVATION
SECURITY ROOM - 1
(BLOCK 4)



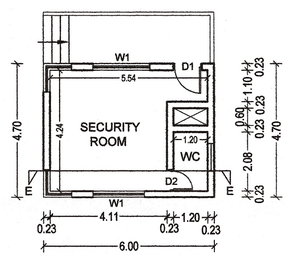
PLAN
SECURITY ROOM - 1
(BLOCK 4)



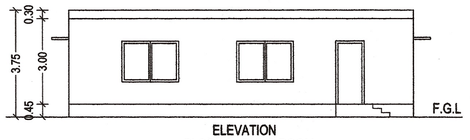
ELEVATION
SECURITY ROOM - 2
(BLOCK 5)



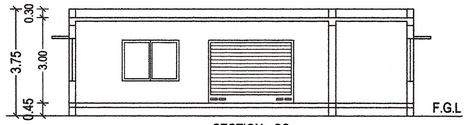
SECTION E-E
SECURITY ROOM - 2
(BLOCK 5)



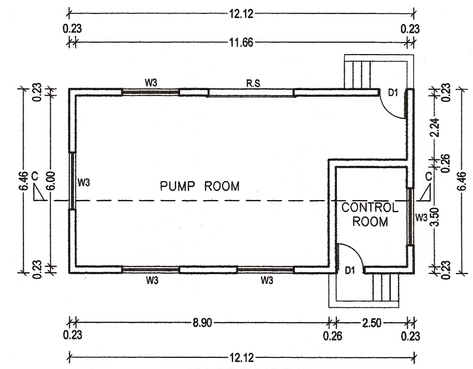
PLAN
SECURITY ROOM - 2
(BLOCK 5)



ELEVATION
BLOCK 3 - PUMP ROOM



SECTION - CC
BLOCK 3 - PUMP ROOM



GROUND FLOOR PLAN
BLOCK 3 - PUMP ROOM

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE IN M
RS	ROLLING SHUTTER	3.00 X 2.10
MD	DOOR	2.00 X 2.10
D	DOOR	1.50 X 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	1.20 x 1.50
W1	WINDOW	1.50 x 1.50
W2	WINDOW	2.40 x 1.50
V	VENTILATOR	0.70 x 0.60

COLOUR INDEX :
PROPOSED

N

TITLE :

BLOCK 2, BLOCK 3, BLOCK 4, BLOCK 5 -
FLOOR PLANS, ROOF PLAN, SECTION & ELEVATION

SCALE - 1 : 100

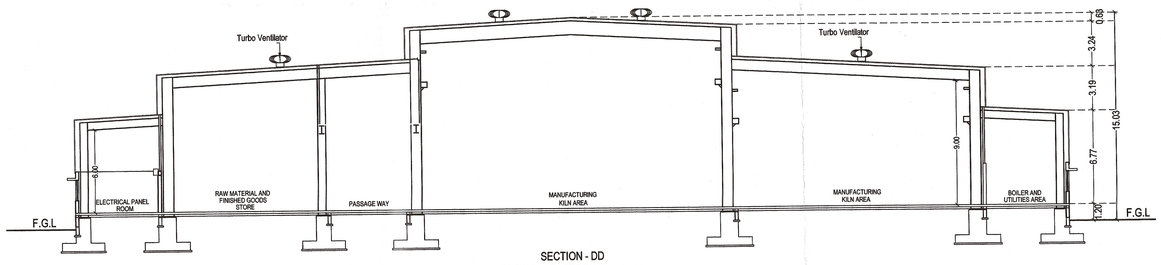
For IVAR CARBONS PRIVATE LIMITED
Director

OCCUPIER / LEASE HOLDER SIGNATURE

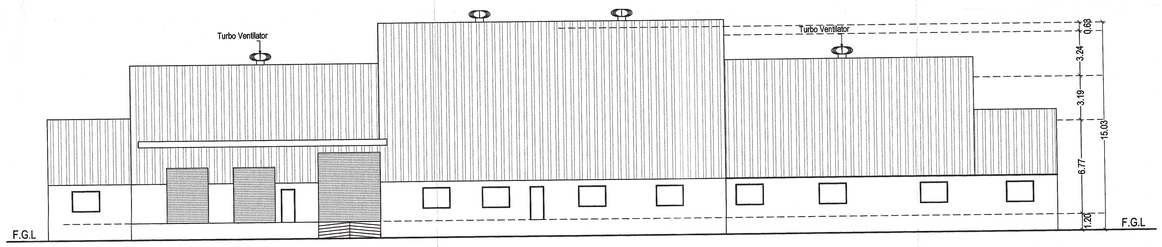
Dinesh Architect
Reg No: TYLR/RN/DR-I/2018/05/001
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai-600 054.
dhinesh.architect@gmail.com
+91 73730 89060 / 99003 66666

Er.S.MOSES ARANGANATHAN
B.E, M.E(Struct.) FIE, FIA(Struct.)., FIV.,
DTCP Registered Structural Engineer-Grade-I (SE)
DTCP Reg.No. CGLRGN/SE/Gr-I/2019/08/033
Maduravoyal, Chennai-600095
Email Id: mosessomu@gmail.com

ARCHITECT | STRUCTURAL ENGINEER

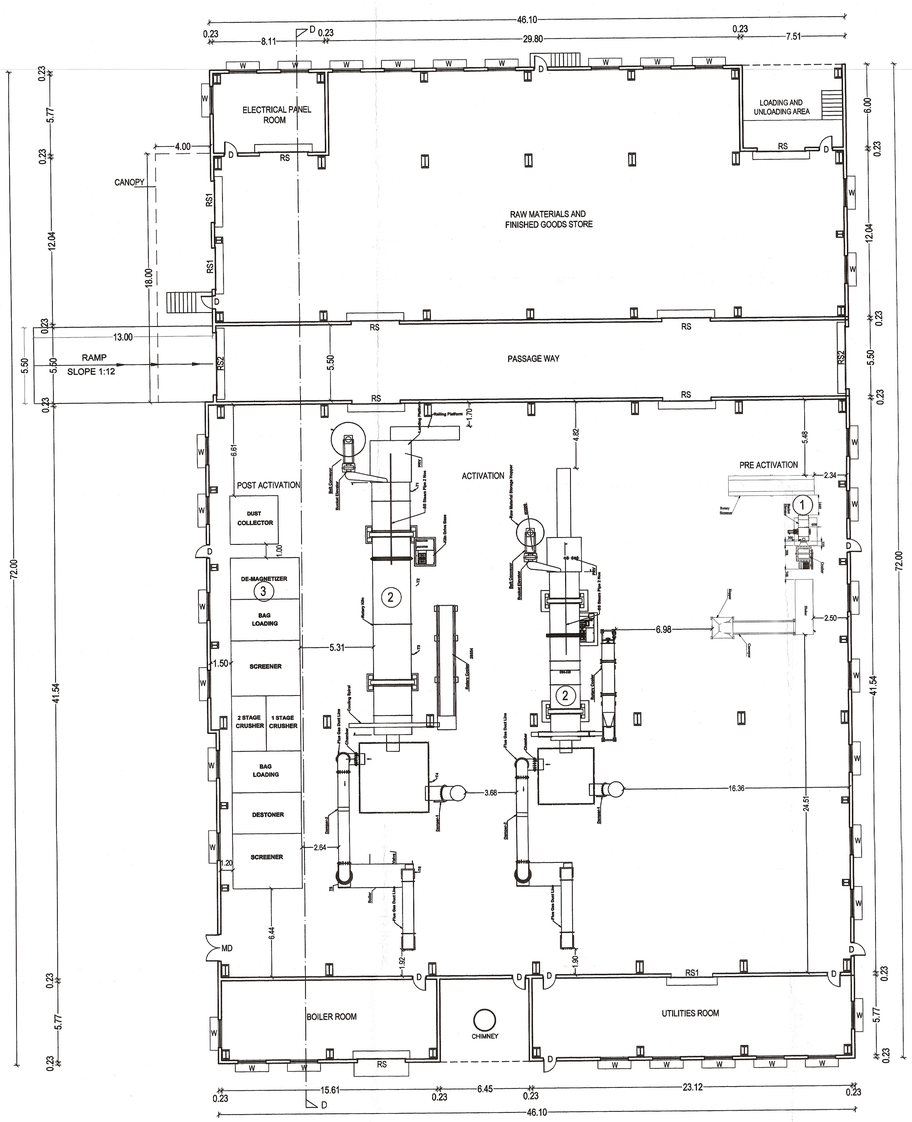


SECTION - DD
BLOCK 1 - FACTORY BUILDING

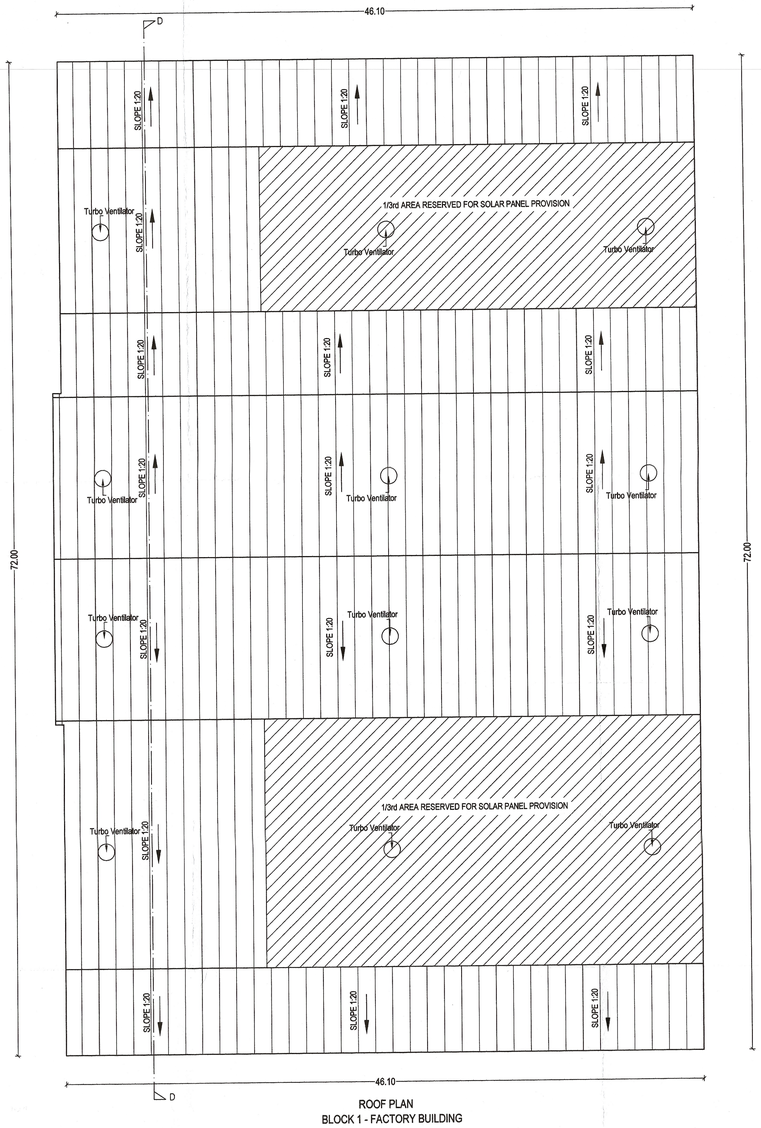


ELEVATION
BLOCK 1 - FACTORY BUILDING

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING OF M/S. IVAR CARBONS PRIVATE LIMITED, AT PLOT NO. N-1, N-2, R-28, R-29 & R-30, SIPCOT INDUSTRIAL PARK @ PERUNDURAI, INGUR VILLAGE PANCHAYAT , PERUNDURAI TALUK, ERODE DISTRICT - 638 052 (SURVEY NOS. 183 PART, 185 PART, 186 PART & 189 PART) .



GROUND FLOOR PLAN
BLOCK 1 - FACTORY BUILDING



ROOF PLAN
BLOCK 1 - FACTORY BUILDING

LIST OF MACHINERIES

REF.	NAME OF THE MACHINERY	QTY	EACH HP	H.P
1	Pre Activation Belt Conveyor / Rotary / Crusher / Elevator	1 set	28.00	28.00
2	Activation Rotary Kiln / Cooler / Boiler / Conveyor / Pump	1 set	92.00	92.00
3	Post Activation Destoner / Dust Collector / Screener / Crusher	1 set	32.00	32.00
	TOTAL			152.00

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE IN M
RS	ROLLING SHUTTER	3.00 X 2.10
MD	DOOR	2.00 X 2.10
D	DOOR	1.50 X 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	1.20 x 1.50
W1	WINDOW	1.50 x 1.50
W2	WINDOW	2.40 x 1.50
V	VENTILATOR	0.70 x 0.60

COLOUR INDEX :
PROPOSED

N

TITLE :
BLOCK 1 - FLOOR PLANS, ROOF PLAN, SECTION & ELEVATION

SCALE - 1 : 150

For IVAR CARBONS PRIVATE LIMITED
Director

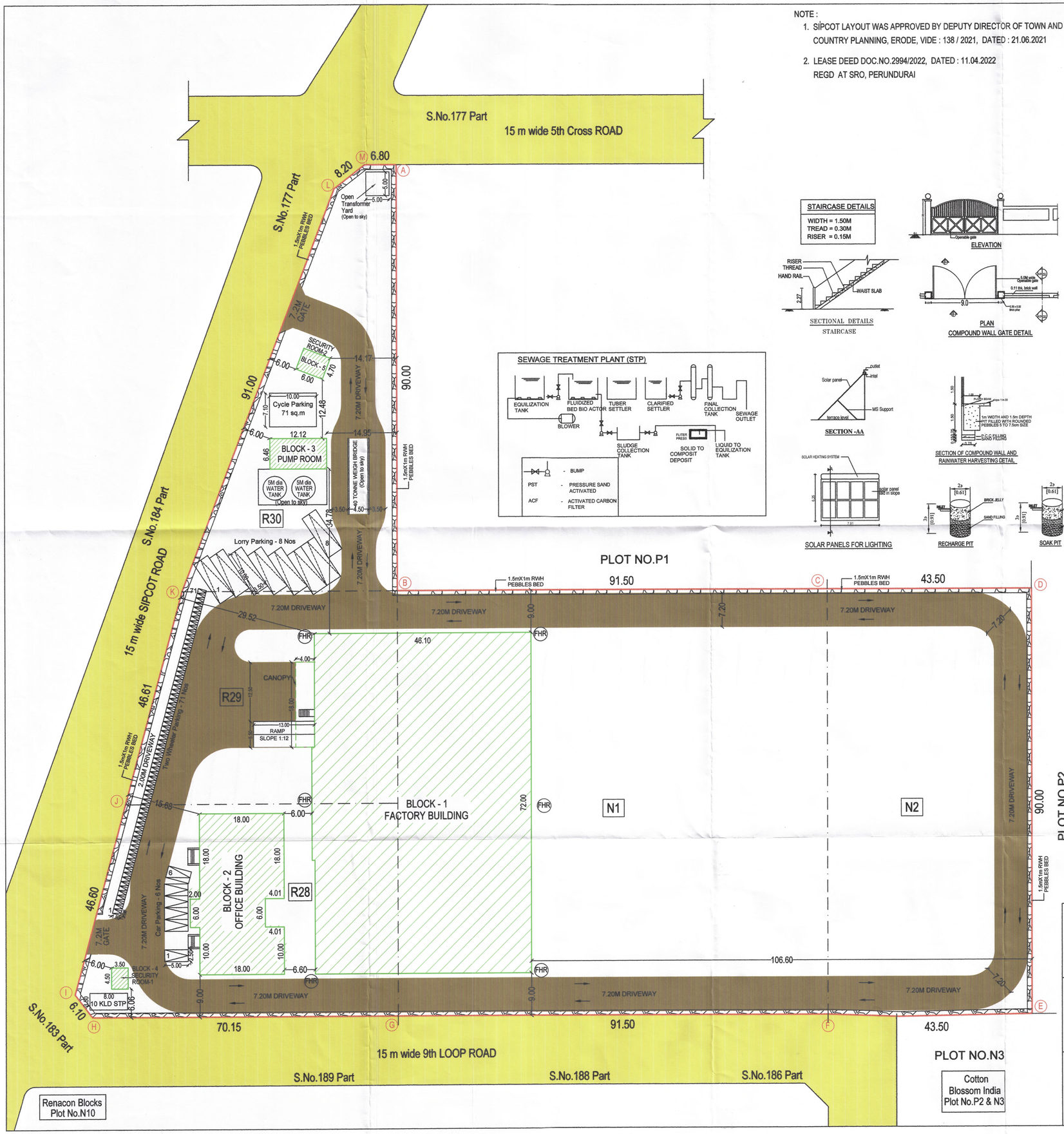
OCCUPIER / LEASE HOLDER SIGNATURE

Dinesh Architect
Reg No. TN/01/RAI/08155/05/081
D/1, 2nd Street, Kasthurbai Nagar, Adyar, Chennai-600 024.
dinesh.architect@gmail.com
+91 73730 83069 / 98405 88988

ARCHITECT

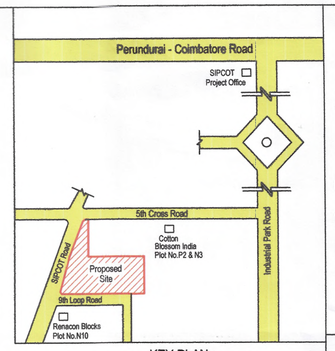
Er.S.MOSES ARANGANATHAN
B.E, M.E(Struct.) FIE, FIA(Struct.), FIV.,
DTCP Registered Structural Engineer-Grade I (SE)
DTCP Reg.No. CGLRGNSE/Gr-I/2019/008033
Maduravoyal, Chennai-600095
Email Id: moseesomc@gmail.com

STRUCTURAL ENGINEER



NOTE :

1. SIPCOT LAYOUT WAS APPROVED BY DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, ERODE, VIDE : 138 / 2021, DATED : 21.06.2021
2. LEASE DEED DOC.NO.2994/2022, DATED : 11.04.2022 REGD AT SRO, PERUNDURAI



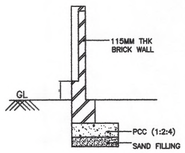
KEY PLAN
(NTS)

STAIRCASE DETAILS
WIDTH = 1.50M
TREAD = 0.30M
RISER = 0.15M

SECTIONAL DETAILS
STAIRCASE

ELEVATION

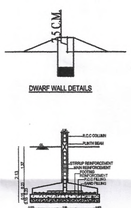
PLAN
COMPOUND WALL GATE DETAIL



SECTION
COMPOUND WALL DETAIL

SECTION -AA

SECTION OF COMPOUND WALL AND RAINWATER HARVESTING DETAIL



DWARF WALL DETAILS

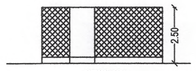
SOLAR PANELS FOR LIGHTING

RECHARGE PIT

SOAK PIT

SECTION

PLAN
FOUNDATION DETAIL



SECTION
OPEN TRANSFORMER YARD



PLAN
OPEN TRANSFORMER YARD

SEWAGE TREATMENT PLANT (STP)

SHEET NO. 1/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING OF M/S. IVAR CARBONS PRIVATE LIMITED, AT PLOT NO. N-1, N-2, R-28, R-29 & R-30, SIPCOT INDUSTRIAL PARK @ PERUNDURAI, INGUR VILLAGE PANCHAYAT , PERUNDURAI TALUK, ERODE DISTRICT - 638 052 .
(SURVEY NOS. 183 PART, 185 PART, 186 PART & 189 PART) .

INDUSTRY	:	MFR OF ACTIVATED CARBONS
INDUSTRY CATEGORY	:	RED / S.NO.60 OF TNCDBR'2019
TOTAL NO. OF WORKERS	:	40
HORSE POWER	:	152

PLOT EXTENT AS PER PLR / FMB / DOC - 19951.00 Sq.m (4.93 Acre)

AREA STATEMENT :-

S.NO.	BUILDING NAME	FSI AREA	NON FSI AREA	TOTAL BUILT-UP in sq.m
1	BLOCK 1 - FACTORY BUILDING	3405.60	-	3405.60
2	BLOCK 2 - OFFICE BUILDING	548.67	51.27	599.94
3	BLOCK 3 - PUMP ROOM	78.30	-	78.30
4	BLOCK 4 - SECURITY ROOM 1	15.75	-	15.75
5	BLOCK 5 - SECURITY ROOM 2	27.48	0.72	28.20
TOTAL		4075.80	51.99	4127.79

$$FSI - \frac{4075.80}{19951.00} - 0.204$$

Online Application No. SWP/BPA/006874/2023
SWP/DTCP/ERODE/Site Approval No.84/2023
SWP/DTCP/ERODE/Building Permission No.05/2023

PARKING STATEMENT :-

S.No	VEHICLE TYPE	SIZE	REQUIRED	PROVIDED
1.	LORRY	3.50 x 10.00 m	8 Nos	8 Nos
2.	CAR	2.50 x 5.00 m	6 Nos	6 Nos
3.	TWO WHEELER	1.00 x 1.80 m	71 Nos	71 Nos
4.	CYCLE	0.70 x 1.50 m	71 sq.m	71 sq.m

NOTE:-

1. ALL DOORS AND WINDOWS ARE OPEN OUTWARDS
2. SILL LEVEL OF WINDOW IS BELOW 1.00m.
3. DISTANCE BETWEEN M.C. AND JOINERY IS 1m.
4. ALL DIMENSIONS ARE IN METRE

FHR FIRE HOSE REEL

SPECIFICATIONS

FOUNDATION	:	COLUMN FOOTING
BRICK WORK	:	C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	:	C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	:	C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	:	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C. WORK	:	M25 GRADE
WOOD WORK	:	TEAK WOOD FRAMED
WEATHERING COARSE	:	BRICK JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF WEATHERING TILES

COLOUR INDEX :

- PROPOSED
- ROAD
- BOUNDARY
- DRIVEWAY

N

TITLE :

SCALE - 1 : 400

SITE PLAN

For IVAR CARBONS PRIVATE LIMITED
Director

OCCUPIER / LEASE HOLDER SIGNATURE

SURVEYOR / AD MAN	
DRAUGHTSMAN GRADE III	
ARCHITECTURAL ASSISTANT / PLANNING ASSISTANT	

Dhinesh T Architect
Reg No: TN/ER/RA/004172/2015/05/001
10/1, 2nd Street, Kasthuribai Nagar, Avadi, Chennai-600 054.
dhinesh.architect@gmail.com
+91 73730 83060 / 63003 66666

ARCHITECT

Er.S.MOSES ARANGANATHAN
B.E, M.E(Struct.) FIE, FIA(Struct.)., FIV.,
DTCP Registered Structural Engineer-Grade-I (SE)
DTCP Reg.No. CGLRGN/SE/Gr-I/2019/08/033
Maduravoyal, Chennai-600095
Email Id: mosessomu@gmail.com

STRUCTURAL ENGINEER

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.