

PP

APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE

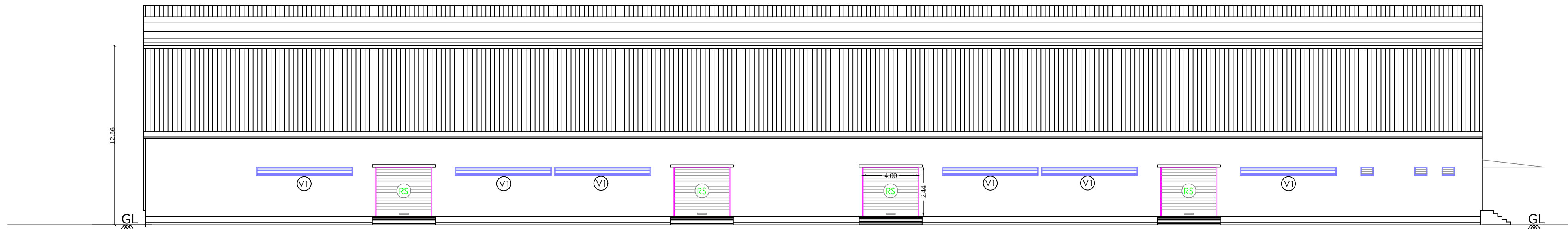
Building Plan

ISSUING AUTHORITY

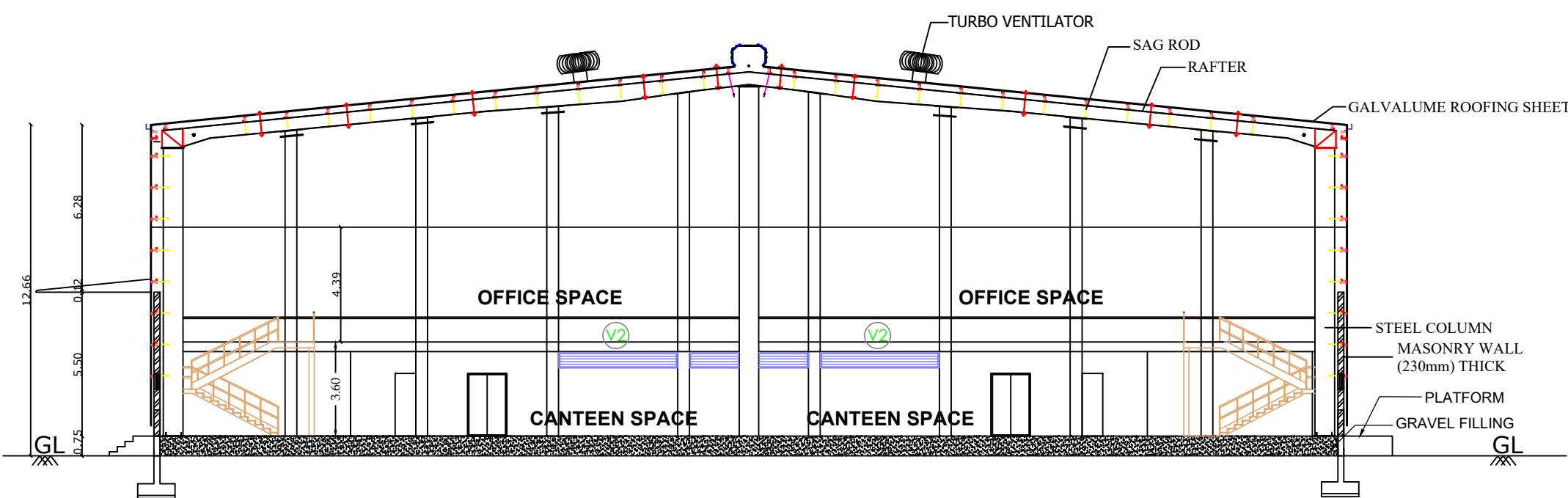
DTCP

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

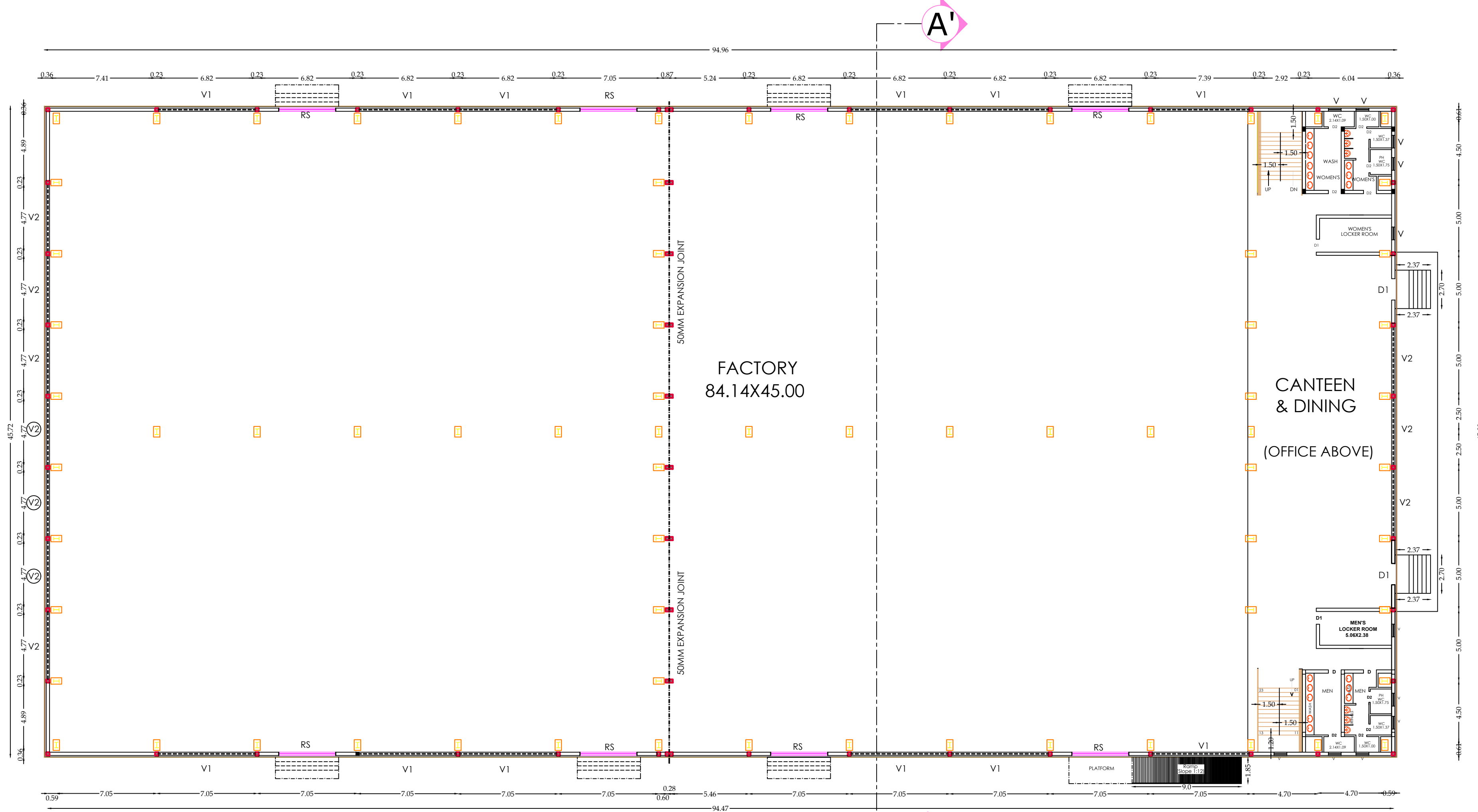
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



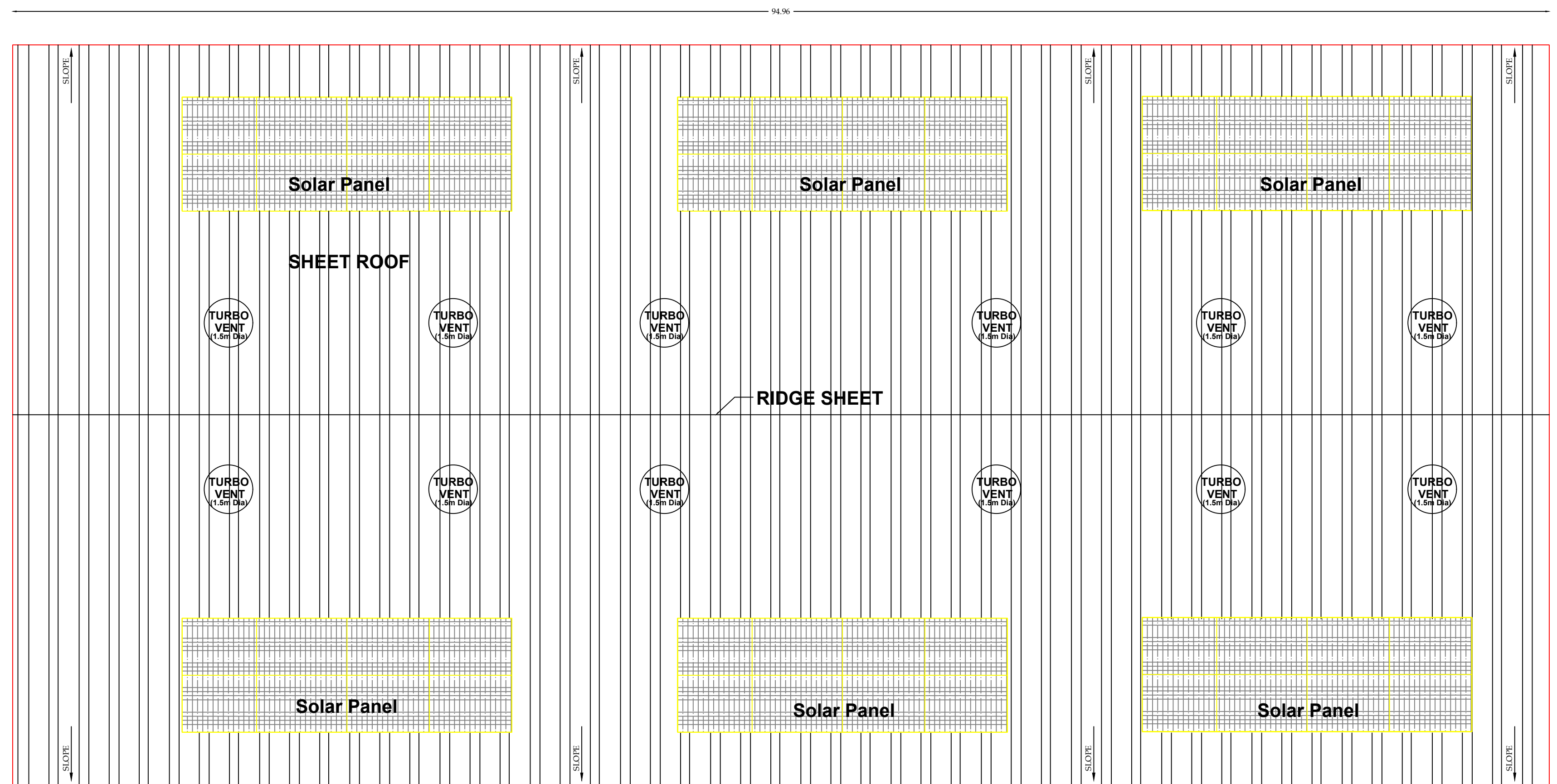
ELEVATION



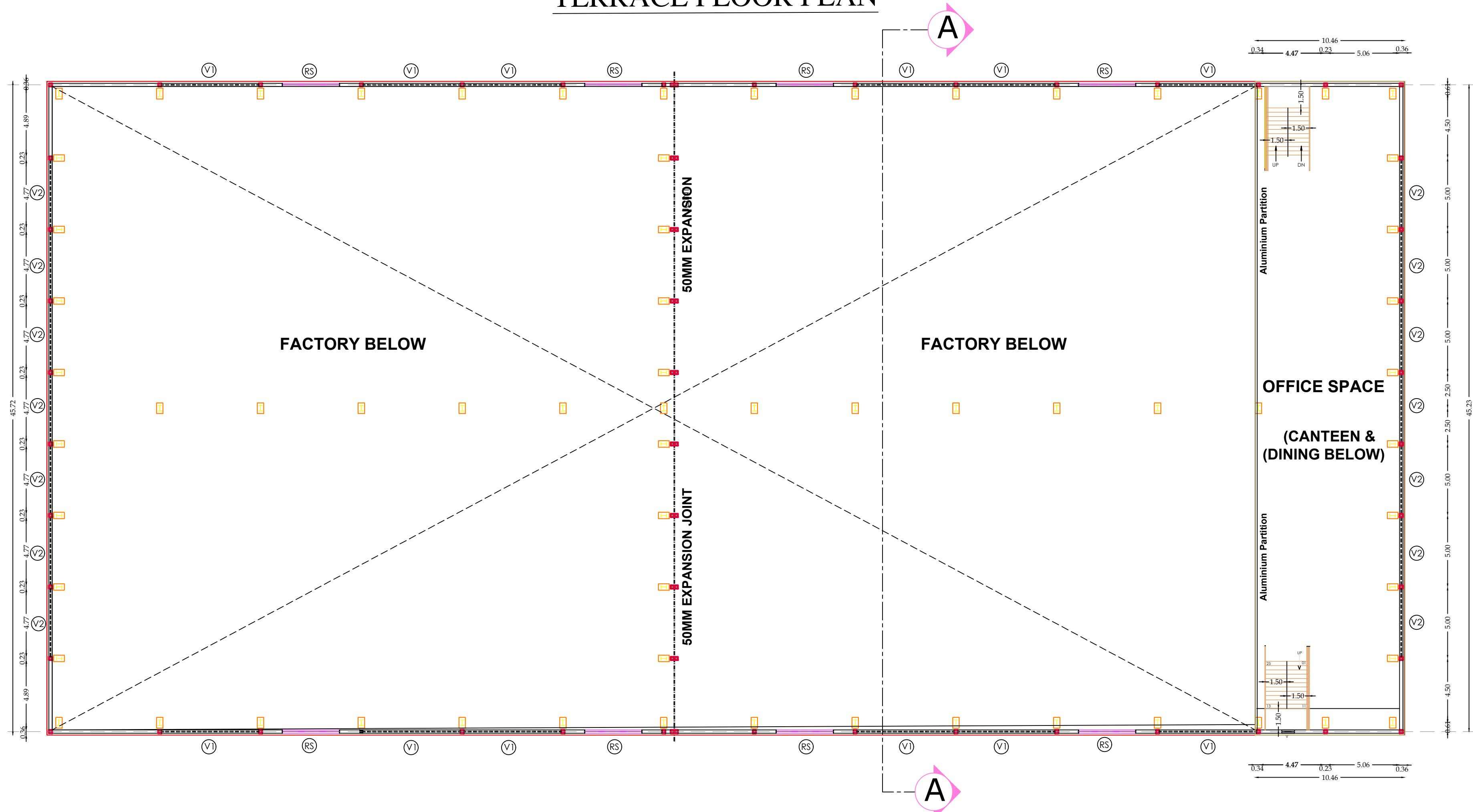
SECTION ON AA'



GROUND FLOOR PLAN



TERRACE FLOOR PLAN



OFFICE MEZZANINE FLOOR PLAN

FLOOR PLAN SHEET NO:2/3

PLAN SHOWING PROPOSED CONSTRUCTION OF PPGL SHEET ROOF GROUND FLOOR INDUSTRIAL BUILDING IN DTCP APPROVED SIPCOT LAYOUT SITE NO:PPA1, IN SF.NO: 191/7pt,194/3pt,204/1pt,205/1pt,2.3,4pt,5pt, 6pt,7pt, 9pt,10,11,12,13pt,14pt,15pt AT PERUNTHURAI VILLAGE, PERUNTHURAI TALUK, ERODE DISTRICT.

APPLICANT : Project Officer Sipcot Industrial Park



Scale 1:100

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
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BLOCK - 1 (FACTORY)			
GROUND FLOOR	4341.57	-	4341.57
MEZZANINE FLOOR	478.23	-	478.23
TOTAL	4819.80	-	4819.80

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
RS	Rolling Shutter	4.00 X 2.44
D	DOOR	1.83 X 2.13
D1	DOOR 1	1.20 X 2.13
D2	DOOR 2	0.76 X 2.13
W	WINDOW	3.05 X 1.22
V	VENTILATOR	1.00 X 0.62
V1	VENTILATOR	6.81 X 0.62
V2	VENTILATOR	4.77 X 0.62

Revised Approved SIPCOT Layout-L.P/E.D No.159/2022
Dated:19.05.2022
Site No - Plug & Play Area1

V.MANIKANDAN S.E
Engineer Grade - II (RS)
COIMBATORE LPA/SE/GR-II/05/2022
No.60, Anjanammangal,
Chinnavedampatti (P.O),
Coimbatore - 641 048.

Reg.Engineer

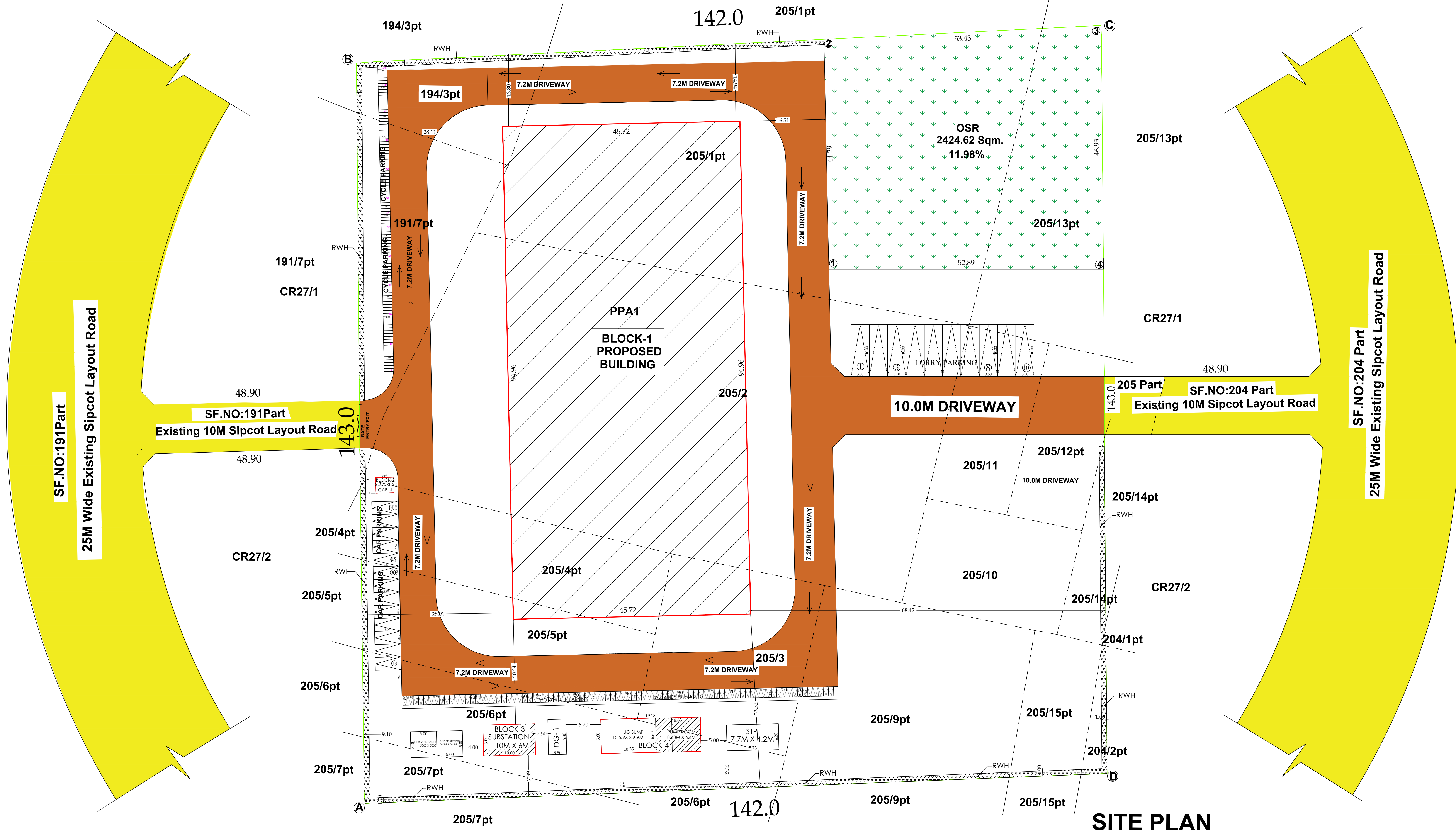
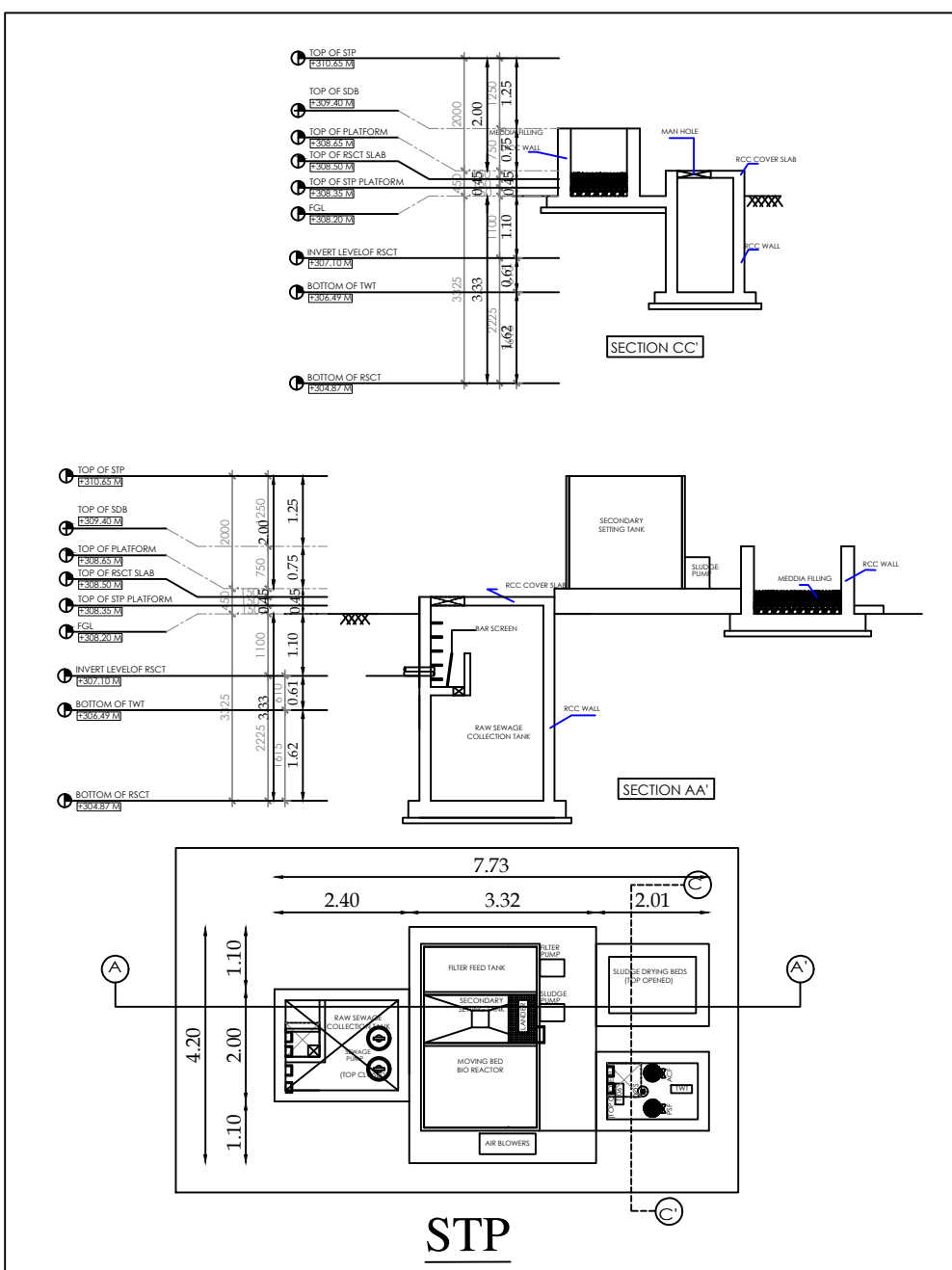
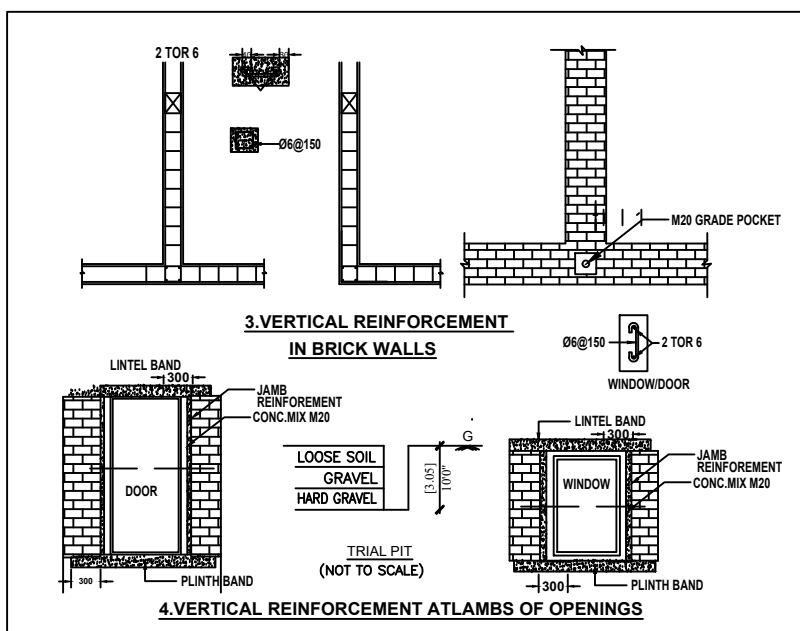
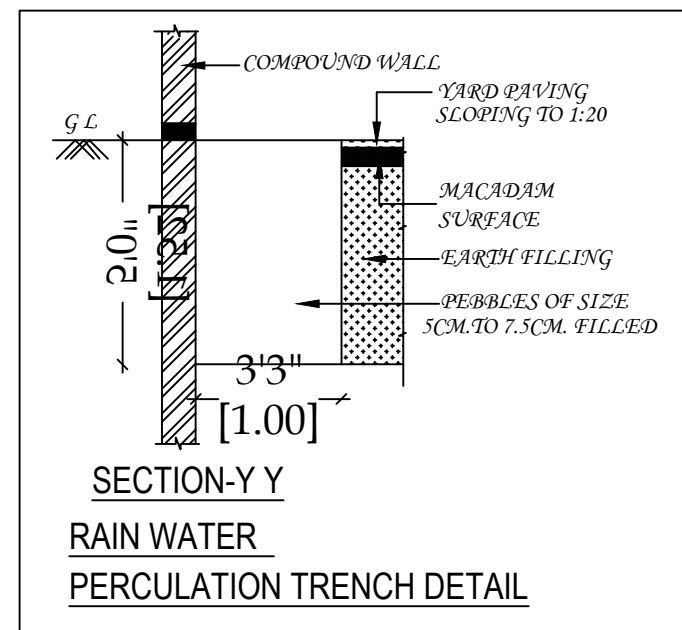
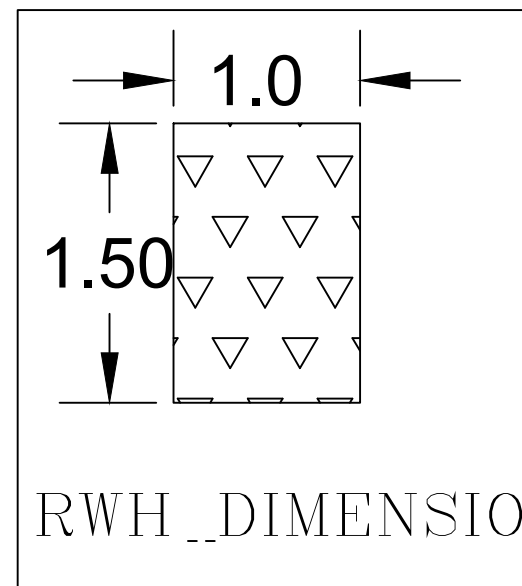
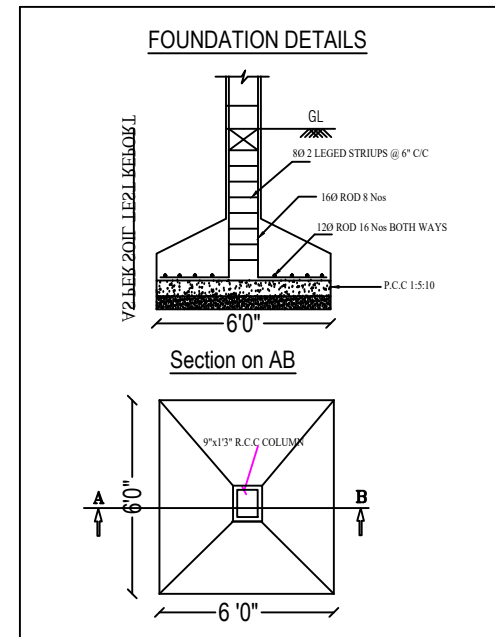
B. SENTHILKUMAR, M.E (Structural)
Licenced Building Surveyor
Coimbatore LPA/SE/GR-II/10/03/13
17112, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98666 52255

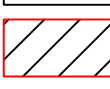
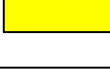
Structural Engineer

[Signature]

Applicant





SITE PLAN		SHEET NO: 1/3		
PLAN SHOWING PROPOSED CONSTRUCTION OF PPGL SHEET ROOF GROUND FLOOR INDUSTRIAL BUILDING IN DTCP APPROVED SIPCOT LAYOUT SITE NO:PPA1, IN SF:NO: 191/7pt,194/3pt,204/1pt,2pt,205/1pt,2,3,4pt,5pt, 6pt,7pt, 9pt,10,11,12,13pt,14pt,15pt AT PERUNTHURAI VILLAGE, PERUNTHURAI TALUK, ERODE DISTRICT.				
APPLICANT : Project Officer Sipcot Industrial Park				
INDUSTRIAL TYPE - GREEN CATEGORY				
		Scale 1:200		
AREA DETAILS:-				
AREA OF SITE AS PER LAYOUT - 20234.30 SQM				
SUPERIMPOSED PLOT AREA - 20306.00SQM				
BLOCK NO.	FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
BLOCK-1 FACTORY	GROUND FLOOR	4341.57	-	4341.57
	MEZZANINE FLOOR	478.23	-	478.23
	TOTAL	4819.80	-	4819.80
BLOCK-2 SECURITY ROOM	GROUND FLOOR	10.50	-	10.50
BLOCK-3 SUBSTATION	GROUND FLOOR	60.00	-	60.00
BLOCK-4 PUMP ROOM & UG SUMP	GROUND FLOOR	126.59	-	126.59
	GRAND TOTAL	5016.89	-	5016.89
$FSI = \frac{5016.89}{20306.00} = 0.247$				
PARKING DETAILS:				
PARKING NAME	REQUIRED	PROVIDED		
LORRY PARKING	01	10		
CAR	00	05		
TWO WHEELER	26	83		
CYCLE PARKING	26	106		
ALL DIMENSIONS ARE IN METERS				
REFERENCE				
	- SITE BOUNDARY (A,B,C,D)			
	- PROPOSED BUILDING			
	- EXISTING ROAD			
Revised Approved SIPCOT Layout - L.P/E.D No.159/2022 , Dated 19.05.2022				
Site No : Plug & Play Area1(PPA1)				
				
APPLICANT				
 B. SENTHILKUMAR, M.E (Structural) Licenced Building Surveyor Coimbatore LPA/SE/DR-1/19/03/13 17/12, V.C.S. Nagar G.N. Mills Post, Coimbatore-641 029 Cell: 99858 52255				
STRUCTURAL ENGINEER				
 V. MANIKANDAN B.E Engineer Grade - II (REG) COMBATOR LPA/SE/DR-1/19/03/13 No.80, Anjaganmangal, Chinnelvedampatti (P.O), Coimbatore - 641 048.				
REG. ENGINEER				

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](#)



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



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.

