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.

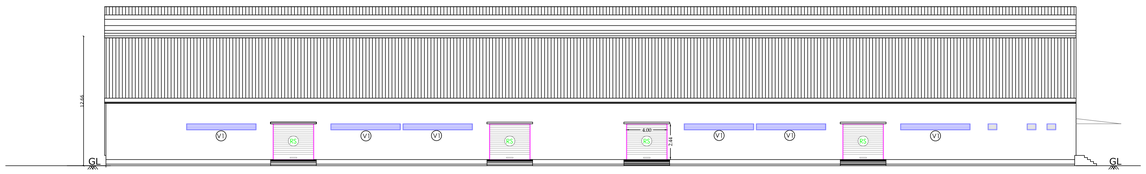
Verified RealEstate™

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

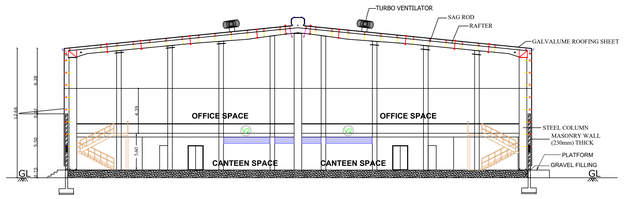
hello@verified.realestate

+91 9996 12 9996

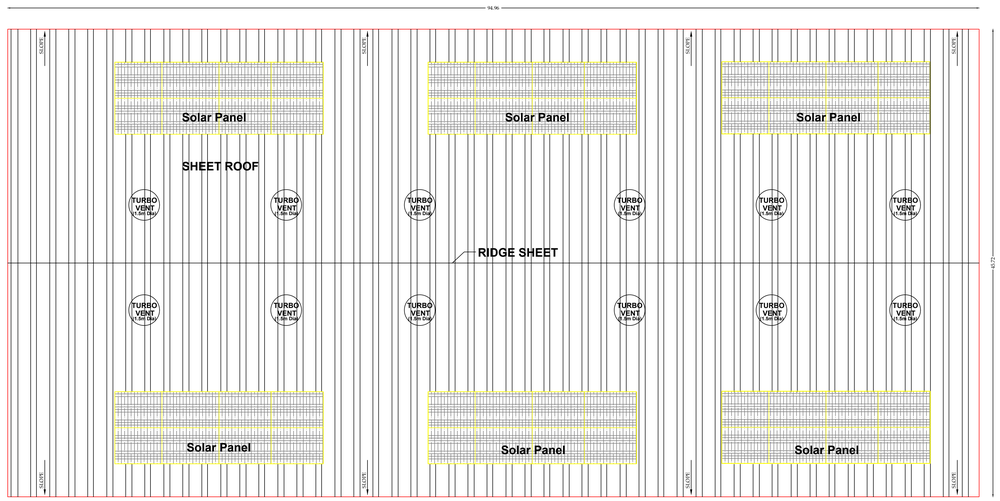
verified.realestate



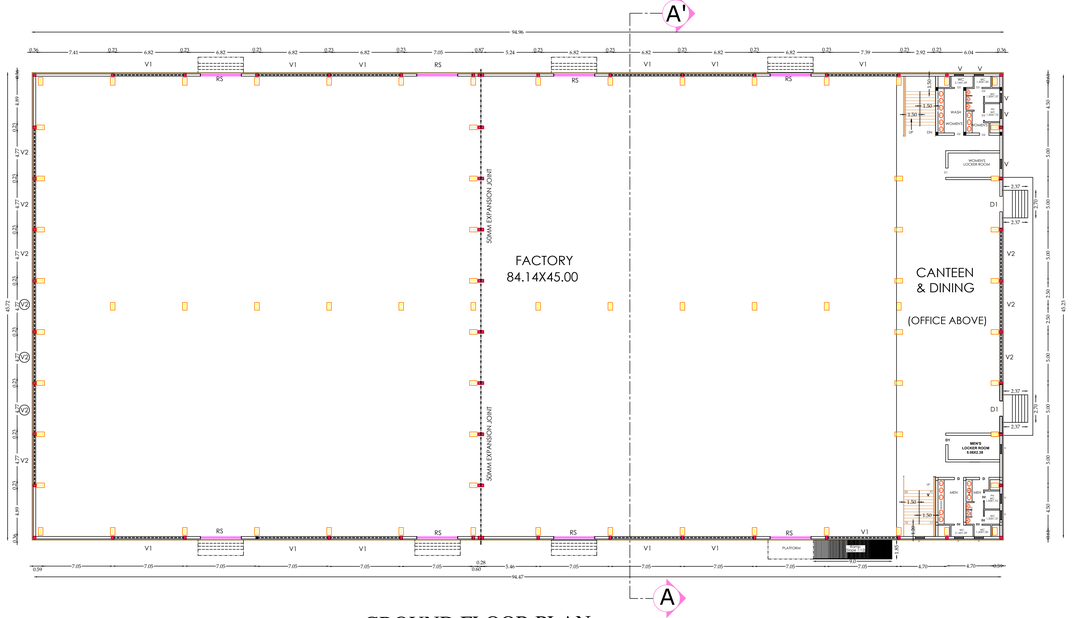
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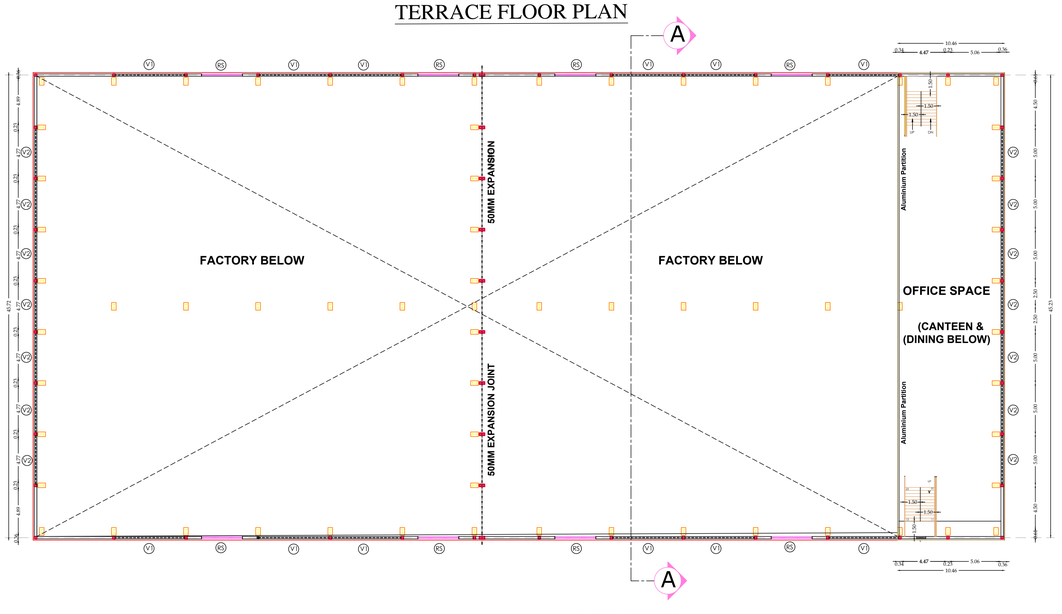
SECTION ON AA'



TERRACE FLOOR PLAN



GROUND 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,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

N

Scale 1:100

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

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

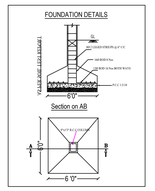
V.MANIKANDAN B.E
Engineer Grade - II (RE)
COIMBATORE LPA/RE/GR-II/06/2021
No.80, Anjugamnagar,
Chinnavedampatti (P.O),
Coimbatore - 641 049.

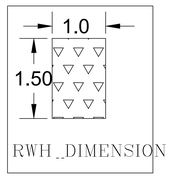
Reg.Engineer

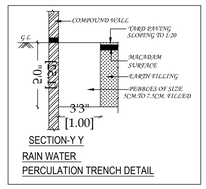
B. SENTHILKUMAR, M.E.(Structural)
Licenced Building Surveyor
Coimbatore LPA/SE/GR-I/19/03/13
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255

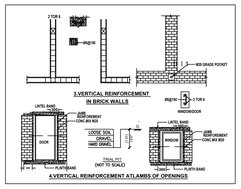
Structural Engineer

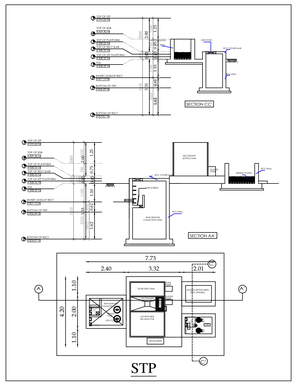
Applicant

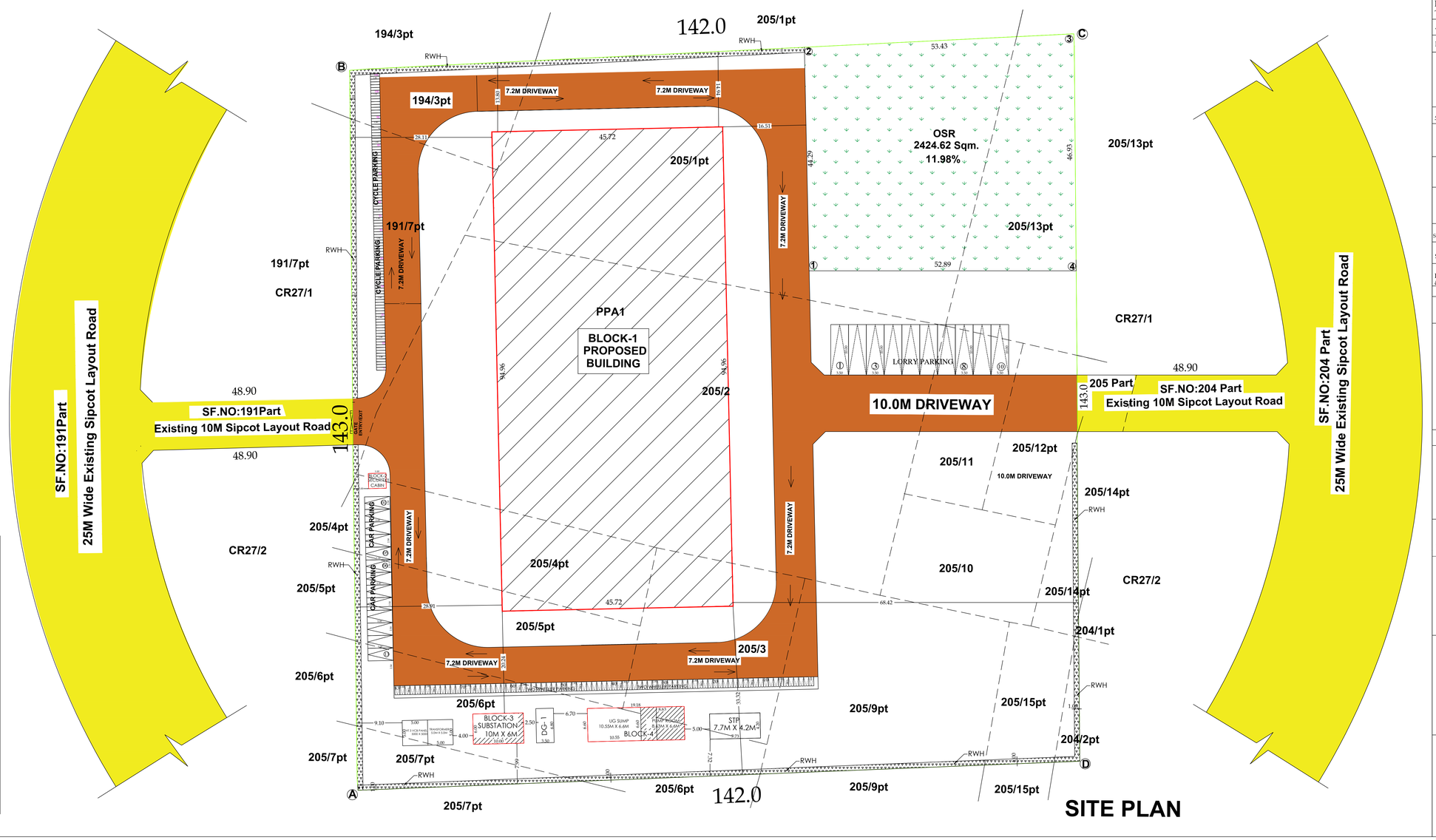












SITE PLAN		SHEET NO: 1/3

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

N

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/GR-I/19/03/13
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255

STRUCTURAL ENGINEER

V.MANIKANDAN B.E
Engineer Grade - II (RE)
COIMBATORE/LPA/ERODE/PJ/0062021
No.60, Anjugramagoundanpudur,
Chinnavedampatti (P.O),
Coimbatore - 641 049.

REG. 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

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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.