Verified RealEstate™

REFERENCE
07/2024-25

ISSUED
20 February 2025

PP APPROVAL RECORD

Planning Permission

Erode 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

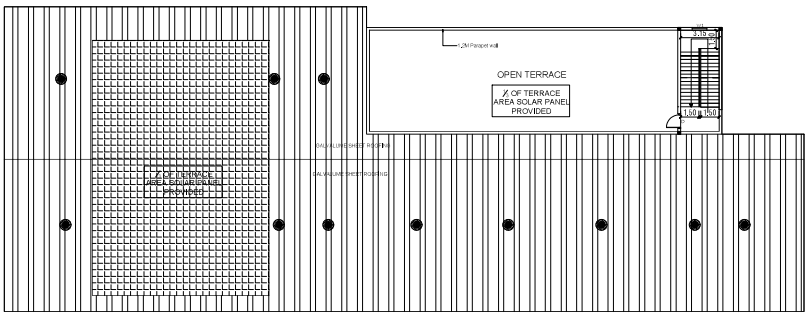
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

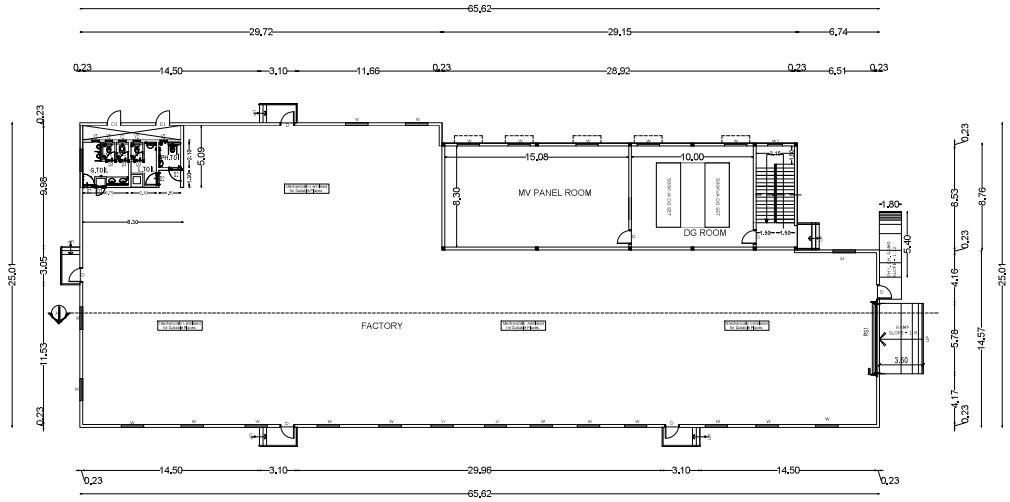
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND+2 FLOOR,INDUSTRIAL BUILDING IN SF.Nos :43/3A, 44/23B, 45/3A,45/3B, 45/4, 45/5, 45/6, 45/7, 45/8, 45/9, 46/1B, 46/2, 46/3, 47/1A, 47/2A, 48/1A, 48/2A. AT PERIYAVILAMALAI VILLAGE, PERUNDURAI TALUK, ERODE DISTRICT.

APPLICANT : Mr. D.Senthilkumar S/o P.C.Duraisamy

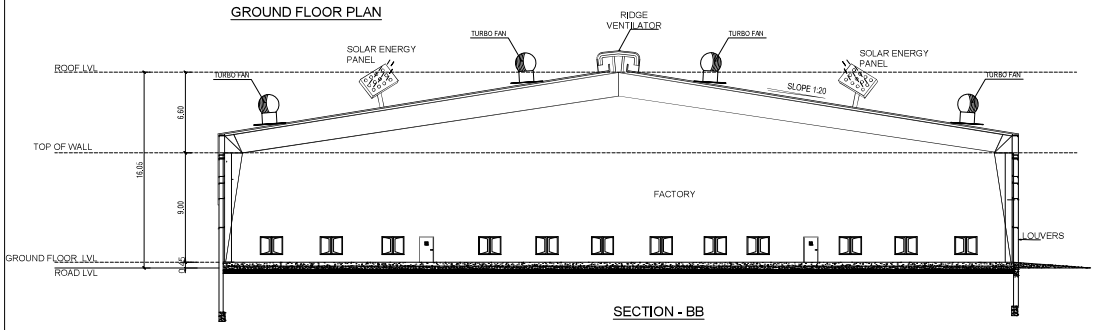
SHEET NO: 03/03



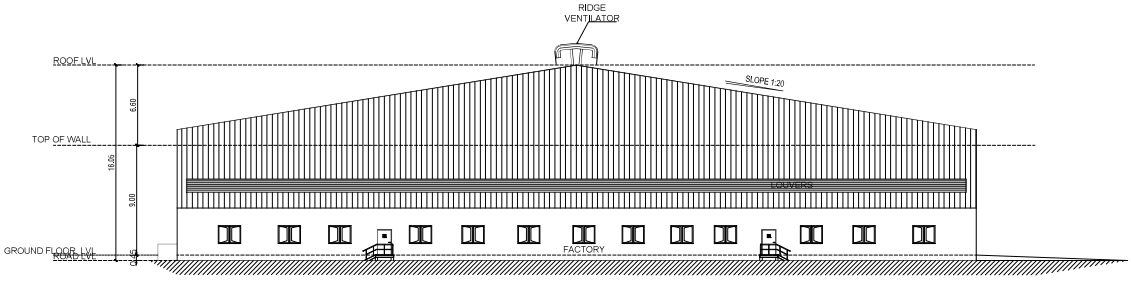
ROOF PLAN



GROUND FLOOR PLAN



SECTION - BB



ELEVATION

Plan Showing The Proposed Industrial Building at Survey No. 43/3A, 44/23B, 45/3A,45/3B, 45/4, 45/5, 45/6, 45/7, 45/8, 45/9, 46/1B, 46/2, 46/3, 47/1A, 47/2A, 48/1A, 48/2A, Periyavilamalai Village, Perundurai Taluk, Erode District.

APPLICANT : Mr. D.Senthilkumar S/o P.C.Duraisamy

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	5600 x 5000
RS2	ROLLING SHUTTER	3000 x 3500
D	DOOR	1200 x 2100
D1	DOOR	1100 x 2100
D2	DOOR	1000 x 2100
D3	DOOR	750 x 2100
W	WINDOW	1800 x 1500
V1	VENTILATOR	600 x 900

COLOUR INDEX:-

PROPOSED BUILDING

NOTE:

1. ALL DIMENSIONS & LEVELS ARE IN METRE.

OWNER:

ARCHITECT :-

LBS/ENGINEER :-

N. CHANDRASEKARAN ME., (Struct), (PhD)
(ELPI/N/EDCEA/ACCE / FAC/E4C)
Reg. No: 02 / 2019 / RSE-GR-I / ELPI,
4 / 282, New Street, Kumaramangalam,
TIRUCHENGODE - 637 205.
Cell : 96205 59363

TITLE:-

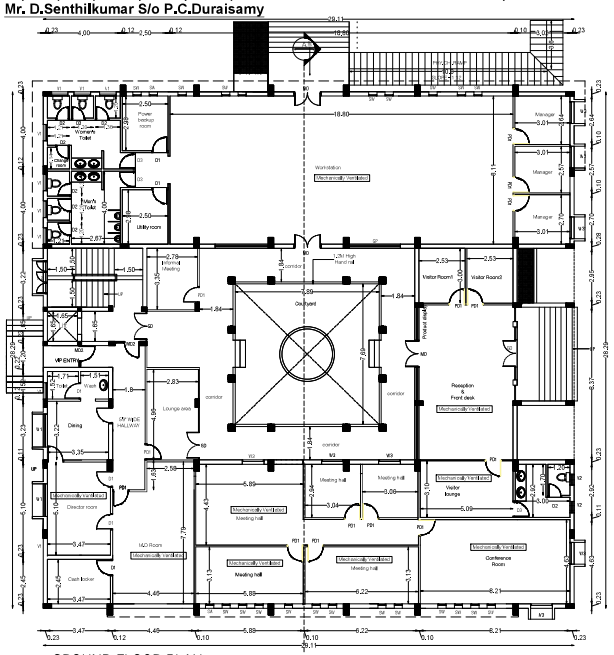
BUILDING - 2
COLD STORAGE
Ground Floor, Roof plan
Section & Elevation

SCALE = 1:200

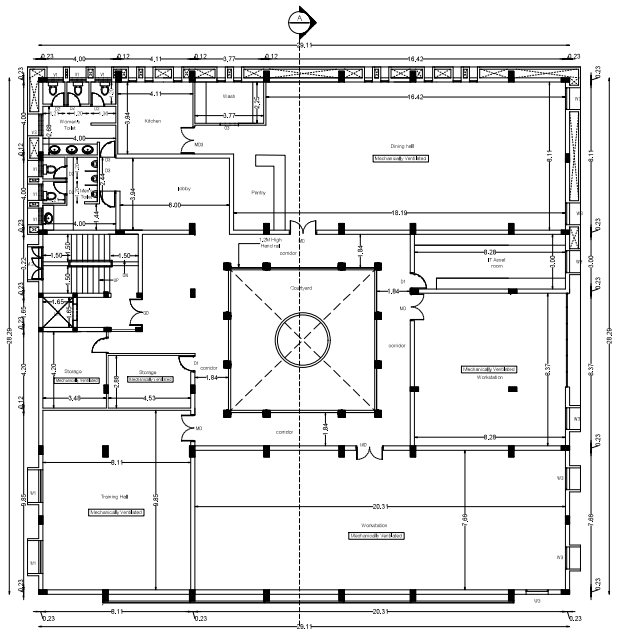
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APPLICANT : Mr. D.Senthilkumar S/o P.C.Duraisamy

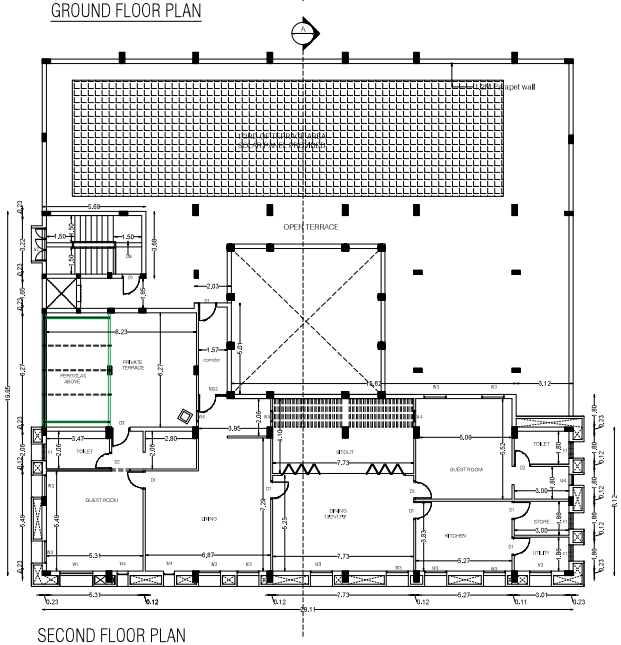
SHEET NO: 02-03



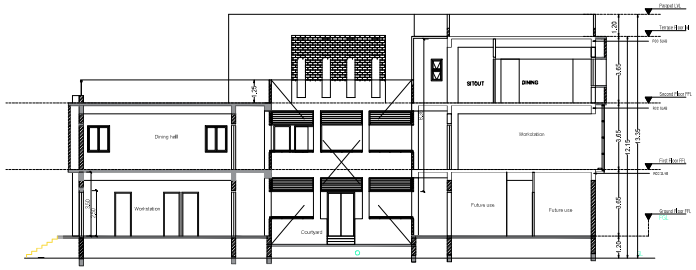
GROUND FLOOR PLAN



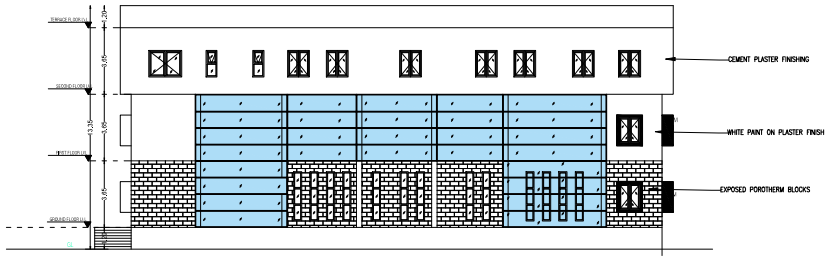
FIRST FLOOR PLAN



SECOND FLOOR PLAN



SECTION - AA



SOUTH ELEVATION

NOTES:-

1.ALL DIMENSIONS & LEVELS ARE IN "M"

SPECIFICATION -

FOUNDATION AND BASEMENT IN RCC PEDESTAL AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 0.15 M THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-

SUPER STRUCTURE IN0.20 TH, 0.12TH, COUNTRY BURNT SOLID BLOCK WALLS WITH CEMENT MORTOR 1:5

FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL, SUNSHADE & FLOOR WITH RCC 1:1.5:3USING 20MM NOMINALSIZE BROKEN STONES.

WALLS INSIDE & OUTSIDE IN CM 1:5,12mm TH, FINISHING THE WALL PRIMING COAT

FLOORING

FINISHING THE FLOOR WITH 20 TH GRANIO FLOORING OVER A BED OF RCC 1:4:8 6"TH, AND RIVER SAND

DOORS &WINDOWS

DOORS WITH COUNTRY WOODEN FRAMES , 32 TH, PLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH

WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4000 x 4500
RS1	ROLLING SHUTTER	3000 x 3000
D	DOOR	1800 x 2100
D1	DOOR	1000 x 2100
D2	DOOR	900 x 2100
FD	FIRE DOOR	1200 x 2100
W	WINDOW	2100 x 1200
W1	WINDOW	1500 x 1200
V	VENTILATOR	1800 x 900
V1	VENTILATOR	600 x 900

SAND BUCKET	
FIRE EXTINGUISHER	
EMERGENCY ALARM	

COLOUR INDEX -

PROPOSED BUILDING	
ROAD	
BOUNDARY	

OWNER:

ARCHITECT :-

STRUCTURAL ENGINEER:-

K. CHANDRASEKARAN ME., (Struct, PHD)
(ELR/ EDCEA/ ACCE / FAGEAT)
Reg. No: 02 / 2019 / RSE-GR-I / ELRA,
4 / 282, New Street, Kumaramangalam,
TIRUCHENGODE - 637 205.
Cell : 96558 58363

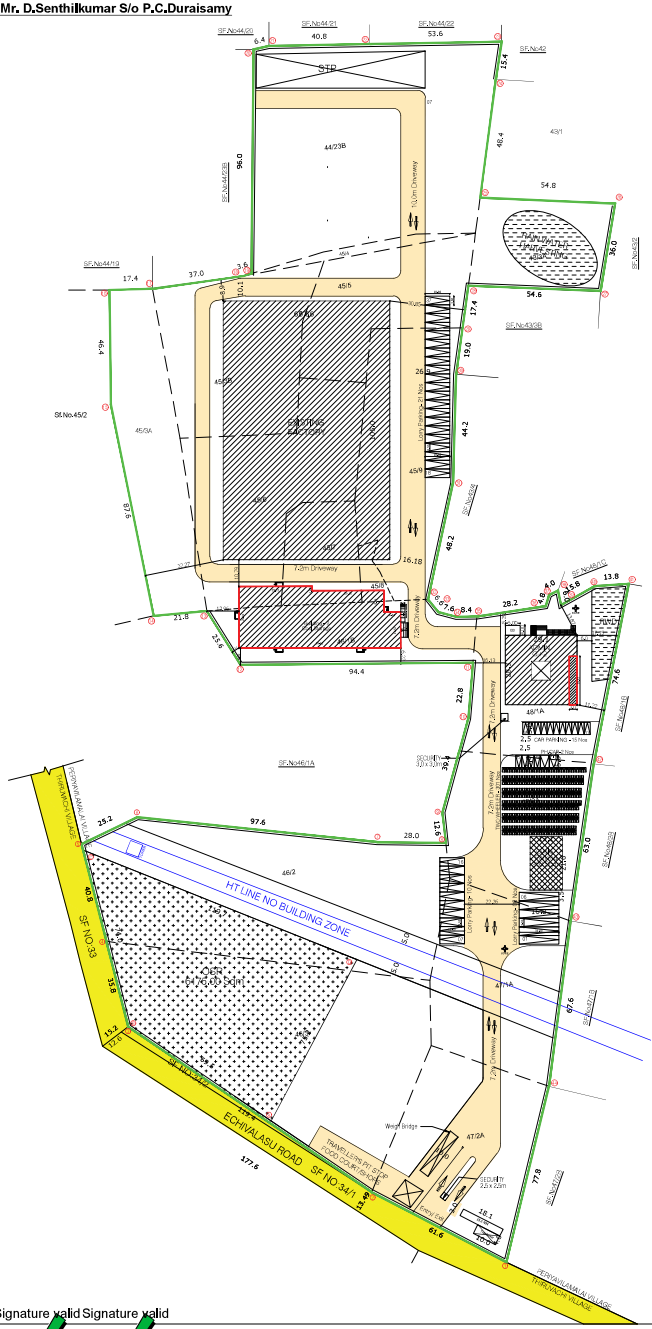
TITLE -

ADMIN ROOM - PLAN, SECTION & ELEVATION
SECURITY ROOM DETAIL

SCALE = 1:100

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND+2 FLOOR INDUSTRIAL BUILDING IN SF.Nos :43/3A, 44/23B, 45/3A,45/3B, 45/4, 45/5, 45/6, 45/7, 45/8, 45/9, 46/1B, 46/2, 46/3, 47/1A, 47/2A, 48/1A, 48/2A, AT PERIYAVILAMALAI VILLAGE, PERUNDURAI TALUK, ERODE DISTRICT.

APPLICANT : Mr. D.Senthilkumar S/o P.C.Duraisamy



ALREADY APPROVED - DEPUTY DIRECTOR, DTCP ERODE FILE NO.2282/2022-ED2 & BUILDING PLAN PERMIT NO.34/2022, DATED 09.09.2022

S.NO	DESCRIPTION	FSI AREA (In Sq.m)	NON-FSI AREA (In Sq.m)	TOTAL AREA (In Sq.m)
1.	Factory - Ground Floor	7098.00		7098.00
2.	Factory - First Floor	1944.30		1944.30
3.	Factory - Second Floor	1944.30		1944.30
4.	Factory - Third Floor	1944.30		1944.30
5.	Admin Building-Ground Floor(Office)	700.14		700.14
6.	Admin Building-First Floor(Office)	700.14		700.14
7.	Electrical Meter Room	81.00		81.00
8.	Watchmen Room	-	12.50	12.50
	Grand Total	14412.18	12.50	14424.68

SPECIFICATION :-

FOUNDATION AND BASEMENT IN RCC PEDESTAL AND PLINTH BEAM DOWN, 1 BRICK IN RCC 1:4:8, 0.45m THICK OVER STRUCTURAL DETAILS.

SUPER STRUCTURE :-

SUPER STRUCTURE IN (As in Th. 4) 12TH, COUNTRY BUILT SOLID BLOCK WALLS WITH CEMENT MORTAR 1:5

FOOTING, COLUMN, PLINTH BEAMS, LINTEL, SUNSHADE & SLOPE WORK RCC 1:1:2 ALSO BEING 20MM NOMINAL SIZE BROKEN STONES.

WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH., FINISHING THE WALL PROPING COAT

FLOORING

FINISHING THE FLOOR WITH 20 TH GRANOLITHIC FLOORING OVER A BED OF PCC 1:4:8 (6TH TH.) AND RUBBER SLAB

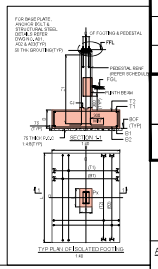
DOORS &WINDOWS

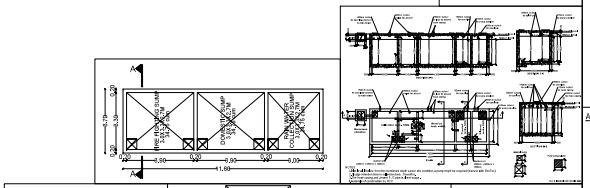
DOOR WITH COUNTRY WOODEN FRAMES , 32 TH. PLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH

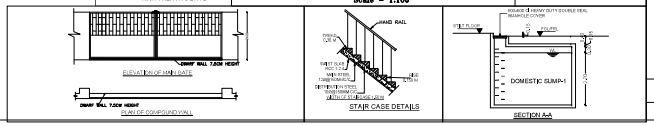
WINDOWS WITH MEDIUM WIDERRED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

PERIYAVELLA MALAI VILLAGE
PERUNDURAI TAKULK
ERODE DISTRICT

SL.NO	SF NO	PATTA EXNT IN Sq.m
1	43/3A	1945.00
2	44/23B	7260.00
3	45/1A	3250.00
4	45/1B	3850.00
5	45/4	250.00
6	45/5	2300.00
7	45/6	3700.00
8	45/7	1300.00
9	45/8	250.00
10	45/9	3500.00
11	46/1B	2450.00
12	46/2	7050.00
13	46/3	7500.00
14	47/1A	3480.00
15	47/2A	4070.00
16	48/1A	3630.00
17	48/2A	3280.00
TOTAL		59065.00







SHEET NO: 01-03

Category of Industry : Green Category
Manufacturing Details : Manufacturing Of Food Products
Plot Extent : 59065.00 Sq.m (14.59Acres)

REVISED AREA STATEMENT

SL NO	DESCRIPTION	ALREADY APPROVED FSI AREA (In Sq.mt)	REVISED/ADDITIONAL PROPOSED FSI AREA (In Sq.mt)	TOTAL FSI AREA (In Sq.mt)
1	Admin Building - Ground Floor (Office)	700.14	61.44	761.58
	Admin Building - First Floor (Office)	700.14	61.44	761.58
	Admin Building - Second Floor (Office)	0	371.13	371.13
2	Building 2 Cool Storage - Ground Floor	0	1521.72	1521.72
	GRAND TOTAL	**1400.28**	**2015.73**	**3416.01**

Plot Extent (As per Document)	59065.00 Sq.m (14.59 Acres)
Plot Extent (As per Drawing)	60028.15 Sq.m (14.83Acres)
Already Approved Area	14412.18 Sq.m
Proposed FSI Area	**2,015.73 Sq.m**
FSI Achieved=16,427.91 / 59065.00	0.278
OSR Achieved - 6175.00 Sq.m	10.45%

NOTES:-

1.ALL DIMENSIONS & LEVELS ARE IN "M"

DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking	29 Nos	37 Nos
Car Parking	11 Nos	15 Nos
Two Wheeler Parking	300 Nos	300 Nos
Cycle Parking	259 Sq.m	260 Sq.m
Phy.Chall.Parking	NA	2 Nos
Air Compressors Main Building		30 HP
Total No Of Persons		100 Nos

COLOUR INDEX:-

SITE BOUNDARY		DRIVEWAY	
ALREADY APPROVED		EXISTING ROAD	
PROPOSED BUILDING		HT LINE	

APPLICANT :-

ARCHITECT :-

STRUCTURAL ENGINEER :-

N. CHANDRASEKARAN ME., (Struct., IPHE)
(ELRA / EDCEA / ACCE / FACEA)
Reg. No: 03 / 2019 / RSE-GR-I / ELRA,
4 / 282, New Street, Kannammanpalam,
TIRUCHENGODE - 637 205.
Cell : 95259 59363

ONLINE APPLICATION NUMBER : SWP/BPA/355804/2024/TCP

SITE PLAN

SCALE = 1:600

Signature valid Signature valid

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,
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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.