PP APPROVAL RECORD

# Planning Permission

Ramanathapuram
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™
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Chennai 600 097, India

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# Plan Showing The Proposed Construction of R.c.c. Roof Consulting Office Building in Re.S.F.No: 909/2D1 & 909/2C2 at Perundurai Village and Town panchayat , Perundurai Taluk, Erode District.

**Applicant : Mr. B.Sabarinathan, S/o.Mr.C.Balasubramanyiam**

## AREA DETAILS:

| DESCRIPTION | IN SQ.M |
|---|---|
| AS PER DOCUMENT | 1389.00 |
| AS PER PATTA | 1389.00 |
| SUPERIMPOSED AREA | 1389.00 |

SCALE:1:100

## BUILDING AREA DETAILS:

| BLOCK | DESCRIPTION | FSI Area in Sq.m | NON FSI Area in Sq.m | Total Builtup Area in S.qm |
|---|---|---|---|---|
| BLOCK 01 | SEMI BASEMENT FLOOR | - | 755.74 | 755.74 |
| | GROUND FLOOR | 676.72 | - | 676.72 |
| | FIRST FLOOR | 582.34 | - | 582.34 |
| | SECOND FLOOR | 604.16 | - | 604.16 |
| | THIRD FLOOR | 604.16 | - | 604.16 |
| | HEAD ROOM AREA | - | 71.98 | 71.98 |
| | TOTAL | 2467.38 | 827.72 | 3295.10 |

## FLOOR SPACE INDEX

$\frac{2467.38}{1389.00} = 1.776 < 2.00$

## JOINERY DETAILS:

| REFERENCE | | METER | FEET |
|---|---|---|---|
| Main Door | MD | 1.52 x 2.40 | 5'0" x 8'0" |
| Door | D | 1.22 x 2.13 | 4'0" x 7'0" |
| Door | D1 | 0.91 x 2.13 | 3'0" x 7'0" |
| Door | D2 | 0.76 x 2.13 | 2'6" x 7'0" |
| Lift Door | LD | 1.22 x 2.13 | 4'0" x 7'0" |
| Window | W | 2.44 x 1.37 | 8'0" x 4'6" |
| Window | W0 | 4.88 x 1.37 | 16'0" x 4'6" |
| Window | W1 | 1.83 x 1.37 | 6'0" x 4'6" |
| Window | W2 | 1.22 x 1.37 | 4'0" x 4'6" |
| Ventilator | V | 0.91 x 0.61 | 3'0" x 2'0" |

## PARKING DETAILS:

| S.No. | DESCRIPTION | Stall Size | Required | Provided |
|---|---|---|---|---|
| 1 | 1 Two Wheeler space for every 25Sq.m of Commercial floor area or part thereof | 1.00m x 1.80 m | 96 | 98 |
| 2 | 1 car space for every 50Sq.m of Office floor area (Including PH Car Parking) | 2.50m x 5.00 m | 24 | 25 |

APPLICANT

Er. S. SHAMSUL HUDHA M.E.,MIGS
Reg. Geotechnical Engineer
Reg. No: 02/2013/RGTE/ELPA,
+91989-483-1088

REGISTERED GEO TECHNICAL ENGINEER

Er. V. SOUNDARA RAJAN M.E.(Struc.) (Ph.D)
Registered Structural Engineer Grade I (RSE-Gr.I)
Reg.No.03/2020/RSE-Gr.I/EDTCP
greensKy Construction,
1st Floor, Sendhur Complex, Karattur, Gobi.

REGISTERED STRUCTURAL ENGINEER

Er. V. SOUNDARA RAJAN M.E.(Struc.) (Ph.D)
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Reg.No.04/2020/RE-Gr.I/EDTCP
greensKy Construction,
1st Floor, Sendhur Complex, Karattur, Gobi.

REGISTERED ENGINEER

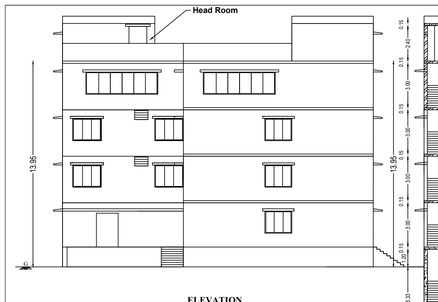
| | |
|---|---|
| Surveyor / Assistantr Draughtsman | J.Srinivasan |
| Draughtsman-III | K.Velmurugan |
| Architectural / Planning Assistant | C.Arangarasu |

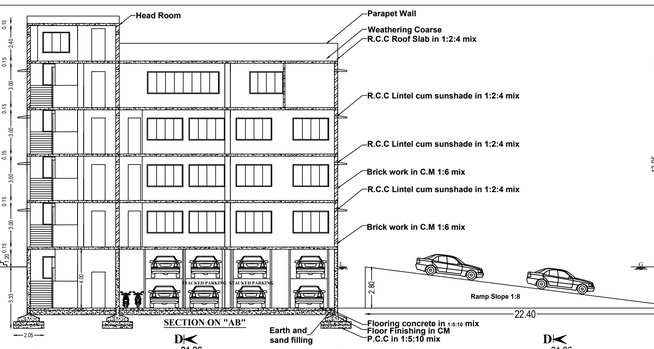
Deputy Director (I/C),
District Town and Country Planning Office
Erode Disrict

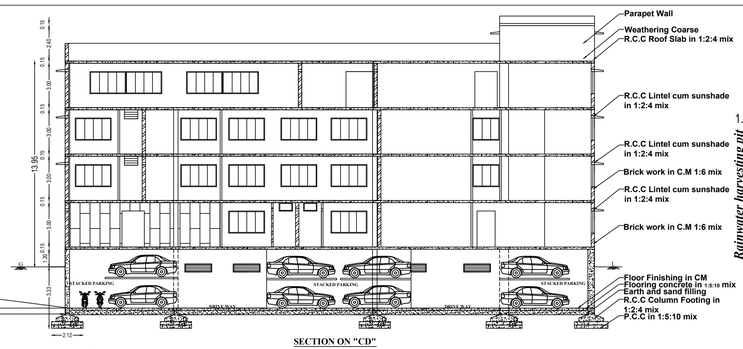
OFFICE USE:

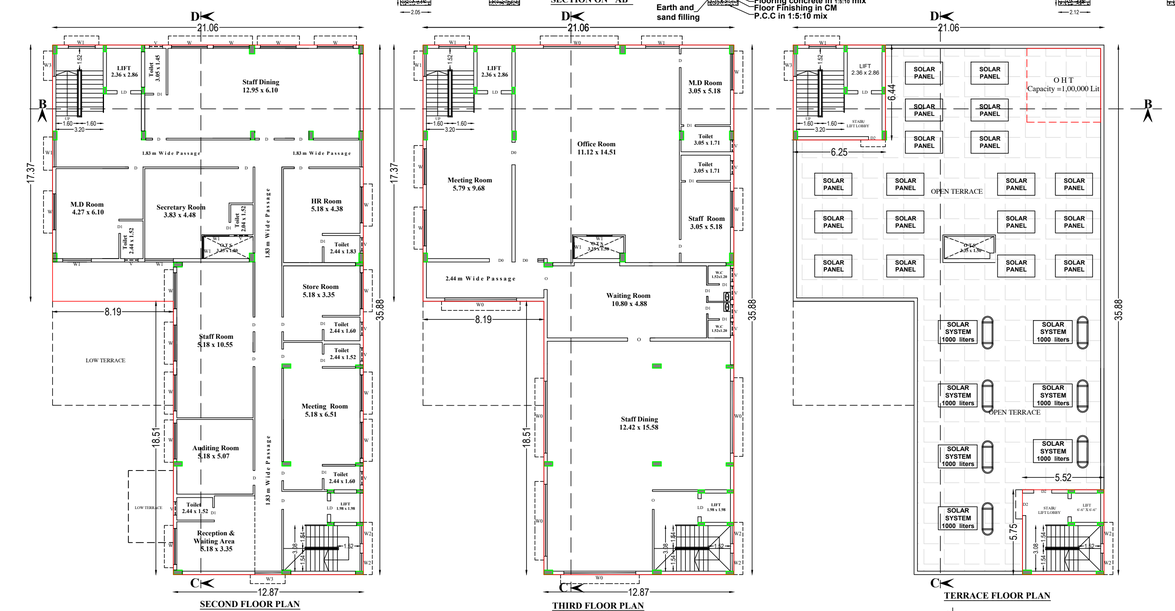
SITE APPROVAL
Roc No: SWP/BPA/0460065/2025
Site Boundary shown as "A to L" and numbered as SWP/DTCP/ERODE/
Site Approval No:63/2025

TECHNICAL APPROVAL
Roc No: SWP/BPA/0460065/2025
SWP/DTCP/ERODE/B.P.No:21/2025



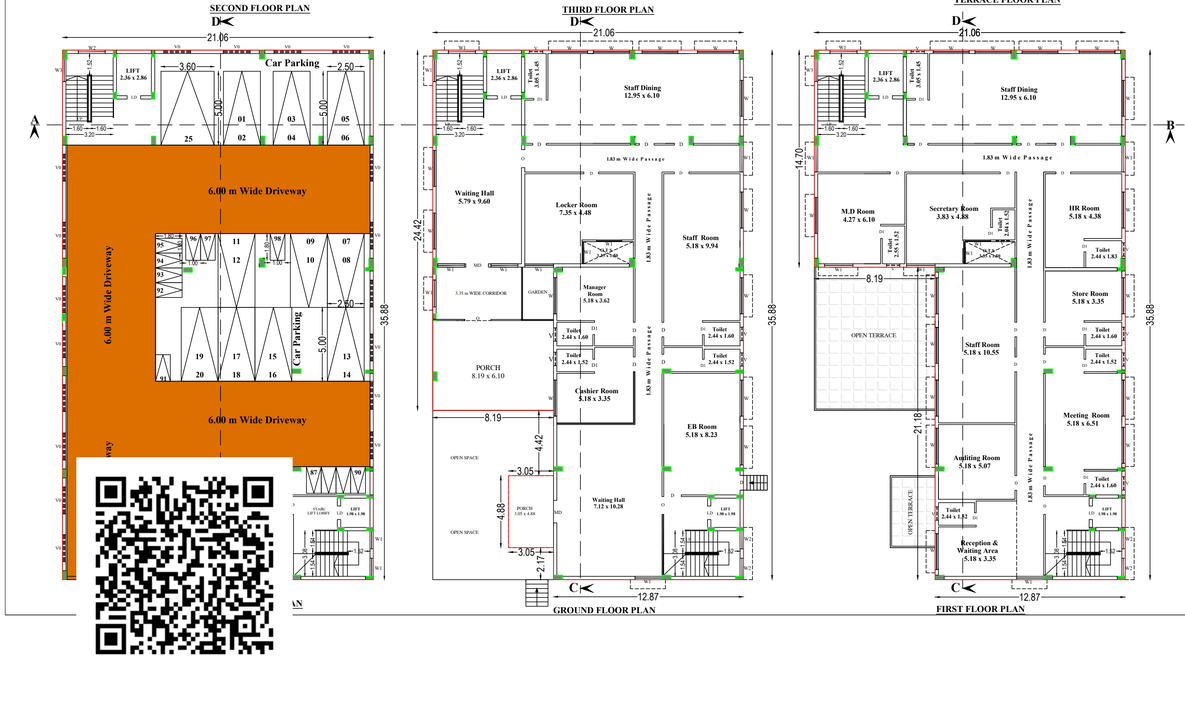







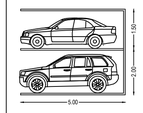



## SEMI-BASEMENT FLOOR PLAN

SCALE 1:200

| MODEL | QTY. | CAR SPACES | USABLE PLATFORM DIMENSION WIDTH | USABLE PLATFORM DIMENSION LENGTH | MAXIMUM VEHICLE LOAD | MAX. SUITABLE DIMENSION FOR VEHICLE LOWER HT. | MAX. SUITABLE DIMENSION FOR VEHICLE UPPER HT. | MAX. SUITABLE DIMENSION FOR VEHICLE WIDTH | MAX. SUITABLE DIMENSION FOR VEHICLE LENGTH |
|---|---|---|---|---|---|---|---|---|---|
| STACKER SR 220 | 6 | 12 | 2200 | 4000 | 2000 Kg | 2000 | 1500 | 1800 | 5000 |
| STACKER SR 210 | 6 | 12 | 2100 | 4000 | | 2000 | 1500 | 1700 | 5000 |
| TOTAL STACKER AND CAR SPACES | 12 | 24 | | | | | | | |



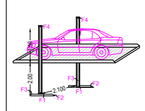

ELECTRICAL REQUIREMENT (PURCHASER'S SCOPE)

1) INCOMING SUPPLY :
3PH-415VAC (± 2%), 50Hz (± 2%), WITH NEUTRAL & EARTH (3PH+N+E) PER UNIT.

2) CONTROL SWITCHGEAR :-
4 POLE RCBO (OR ELCB+MCB) 25 AMP (C-CURVE) WITH ENCLOSURE.

3) INCOMING CABLE SIZE :-
5 CORE X 4.0 SQ. mm FLEXIBLE COPPER MULTI CORE CABLE (3PH+N+E)
FROM MAIN SWITCH TO CONTROL PANEL UNIT. (PER UNIT.)

ELECTRICAL CONNECTION TO BE PROVIDED (PURCHASER'S SCOPE)
POWER PACK SIZE : L630mm x L550mm x H (Various)
FOR EACH HYDRAULIC POWER PACK (3.7 KW)




SYSTEM IS BOLTED TO THE FLOOR : DRILLING DEPTH APPROX. 90mm
SYSTEM IS SUPPORTED TO THE WALL & CEILING: DRILLING DEPTH APPROX. 40mm.
FLOOR AND WALLS ARE TO BE MADE OF CONCRETE
(GRADE OF CONCRETE MIN.M25)

STACKER - LOAD PLAN

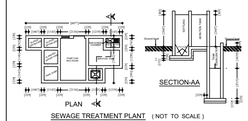
| LOAD PLAN (For all variants) | FORCES IN KN | | | |
|---|---|---|---|---|
| PLATFORM LOAD | F1 | F2 | F3 | F4 |
| 2,000 kg | 30 | 1.1 | 7.4 | ± 1 |

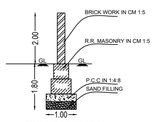
IMPORTANT NOTES AND CUSTOMER SCOPE OF WORK :

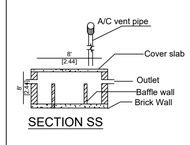
1) This Car parking layout is prepared based on the customers Layout, if there exists any deviations in the layout after construction, we Park layer have right to modify the dimensions of the equipment accordingly.
2) As per the Specifications and Locations shown in this layout, the installations of the Parking system will be carried out.
3) Since Multiple parking stacks are connected to a single Powerpack, only one stacker can be operated at one time in a group, which are connected their Powerpack.
4) The Painting colour on the structurals of the stacker is Park layer standard Green with Grey finish. If customer requires any customised colour, then additional cost may apply.
** 5) The Clear height from the Floor to the Ceiling is considered as shown in the Section. In case there is a variation in this Dimension, the Car height which can be accommodated on either parking space will vary accordingly
6) The customer to provide Min flooring thickness & Grade required for anchoring of the parking system.
7) Over the Stacker installation areas all Electrical devices, Cable tray, Water Sprinkler must be installed above the Clear height mentioned in the section. Otherwise car space height will get reduced.
8) Electrical points as per the specifications shown must be provided by the customer in the installation points as shown in the Layout.
9) The provisions must be made to arrest the water seepage in the parking area.
10) Proper Shade or Canopy to be provide above the Car parking systems at open areas (Customers scope)
11) Sufficient Lighting arrangement to be provided in the parking area.

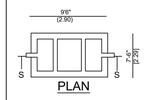
PARKABILITY :-

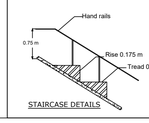
1) If the Available distance between the columns is less to accommodate the standard stackers the platform width that can be provided shall be less. Parking on such a smaller platform may be difficult. This depends on Type of Vehicle, its approach into the platform and Individual drivers skill.
2) If the Driveway width less than Normal as shown in some areas there may be difficulty in turning the Vehicle. Two or more Laps may be required to park and retrieve the Cars.
The Parkability of the Car also depends on :
a) Drive way width b) Better platform width to car width ratio c) Turning Radius of Car
d) Individual driver's skill e) Location of Car space (Corner car spaces will be difficult to drive into)
f) Door opening space will depend on: Platform width , Parking alignment on Platform, Distance between adjacent car spaces / Wall.

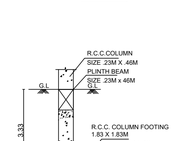


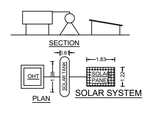



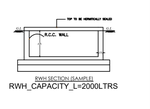



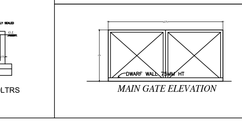









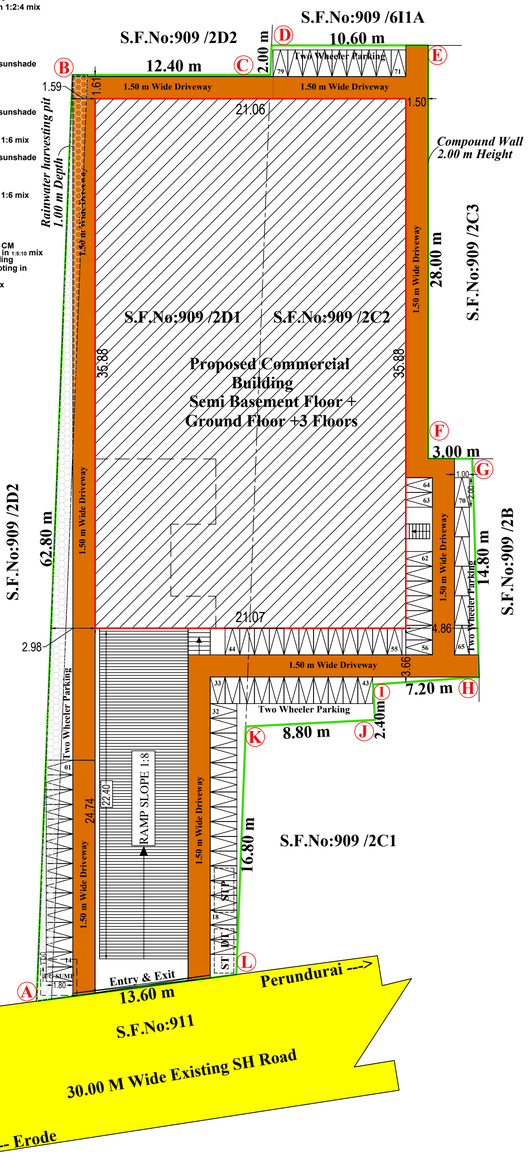




NOTE: All dimensions are in meter

**MAXIMUM HEIGHT OF THE BUILDING : 13.95 M**

REFERENCE:

- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVE WAY
- EXISTING ROAD



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.