PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Industrial

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.

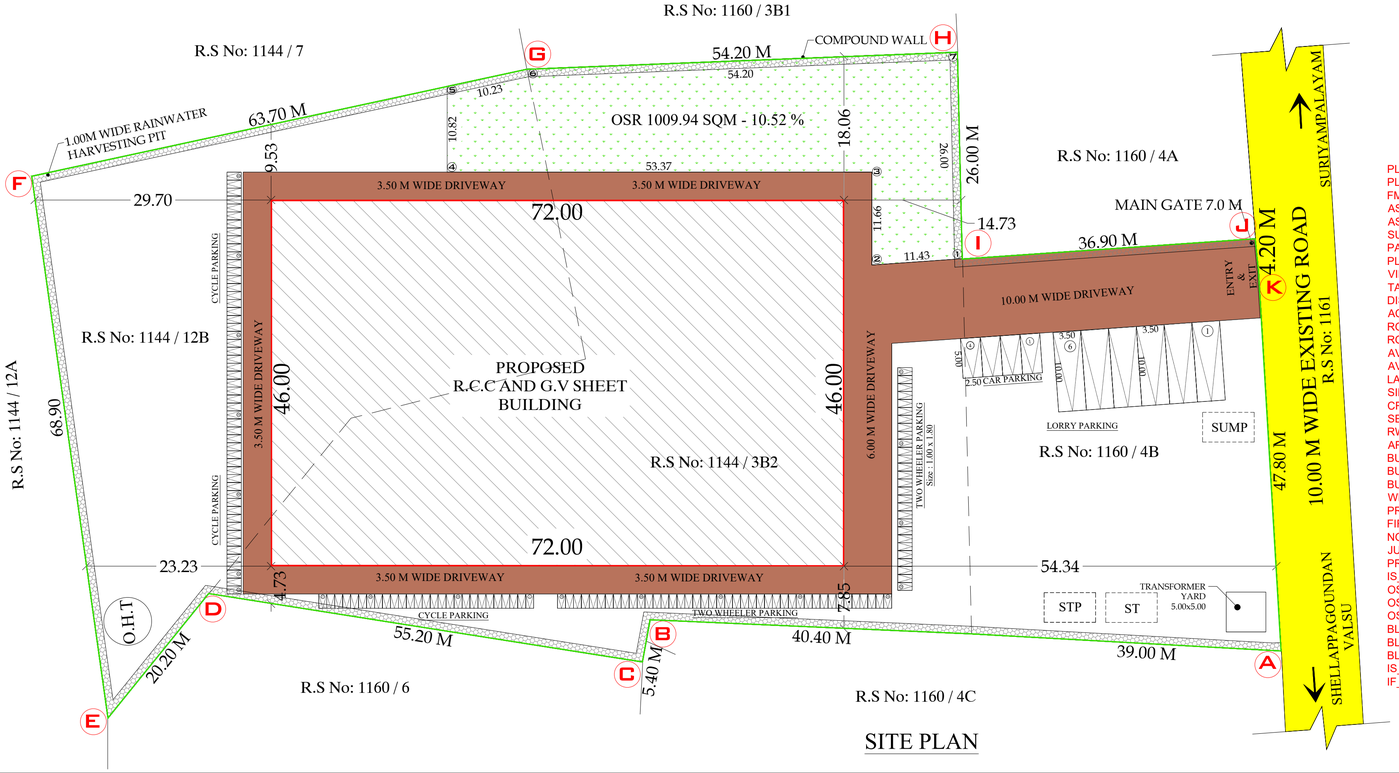
Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

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SITE PLAN

SITE AREA STATEMENT	
R.S No : 1144 / 12B	3235.00 Sq.Mt
R.S No : 1160 / 3B2	4505.00 Sq.Mt
R.S No : 1160 / 4B	1860.00 Sq.Mt
TOTAL AREA	- 9600.00 Sq.Mt

PLAN INFO
PLOT_AREA_M2=9600.00
FMB_OR_PLR=9600.00
AS_PER_DOCUMENT=9600.00
AS_AT_SITE=9587.78
SURVEY_NO=1144/12B,1160/3B2,4B
PATTA_NO=5266
PLOT_NO=-
VILLAGE=PETHAMPALAYAM
TALUK=PERUNDURAI
DISTRICT=ERODE
ACCESS_WIDTH_M=49.00
ROAD_WIDTH=9.00
ROAD_LENGTH=500
AVG_PLOT_DEPTH=90.00
AVG_PLOT_WIDTH=47.00
LAND_USE_ZONE=INSDUSTRIAL
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
OSR_APPLICABLE=YES
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
BLOCK_1_F-GPI_MEMBER_COUNT=8
BLOCK_1_F-GPI_NON_RESIDENTIAL_MEMBER_COUNT=30
BLOCK_1_F-GPI_STAFF_MEMBER_COUNT=30
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF AND G.I SHEET ROOF GROUND FLOOR AND FIRST FLOOR INDUSTRIAL BUILDING - AUTO LOOMS - 416 HP (GREEN CATEGORY) IN R.S.No - 1144/12B, 1160/3B2, 4B AT PETHAMPALAYAM VILLAGE AND TOWN PANCHAYAT , PERUNDURAI TALUK AND ERODE DISTRICT.

APPLICANT:

Mr.K. CHANDRASEKARAN
Mr.K.P. SENTHIL KUMAR
Mr.K.S.LAKSHMIKANTH

SITE AREA DETAILS

TOTAL AREA OF APPLICANT SITE (AS PER DOC) - 9600.00 Sq.Mt
TOTAL AREA OF APPLICANT SITE (AS PER PATTA) - 9600.00 Sq.Mt
SUPER IMPOSED AREA - 9587.78 Sq.Mt

DESCRIPTION	FSI AREA	NON - FSI AREA	TOTAL BUILTP AREA
Area of the Proposed Ground Floor Building	355.58	-	355.58
Area of the Proposed First Floor Building	355.58	-	355.58
Area of the Proposed Galvalume Sheet Building	2956.42	-	2956.42
Area of Headroom	-	28.46	28.46
Total Area	3667.58	28.46	3696.04

FSI = 3667.58 Sq.Mt / 9600.00 Sq.Mt = 0.382 < 2

REQUIRED :
O.S.R = 9600 x 10% = 960.00 Sq.Mt

PROVIDED :
O.S.R = 1009.94 Sq.Mt (10.52 %)

SCHEDULE OF JOINERIES

M.D - MAIN DOOR	1.83M X 2.10M
L.D - LIFT DOOR	1.00M X 2.10M
D - DOOR	1.50M X 2.10M
D2 - DOOR	1.20M X 2.10M
D3 - DOOR	0.75M X 2.10M
W - WINDOW	1.83M X 1.37M
W1 - WINDOW	1.22M X 1.37M
V -VENTILATOR	1.83M X 0.61M
V1 -VENTILATOR	0.61M X 0.61M

PARKING DESCRIPTION	Area (Sq.m)	Required	Provided
* 1 **Lorry Parking** (3.50m X 10.00m) **for every** 750 **Sq.m of floor area**	3676.01	5	6
* 1 **Car space** (2.50m X 5.00m) **for every** 150 **Sq.m of office floor area**	-	4	4
* 1 **Two Wheeler** (1.00m X 1.80m) **for every** 75 **Sq.m of floor area**	3676.01	40	70
* 1 **Cycle space** (1.00m X 1.80m) **for every** 75 **Sq.m of floor area**	3676.01	40	80

MACHINARY DETAILS :

DESCRIPTION	H.P	Nos	TOTAL H.P
* LOOMS	3	136	408
* Light , Fan , Water Pump , etc.....			8
TOTAL HP			416

No. OF LABOUR : 30 Nos. (MALE : 15 , FEMALE :15)
No. OF TOILET : 3 Nos.

INDEX

SITE BOUNDARY -
PROPOSED BUILDING -
EXISTING ROAD -
DRIVEWAY -
OSR -

OHT TANK - 20,000 LITREs	UG SUMP...1.No, OVER HEAD TANK..1No,
FIRE TANK - 20,000 LITREs	SEPTIC TANK.. 1 No, STP..1No,
HEIGHT OF THE BUILDING - 9.00M	RAINWATER SUMP PROVIDED
STAIRCASE PROVIDED	SOLAR SYSTEM PROVIDED

APPLICANT

STRUCTURAL ENGINEER

Er.S.V. GURUNATHAN M.E., PGD (QM&V)
REGISTERED STRUCURAL ENGINEER
Reg. No : 01 / 2020 / RSE - Gr. II / EDTCP
GURU PLANNERS AND DESIGNERS
101, K.P.G.Complex, Kullampalayam,
Erode - 638 002. Ph : 97150 66669.

REG.ENGINEER

Er.E.C. BALASUBRAMANIAM B.E.,(Civil)
Registered Engineer - Grade II
Reg. No: 01 / 2021 / RE - Gr. II / EDTCP
VINAYAKA CONSTRUCTIONS
43, Bharathi Nagar,
Erode - 638004. Ph: 99653 87681

Phone No:8438006000

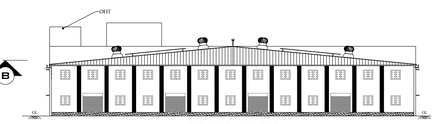
Surveyor / Assistant Draughtsman	R.Raja Rajeshwari
Draughtsman-III	S.Sivashankar
Architectural / Planning Assistant	C.Arangarasu

DEPUTY DIRECTOR (i/c)
DISTRICT TOWN AND COUNTRY PLANNING, ERODE

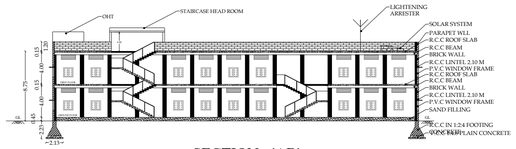
GROUND FLOOR

FIRST FLOOR

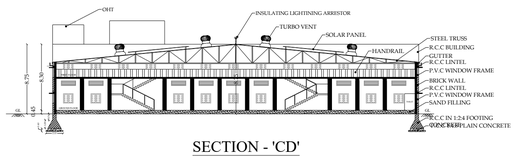
TERRACE FLOOR



ELEVATION

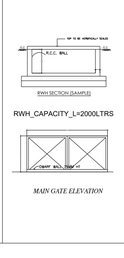


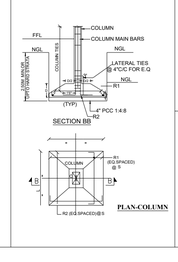
SECTION - 'AB'

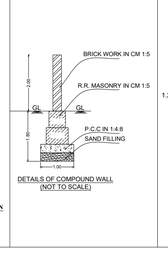


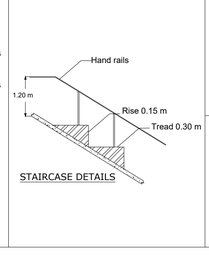
SECTION - 'CD'

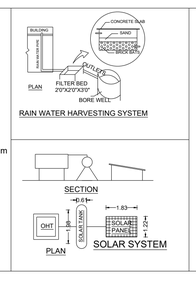


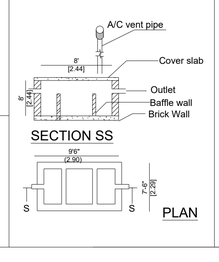












OFFICE USE:

SITE APPROVAL
Roc No: SWP/BPA/490142/2025
Site Boundary shown as "A to K" and numbered as SWP/DTCP/ERODE/
Site Approval No:176/2025

TECHNICAL APPROVAL
Roc No: SWP/BPA/490142/2025
SWP/DTCP/ERODE/B.P.D.TCP No:50/2025

FIRE FIGHITING ARRANGEMENTS

FE - FIRE EXTINGUISHER
FA - FIRE ALARM
HR - HOSE REEL
- LIGHTENING ARRESTER

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.