PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

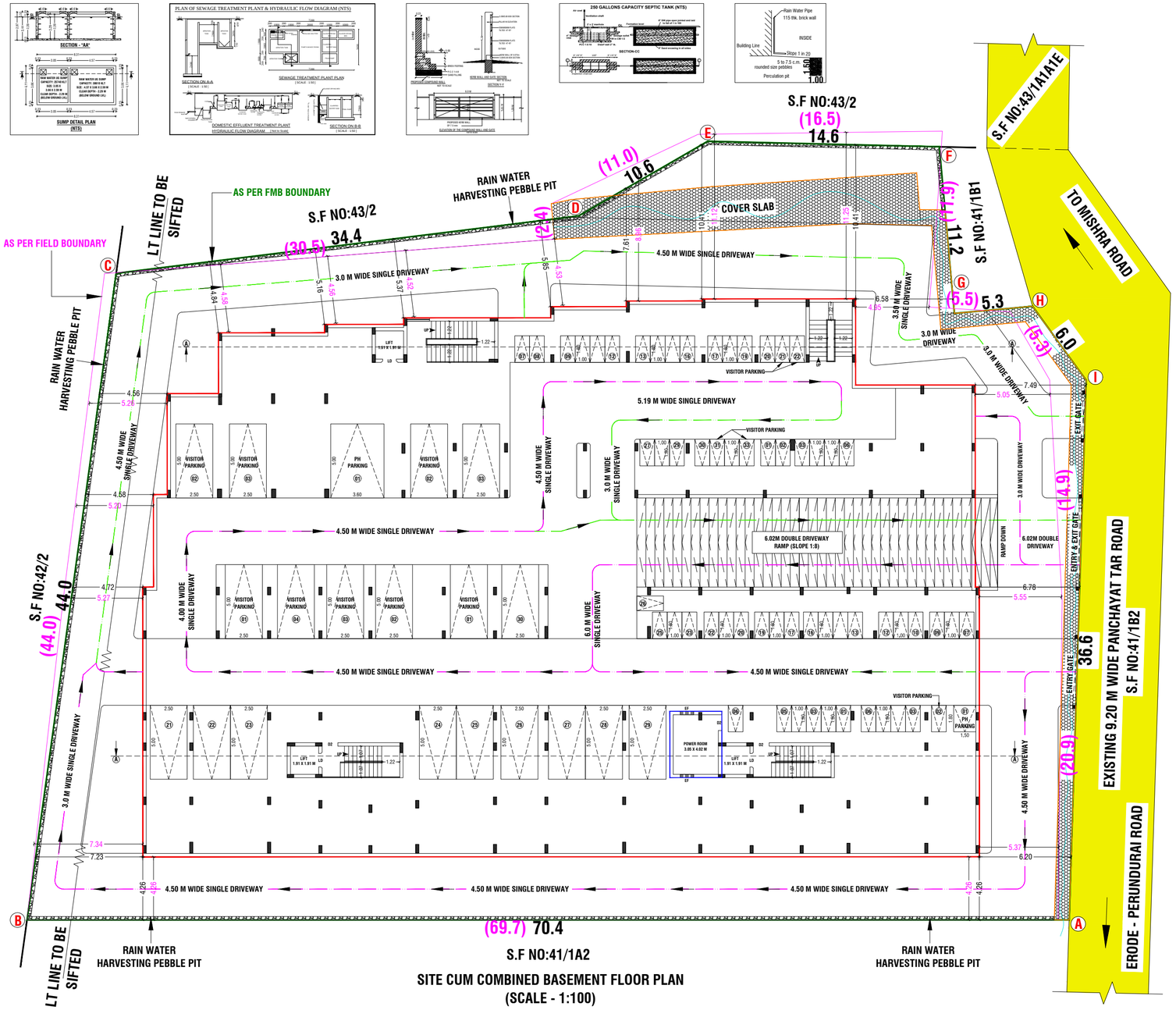
ISSUING AUTHORITY
Rural Panchayat

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
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NOTE:- (EXISTING APPROVED BUILDING DETAILS)
PLANNING PERMISSION ISSUED BY CHENNAI DTCP
SWP/BPA/391359/2024
CONCURRENCE NO: 144 / 2025
DATED: 21.03.2025

NOTE:- (EXISTING APPROVED BUILDING DETAILS)
PLANNING PERMISSION ISSUED BY ERODE DTCP
SWP/BPA/391359/2024
PLANNING PERMISSION NO. 26 / 2025
DATED: 06.04.2025

EXISTING APPROVAL SITE AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

EXISTING APPROVAL BUILDING AREA DETAILS:- (BLOCK-A)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	96.60	566.30	662.90
2	FIRST FLOOR	625.00	30.90	655.90
3	SECOND FLOOR	625.00	30.90	655.90
4	THIRD FLOOR	625.00	30.90	655.90
5	FOURTH FLOOR	625.00	30.90	655.90
6	FIFTH FLOOR	625.00	30.90	655.90
7	TERRACE FLOOR	-	71.80	71.80
	TOTAL AREA	3221.60	792.60	4014.20

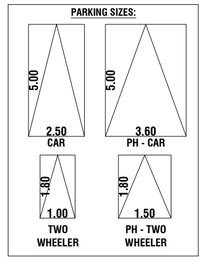
EXISTING APPROVAL BUILDING AREA DETAILS:- (BLOCK-B)

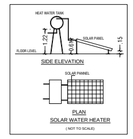
1	STILT FLOOR	29.00	923.00	952.00
2	FIRST FLOOR PLAN	946.80	5.20	952.00
3	SECOND FLOOR PLAN	946.80	5.20	952.00
4	THIRD FLOOR PLAN	946.80	5.20	952.00
5	FOURTH FLOOR PLAN	946.80	5.20	952.00
6	FIFTH FLOOR PLAN	946.80	5.20	952.00
7	TERRACE FLOOR PLAN	-	45.80	45.80
	TOTAL AREA	4763.00	994.80	5757.80
	GRAND TOTAL AREA (BLOCK - A & B)	7984.60	1787.40	9772.00

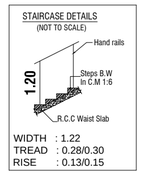
EXISTING APPROVAL F.S.I CALCULATION AS PER DOCUMENT:-

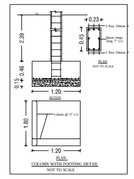
F.S.I (7984.60 / 3239.00) = 2.465

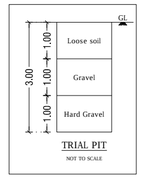
PARKING SIZES:











SITE PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

ONLINE APPLICATION NO : SWP/BPA/---------/2025
APPLICANT NAME : M/s.CINCO REALTORS,
Mr.C.K.VENKATACHALAM (PARTNER)

N

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

OSR DETAILS:-
OSR AREA = 3239.00 Sqm X 10% = 323.90 Sqm
★ OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:- (BLOCK-A & B)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	COMBINED BASEMENT FLOOR	15.70	1971.90	1987.60

PROPOSED BUILDING AREA DETAILS:- (BLOCK-A)

1	STILT FLOOR	229.50	433.10	662.60
2	FIRST FLOOR	624.60	30.90	655.50
3	SECOND FLOOR	624.60	30.90	655.50
4	THIRD FLOOR	624.60	30.90	655.50
5	FOURTH FLOOR	624.60	30.90	655.50
6	FIFTH FLOOR	624.60	30.90	655.50
7	TERRACE FLOOR	-	105.80	105.80
	TOTAL AREA	3352.50	693.40	4045.90

PROPOSED BUILDING AREA DETAILS:- (BLOCK-B)

1	STILT FLOOR	57.60	921.10	978.70
2	FIRST FLOOR PLAN	945.40	5.20	950.60
3	SECOND FLOOR PLAN	945.40	5.20	950.60
4	THIRD FLOOR PLAN	945.40	5.20	950.60
5	FOURTH FLOOR PLAN	945.40	5.20	950.60
6	FIFTH FLOOR PLAN	945.40	5.20	950.60
7	TERRACE FLOOR PLAN	-	82.40	82.40
	TOTAL AREA	4784.60	1029.50	5814.10
	GRAND TOTAL AREA (BLOCK - A & B)	8152.80	3694.80	11847.60

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (8152.80 / 3239.00) = 2.517

BUILDING HEIGHT :-

BUILDING HEIGHT = 18.29 Mt

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	3.05 X 2.13
MD	MAIN DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
D2	DOOR	1.07 X 2.13
LD	LIFT DOOR	0.91 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
SD	SLIDING DOOR	1.22 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.07 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	0.76 X 1.83
FW2	FRENCH WINDOW	2.13 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91
EF	EXHAUST FAN	-

COLOUR INDEX:-

BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :
DRIVEWAY IN :
DRIVEWAY OUT :

NOTE:-
* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE "NW" CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING ARRESTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY.

DWELLING AREA & PARKING DESCRIPTION:- (BLOCK-A)

S.NO & FLOOR NAME	01 FIRST FLOOR						02 SECOND FLOOR						03 THIRD FLOOR						04 FOURTH FLOOR						05 FIFTH FLOOR						TOTAL
DWELLING NO'S & AREA (SQM)	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21	A22	A23	A24	A25	A26	A27	A28	A29	A30	30 FLAT
	84.20	83.80	82.60	86.10	94.90		84.20	83.80	83.80	82.60	86.10	94.90	84.20	83.80	83.80	82.60	86.10	94.90	84.20	83.80	83.80	82.60	86.10	94.90	84.20	83.80	83.80	82.60	86.10	94.90	2577.00
NO'S OF PARKING REQUIRED		01			01			01			01			01			01			01			01			01			01		15
NO'S OF 10% VISITOR PARKING REQUIRED					02																										02
NO'S OF PARKING PROVIDED	01	01	01	01	01		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	30
NO'S OF 10% VISITOR PARKING PROVIDED					03																										03
NO'S OF PARKING REQUIRED	01	01	01	01	01		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	30
NO'S OF 10% VISITOR PARKING REQUIRED					03																										03
NO'S OF PARKING PROVIDED	01	01	01	01	01		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	30
NO'S OF 10% VISITOR PARKING PROVIDED					03																										03

DWELLING AREA & PARKING DESCRIPTION:- (BLOCK-B)

S.NO & FLOOR NAME		01 FIRST FLOOR				02 SECOND FLOOR				03 THIRD FLOOR				04 FOURTH FLOOR				05 FIFTH FLOOR				TOTAL
DWELLING NO'S & AREA (SQM)		B1	B2	B3	B4	B9	B10	B11	B12	B17	B18	B19	B20	B25	B26	B27	B28	B33	B34	B35	B36	40 FLAT
		107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	
		B5	B6	B7	B8	B13	B14	B15	B16	B21	B22	B23	B24	B29	B30	B31	B32	B37	B38	B39	B40	4134.00
		98.50	98.10	98.50	98.10	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	30
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	01			01	01			01	01			01	01			01	01			01	
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	04																				04
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	40
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF PARKING REQUIRED	TWO WHEELER	04																				04
NO'S OF 10% VISITOR PARKING REQUIRED	TWO WHEELER	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20
NO'S OF PARKING PROVIDED	TWO WHEELER	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING PROVIDED	TWO WHEELER	02																				02
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
		02																				02

COMMERCIAL AREA)

PARKING AREA REQUIRED	NOS	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA	119.93 SQM / 100 SQM	02 NOS	03 NOS (INCLUDE 10% PH + 10% VISITOR PARKING
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF FLOOR AREA	119.93 SQM / 25 SQM	05 NOS	06 NOS (INCLUDE 10% PH + 10% VISITOR PARKING

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Man Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED CONSTRUCTION ENGINEER

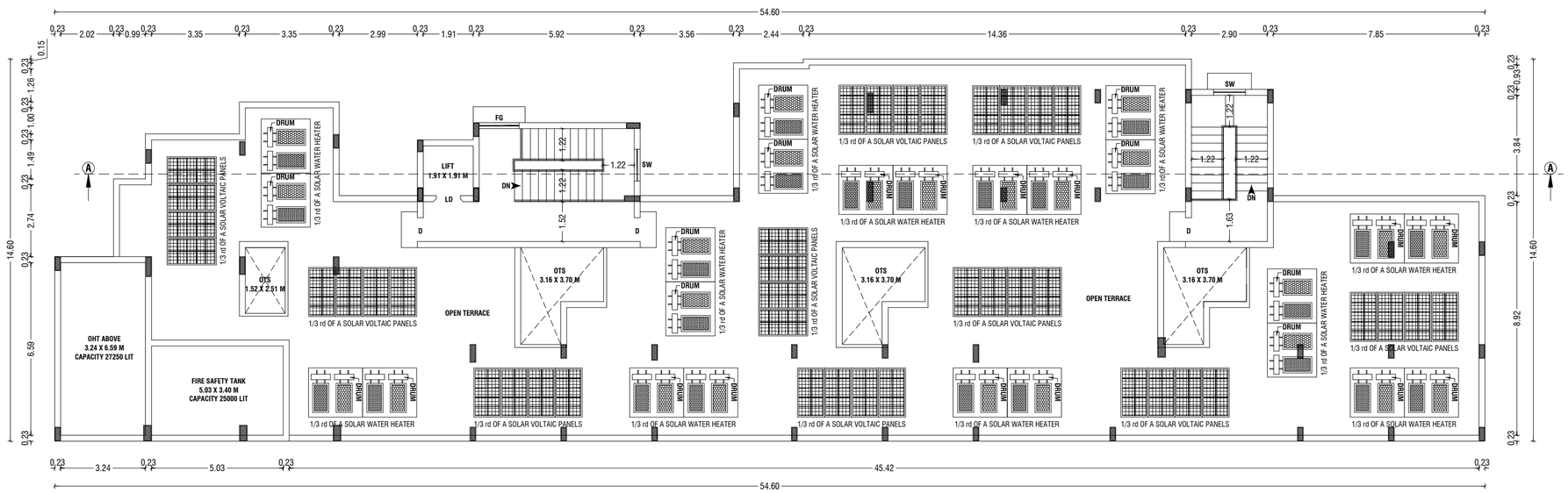
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Man Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9655008064
REGISTERED STRUCTURAL ENGINEER

Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RE-II/003/2022
SRI RATHNA ASSOCIATES
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REGISTERED ENGINEER / ARCHITECT

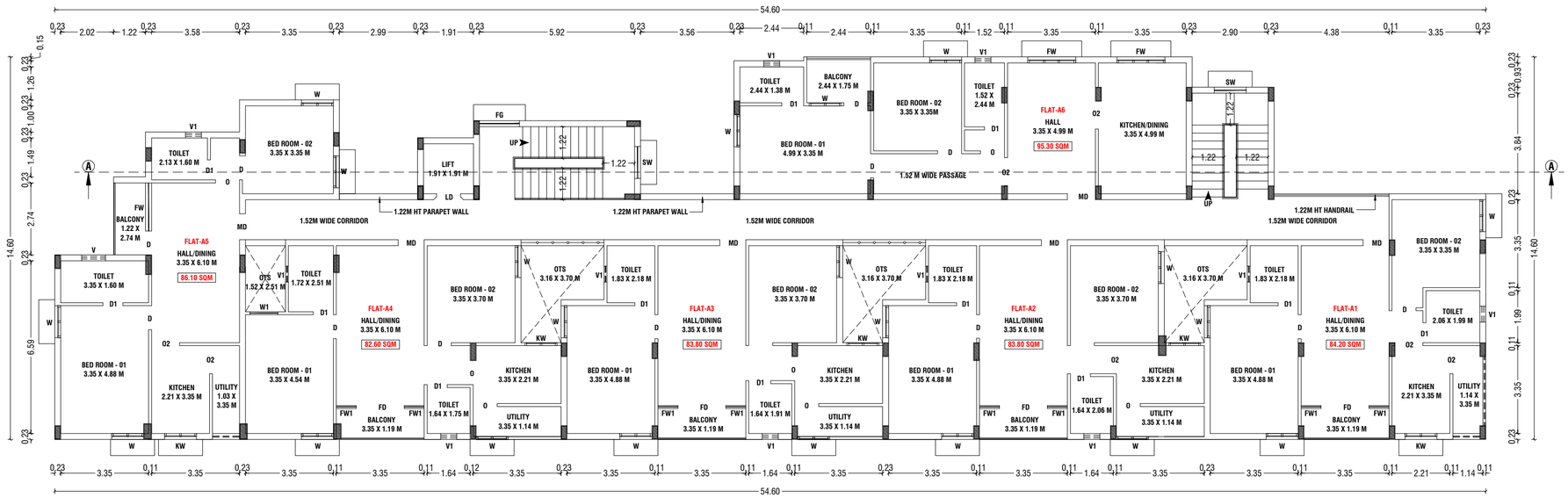
Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com
REGISTERED GEOTECH ENGINEER

For CINCO REALTORS
Partner
OWNER / APPLICANT

SHEET NO: 01/06

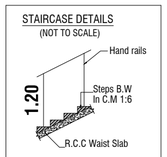


BLOCK-A
TERRACE FLOOR PLAN

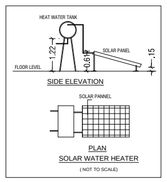


BLOCK-A
TYPICAL-FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN

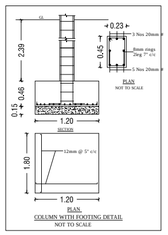
STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.22
TREAD : 0.28
RISE : 0.16



SOLAR WATER HEATER
(NOT TO SCALE)



BUILDING PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

ONLINE APPLICATION NO : SWP/BPA/---------/2025

APPLICANT NAME : M/s.CINCO REALTORS,
Mr.C.K.VENKATACHALAM (PARTNER)

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

PROPOSED BUILDING AREA DETAILS:- (BLOCK-A)

S.No	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	229.50	433.10	662.60
2	FIRST FLOOR	624.60	30.90	655.50
3	SECOND FLOOR	624.60	30.90	655.50
4	THIRD FLOOR	624.60	30.90	655.50
5	FOURTH FLOOR	624.60	30.90	655.50
6	FIFTH FLOOR	624.60	30.90	655.50
7	TERRACE FLOOR	-	105.80	105.80
	TOTAL	3352.50	693.40	4045.90

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
O	OPEN	0.91 X 2.13
O2	OPEN	1.07 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.07 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	0.76 X 1.83
FG	FRENCH GLASS	1.52 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.07
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED CONSTRUCTION ENGINEER

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REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
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REGISTERED ENGINEER / ARCHITECT

NOTE:-
* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE "NW" CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING ARRESTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY.

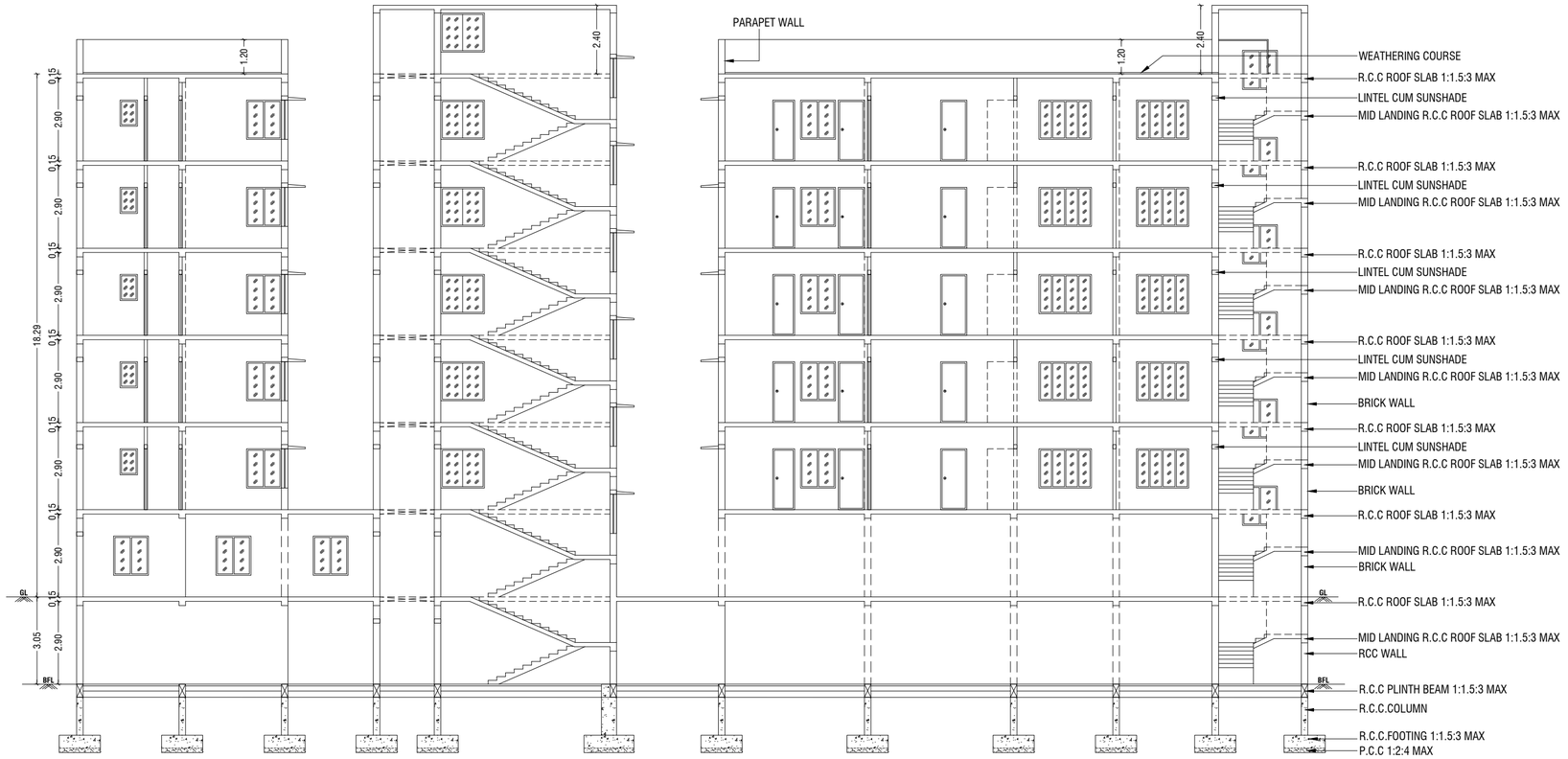
Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com

REGISTERED GEOTECH ENGINEER

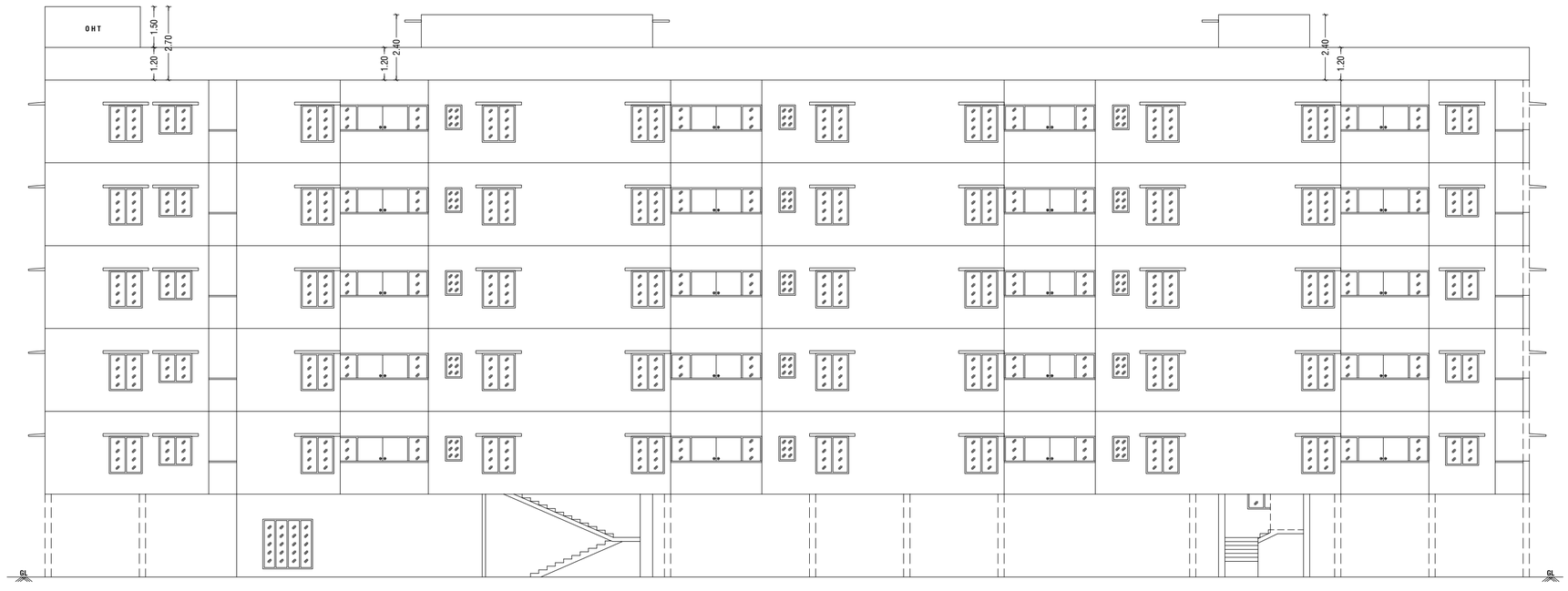
For CINCO REALTORS
Partner

OWNER / APPLICANT

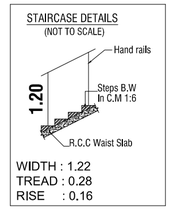
SHEET NO: 03/06

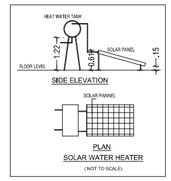


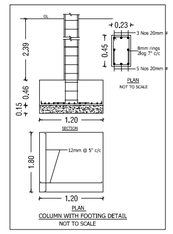
SECTION - "AA"



FRONT ELEVATION







BUILDING PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

ONLINE APPLICATION NO : SWP/BPA/---------/2025

APPLICANT NAME : M/s.CINCO REALTORS,
Mr.C.K.VENKATACHALAM (PARTNER)

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
O	OPEN	0.91 X 2.13
O2	OPEN	1.07 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.07 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	0.76 X 1.83
FG	FRENCH GLASS	1.52 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.07
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY

Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com

REGISTERED GEOTECH ENGINEER

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED CONSTRUCTION ENGINEER

Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
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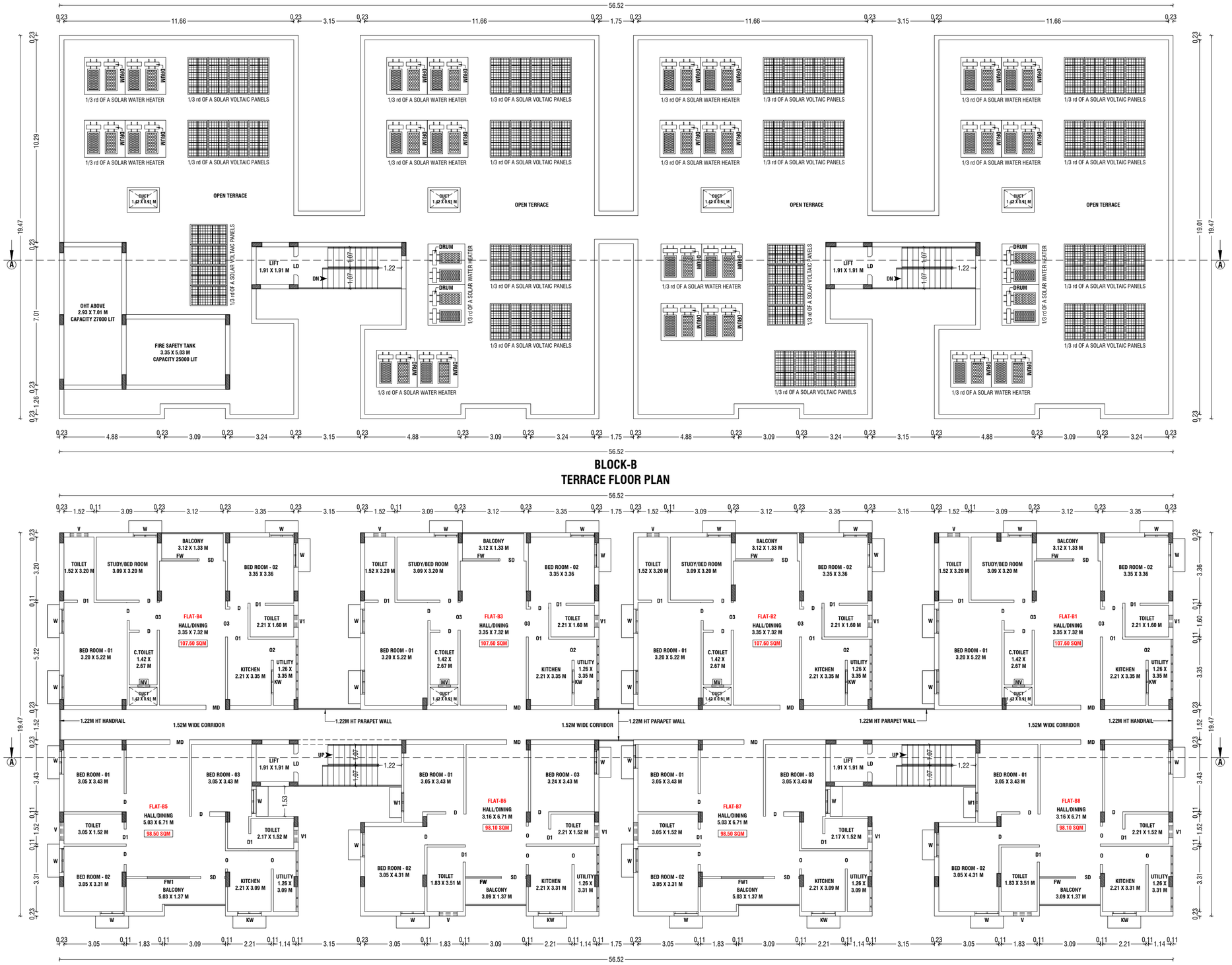
REGISTERED ENGINEER / ARCHITECT

For CINCO REALTORS

Partner

OWNER / APPLICANT

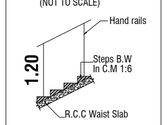
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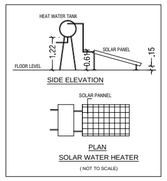
BLOCK-B
TERRACE FLOOR PLAN

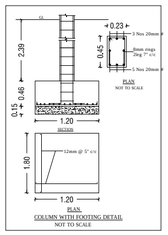
BLOCK-B
TYPICAL-FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN

STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.22
TREAD : 0.28
RISE : 0.16





BUILDING PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

ONLINE APPLICATION NO : SWP/BPA/---------/2025

APPLICANT NAME : M/s.CINCO REALTORS, Mr.C.K.VENKATACHALAM (PARTNER)

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

PROPOSED BUILDING AREA DETAILS:- (BLOCK-B)

S.No	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	57.60	921.10	978.70
2	FIRST FLOOR	945.40	5.20	950.60
3	SECOND FLOOR	945.40	5.20	950.60
4	THIRD FLOOR	945.40	5.20	950.60
5	FOURTH FLOOR	945.40	5.20	950.60
6	FIFTH FLOOR	945.40	5.20	950.60
7	TERRACE FLOOR	-	82.40	82.40
	TOTAL	₹4784.60	1029.50	5814.10

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
SD	SLIDING DOOR	1.22 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.99 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
KW	KITCHEN WINDOW	1.22 X 1.07
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

NOTE:-
* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE "NW" CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING ARRESTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY.

Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
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+919944370917,e-mail: mohaan.civil@gmail.com

REGISTERED GEOTECH ENGINEER

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SRI RATHNA ASSOCIATES
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REGISTERED STRUCTURAL ENGINEER

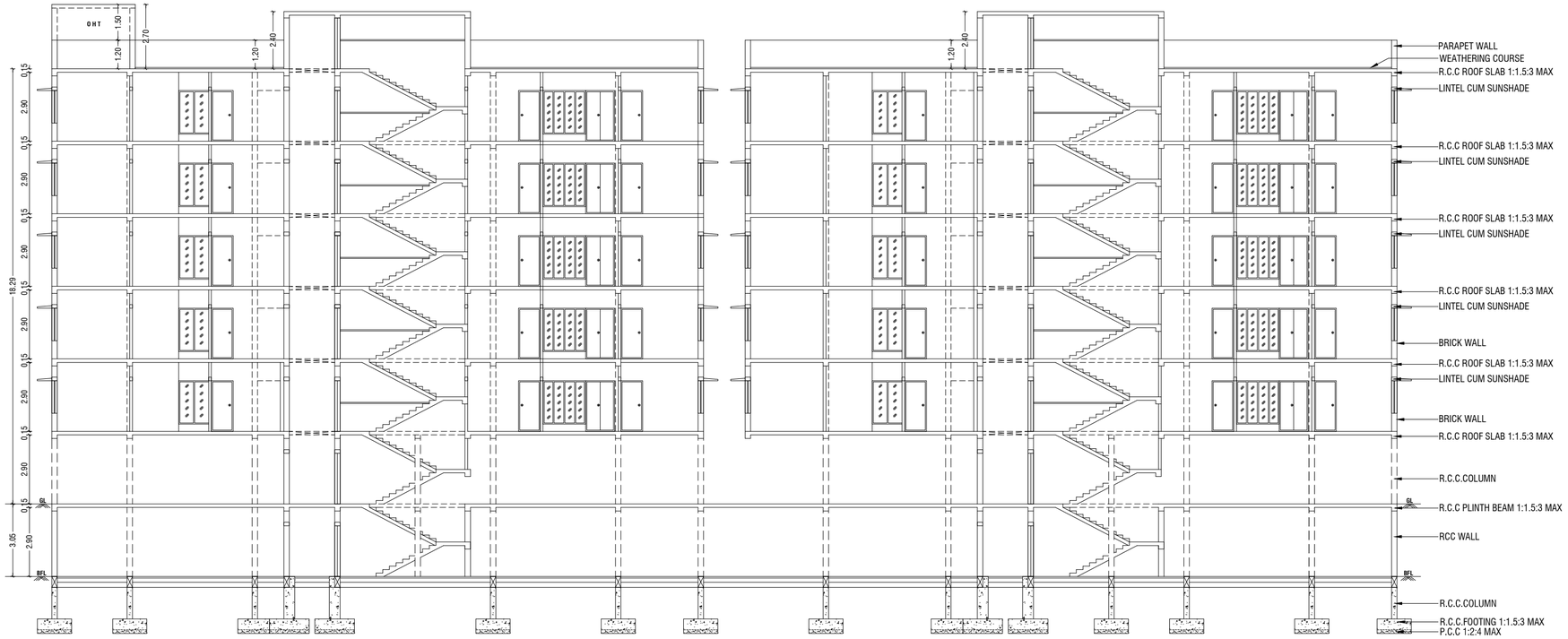
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REGISTERED ENGINEER / ARCHITECT

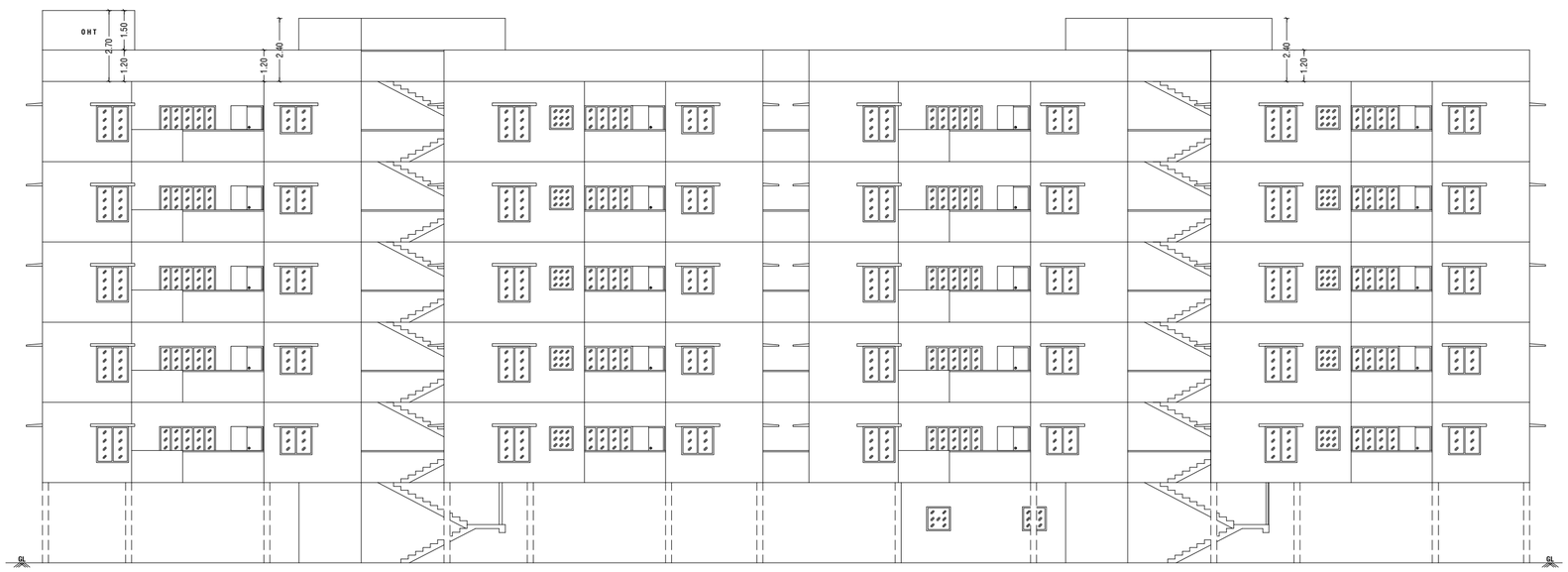
For CINCO REALTORS
Partner

OWNER / APPLICANT

SHEET NO: 05/06

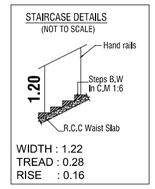


SECTION - "AA"

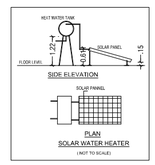


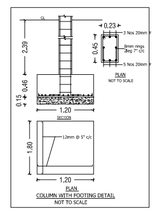
FRONT ELEVATION

STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.22
TREAD : 0.28
RISE : 0.16





BUILDING PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/---------/2025

APPLICANT NAME : M/s.CINCO REALTORS, Mr.C.K.VENKATACHALAM (PARTNER)

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
SD	SLIDING DOOR	1.22 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
W	WINDOW	1.22 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
KW	KITCHEN WINDOW	1.22 X 1.07
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
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REGISTERED CONSTRUCTION ENGINEER

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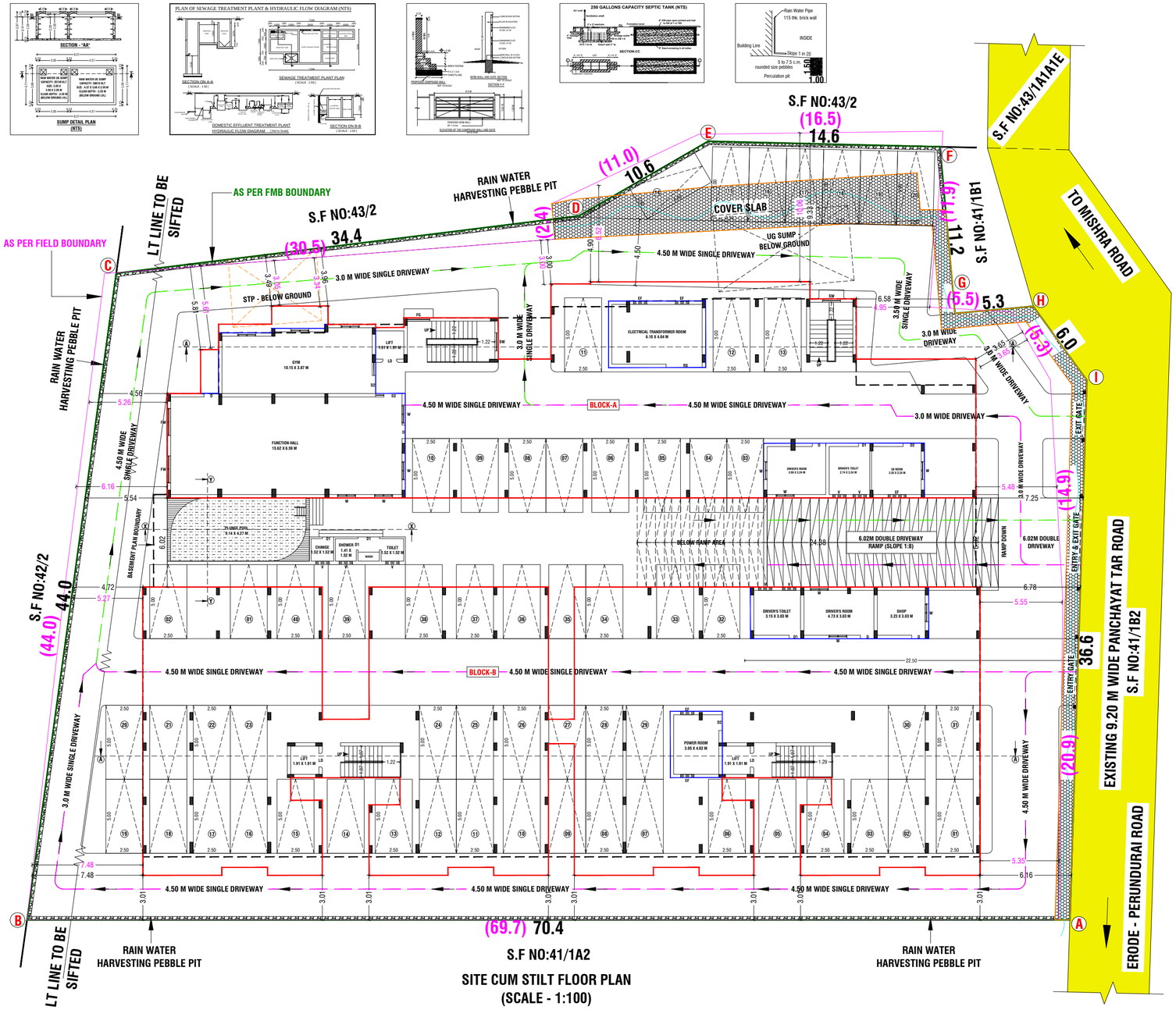
REGISTERED ENGINEER / ARCHITECT

For CINCO REALTORS

Partner

OWNER / APPLICANT

SHEET NO: 06/06



NOTE:- (EXISTING APPROVED BUILDING DETAILS)
PLANNING PERMISSION ISSUED BY CHENNAI DTCP
SWP/BPA/391359/2024
CONCURRENCE NO: 144 / 2025
DATED: 21.03.2025

NOTE:- (EXISTING APPROVED BUILDING DETAILS)
PLANNING PERMISSION ISSUED BY ERODE DTCP
SWP/BPA/391359/2024
PLANNING PERMISSION NO. 26 / 2025
DATED: 06.04.2025

EXISTING APPROVAL SITE AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

EXISTING APPROVAL BUILDING AREA DETAILS:- (BLOCK-A)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	96.60	566.30	662.90
2	FIRST FLOOR	625.00	30.90	655.90
3	SECOND FLOOR	625.00	30.90	655.90
4	THIRD FLOOR	625.00	30.90	655.90
5	FOURTH FLOOR	625.00	30.90	655.90
6	FIFTH FLOOR	625.00	30.90	655.90
7	TERRACE FLOOR	-	71.80	71.80
	TOTAL AREA	3221.60	792.60	4014.20

EXISTING APPROVAL BUILDING AREA DETAILS:- (BLOCK-B)

1	STILT FLOOR	29.00	923.00	952.00
2	FIRST FLOOR PLAN	946.80	5.20	952.00
3	SECOND FLOOR PLAN	946.80	5.20	952.00
4	THIRD FLOOR PLAN	946.80	5.20	952.00
5	FOURTH FLOOR PLAN	946.80	5.20	952.00
6	FIFTH FLOOR PLAN	946.80	5.20	952.00
7	TERRACE FLOOR PLAN	-	45.80	45.80
	TOTAL AREA	4763.00	994.80	5757.80
	GRAND TOTAL AREA (BLOCK - A & B)	7984.60	1787.40	9772.00

EXISTING APPROVAL F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (7984.60 / 3239.00) = 2.465

SITE PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

ONLINE APPLICATION NO : SWP/BPA/----------/2025
APPLICANT NAME : M/s.CINCO REALTORS,
Mr.C.K.VENKATACHALAM (PARTNER)

N

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

OSR DETAILS:-

OSR AREA = 3239.00 Sqm X 10% = 323.90 Sqm
★ OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:- (BLOCK-A & B)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	COMBINED BASEMENT FLOOR	15.70	1971.90	1987.60

PROPOSED BUILDING AREA DETAILS:- (BLOCK-A)

1	STILT FLOOR	229.50	433.10	662.60
2	FIRST FLOOR	624.60	30.90	655.50
3	SECOND FLOOR	624.60	30.90	655.50
4	THIRD FLOOR	624.60	30.90	655.50
5	FOURTH FLOOR	624.60	30.90	655.50
6	FIFTH FLOOR	624.60	30.90	655.50
7	TERRACE FLOOR	-	105.80	105.80
	TOTAL AREA	3352.50	693.40	4045.90

PROPOSED BUILDING AREA DETAILS:- (BLOCK-B)

1	STILT FLOOR	57.60	921.10	978.70
2	FIRST FLOOR PLAN	945.40	5.20	950.60
3	SECOND FLOOR PLAN	945.40	5.20	950.60
4	THIRD FLOOR PLAN	945.40	5.20	950.60
5	FOURTH FLOOR PLAN	945.40	5.20	950.60
6	FIFTH FLOOR PLAN	945.40	5.20	950.60
7	TERRACE FLOOR PLAN	-	82.40	82.40
	TOTAL AREA	4784.60	1029.50	5814.10
	GRAND TOTAL AREA (BLOCK - A & B)	8152.80	3694.80	11847.60

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (8152.80 / 3239.00) = 2.517

BUILDING HEIGHT :-

BUILDING HEIGHT = 18.29 Mt

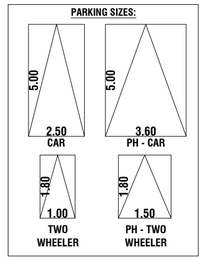
JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	3.05 X 2.13
MD	MAIN DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
D2	DOOR	1.07 X 2.13
LD	LIFT DOOR	0.91 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
SD	SLIDING DOOR	1.22 X 2.13
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W1	WINDOW	1.07 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	0.76 X 1.83
FW2	FRENCH WINDOW	2.13 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91
EF	EXHAUST FAN	-

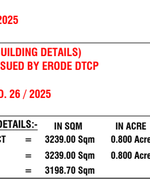
COLOUR INDEX:-

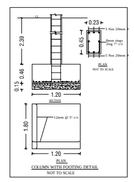
BOUNDARY OF THE SITE	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
PROPOSED DRIVEWAY	:
DRIVEWAY IN	:
DRIVEWAY OUT	:

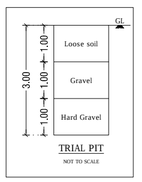
PARKING SIZES:











NOTE:-
* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE 'NW' CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING ARRESTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY.

DWELLING AREA & PARKING DESCRIPTION:- (BLOCK-A)

S.NO & FLOOR NAME		01 FIRST FLOOR						02 SECOND FLOOR						03 THIRD FLOOR						04 FOURTH FLOOR						05 FIFTH FLOOR						TOTAL
DWELLING NO'S & AREA (SQM)		A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21	A22	A23	A24	A25	A26	A27	A28	A29	A30	30 FLAT
		84.20	83.80	83.80	82.60	86.10	94.90	84.20	83.80	83.80	82.60	86.10	94.90	84.20	83.80	83.80	82.60	86.10	94.90	84.20	83.80	83.80	82.60	86.10	94.90	84.20	83.80	83.80	82.60	86.10	94.90	2577.00
NO'S OF PARKING REQUIRED	CAR	01		01		01		01		01		01		01		01		01		01		01		01		01		01		01		15
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	02																														02
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	30
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	03																														03
NO'S OF PARKING REQUIRED	TWO WHEELER	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	30
NO'S OF 10% VISITOR PARKING REQUIRED	TWO WHEELER	03																														03
NO'S OF PARKING PROVIDED	TWO WHEELER	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	30
NO'S OF 10% VISITOR PARKING PROVIDED	TWO WHEELER	03																														03

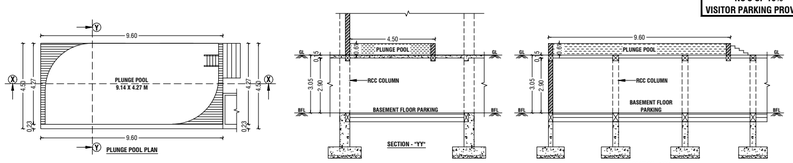
DWELLING AREA & PARKING DESCRIPTION:- (BLOCK-B)

S.NO & FLOOR NAME		01 FIRST FLOOR				02 SECOND FLOOR				03 THIRD FLOOR				04 FOURTH FLOOR				05 FIFTH FLOOR				TOTAL
DWELLING NO'S & AREA (SQM)		B1	B2	B3	B4	B9	B10	B11	B12	B17	B18	B19	B20	B25	B26	B27	B28	B33	B34	B35	B36	40 FLAT
		107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	
		B5	B6	B7	B8	B13	B14	B15	B16	B21	B22	B23	B24	B29	B30	B31	B32	B37	B38	B39	B40	4134.00
		98.50	98.10	98.50	98.10	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	30
		01		01		01		01		01		01		01		01		01		01		
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	04																				04
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	40
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	04																				04
NO'S OF PARKING REQUIRED	TWO WHEELER	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING REQUIRED	TWO WHEELER	02																				02
NO'S OF PARKING PROVIDED	TWO WHEELER	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING PROVIDED	TWO WHEELER	02																				02

PARKING DESCRIPTION:- (BLOCK-A - COMMERCIAL AREA)

TOTAL FSI AREA = 159.90SQM X 75%
= 119.93 SQM

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA	119.93 SQM / 100 SQM	02 NOS	03 NOS (INCLUDE 10% PH + 10% VISITOR PARKING
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF FLOOR AREA	119.93 SQM / 25 SQM	05 NOS	06 NOS (INCLUDE 10% PH + 10% VISITOR PARKING



Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
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SRI RATHNA ASSOCIATES
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REGISTERED CONSTRUCTION ENGINEER

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REGISTERED ENGINEER / ARCHITECT

Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
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REGISTERED GEOTECH ENGINEER

For CINCO REALTORS
Partner
OWNER / APPLICANT

SHEET NO: 02/06

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.