PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

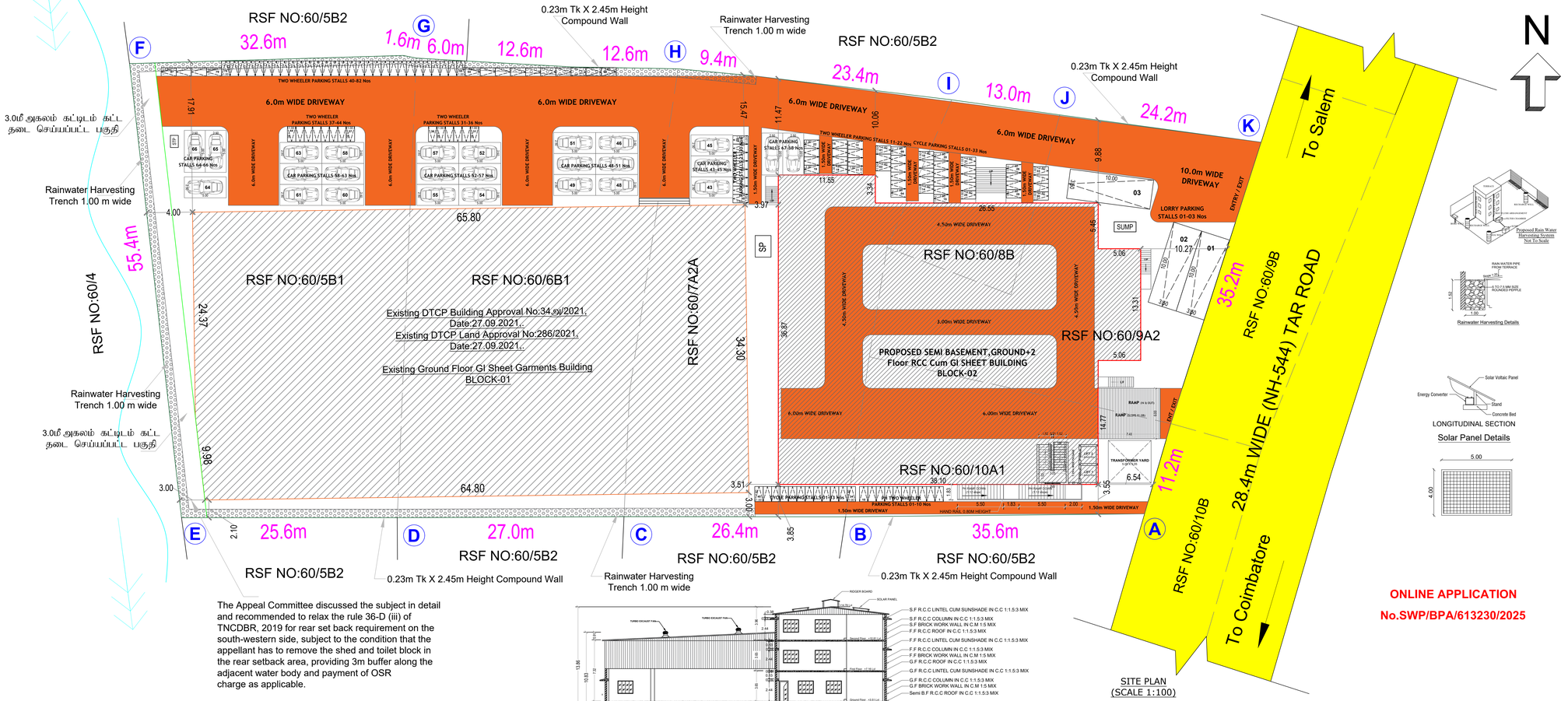
The approval as the planning authority issued it, reproduced in full behind this page.

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

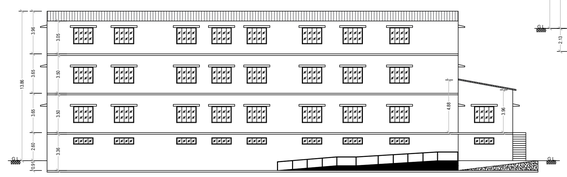
hello@verified.realestate
+91 9996 12 9996
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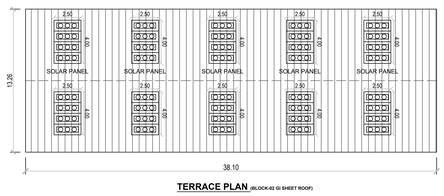
PLAN SHOWING THE EXISTING APPROVED & PROPOSED ADDITIONAL CONSTRUCTION OF SEMI BASEMENT, GROUND, FIRST & SECOND FLOOR RCC ROOF COMMERCIAL SHOP BUILDING IN R.S.F.NO: 60/5B1,6B1,7A2A,8B,9A2,10A1 AT KANDAMPALAYAM VILLAGE & PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.



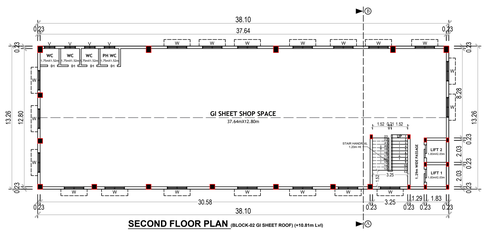
The Appeal Committee discussed the subject in detail and recommended to relax the rule 36-D (iii) of TNCDBR, 2019 for rear set back requirement on the south-western side, subject to the condition that the appellant has to remove the shed and toilet block in the rear setback area, providing 3m buffer along the adjacent water body and payment of OSR charge as applicable.

SECTION ON AB (BLOCK-02)

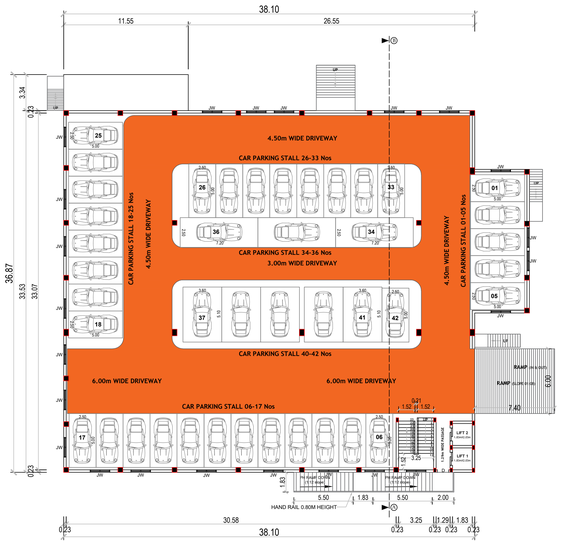

ELEVATION (BLOCK-02)



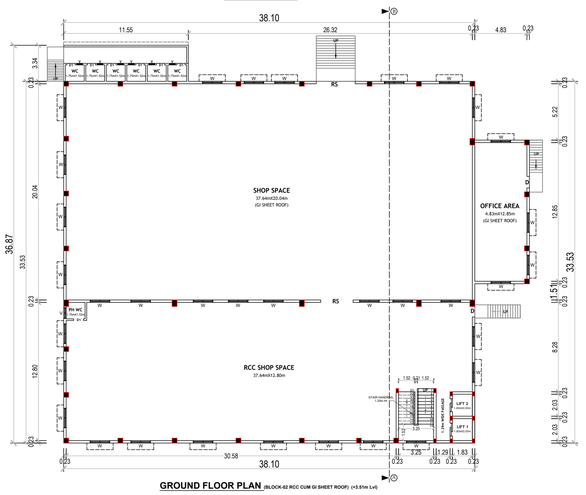
TERRACE PLAN (BLOCK-02 GI SHEET ROOF)



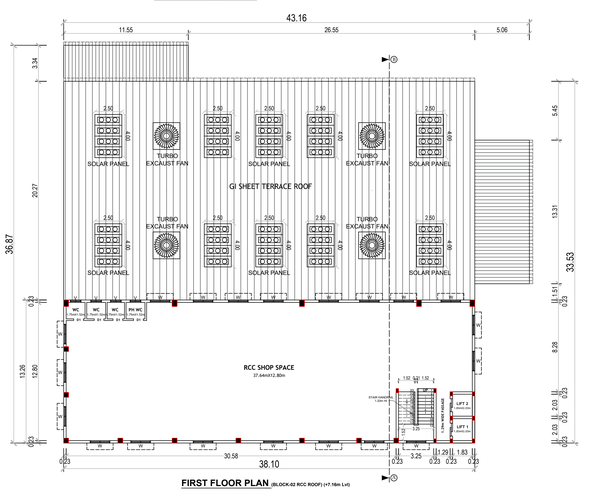
SECOND FLOOR PLAN (BLOCK-02 GI SHEET ROOF) (+10.81m Lvl)



SEMI BASEMENT FLOOR PLAN (BLOCK-02 RCC ROOF) (-0.91m Lvl)

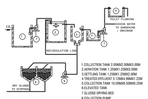


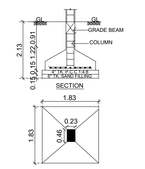
GROUND FLOOR PLAN (BLOCK-02 RCC CUM GI SHEET ROOF) (+3.51m Lvl)



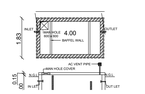
FIRST FLOOR PLAN (BLOCK-02 RCC ROOF) (+7.16m Lvl)


STAIRCASE DETAILS


Sewage Treatment Plant



Foundation Details





Solar Panel Details

SITE PLAN
(SCALE 1:100)

ONLINE APPLICATION
No.SWP/BPA/613230/2025

SHEET 01/01

APPLICANT NAME :

Mrs.D.TAMILARASI,

D/o.Mr.ARP.DHAUMODARAN,.

AREA STATEMENT

		SQ.MT
AREA OF THE SITE	[As per Document 1.63 1/4 Acre]	6606.44
AREA OF THE SITE	[As per Patta 0.65.30 Hec]	6530.00
AREA OF THE SUPER IMPOSED DRAWING		6472.07

APPROVED INDUSTRIAL BUILDING AREA DETAILS
Existing DTCP Industrial Building Approval No:34,அ/2021, Date:27.09.2021,.
Existing DTCP Land Approval No:286/2021, Date:27.09.2021,.

Block Name	Floor Name	Total Buildup Area in Sq.Mt	Non FSI Area in Sq.Mt	FSI Area in Sq.Mt
BLOCK-01 (Industrial Building)	Floor - GROUND (AC SHEET)	2188.80	- - -	2188.80
GRAND TOTAL		2188.80	- - -	2188.80

PROPOSED BUILDING AREA DETAILS

Block Name	Floor Name	Total Buildup Area in Sq.Mt	Non FSI Area in Sq.Mt	FSI Area in Sq.Mt
BLOCK-02 (Commercial Shop Building)	Floor - SEMI BASEMENT (RCC)	1383.29	1383.29	- - -
	Floor - GROUND (RCC)	1383.29	- - -	1383.29
	Floor - 01 (RCC)	505.18	- - -	505.18
	Floor - 02 (RCC)	505.18	- - -	505.18
GRAND TOTAL		3776.94	1383.29	2393.65

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
FLOOR SPACE INDEX	4582.45 / 6472.07	2.00	0.71
PLOT COVERAGE	3572.09 / 6472.07 X 100 = 55.19%		

SCHEDULE OF JOINERY

RS	ROLLING SHUTTER	2.40 x 2.13	JW	JOLLY WINDOW	6.80 x 1.80
D	DOOR	2.40 x 2.13	D1	DOOR 1	3.05 x 2.13
W	WINDOW	1.06 x 2.13	V	VENTILATOR	1.52 x 1.22

PARKING SPACE DETAIL

INDUSTRIES PARKING SPACE DETAIL:-

CAR WHEELER PARKING NO'S
2188.80 SQ.M / 150.00 = 14.59 (SAY 15.0No's)

LORRY PARKING NO'S
2188.80 SQ.M / 750.00 = 2.91 (SAY 3.0No's)

TWO WHEELER PARKING NO'S
2188.80 SQ.M / 75.00 = 29.18 (SAY 30.0 No's)

CYCLE PARKING NO'S
2188.80 SQ.M / 75.00 = 29.18 (SAY 30.0 No's)

COMMERCIAL PARKING SPACE DETAIL:-

CAR WHEELER PARKING NO'S
2393.65 SQ.M / 75.00 = 31.91 (SAY 32.0No's)

TWO WHEELER PARKING NO'S
2393.65 SQ.M / 75.00 = 31.91 (SAY 32.0 No's)

PARKING SPACE DETAILS

Vehicle Type	Required	Provided	Vehicle Type	Required	Provided
Car + PH Car	47 Nos	63+5 Nos.	Cycle Parking	30 Nos.	45 Nos.
Two Wheelers+PH	62 Nos.	77+10Nos.	Lorry Parking	3 Nos.	3 Nos.

REFERENCE :
- Site Boundary -
- Proposed Building -
- Existing Building -
- Existing Road -
- Driveway -
- Waterbody -

APPLICANT

Er.S.GOPALAKRISHNAN,B.E.,M.E.,(Str)., AMIE.,CE(I).,FIV.,MISTE., REGISTERED CONSTRUCTION ENGINEER (RCE) REG.No. 01/2024/RCE/EDTCP (Renewal) (Valid Upto - 31.03.2029) GK PLANNERS 237-6, Sivam Nagar, Near Nallappas Theatre, Perundurai, Erode - 638 052.

REGISTERED CONSTRUCTION ENGINEER (RCE)

Er.P.KULANTHAIVEL, M.E., Ph.D., (Soil) Registered Geotechnical Engineer (RGTE) Reg. No : 07/2020/RGTE / EDTCP Email : pkulanthaicivil@gmail.com Ph.No : +91 95249 57886

REGISTERED GEO-TECH ENGINEER (RGTE)

Er.S.GOPALAKRISHNAN,B.E.,M.E.,(Str)., AMIE.,CE(I).,FIV.,MISTE., REGISTERED STRUCTURAL ENGINEER GRADE I (RSE-Gr.I) REG.No.03/2024/RSE-Gr.I/EDTCP (Renewal) (Valid Upto - 31.03.2029) GK PLANNERS 237-6, Sivam Nagar, Near Nallappas Theatre, Perundurai, Erode - 638 052.

REGISTERED STRUCTURAL ENGINEER (RSE)

Er.S.GOPALAKRISHNAN,B.E.,M.E.,(Str)., AMIE.,CE(I).,FIV.,MISTE., REGISTERED ENGINEER GRADE I (RSE-Gr.I) REG.No. 01/2024/RE-Gr.I/EDTCP (Renewal) (Valid Upto - 31.03.2029) GK PLANNERS 237-6, Sivam Nagar, Near Nallappas Theatre, Perundurai, Erode - 638 052.

REGISTERED ENGINEER (RE)

DEPUTY DIRECTOR (I/C)
DISTRICT TOWN AND COUNTRY PLANNING
ERODE DISTRICT

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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Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.