PP APPROVAL RECORD

Planning Permission

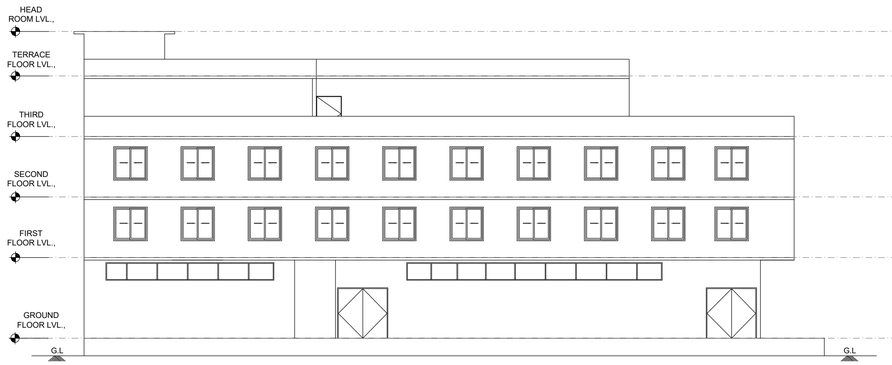
Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

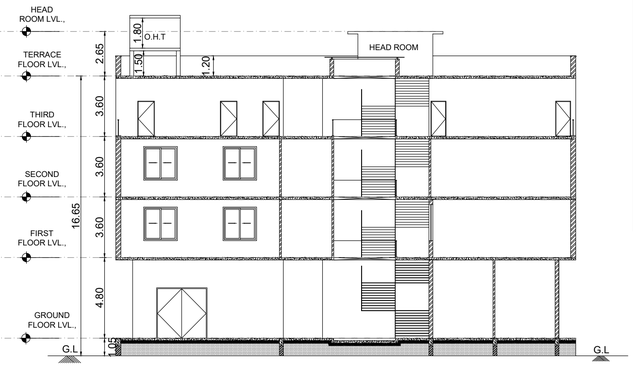
ISSUING AUTHORITY
DTCP

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.

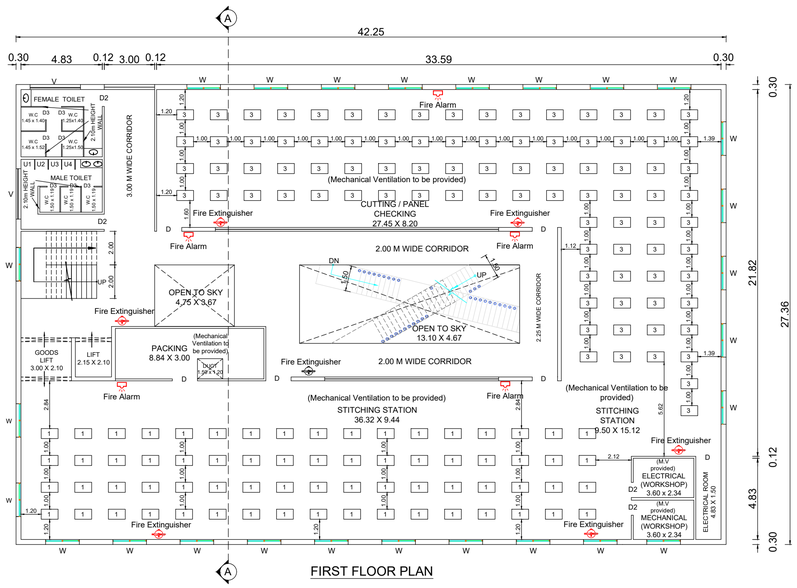


SOUTHERN SIDE ELEVATION

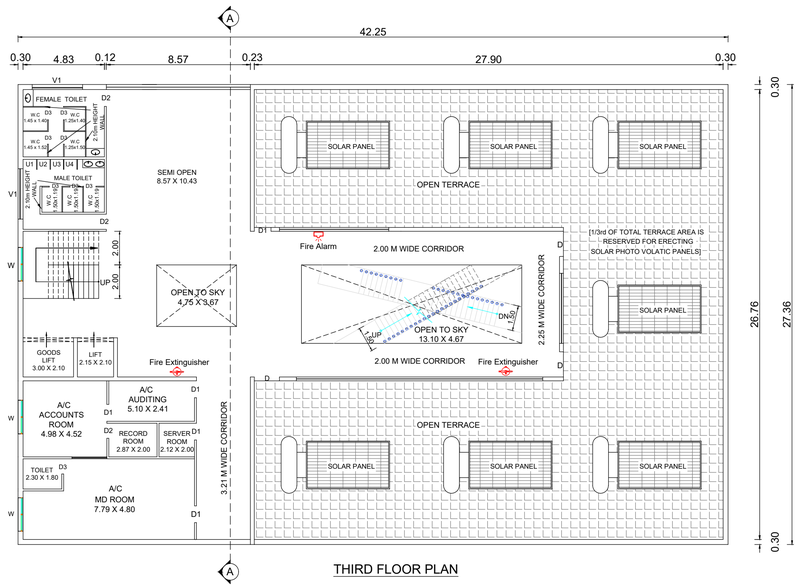


SECTION ON "AA"

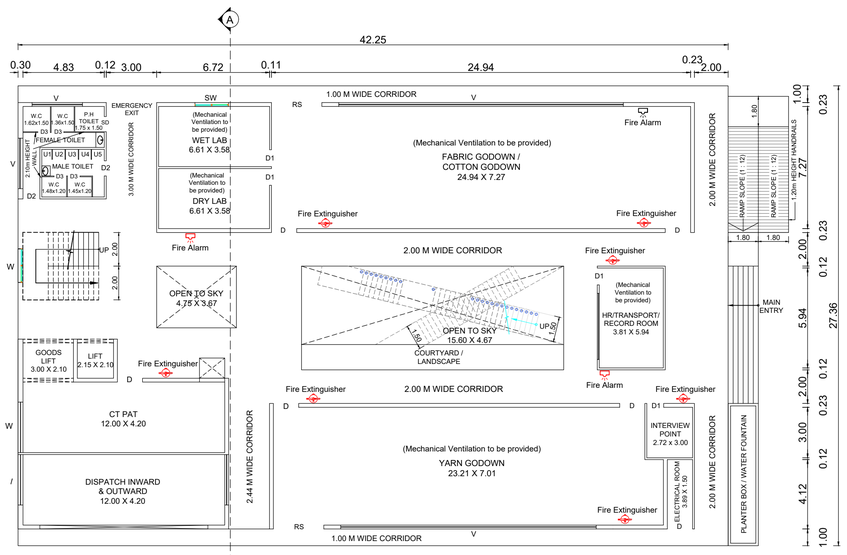
JOINERY DETAILS		SIZE (In Meter)
RS	ROLLING SHUTTER	3.00 X 3.00
D	DOOR	1.50 X 2.40
D1	DOOR	1.00 X 2.40
D2	DOOR	0.91 X 2.40
D3	TOILET DOOR	0.76 X 2.13
SD	SWING DOOR	0.90 X 2.44
W	WINDOW	2.00 X 2.00
V	VENTILATION	7.38 X 0.75
V1	VENTILATION	3.90 X 0.75



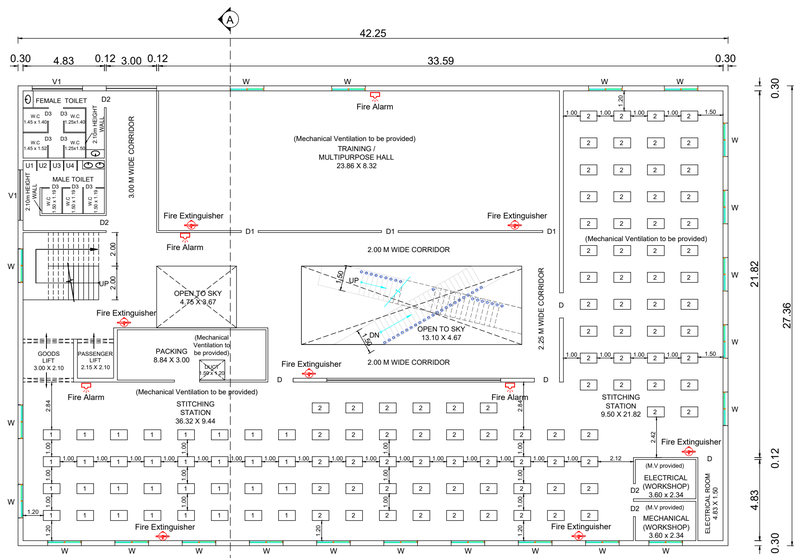
FIRST FLOOR PLAN



THIRD FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

Online Applicaion No. : SWP / BPA / 756113 / 2026

SWP / DTCP / ERODE / Building Permission No.:19 / 2026

SWP / DTCP / ERODE / Site Approval No.: 41 / 2026

SHEET No. : 01 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACE ROOF GREEN CATEGORY INDUSTRIAL BUILDING (TAILORING AND GARMENT MAKING - 367.00 HP) FOR "OSHADI LIMITED", IN S.F.No. : 37/11, 37/12, 37/13B, 37/14B & 37/15B, OF PERODE VILLAGE AND VILLAGE PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

APPLICANT :

Mr. D. NISHANTH CHOPRA, S/o. Mr. DALCHAND JAIN.

SCALE 1 : 100 | ALL DIMENSIONS ARE IN "METRE"

AREA STATEMENT :

SITE EXTENT :

AS PER DOCUMENT [1.00 ACRES]	4046.82 Sq.m
AS PER PLR / FMB	4048.00 Sq.m
SUPERIMPOSED PLOT AREA	4223.90 Sq.m

FLOOR DETAILS	BUILTUP AREA (Sq.m)	NON - FSI AREA (Sq.m)	NET FSI AREA (Sq.m)
GROUND FLOOR AREA	1156.06	90.23	1065.83
FIRST FLOOR AREA	1156.06	80.36	1075.70
SECOND FLOOR AREA	1156.06	80.36	1075.70
THIRD FLOOR AREA	552.40	78.56	473.84
TOTAL AREA	4020.58	329.51	3691.07

FLOOR SPACE INDEX (F.S.I) = 3691.07 / 4046.82 = 0.91 < 2.00

MACHINERY DETAILS

S.No.	MACHINERY NAME	HP	Nos.	TOTAL HP
1.	OVER LOCK	1.00	100	100
2.	SINGER	1.50	88	132
3.	CHECKING	1.50	90	135

No. OF MALE WORKERS : 75 Nos.

No. OF FEMALE WORKERS : 125 Nos.

TOTAL : 200 Nos.

TOTAL HP 367

APPLICANT :

STRUCTURAL ENGINEER :

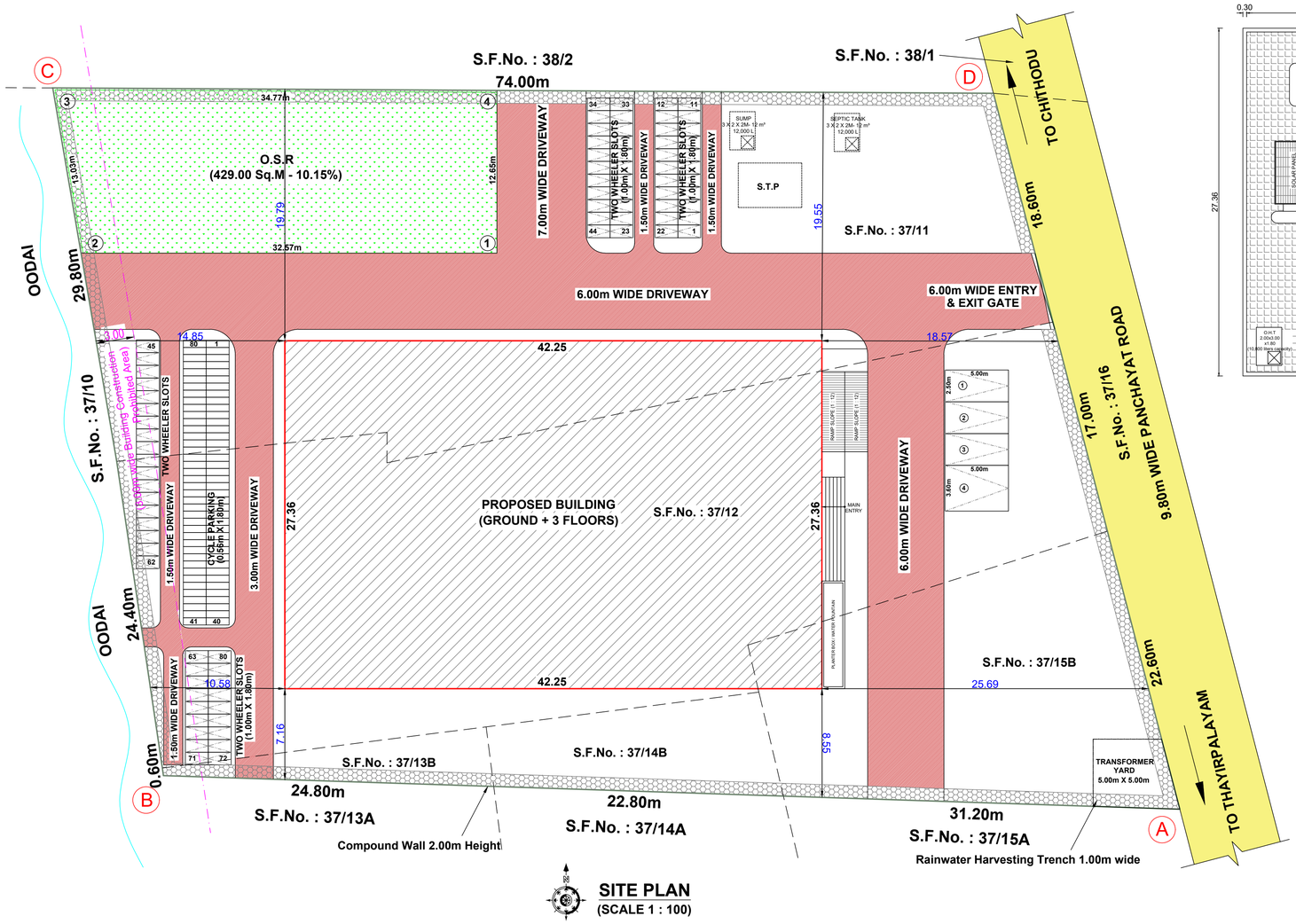
Er. S. SURESH ME(Structural Engg)., MBA.,
Reg. Struc. Engineer Gr-I,
Reg.No:09/2020/RSE/GR-I,/EDTCP
PRIYAM BUILDING SERVICESS
No:42/1, Siva Complex, FirstFloor,
Erode-638 011, Ph: 96594 45577.

CONSTRUCTION ENGINEER :

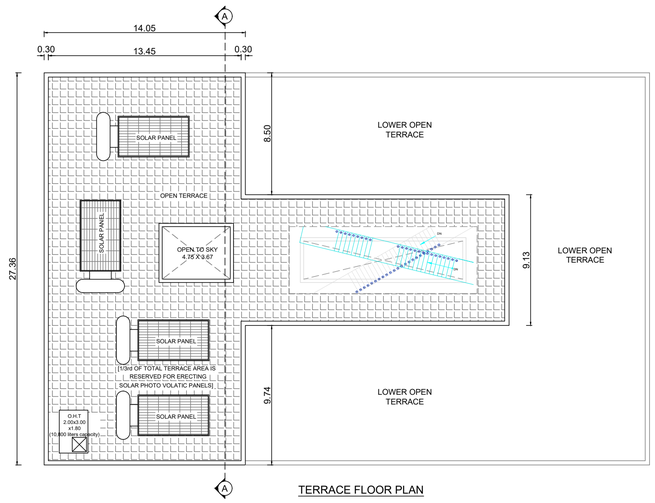
Er. D. PRAKASH PANDIAN, DCE,B.E.,
RAJALAKSHMI CONSTRUCTIONS
D No 329/5, NPP Plaza, Erode Road, Perundurai,
Registered Engineer 13/2025 / RE-Gr I / EDTCP
Registered Construction Engineer 06/2 [illegible] NCE/EDTCP
Cell: 97517 25654

REGISTERED ENGINEER :

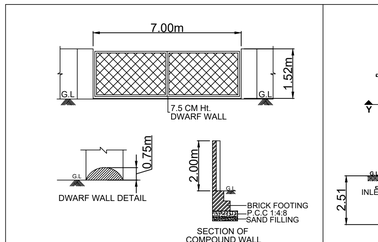
Er.K.GOWTHAM M.E.(Struct).
L.B.S / Registered Engineer Grade-II (RE)
Reg.No/ Erode 06/2020/RE-Gr II / EDTCP
Licensed Land Surveor. 2022/15/0017
122/15, TMG Complex, Opp. Taluk office,
Perundurai-638052. CELL:8122905134



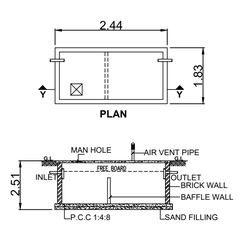
SITE PLAN
(SCALE 1 : 100)



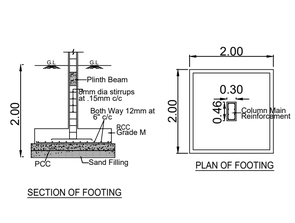
TERRACE FLOOR PLAN



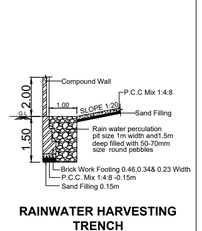
COMPOUND WALL & GATE DETAILS



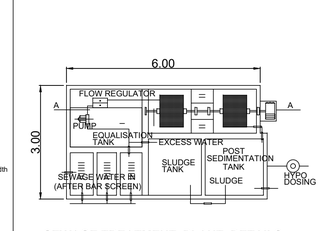
SEPTIC TANK DETAILS



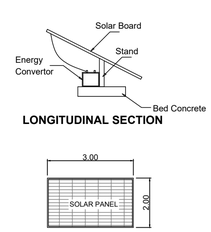
FOUNDATION DETAILS



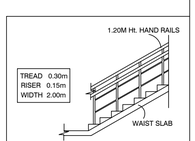
RAINWATER HARVESTING TRENCH



SEWAGE TREATMENT PLANT DETAILS



SOLAR PANEL DETAILS



STAIRCASE DETAILS

PARKING DETAILS

Parking Description	Area (Sq.m)	Required	Provided
1 Car space (2.50m X 5.00m) for every 200 Sq.m of office floor area	37.39	02 Nos.	03 Nos. + 01 Nos. (PH Car)
1 Two Wheeler (1.00m X 1.80m) for every 75 Sq.m of floor area	3691.07	50 Nos.	80 Nos.
1 Cycle space (1.00m X 1.80m) for every 75 Sq.m of floor area	3691.07	50 Nos.	80 Nos.

COLOUR REFERENCES

SITE BOUNDARY SHOWN IN	
PROPOSED BUILDINGS SHOWN IN	
DRIVEWAY SHOWN IN	
O.S.R SHOWN IN	
EXISTING ROAD SHOWN IN	

SHEET No. : 02 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACE ROOF GREEN CATEGORY INDUSTRIAL BUILDING (TAILORING AND GARMENT MAKING - 367.00 HP) FOR "OSHADI LIMITED", IN S.F.No. : 37/11, 37/12, 37/13B, 37/14B & 37/15B, OF PERODE VILLAGE AND VILLAGE PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

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Mr. D. NISHANTH CHOPRA, S/o. Mr. DALCHAND JAIN.

SCALE 1 : 100 | ALL DIMENSIONS ARE IN "METRE"

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SECOND FLOOR AREA	1156.06	80.36	1075.70
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TOTAL AREA	4020.58	329.51	3691.07

FLOOR SPACE INDEX (F.S.I) = $\frac{3691.07}{4046.82}$ = 0.91 < 2.00

O.S.R REQUIRED : 422.39 Sq.m (10.00%)
O.S.R PROVIDED : 429.00 Sq.m (10.15%)

HEIGHT OF THE BUILDING : 16.65m

APPLICANT :

STRUCTURAL ENGINEER :
Er. S.SURESH ME(Structural Enggi)., MBA.,
Reg. Struc. Engineer Gr-I,
Reg.No:09/2020/RSE/GR-I,/EDTCP
PRIYAM BUILDING SERVICESS
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SURVEYOR/ASSISTANT DRAUGHTSMAN	BHUVANESHWARI
DRAUGHTSMAN-III	SIVASANKAR
SUPERVISOR	ARANGURASU

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

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,
OMR Thoraipakkam,
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.