PP APPROVAL RECORD

# Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Town Panchayat**

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

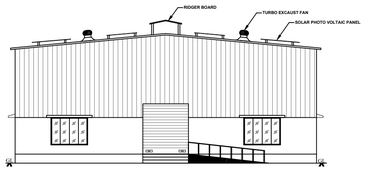
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

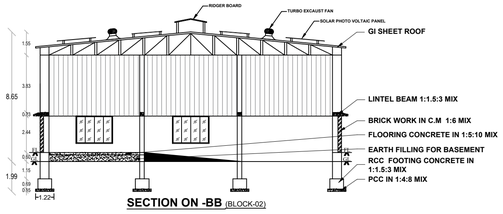
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+91 9996 12 9996
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# PLAN SHOWING THE EXISTING CONSTRUCTION OF GROUND FLOOR GI SHEET "COMMERCIAL WAREHOUSE" BUILDING IN R.S.F.No:604/2B AT KARUMANDICHELLIPALAYAM VILLAGE & TOWN PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT. SCALE : 1 : 100

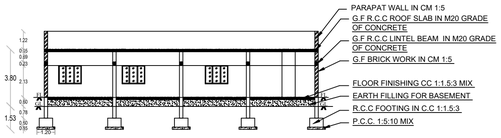




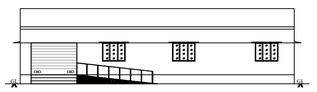

ELEVATION (BLOCK-02)



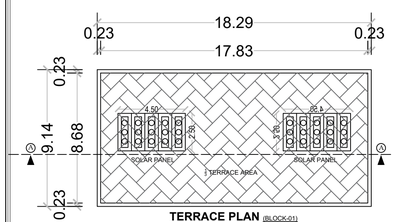

SECTION ON -BB (BLOCK-02)



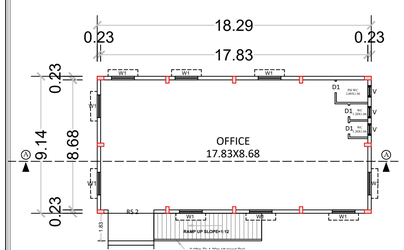

SECTION ON -AA (BLOCK-01)



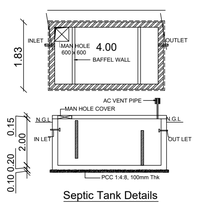
ELEVATION (BLOCK-01)



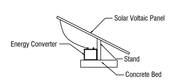

TERRACE PLAN (BLOCK-01)




(BLOCK-01)

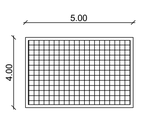


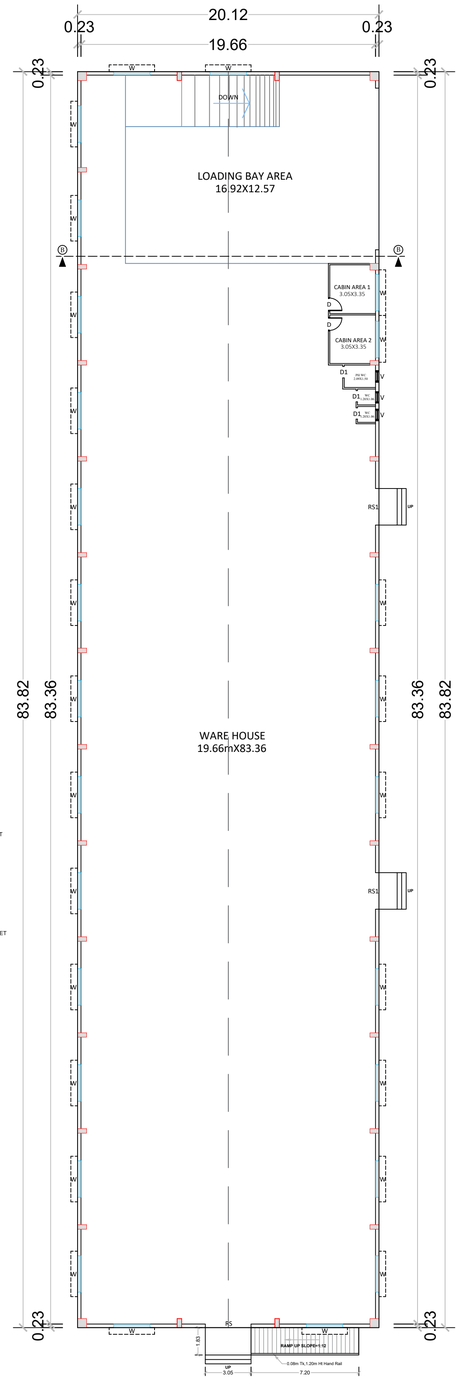

Septic Tank Details



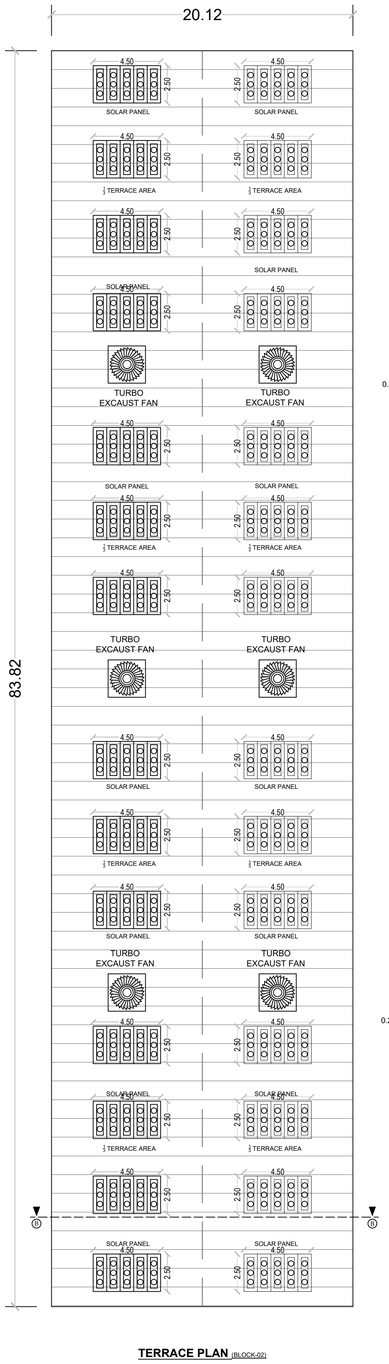

LONGITUDINAL SECTION

Solar Panel Details

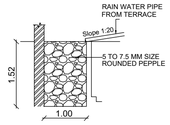


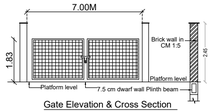

GROUND FLOOR GI SHEET ROOF PLAN (BLOCK-02)



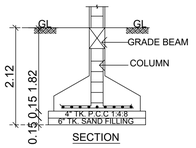

TERRACE PLAN (BLOCK-02)



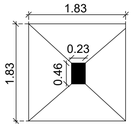

Rainwater Harvesting Details




Gate Elevation & Cross Section
Detail of compound wall



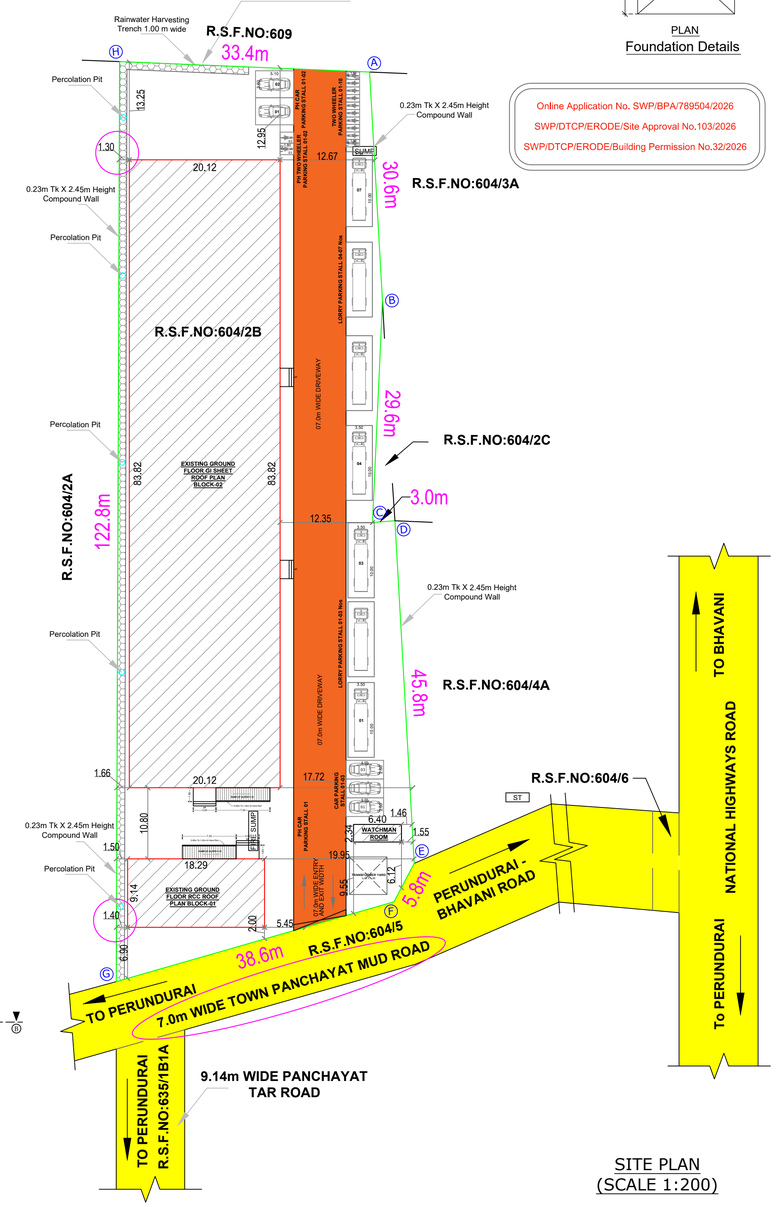

SECTION




PLAN
Foundation Details

"The Appeal Committee discussed the subject in detail and noted that the site is at a distance of about 77 m from Perundurai-Bhavani Road of width more than 24 m and there is no other public access available to the site. The Committee was informed that objections have been received against the unauthorized chemical storage warehouse. The Committee noted that the setback violations are marginal in nature and therefore, the Committee recommended to allow the appeal by relaxing rule 35(b) A of Tamil Nadu Combined Development Building Rules, 2019 relating to minimum width of access road and 35(b)D(ii) of Tamil Nadu Combined Development Building Rules, 2019 relating to side set back space requirements, subject to the condition that no hazardous materials shall be stored in the buildings in the site under reference."

**Refer Pink colour circled & Oval Shape locations for Appeal Committee relaxation areas**




SITE PLAN
(SCALE 1:200)

Online Application No. SWP/BPA/789504/2026
SWP/DTCP/ERODE/Site Approval No.103/2026
SWP/DTCP/ERODE/Building Permission No.32/2026

**APPLICANT NAME :**

M/S.ULTRA CHEM,TIRUPPUR.

| AREA STATEMENT | | SQ.MT |
|---|---|---|
| AREA OF THE SITE | [As per Document] | 4212.00 |
| AREA OF THE SITE | [As per Patta] | 4209.00 |
| AREA OF THE SUPER IMPOSED DRAWING | | 4235.23 |

| Block Name | Floor Name | Total Buildup Area in Sq.Mt | Non FSI Area in Sq.Mt | FSI Area in Sq.Mt |
|---|---|---|---|---|
| BLOCK-01 (Commercial Office Building) | Floor - GROUND (RCC) | 167.17 | - - - | 167.17 |
| BLOCK-02 (Commercial warehouse Building) | Floor - GROUND (GI SHEET) | 1686.45 | - - - | 1686.45 |
| WATCHMAN ROOM | Floor - GROUND (GI SHEET) | 14.97 | 14.97 | - - - |
| GRAND TOTAL | | 1868.59 | 14.97 | 1853.62 |

BUILDING HEIGHT DETAILS

| SLNO | BLOCK NO | METER |
|---|---|---|
| 01 | BLOCK - 01 | 3.80 |
| 02 | BLOCK - 02 | 8.65 |

| DESCRIPTION | CALCULATION | REQUIRED | PROVIDED |
|---|---|---|---|
| FLOOR SPACE INDEX | 1853.62 / 4209.00 | 2.00 | 0.44 |

**PARKING SPACE DETAIL:-**

**OFFICE PARKING SPACE DETAIL:-**

PANCHAYAT AREAS:-

01 CAR SPACE AND 01 TWO WHEELER SPACE FOR EVERY 100 SQ.M
OR PART THERE OF AND 1 TWO WHEELER SPACE FOR EVERY 25SQ.M
OF FLOOR AREA OR PART THEREOF

BLOCK - 01 (OFFICE BUILDING0 = 167.17 SQ.M

**TOTAL AREA = 167.17 SQ.M**

| CAR PARKING NO'S | TWO WHEELER PARKING NO'S |
|---|---|
| 167.17 SQ.M / 100.00 = 2 No's | 167.17 SQ.M / 25.00 = 7 No's |

**WARE HOUSE PARKING SPACE DETAIL:-**

IF THE AREA IS OPEN,1 LORRY SPACE FOR EVERY 300 SQ.MT OF PLOT AREA OR PART THEREOF
IF THE AREA IS COVERED,1 LORRY SPACE FOR EVERY 300 SQ.MT OF COVERED AREA OR PART THEREOF.
BLOCK - 02 (WAREHOUSE BUILDING) = 1686.45 SQ.M
**TOTAL AREA = 1686.45 SQ.M**

| LORRY PARKING NO'S |
|---|
| 1686.45 SQ.M / 300.00 = 06 No's |

| PARKING DETAIL | Vehicle Type | Required | Provided |
|---|---|---|---|
| | Lorry | 06 Nos | 07 Nos. |
| | Car+PH | 02 Nos. | 03+02 Nos. |
| | Two Wheelers+PH | 07 Nos. | 10+02 Nos. |

| SCHEDULE OF JOINERY | | |
|---|---|---|
| RS | ROLLING SHUTTER | 3.05 x 3.35 |
| RS 1 | ROLLING SHUTTER 1 | 2.44 x 2.13 |
| RS 2 | ROLLING SHUTTER 2 | 3.05 x 2.13 |
| W | WINDOW | 2.44 x 1.83 |
| W 1 | WINDOW 1 | 1.52 x 1.22 |
| V | VENTILATOR | 0.76 x 0.45 |

**LABOUR DETAIL:-**

No. OF MALE LABOURS : 5 Nos.
No. OF FEMALE LABOURS : 5 Nos.

DRAWING DESIGNED BY:

**GK PLANNERS**
236-7, SHIVAM NAGAR,
NEAR NALLAPPAS THEATRE,
KANJIKOVIL ROAD,
PERUNDURAI,
ERODE-638052..
CONTACT: 99652-66826, 97509-66826.

REFERENCE :

Site Boundary -
Existing Building -
Existing Road -
Driveway -

APPLICANT

Er.S.GOPALAKRISHNAN,B.E.,M.E.,(Str).,
AMIE.,CE(I).,FIV.,MISTE.,
REGISTERED CONSTRUCTION ENGINEER (RCE)
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Perundurai, Erode - 638 052.

REGISTERED CONSTRUCTION ENGINEER (RCE)

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Reg. No : 04 / 2025 / RGTE / EDTCP
Chartered Engineer, Reg No : AM1686057
Licensed Building Surveyor
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GK PLANNERS
237-6, Shivam Nagar, Near Nallappas Theatre,
Perundurai, Erode - 638 052.

REGISTERED ENGINEER (RE)

**DEPUTY DIRECTOR**
**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
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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.