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.

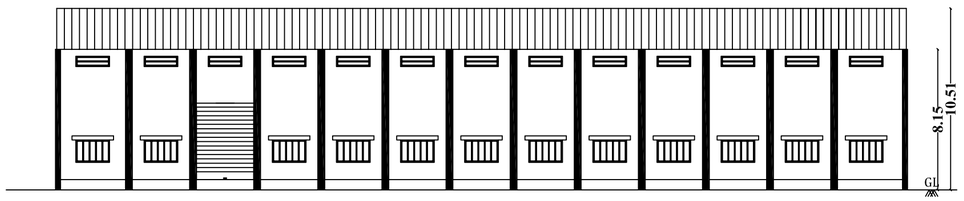
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

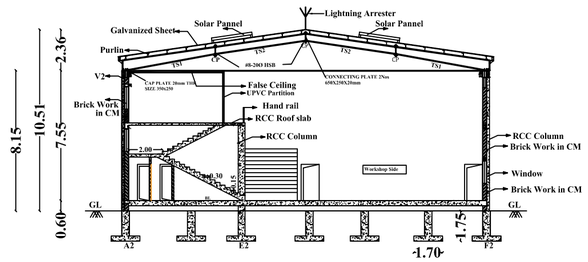
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+91 9996 12 9996
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# PLAN SHOWING THE EXISTING CONSTRUCTION OF PRE-FABRICATED WORK SHOP BUILDING FOR CENTRES OF EXCELLENCE IN GOVERNMENT POLYTECHNIC COLLEGE IN S.F. NO : 356/2,3,4A,5, 357/2, AT KARUMANDICHELLIPALAYAM VILLAGE, PERUNDHURAI TALUK IN ERODE DISTRICT.

N




ELEVATION




SECTION ON 'AA'

| AREA STATEMENT | IN SQ.MT |
|---|---|
| PLOT AREA - AS PER TSLR | 33550.00 |
| PLOT AREA- AS AT SITE (ABCDEFGHIJKLM) | 33269.29 |
| TOTAL BUILT UP AREA (G + 1) | 1424.68 |

FLOOR WISE AREA STATEMENT

| DESCRIPTION | FSI AREA IN SQ.MT | NON FSI AREA IN SQ.MT | TOTAL BUILT UP AREA IN SQ.MT |
|---|---|---|---|
| PROPOSED GROUND FLOOR | 1060.58 | – | 1060.58 |
| PROPOSED FIRST FLOOR | 364.10 | – | 364.10 |

EXISTING BUILDING BUILT UP AREA - 21115.49 SQ.M

PROPOSED BUILDING BUILT UP AREA - 1424.68 SQ.M

TOTAL BUILT UP AREA - 22540.17 SQ.M

FLOOR SPACE INDEX : $\frac{22540.17}{33269.29}$ = 0.67

PLOT COVERAGE : $\frac{10108.68}{33269.29}$ x 100 = 30.38 %

TOTAL AREA OF O.S.R : $\frac{3590.73}{33550.00}$ x 100 = 10.70 %

ALL DIMENSIONS ARE IN METER
SCALE 1:100

## SCHEDULE OF JOINERY

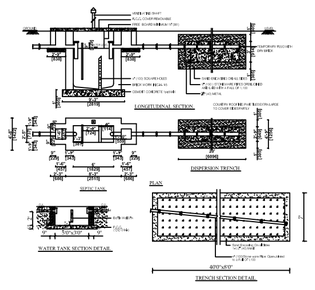
| SYM | Description | Size in 'M' |
|---|---|---|
| RS-I | Rolling Shutter | 3.40 X 4.20 |
| RS-II | Rolling Shutter | 3.60 X 3.00 |
| SD | Steel Door | 1.50 X 2.10 |
| D | Door | 1.50 X 2.10 |
| D1 | Door | 1.20 X 2.10 |
| D2 | Door | 0.80 X 2.10 |
| D3 | Sliding Door | 1.10 X 2.10 |
| W | Window | 2.40 X 1.30 |
| W1 | Window | 1.50 X 1.30 |
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| V | Ventilator | 1.20 X 0.60 |

**ONLINE APPLICATION NO : SWP/BPA/838870/2026**

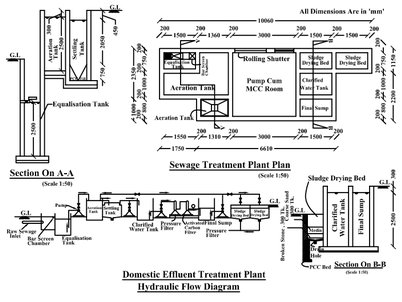
**SWP/DTCP/ERODE/SITE APPROVAL NO : 185/2026**

**SWP/DTCP/ERODE/BUILDING PERMISSION NO : 49/2026**

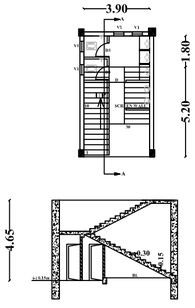
## Septic Tank With Despersion Trench - 10000 Liters



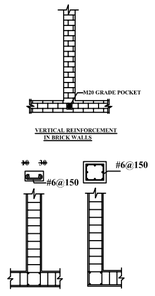

## Plan of Sewage Treatment Plant & Hydraulic Flow Diagram



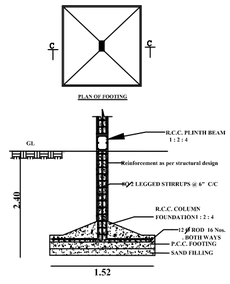

## Staircase Details



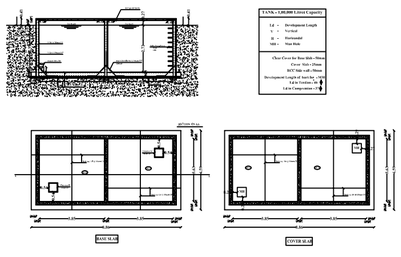

## Horizontal Semic Brands




## Foundation Details

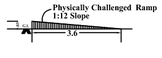



## Sump Design Details

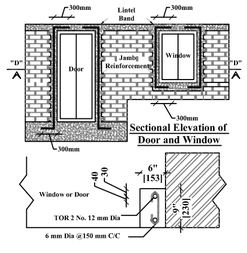



## Physically Challenged Ramp

Elevation

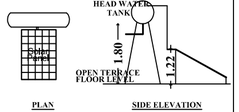



## Staircase Design Details
## Earth Quake Safe Design Details

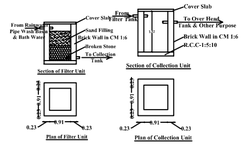



Typical Details of Providing Vertical Steel Bars Around Door / Windows

## Solar Panel




## Rain Water Harvesting & Filter Unit




PRINCIPAL,
GOVERNMENT POLYTECHNIC COLLEGE,
PERUNDURAI-638 053.

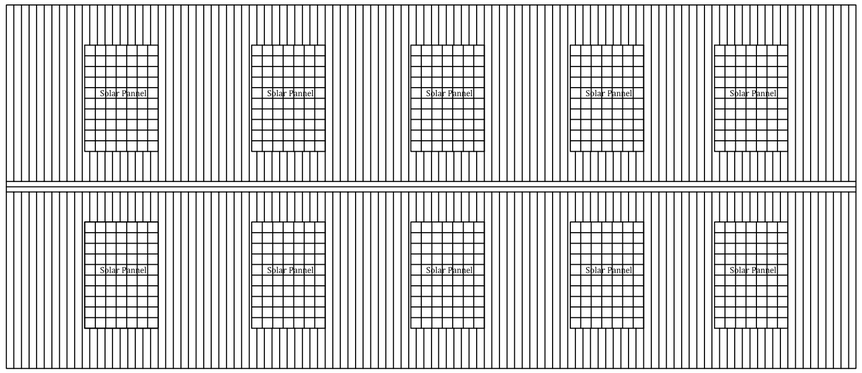
APPLICANT

Executive Engineer/TVD,
Technical Education Division,
Coimbatore-14.

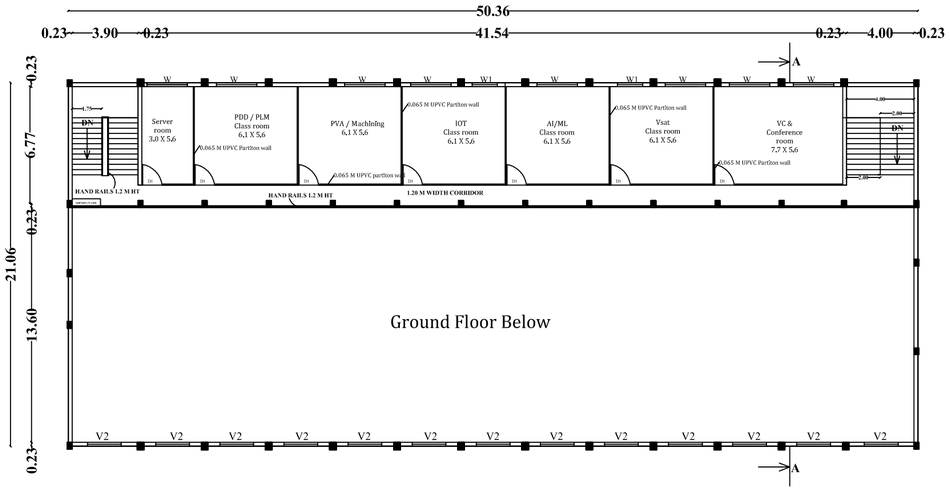
EXECUTIVE ENGINEER

C. JAYAKUMAR, B.Tech., M.Sc.,
Approved Valuer
Regd. No : A-29238
Govt. Registered Engineer
CLPA / RE / GR-II / 19/04/010
CCMC / RE / GR-II / 016 / 2019
130/1, Sri Ragavendra Complex, Athipalayam Road,
Chinnavedampatti, Coimbatore - 641 049

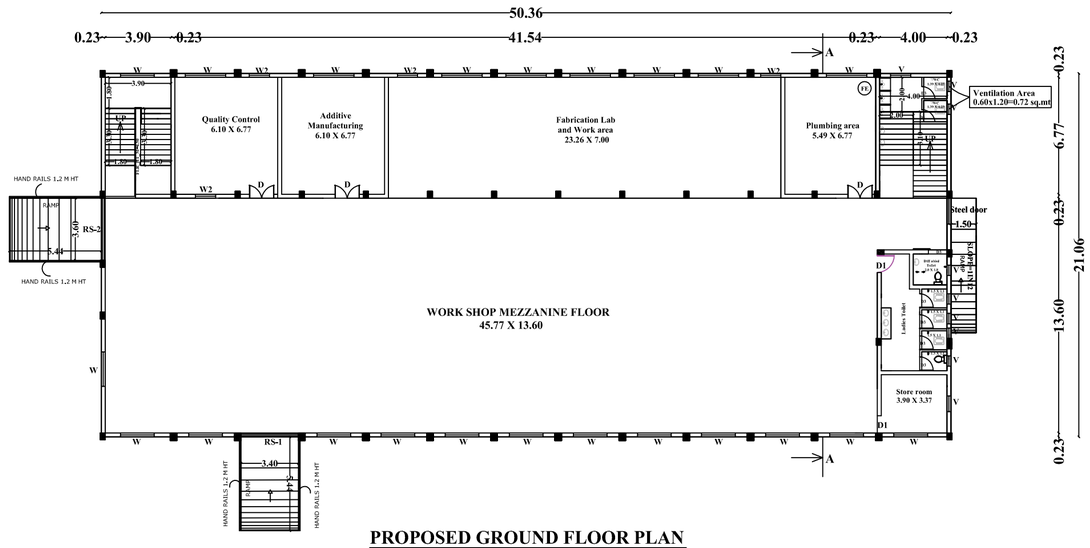
REGISTERED ENGINEER




## ROOF PLAN




## PROPOSED FIRST FLOOR PLAN




## PROPOSED GROUND FLOOR PLAN

N

# PLAN SHOWING THE EXISTING CONSTRUCTION OF PRE-FABRICATED WORK SHOP BUILDING FOR CENTRES OF EXCELLENCE IN GOVERNMENT POLYTECHNIC COLLEGE IN S.F. NO : 356/2,3,4A,5, 357/2, AT KARUMANDICHELLIPALAYAM VILLAGE, PERUNDHURAI TALUK IN ERODE DISTRICT.

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**ONLINE APPLICATION NO : SWP/BPA/838870/2026**
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PRINCIPAL,
GOVERNMENT POLYTECHNIC COLLEGE,
PERUNDURAI-638 053.

APPLICANT

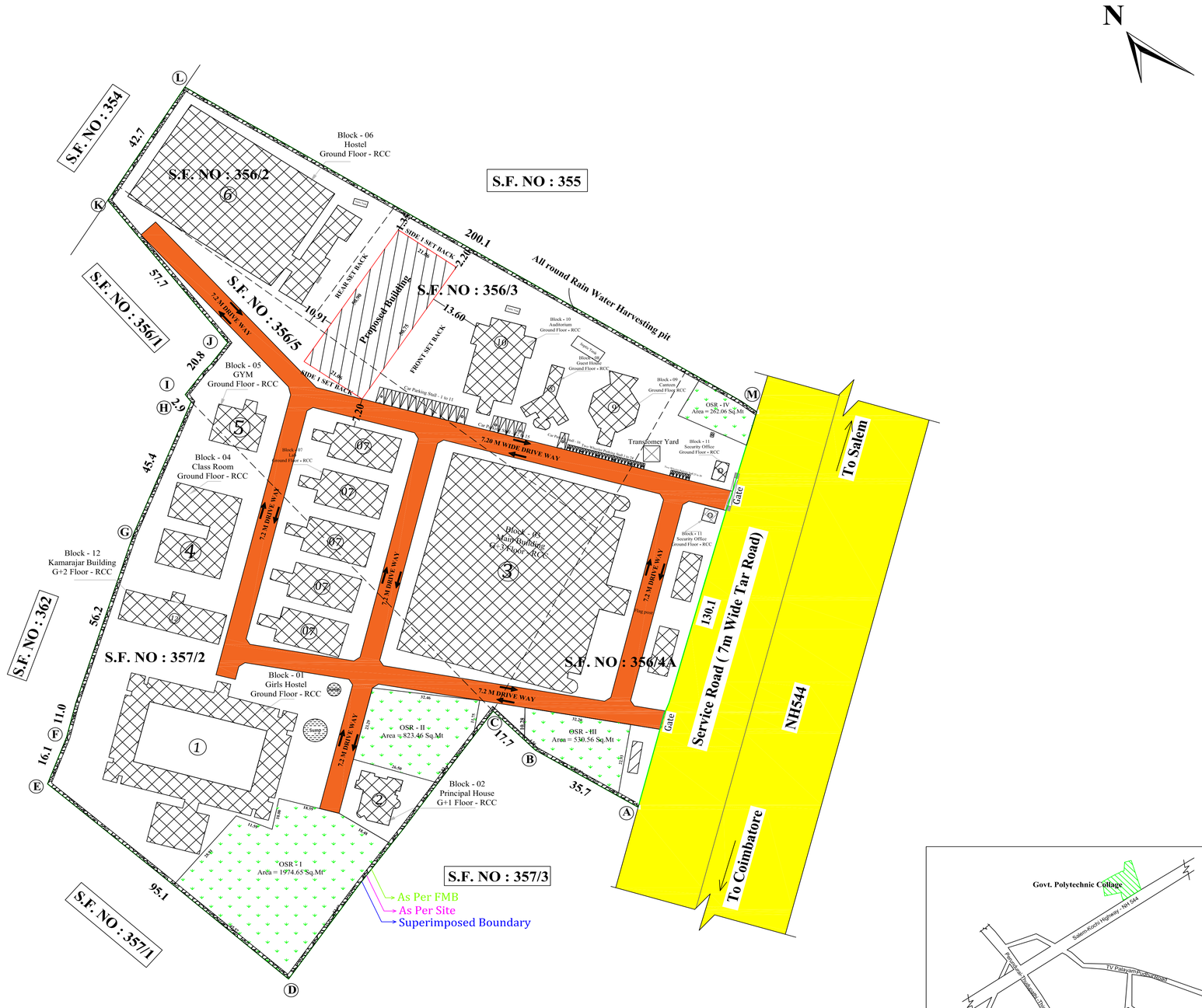
Executive Engineer/PWD.,
Technical Education Division,
Coimbatore-14.

EXECUTIVE ENGINEER

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130/1, Sri Ragavendra Complex, Athipalayam Road,
Chinnavedampatti, Coimbatore - 641 049

REGISTERED ENGINEER

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**SITE PLAN**




**KEY PLAN**

As per G.O (Ms) No.167, Housing and Urban Development (UD4(3)) Department Dated: 12.09.2022
Rule No.V Scrutiny of Planning Parameters
( II ) If the site comprises many blocks for which no approval has been obtained earlier, the departments shall show all the existing blocks in a line sketch and a table in the site plan mentioning the name of the blocks, number of floors, usage and floor area shall be mentioned so that FSI computed. The proposed block shall be shown legibly in the site plan. In such cases approval will be considered only for the proposed blocks and not for regularizing the existing blocks.
( III ) For the proposed block within the site a clear 7.2m vehicular access way from the public road to the proposed building within the site shall be shown to consider the application.
Rule No.6 Parking
( I ) The required parking space for the proposed blocks shall be clearly demarcated in the site plan.
As per G.O (3D) No.64, Housing and Urban Development (UD5(1))
Department dated: 13.03.2026
The appeal of the Principal (FAC) Goverment polytechnic college , Perundurai was placed before the Appeal Committee, in its meeting held on 11.02.2026 and the Committee has recommended as follows:-
"The DTCP officials informed the Committee that the setbacks and road width for the polytechnic building violates Tamil Nadu Combined Development and Building Rules, 2019. The appellant requested for relaxation of Tamil Nadu Combined Development and Building Rules for the violations for the existing Institutional Building.
The Appeal Committee discussed the subject in detail and recommended to relax the rule 37(D)(iii) for rear setback and corridor width

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**FLOOR SPACE INDEX :** $\frac{22540.17}{33269.26} = 0.67$

**PLOT COVERAGE :** $\frac{10108.68}{33269.29} \times 100 = 30.38\ \%$

COLOUR INDEX :-
SITE BOUNDARY -
PROPOSED BUILDING -
EXISTING BUILDING -
DRIVE WAY -
EXISTING ROAD -

**ONLINE APPLICATION NO : SWP/BPA/838870/2026**
**SWP/DTCP/ERODE/SITE APPROVAL NO : 185/2026**
**SWP/DTCP/ERODE/BUILDING PERMISSION NO : 49/2026**

**AREA STATEMENT OF EXISTING BUILDINGS**

| S.NO | DESCRIPTION | IN SQ.MT |
|---|---|---|
| 1 | Girls Hostel - Ground Floor RCC | 1290.19 |
| 2 | Principal house - Ground & First Floor RCC | 328.72 |
| 3 | Main Building - G+3 Floor RCC | 14456.60 |
| 4 | Class Room Building - Ground Floor RCC | 474.40 |
| 5 | GYM - Ground Floor RCC | 188.14 |
| 6 | Hostel - Ground Floor RCC | 2050.58 |
| 7 | Lab Building - Ground Floor RCC | 1224.36 |
| 8 | Guest house - Ground Floor RCC | 123.28 |
| 9 | Canteen - Ground Floor RCC | 220.32 |
| 10 | Auditorium - Ground Floor RCC | 409.29 |
| 11 | Security office- Ground Floor RCC | 39.88 |
| 12 | Kamarajar Block- G+2 Floor RCC | 309.73 |
| | Grand Total | 21115.49 |

| OSR Area Details | Required | Provided |
|---|---|---|
| TOTAL LAND AREA : 33550.00 SQ.MT | | OSR - I - 1974.65 |
| | | OSR - II - 823.46 |
| O.S.R : 33550 X 10% = 3355.00 SQ.MT | | OSR - III - 530.56 |
| | | OSR - IV - 262.06 |
| | 3355.00 (10.0%) | 3590.73 (10.70%) |

| PARKING DETAILS | G.O (Ms) No.167,dated: 12.09.2022 Rule No.6 (I) | | SANITATION ARRANGEMENTS | AS PER ANNEXURE -X TABLE-4 | |
|---|---|---|---|---|---|
| DESCRIPTION | REQUIRED In Nos | PROVIDED In Nos | DESCRIPTION | REQUIRED In Nos | PROVIDED In Nos |
| TWO WHEELER PARKING | 29 | 30 | MALE WATER CLOSET (W.C) | 1 | 6 |
| CAR PARKING | 15 | 16 | FEMALE WATER CLOSET (W.C) | 1 | 4 |
| NOTE : - | | | ABLUTION TAPS | 10 | 12 |
| ALL DIMENSIONS ARE IN METER | | | WASH BASINS | 1 | 1 |
| PLAN , SECTION, ELEVATION, ARE DRAWN TO A SCALE OF 1 : 100 | | | DRINKING WATER FOUNTAINS | 1 | 1 |
| WASTE WATER USING FOR GARDEN PURPOSE | | | | | |

PRINCIPAL, GOVERNMENT POLYTECHNIC COLLEGE, PERUNDURAI-638 053.
APPLICANT

Executive Engineer/PWD, Technical Education Division, Coimbatore-14.
EXECUTIVE ENGINEER

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130/1, Sri Ragavendra Complex, Athipalayam Road, Chinnavedampatti, Coimbatore - 641 049
REGISTERED ENGINEER

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.