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,
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Chennai 600 097, India

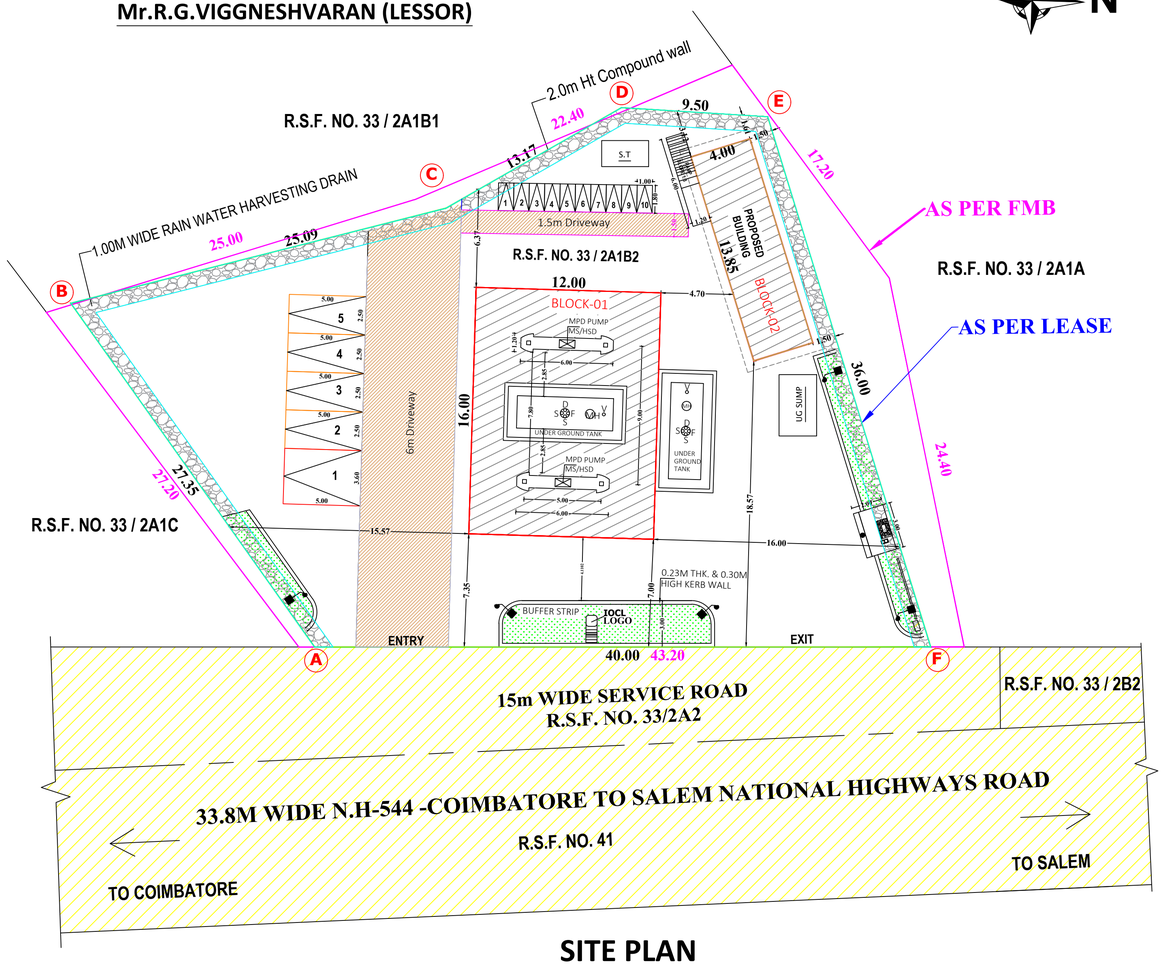
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SITE AND FLOOR PLAN SHOWING THE PROPOSED CONSTRUCTION OF CANOPY ROOFING SHED BUILDING AND R.C.C ROOF COMMERCIAL BUILDING (PETROL BUNK WITH RETAIL OUTLET) IN R.S.NO:33/2A1B2, AT SURIYAMPALAYAM 'A' VILLAGE AND ERODE CITY MUNICIPAL CORPORATION, CHITHODE NTDA, ERODE TALUK, ERODE DISTRICT.

APPLICANT:

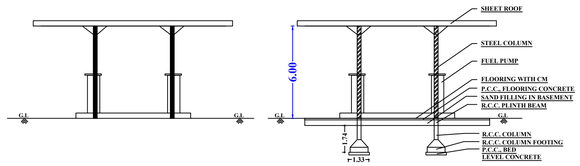
M/s.INDIAN OIL CORPORATION LIMITED (LESSEE)

Mr.R.G.VIGGNESHVARAN (LESSOR)



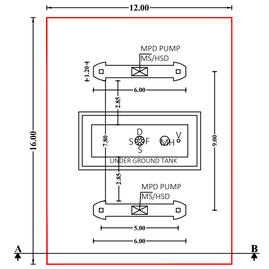
SITE PLAN

(SCALE 1:100)



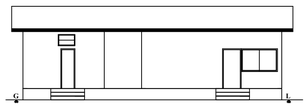
ELEVATION

SECTION ON " AB "

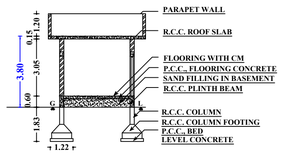


GROUND FLOOR PLAN - (CANOPY AREA)

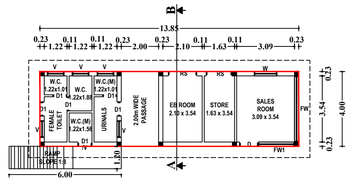
BLOCK-01



ELEVATION



SECTION ON " AB "



GROUND FLOOR PLAN - (SALES ROOM & TOILET)

BLOCK-02

AREA OF THE AS PER LEASE DOCUMENT	1315.02 SQ.M
AREA OF THE AS PER PATTA/FMB	1437.00 SQ.M

BLOCK	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
BLOCK -01	GROUND FLOOR (CANOPY AREA)	192.00	-	192.00
BLOCK -02	GROUND FLOOR (SALES ROOM & TOILET)	55.40	-	55.40
TOTAL AREA		247.40	-	247.40

FLOOR SPACE INDEX (FSI) - $\frac{247.40}{1315.02}$ = 0.188 < 2.0

NOTE

FE - FIRE EXTINGUISHER

EA - EMERGENCY ALARM

SCALE-1:100

(All Measurement are in Meter)

JOINERY DETAILS		FEET	METRE
D	DOOR	3'3" X 7'0"	1.00 X 2.13
D1	DOOR	2'6" X 7'0"	0.76 X 2.13
W	WINDOW	4'0" X 5'0"	1.22 X 1.52
FW	FIXED WINDOW	10'0" X 6'0"	3.05 X 1.83
FW1	FIXED WINDOW	6'3" X 6'0"	1.90 X 1.83
V	VENTILATOR	3'3" X 3'0"	1.00 X 0.91

PARKING DETAIL

DESCRIPTION	REQUIRED	PROVIDED
TWO WHEELER PARKING	10 NOS	10 NOS
CYCLE SPACE	-	-
CAR PARKING	04 NOS	04 NOS
P.H PARKING	01 NOS	01 NOS
LORRY PARKING	-	-

INDEX

- SITE BOUNDARY(FMB) -
- SITE BOUNDARY(LEASE) -
- PROPOSED BUILDING -
- EXISTING ROAD -
- DRIVE WAY -
- R.W.H -

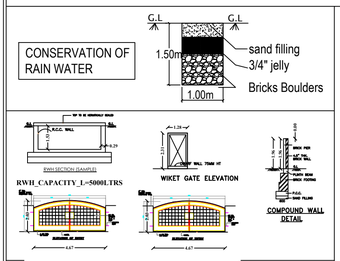
Height of the Building - 6.0 Meter

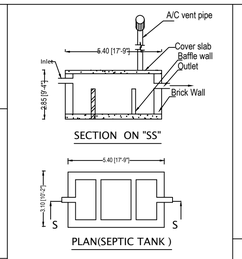
ONLINE APPLICATIOIN No - SWP/BPA/878554/2026

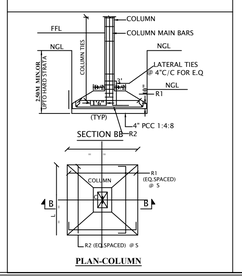
SWP/DTCP/ERODE/Site Approval No : 189/2026

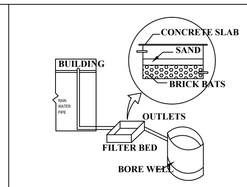
SWP/DTCP/ERODE/CNTDA/Planning Permission No : 19/2026

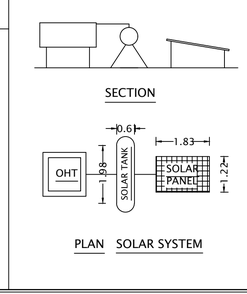
APPLICANT

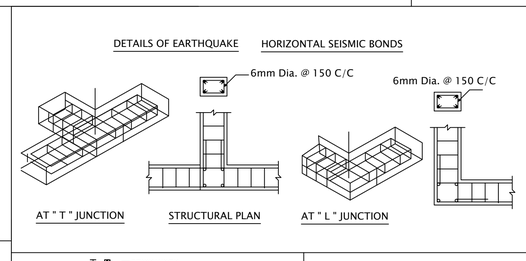


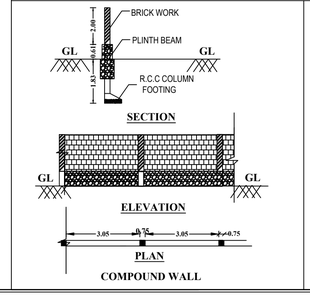


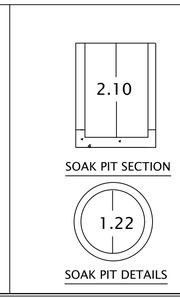


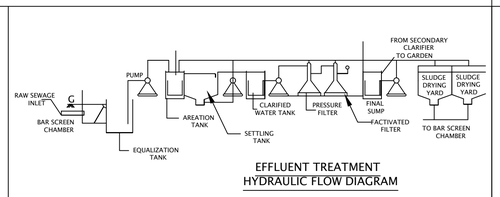


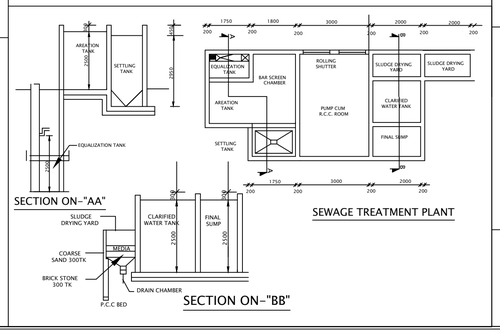












R.G.Vignesh

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Senior Manager (Retail Sales)
Coimbatore Divisional Office
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REGISTERED STRUCTURAL ENGINEER	REGISTERED ENGINEER
Er. G. Tinesh Kumar M.E.,P.G.D (Cs&V)., C.Eng.,A.M.I.E.,M.I.S.T.E., CIVIL ENGINEER & RE Reg.No.14 / 2025 / RE-Gr-I / EDTCP Govt. of Tamil nadu #71, Thangam Complex, Athani Main Road, Sathyamangalam, Erode (Dt)., 638 401. Cell: 98426 04136	Er.R.MOHAN M.E.,(Struct.) M.B.A., REGISTERED ENGINEER-DTCP, Reg.No.10/2022/RE-Gr.II/ EDTCP, CPR PLANNERS AND BUILDERS, C-134, Sampath Nagar Housing Unit, Opp.Erode Dtcp Office, Erode-11. Mobile No: 77085 56500

(e-Signed)
Deputy Director,
District Town and Country Planning Office
Erode Disrict

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.