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™
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# PLAN SHOWING THE PROPOSED CONSTRUCTION & INSTALLATION OF MACHINERY OF GALVALUME SHEET ROOF BUILDING FOR " INDUSTRIAL(NON WOVEN FABRICS) PURPOSE (ORANGE ZONE) " IN R.S.F. NO. 199/3A2, 199/3B, AT THIRUVACHI VILLAGE & PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

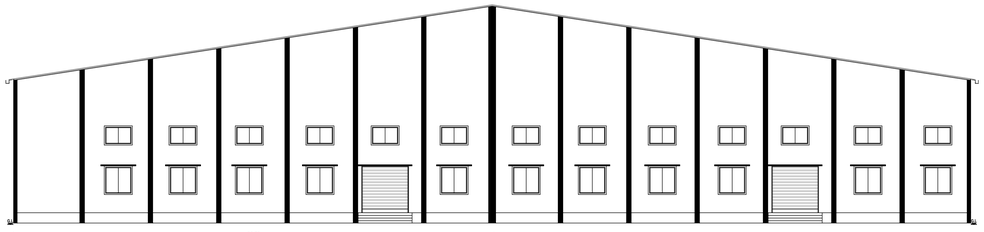
**APPLICANT:**

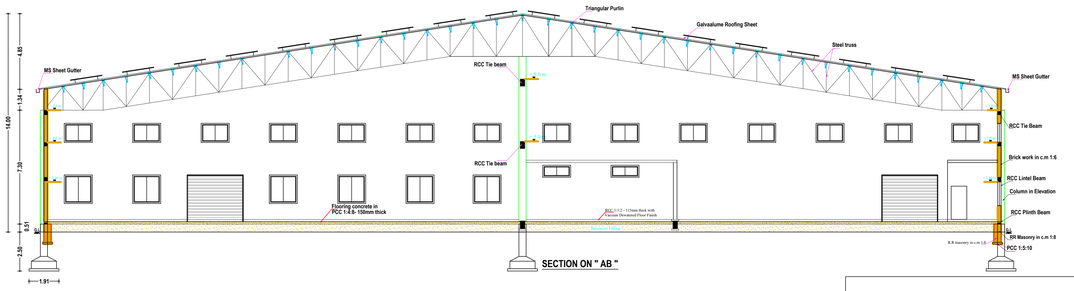
**M/s. SEYYON HI - TECH POLY FABS PRIVATE LIMITED**

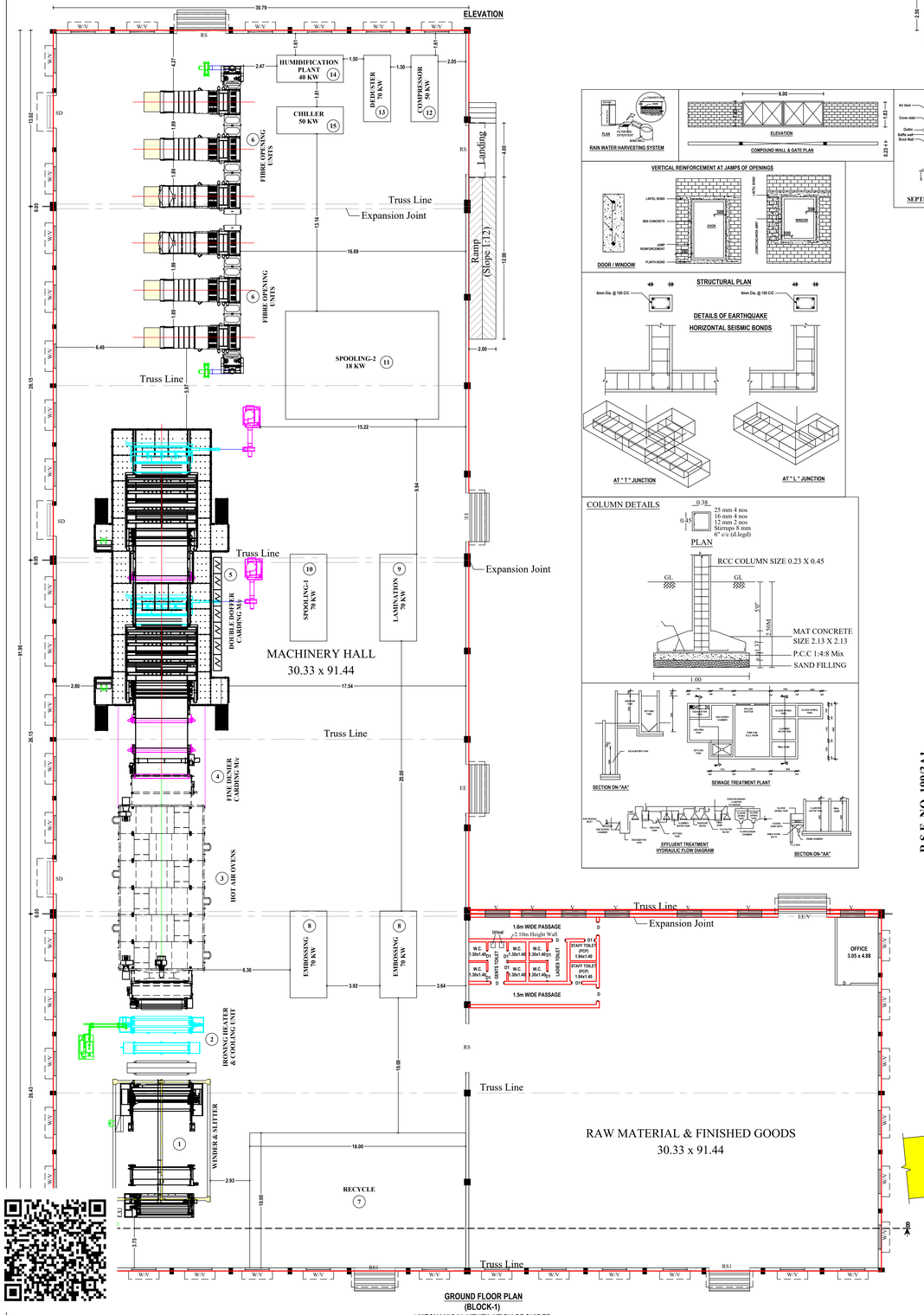
G.O.(Ms).No. 154, DATED: 07.10.2025

ORANGE INDUSTRIES

S.NO. 97 – MISCELLANEOUS (ORANGE)





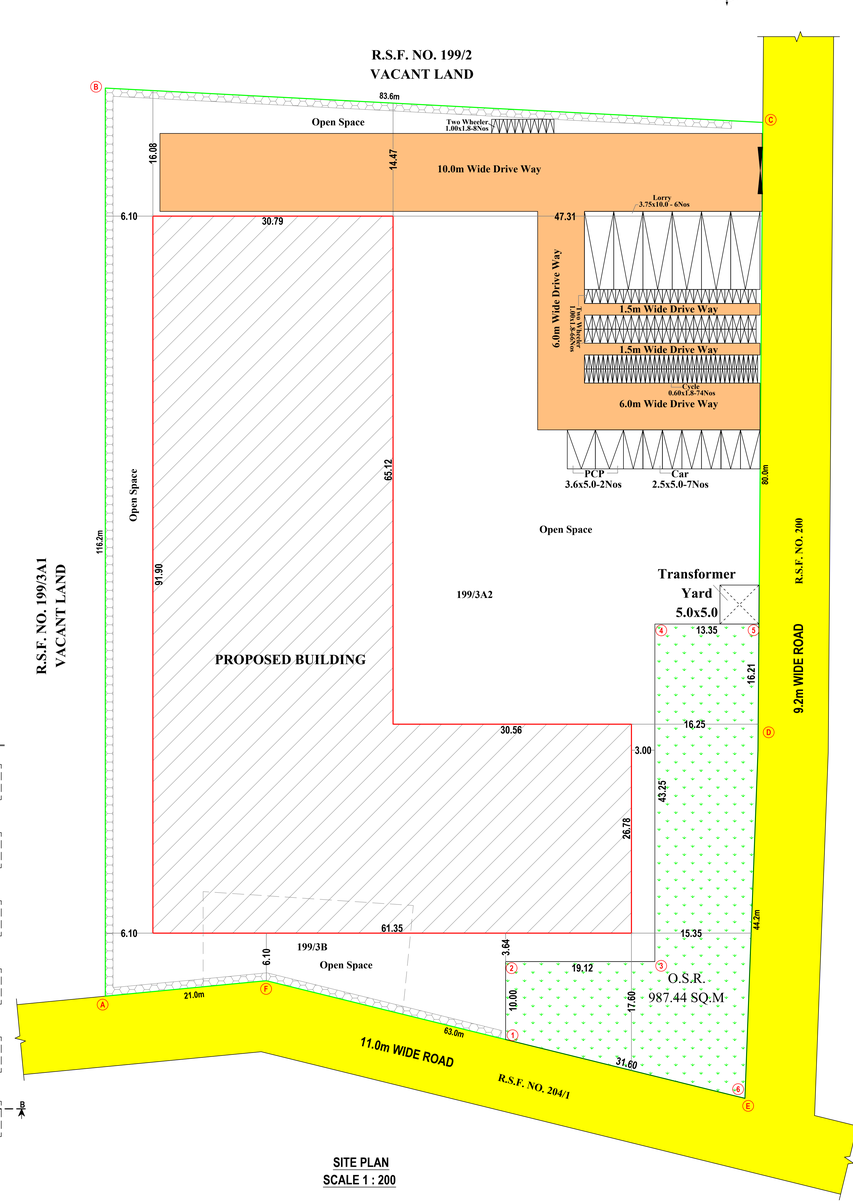











## HP DETAILS

| S.NO | MACHINERY NAME | QTY. | EACH | KW |
|---|---|---|---|---|
| BLOCK - 1 | | | | |
| 1 | WINDER & SLITTER | 01 | 56.20 | 56.20 |
| 2 | IRONING HEATER & COOLING UNIT | 01 | 106.00 | 106.00 |
| 3 | HOT AIR OVENS | 01 | 882.00 | 882.00 |
| 4 | FINE DENIER CARDING M/c | 01 | 120.00 | 120.00 |
| 5 | DOUBLE DOFFER CARDING M/c | 01 | 150.00 | 150.00 |
| 6 | FIBRE OPENING UNITS | 02 | 50.00 | 100.00 |
| 7 | RECYCLE | 01 | 70.00 | 70.00 |
| 8 | EMBOSSING | 02 | 70.00 | 140.00 |
| 9 | LAMINATION | 01 | 70.00 | 70.00 |
| 10 | SPOOLING-1 | 01 | 70.00 | 70.00 |
| 11 | SPOOLING-2 | 01 | 18.00 | 18.00 |
| 12 | COMPRESSOR | 01 | 50.00 | 50.00 |
| 13 | DEDUSTER | 01 | 70.00 | 70.00 |
| 14 | HUMIDIFICATION PLANT | 01 | 40.00 | 40.00 |
| 15 | CHILLER | 01 | 50.00 | 50.00 |
| | LIGHTING LOAD | 01 | 1.00 | 1.00 |
| NO. OF LABOURS - 15Nos | | TOTAL | | 1993.20 |

PLOT COVERAGE - 3647.76 / 9850.00 X 100 = 37.03%

FLOOR SPACE INDEX = TOTAL FSI AREA / SITE AREA = 3647.76 / 9850.00

F.S.I. = 0.3703 < 2.00

**OSR CALCULATION:-**

* SITE AREA = 9850.00 SQ.M (as per Patta)
* 10% of the OSR to be Provided in Site Area
* **Provided OSR Area = 987.44 SQ.M**

**PARKING CALCULATION:-**

**REQUIRED PARKING**

| | | |
|---|---|---|
| EVERY 750 SQ.M (Workshop) | = 1 Lorry | (3.50x10.00) |
| EVERY 150 SQ.M (Office) | = 1 Car Space | (2.50x5.00) |
| EVERY 75 SQ.M (Workshop) | = 1 Two Wheeler | (1.00x1.80) |
| EVERY 75 SQ.M (Workshop) | = 1 Cycle | (0.60x1.80) |

**WORKSHOP AREA = 3647.76 SQ.M**

**REQUIRED LORRY PARKING**

= 3647.76 / 750 =4.86 = 5 Nos + 1 No = **6Nos**

**REQUIRED CAR PARKING**

= 0 Nos

**REQUIRED TWO WHEELER PARKING**

= 3647.76 / 75 = 49.45 = **55 Nos**

**REQUIRED CYCLE PARKING**

= 3647.76 / 75 = 49.45 = **55 Nos**

**PROVIDED PARKING:-**

| | |
|---|---|
| PROVIDED LORRY SPACE | = 06 Nos |
| PROVIDED CAR SPACE | = 07+02 = 09 Nos |
| PROVIDED TWO WHEELER | = 66+08 = 74 Nos |
| PROVIDED CYCLE | = 74 Nos |

**NOTE:-**

* Exhaust Fan to be provided
* Storm Water drainage system to be provided
* Rain Water Harvesting / Conservation of
* Rain Water Structures to be provided
* Bath and wash basin water should be treated and
* Reused for toilet and gardening purpose
* Rain Water Recycling System to be provided
* Fire protecting and fire Extinguisher System
* Emergency Alarm to be provided to be provided as per TNCBDR-2019 Annexure -XV
* Solar Photovoltaic Panels provided
* Lightening protection to be provided
* Solar Assisted Water heating system to be provided
* Solid waste tub to be provided
* Drinking water Facilities to be provided
* Acoustics, Sound insulation and noise control system to be provided
* Building to be designed for handicapped people

## AREA DETAILS

| | | SQ.M |
|---|---|---|
| AREA OF THE APPLICANT SITE | [as per Document] | 9850.00 |
| | [as per Patta] | 9850.00 |
| | [Super Imposed Plot] | 9884.95 |

| AREA DETAILS | Total Built up Area [SQ.M] | Non FSI Area [SQ.M] | Net FSI Area (Industrial) [SQ.M] |
|---|---|---|---|
| BLOCK-1 - GROUND FLOOR | 3647.76 | -- | 3647.76 |

**SCALE 1:100**

ALL DIMENSIONS ARE IN "METRE"

## JOINERY DETAILS

| | | METRE |
|---|---|---|
| RS | ROLLING SHUTTER | 3.60 X 3.05 |
| SD | STEEL DOOR | 2.44 X 2.44 |
| EE | EMERGENCY EXIT | 3.60 X 3.05 |
| D | DOOR | 1.00 X 2.13 |
| D1 | DOOR | 0.76 X 2.13 |
| W | WINDOW | 1.83 X 1.83 |
| V | VENTILATOR | 1.83 X 1.00 |

**COLOUR INDEX**

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

**NOTE:-**

* Joinerys Should be in High Fire Resistance Material
* Close Circuit Television (CCTV) Unit shall be installed by the Owner of the Building as per Annexure XXI in TNCDBR

1 CAR SPACE FOR EVERY 150SQ.M OF OFFICE FLOOR AREA OR PART THEREOF AND 1 TWO WHEELER SPACE AND 1 CYCLE SPACE FOR EVERY 75SQ.M OF WORKSHOP FLOOR AREA OR PART THEREOF AND 1 LORRY SPACE FOR EVERY 750SQM OR WORKSHOP FLOOR AREA OR PART THEREOF

**STRUCTURAL**

Er. M.P.SURESHKUMAR M.E
REG. STRUCTURAL ENGINEER GRADE I
08/2025/RSE GR-I/EDTCP (Renewal)
Cell: 99443 60702

| APPLICANT | ENGINEER/LBS |
|---|---|
| For Seyyon Hi-Tech Poly Fabs Private Limited, Director | Er. M.P. SURESHKUMAR Reg. Engineer Grade - I 01/2022 / RE - Gr. I / EDTCP sureshkumarmpdvl@gmail.com Cell : 99443 60702 |

**ONLINE APPLICATION NO. SWP / BPA / 0883430 / 2026**

**SWP/DTCP/ERODE/SITE APPROVAL NO. 195/2026**

**SWP/DTCP/ERODE/BUILDING PERMISSION NO. 51/2026**

DEPUTY DIRECTOR
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

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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.