

PP

APPROVAL RECORD

Planning Permission

Tiruppur district, Tamil Nadu

APPROVAL TYPE

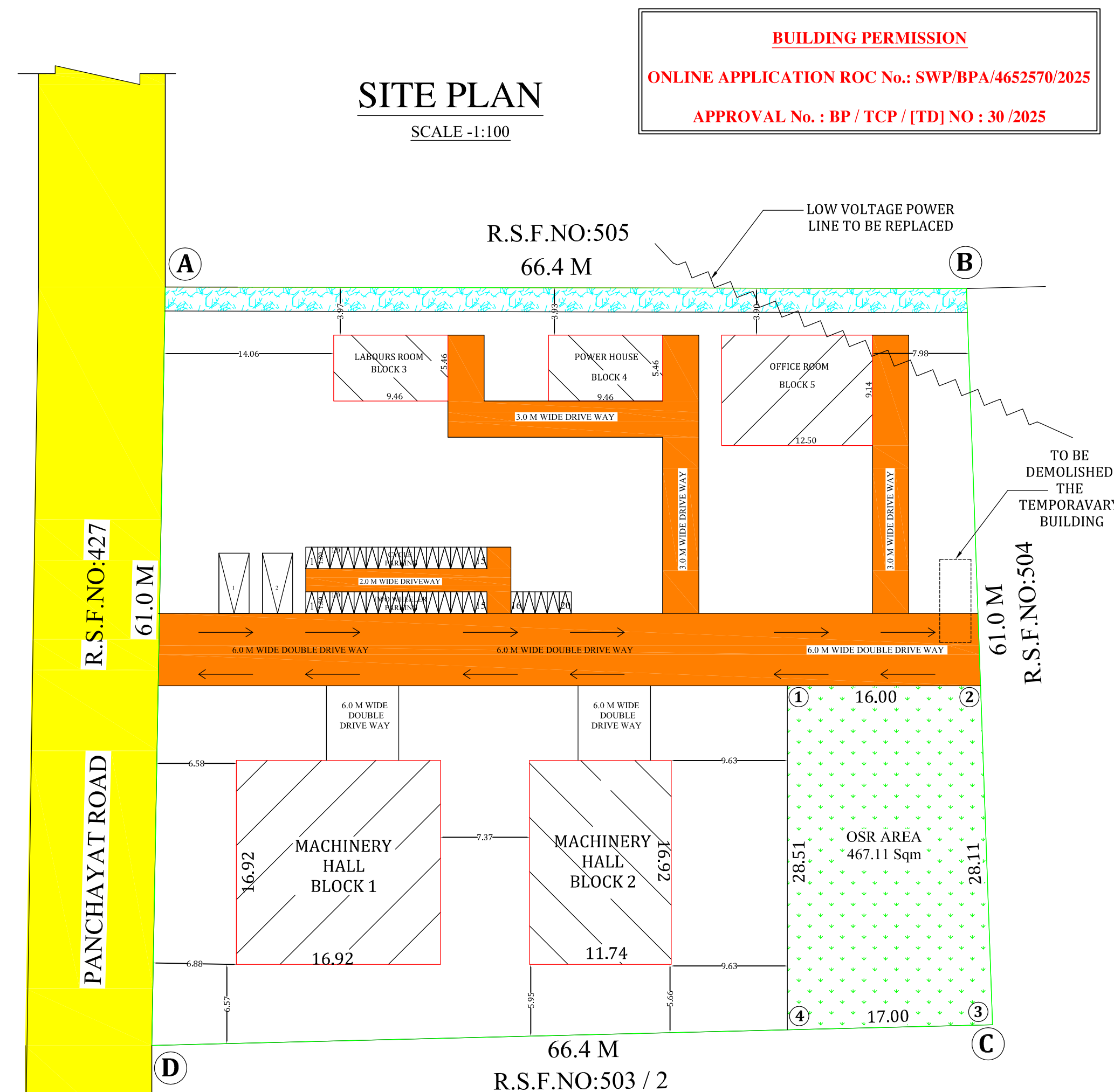
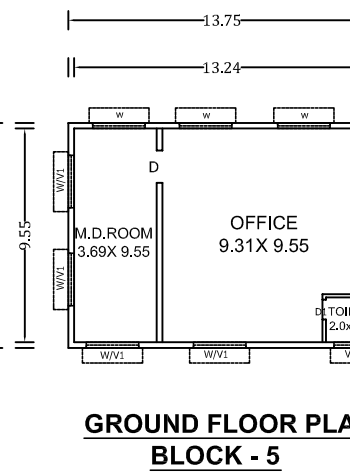
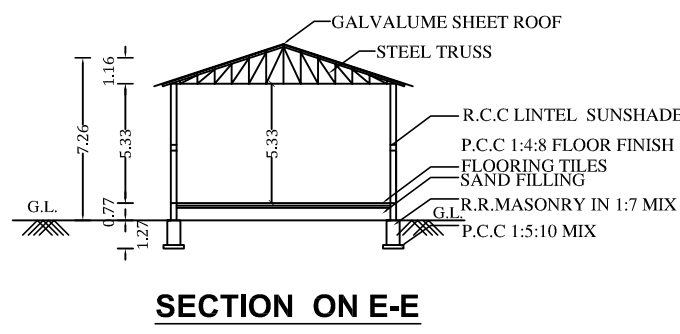
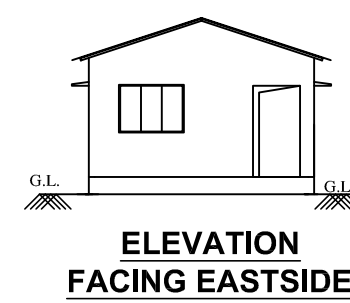
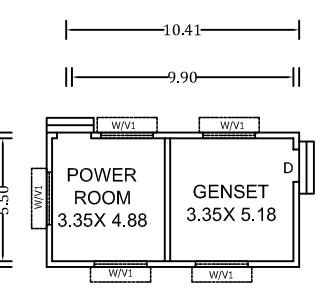
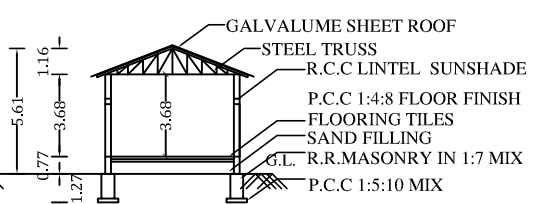
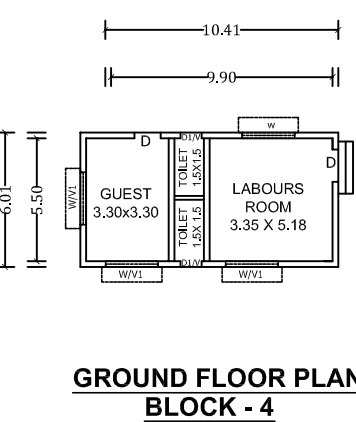
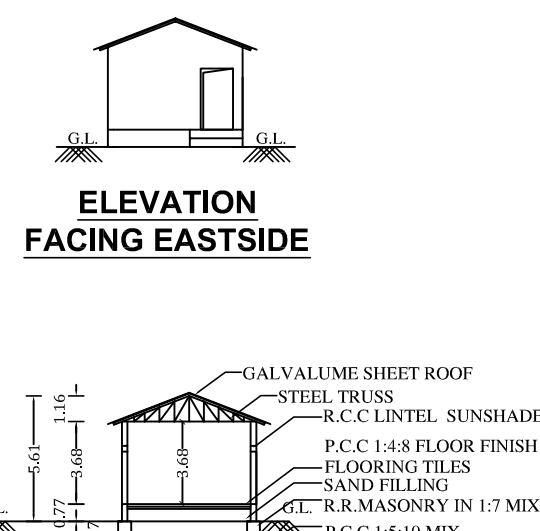
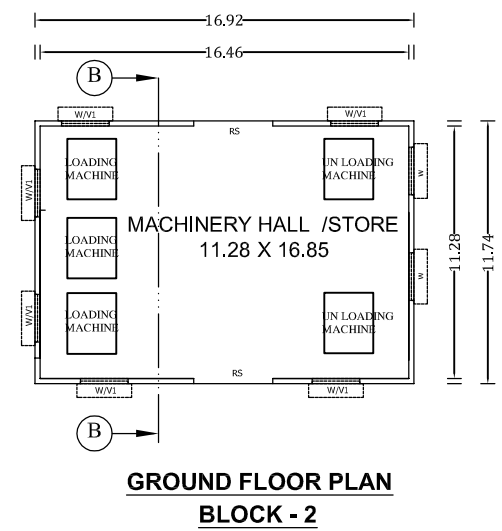
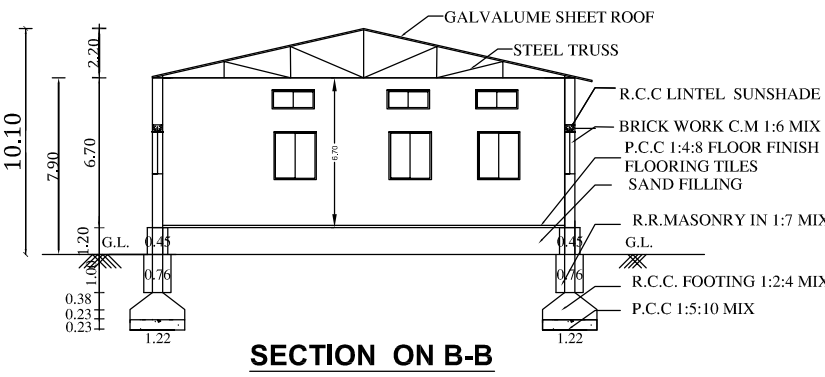
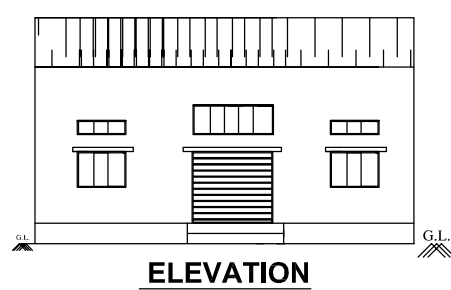
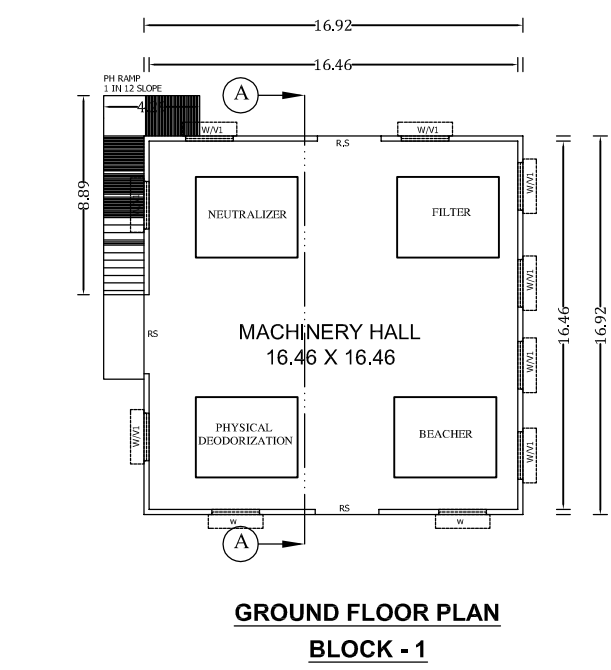
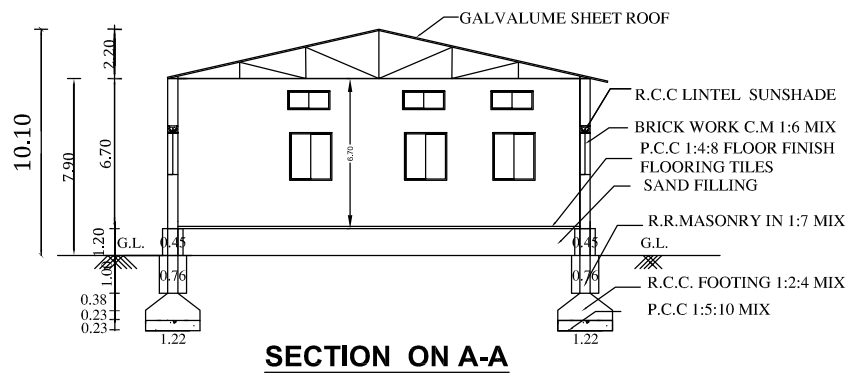
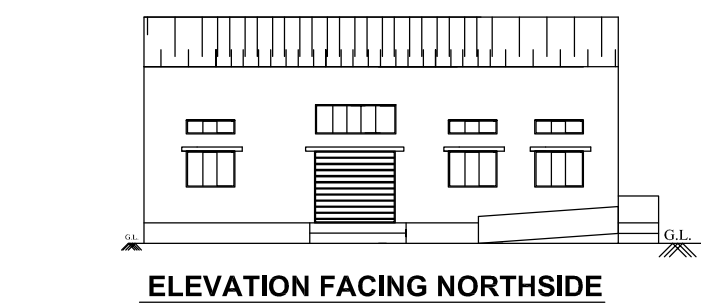
Building Plan

ISSUING AUTHORITY

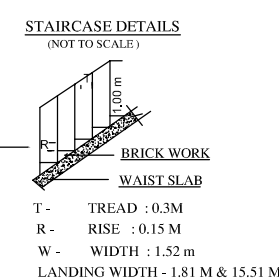
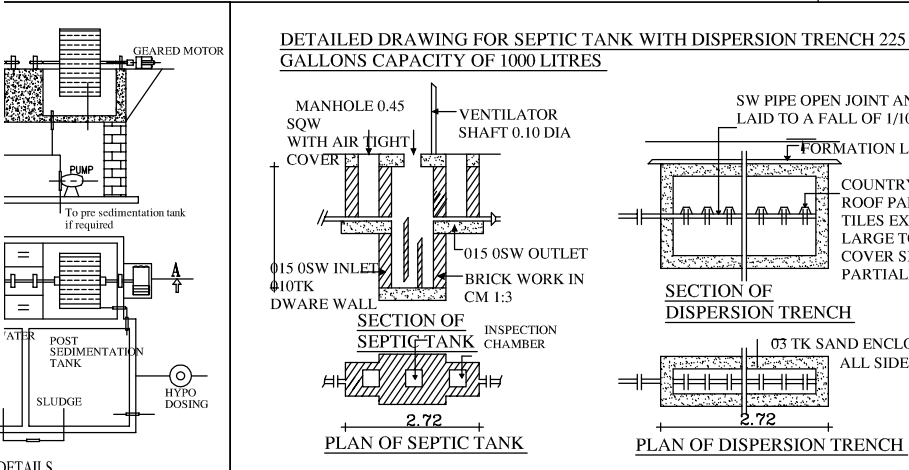
Rural Panchayat

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.



SITE PLAN



MACHINERY DETAILS			
S.NO.	DESCRIPTION	RP	TOTAL
1	NEUTRALIZER	7.50	1
2	FILTER	0.03	1
3	PHYSICAL DEHYDRATION	2.0	1
4	WATER	5.0	1
5	UNDOING/LOADING MACHINE	5.0	1
TOTAL		80	5

DETAILS OF JOINARIES			
DESCRIPTION	METERS	FEET	
MD - DOOR	1.52 X 2.44	5'0" X 8'0"	
D - DOOR	1.22 X 2.44	4'0" X 8'0"	
DI - DOOR	1.00 X 2.10	3'0" X 7'0"	
RS - Rolling Shutter	3.60 X 3.60	12'0" X 12'0"	
W - WINDOW	1.50 X 1.22	5'0" X 4'0"	
V - VENTILATOR	1.50 X 0.61	5'0" X 2'0"	
V1 - VENTILATOR	1.00 X 0.61	3'3" X 2'0"	

COLOUR INDEX			
EXISTING ROAD			
APPLICANT SITE BOUNDARY			
PROPOSED BUILDING			
DRIVE WAY			
RWH-ST-DT			
FIRE ALARM SYSTEM			
FIRE WATER PIPE			
FIRE FIGHTING EQUIPMENTS			
FIRE HYDRANT			

SITE & DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF GROUND FLOOR "ORANGE" INDUSTRIES WITH 80HP - FILTRATION,CENTRIFUGATION, DISTILLATION OF EDIBLE OILS UNIT IN S.F.NO:503/1 , KEERANUR VILLAGE, KANGAYAM TALUK, TIRUPPUR DISTRICT.

APPLICANT : M/s.WINNER REFINERY LLP
Presence of 1) Mr.K.P.HASSAINAR
2) Mr.SARAVINTH

ONLINE APPLICATION NUMBER: SWP/BPA/4652570/2025 ,
DATED- 20.02.2025
ALL DIMENSION ARE IN METRE

AREA OF THE SITE :

AS PER DOCUMENT : 4047.00 SQM
AS PER PATTA : 4047.00 SQM
SUPER IMPOSED PLOT AREA : 4047.00 SQM

FLOOR	FSI AREA (Sqm)	NON FSI AREA(Sqm)	TOTAL BUILT UP AREA (Sqm)
BLOCK 1-MACHINERY HALL GROUND FLOOR	286.29	-----	286.29
BLOCK 2-MACHINERY HALL GROUND FLOOR	198.64	-----	198.64
BLOCK 3-LABOURS ROOM GROUND FLOOR	51.65	-----	51.65
BLOCK 4-POWER HOUSE GROUND FLOOR	51.65	-----	51.65
BLOCK 5-OFFICE ROOM GROUND FLOOR	114.25	-----	114.25
TOTAL	702.48	-----	702.48

FLOOR SPACE INDEX (FSI)= $\frac{\text{F.S.I Area}}{\text{Area of the Site}}$
 $= \frac{702.48}{4047.0} = 0.173 < 1.50$

OSR REQUIRED : 10 % OF 4047.0 Sqm = 404.7 Sqm

OSR PROVIDED : 467.11 Sqm (11.54 %)

MAXIMUM HEIGHT OF THE BUILDING - 10.10 m

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING FOR OFFICE AREA OF 23.04 SQM (1 Car for 200 Sqm of Office Floor Area)	1	1
TWO WHEELER PARKING FOR WORKSHOP AREA OF 1076.76 SQM (1 Two Wheeler for 702.48 Sqm of Workshop Floor Area)	15	20 (INCLUDING PH PARKING)
CYCLE PARKING PARKING FOR WORKSHOP AREA OF 702.48 SQM (1 Cycle for 50 Sqm of Workshop Floor Area)	15	15

R. Govindaraj M.E(Struct), A.M.I.E., A.I.V.,
CHARTERED Eng-AM 187710-3
CMDA Structural Eng-S.E/GR.II/19/09/173
LPA Structural Eng-S.E/GR.II/19/10/048
IBBI Regd Valuer IBBI-RV/02/2022/14589
No. 14, SS Nagar Ext, KPN Garden,
Kongu Main Road, Tirupur - 7 Ph : 8056865623

REGISTERED STRUCTURAL
ENGINEER:

For WINNER REFINERY LLP
S. Arun
Designated Partner
APPLICANT:

M. Dhene Kumar B.E.(Civil)
Registered Engineer Grade - I
03715/2021/00013 - L.B.S
S&S Centre Complex,
Indian Bank Upstair Kangayam Road,
Tirupur - 641 004. Cell : 98422 30634

REGISTERED ENGINEER:

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](#)



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



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.

