PP APPROVAL RECORD

Planning Permission

Survey 111/12

Nagapattinam, Erode taluk

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Industrial

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

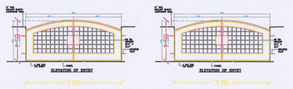
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

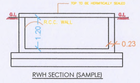
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND & FIRST FLOOR COMMERCIAL BUILDING FOR " SIVAM CLINIC "IN NEW WARD -B, BLOCK -1, T.S.No - 111/12, AT ERODE TOWN, ERODE CITY MUNICIPAL CORPOARATION, ERODE TALUK & ERODE DISTRICT.

APPLICANT:

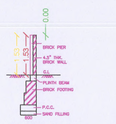
1.Mr.Dr.P.CHANDRA MOHAN

2.Mrs.Dr.S.KIRUTHIGA

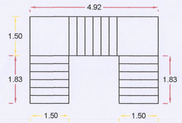


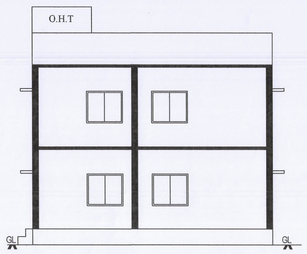


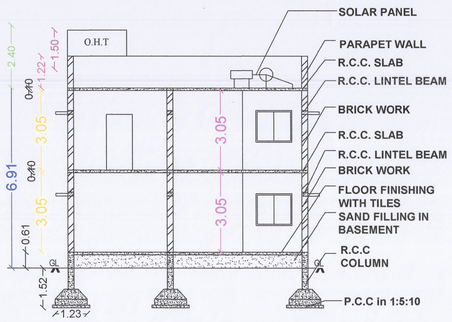
RWH_CAPACITY_L=5000LTRS

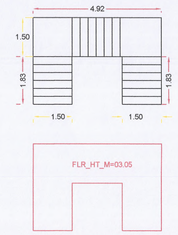


COMPOUND WALL DETAIL







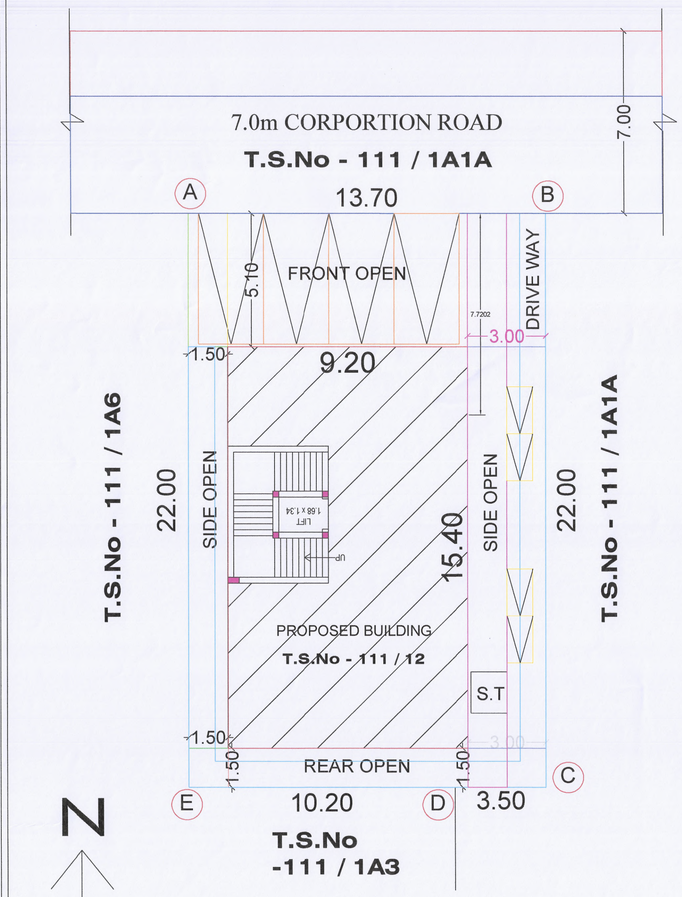


FLR_HT_M=03.05

FLR_HT_M=03.05

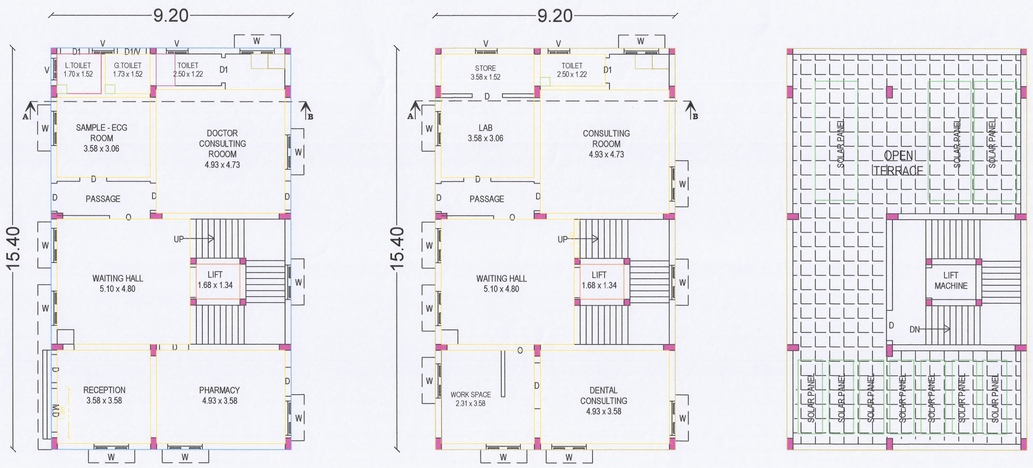
ELEVATION

SECTION ON "AB"



SITE PLAN

(SCALE 1:100)



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

PLAN INFO
PLOT_AREA_M2=301.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=100.0
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.0
ROAD_LENGTH=400.00
AVG_PLOT_DEPTH= 22.0
AVG_PLOT_WIDTH= 13.70
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=--
DISTRICT=ERODE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
BLOCK_1_B-HN_MEMBER_COUNT=2
OSR_APPLICABLE=YES
OSR_SURRENDER=NO
OSR_BUYBACK=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK

ONLINE APPLICATIOIN No - SWP/BPA/004723/2022

SWP/DTCP/ERODE/Site Approval No :12/2023

SWP/DTCP/ERODE(ELPA)Planning Permission No :02/2023

AREA OF THE APPLICANT SITE

AREA AS PER DOCUMENT	-	301.00 SQ.M
AREA AS PER PATTA	-	301.00 SQ.M
SUPER IMPOSED PLOT AREA	-	301.40 SQ.M

Descriptions	COMMERCIAL TOTAL FSI AREA	NON - FSI		TOTAL BUILTP AREA
		COVERD PARKING	DEDUCTION	
Area of the Proposed R.C.C Building in Ground Floor	141.68	-	-	141.68
Area of the Proposed R.C.C Building in Floor 01	141.68	-	-	141.68
Total Area	283.36	-	-	283.36

$$FSI = \frac{283.36\ SQM}{301.00\ SQM} = 0.94 < 2$$

$$PC = \frac{141.68\ SQM}{301.00\ SQM} \times 100 = 47.06\ \%$$

(FE) FIRE EXTINGUISHER = ⊕

(FA) FIRE ALARAM = ○

SCALE 1 : 100

ALL DIMENSION ARE IN METER

REFERENCE:

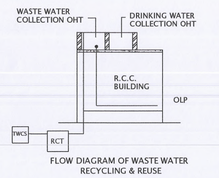
SITE BOUNDARY - ▭ DRIVE WAY - ▭

PROPOSED BUILDING - ▨ EXISTING BUILDING - ▭

EXISTING ROAD - ▭

NOTES:

- **OSR - TO BE PAID GUIDLINEVALUE**
- **RWH PROVIDED**



FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE



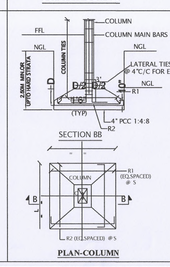
SOAK PIT SECTION

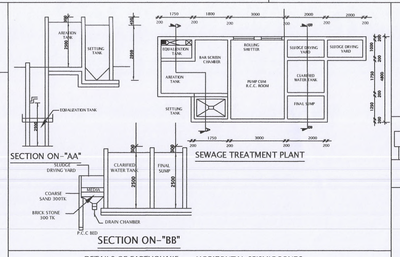


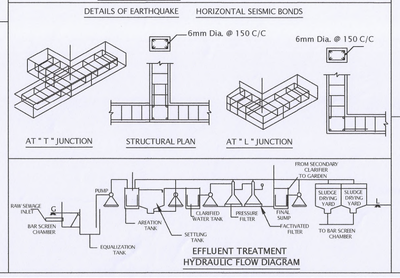
SOAK PIT DETAILS

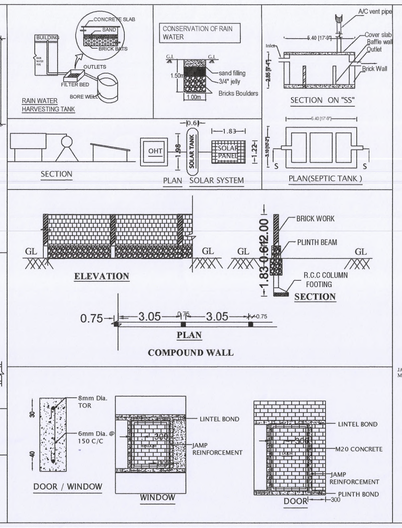
FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE	
WWP	==== WASTE WATER PIPE LINE 2" Dia. FROM TOILET, KITCHEN & DINING
C	COLLECTION CHAMBER
RCT	ORGANIC (or) MECHANICAL RECYCLING TANK
TWCS	TREATED WASTE WATER COLLECTION SUMP
TWS OHT	TREATED WASTE WATER STORAGE OHT
OLP	TREATED WATER OUTLET PIPE LINE 9" Dia. TO WC & FLUSH TANK

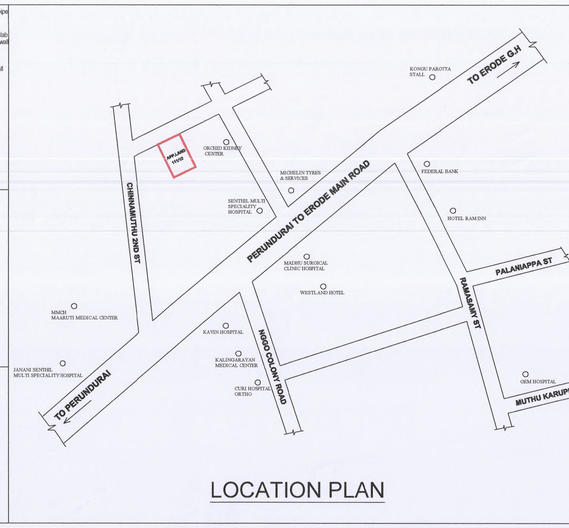
FIRE FIGHITING ARRANGEMENTS	
△	F.E– FIRE EXTINGUISHER
▯	A.D.A.S – AUTOMATIC DETECTION & ALARM
▭	P.A.S – PUBLIC ADDRESS SYSTEM
Y	LIGHTNING ARRESTOR











LOCATION PLAN

APPLICANT

X

X

ST.ENGINEER	REG.ENGINEER
Er R.MOHAN B.E.,M.B.A. REGISTERED STRUCTURAL ENGINEER-DTCP L.No: 04 2022/RSE-Gr.II/EDTCP CPR PLANNERS AND BUILDERS, C-134, Sampath Nagar Housing Unit, Opp.Erode Dtcp Office, Erode - 11. Mobile No: 7708556500	Er.R.MOHAN, B.E.,M.B.A., REGISTERED ENGINEER -DTCP, L.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: 7708556500

CPR PLANNERS AND BUILDERS - 7708556500

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.