PP APPROVAL RECORD

Planning Permission

Erode

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,
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PLAN SHOWING THE PROPOSED CONSTRUCTION IN R.C.C. TERRACED ROOF STILT(PARKING), FIRST, SECOND, THIRD & HEAD ROOM FLOOR BUILDING FOR " COMMERCIAL (PROFESSIONAL CONSULTING OFFICE) PURPOSE " (EXISTING BUILDING TO BE DEMOLISHED) IN DOOR NO. 26A, 35, 36, T.S. NO. 68/1, 68/2, 68/4, 68/5, WARD-A, BLOCK NO. 5, AT VARANAPURAM 5th STREET, (ANNA NAGAR) , BHAVANI MUNICIPALITY, BHAVANI TALUK, ERODE DISTRICT.

APPLICANTS: 1. Mr. K.P.ARUN.
2. Mrs. K.RAMYA.

SWP / BPA / 004870 / 2022

SWP / DTCP / ERODE / SITE APPROVAL NO. 209 / 2023

SWP / DTCP / ERODE / BUILDING PERMISSION NO. 19 / 2023

*** HEIGHT OF THE BUILDING = 12.00M**

AREA DETAILS (Document)	
Doc. No. 4300/2021	237.830
Doc. No. 4403/2021	214.696
Doc. No. 4150/2022	202.141
TOTAL	654.667

AREA DETAILS (PLR/FMB)	
T.S. NO. 68/1	214.00
T.S. NO. 68/2	237.50
T.S. NO. 68/4	132.00
T.S. NO. 68/5	70.14
TOTAL	653.64

AREA DETAILS		SQ.M.
APPLICANT SITE	AS PER DOCUMENT	654.667
	AS PER PLR/FMB	653.640
	AS PER SUPER IMPOSED PLOT AREA	653.640

Floor Name	Total Builtup Area (Sq.m)	Non FSI Area Covered Parking	Commercial Total FSI area (Sq.m)
STILT FLOOR	292.84	292.84	-
FIRST FLOOR	292.84	-	292.84
SECOND FLOOR	292.84	-	292.84
THIRD FLOOR	292.84	-	292.84
HEAD ROOM	33.29	-	-
	1204.65	292.84	878.52

PROPOSED SEPTIC TANK WITH SOAK PIT	1 No.
PROPOSED RAINWATER HARVESTING COLLECTION PIT	1 No.
PROPOSED SOLAR WATER HEATING SYSTEM - 200 ltr CAPACITY	10 No.

JOINERY DETAILS		METRE
ED	ROLLING SHUTTER	2.50 X 2.44
D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	1.52 X 2.13
W	WINDOW	5.00 X 1.83
W1	WINDOW	3.00 X 1.83
W2	WINDOW	2.50 X 1.83
W3	WINDOW	1.83 X 1.83
V	VENTILATOR	1.00 X 0.91

PARKING DETAILS

	REQ.	PRO.
CAR	- 9	8+2
TWO WHEELER	- 18	25

* CAR STALL - 2.50 x 5.00
* PCP CAR STALL - 3.60 x 5.00
* TWO WHEELER STALL - 1.00 x 1.80

PLOT COVERAGE

$\frac{292.84}{653.64}$ X 100 = 44.80%

FLOOR SPACE INDEX

$\frac{878.52}{653.64}$ = 1.344 < 2

COLOUR INDEX

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

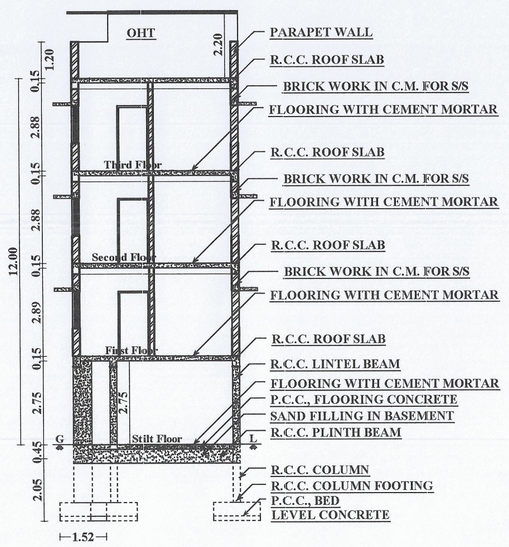
SCALE 1:100
ALL DIMENSIONS ARE IN "METRE"

STRUCTURAL

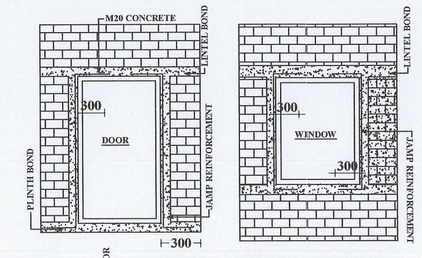
Er. B. SURESHKUMAR, M.E.,
Registered Structural Engineer,
Erode Local Planning Authority,
Reg. No: 01/2020/RSE-GR-II/ELPA
Ph. No: 98427 98688

APPLICANT	REG. ENGINEER
	Er. V. BALANTSAMY, D.C.E., Registered Surveyor, Reg. No : 14/2019 / RE - GR - III / ELPA, 18/6, Veerabatra 8nd Street, Sathy Road, Erode - 638 003. Mob : 98427 22647

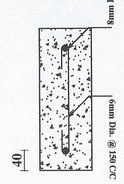
FRONT ELEVATION

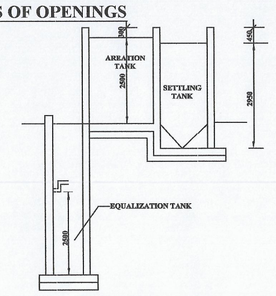


SECTION ON " EF "

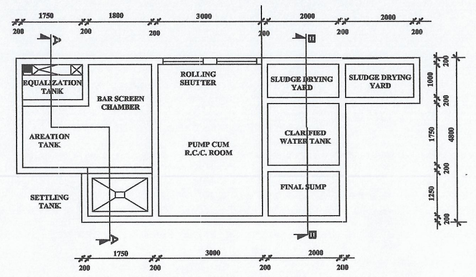


VERTICAL REINFORCEMENT AT JAMPS OF OPENINGS

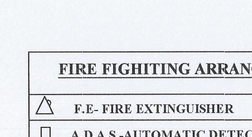




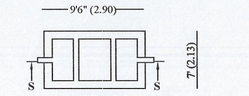
SECTION ON-"AA"



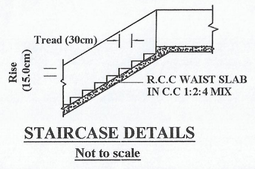
SEWAGE TREATMENT PLANT



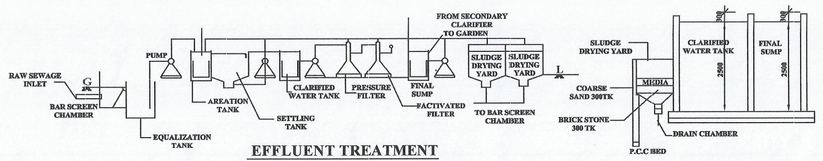
SECTION SS



PLAN
SEPTIC TANK DETAILS

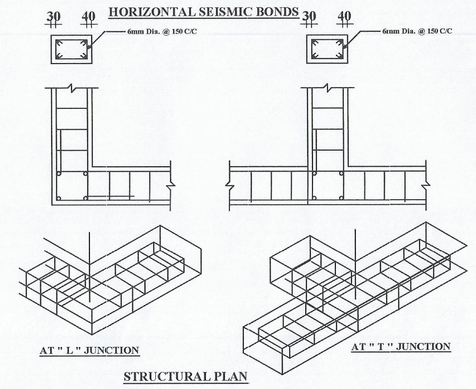


STAIRCASE DETAILS
Not to scale



EFFLUENT TREATMENT HYDRAULIC FLOW DIAGRAM

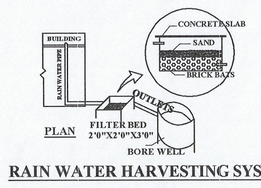
SECTION ON-"AA"



STRUCTURAL PLAN

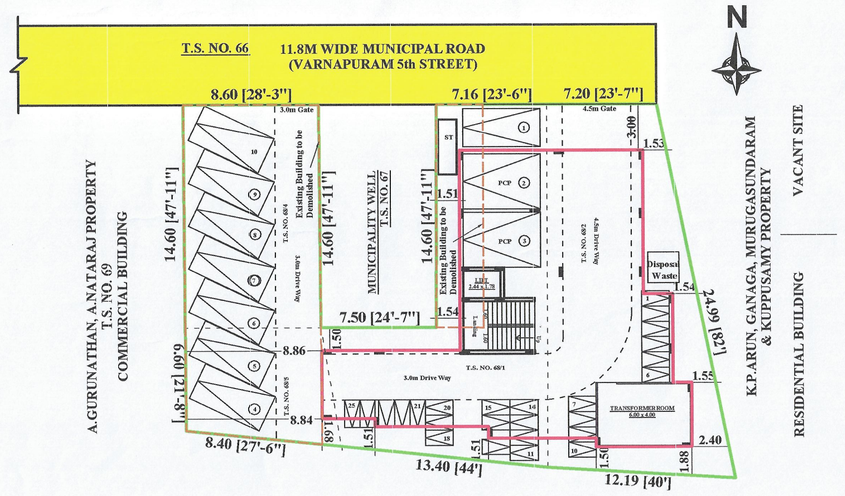


SOLAR SYSTEM



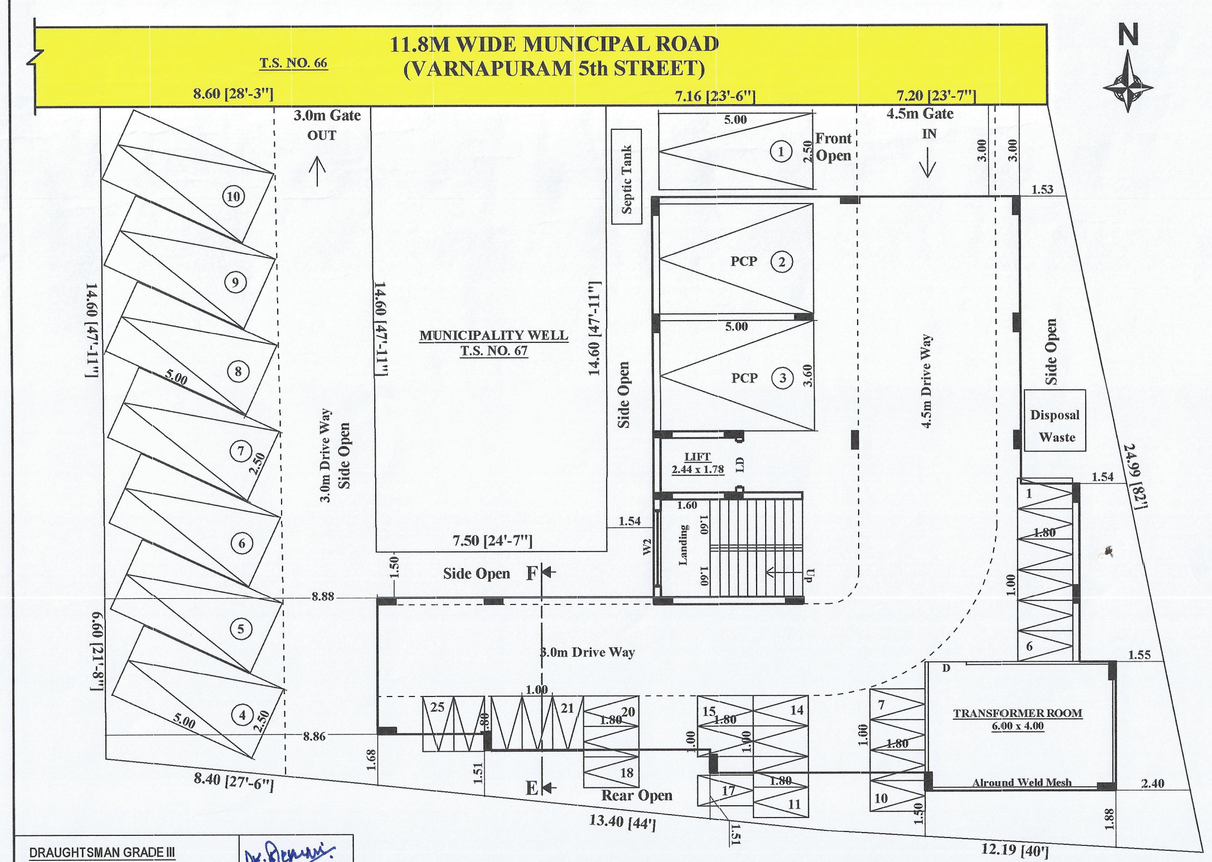
RAIN WATER HARVESTING SYSTEM

FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE	
WWP	------ WASTE WATER PIPE LINE 2" Dia. FROM BATH, 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 W.C & FLUSH TANK

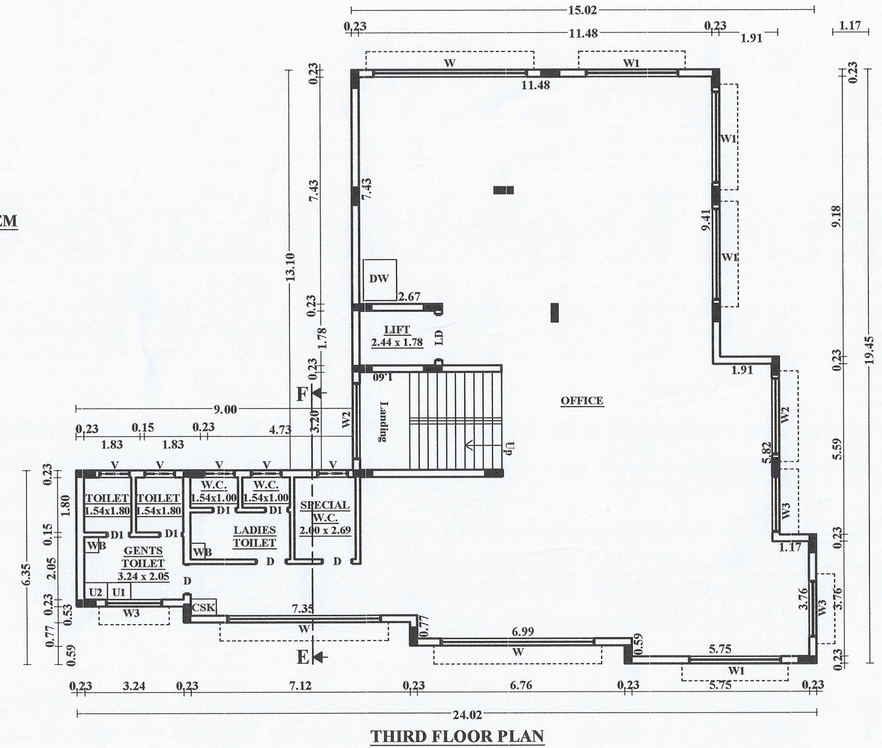


SITE PLAN
SCALE 1 : 200

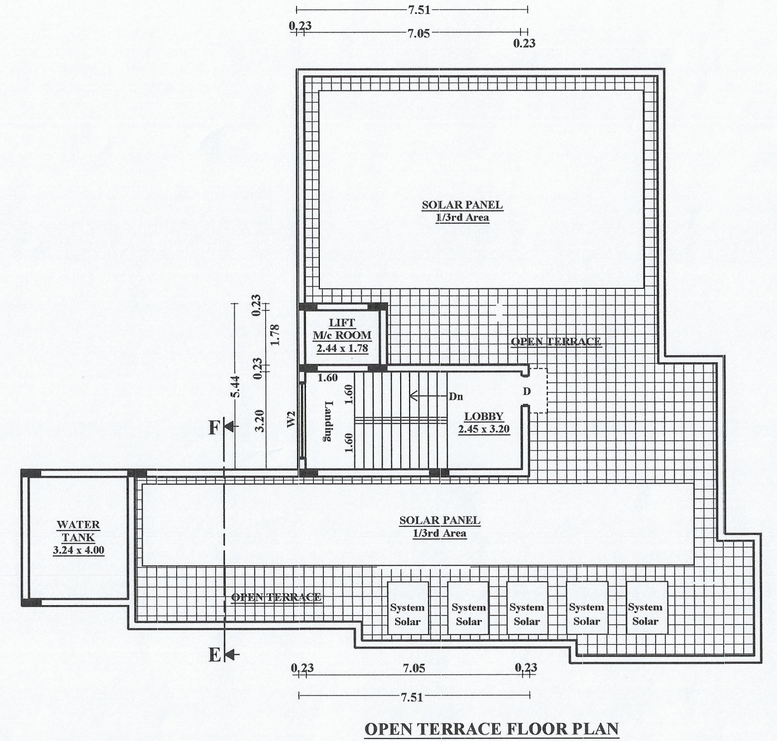
K.PERIYASAMY PROPERTY
T.S. N.O. 68/3
COMMERCIAL BUILDING



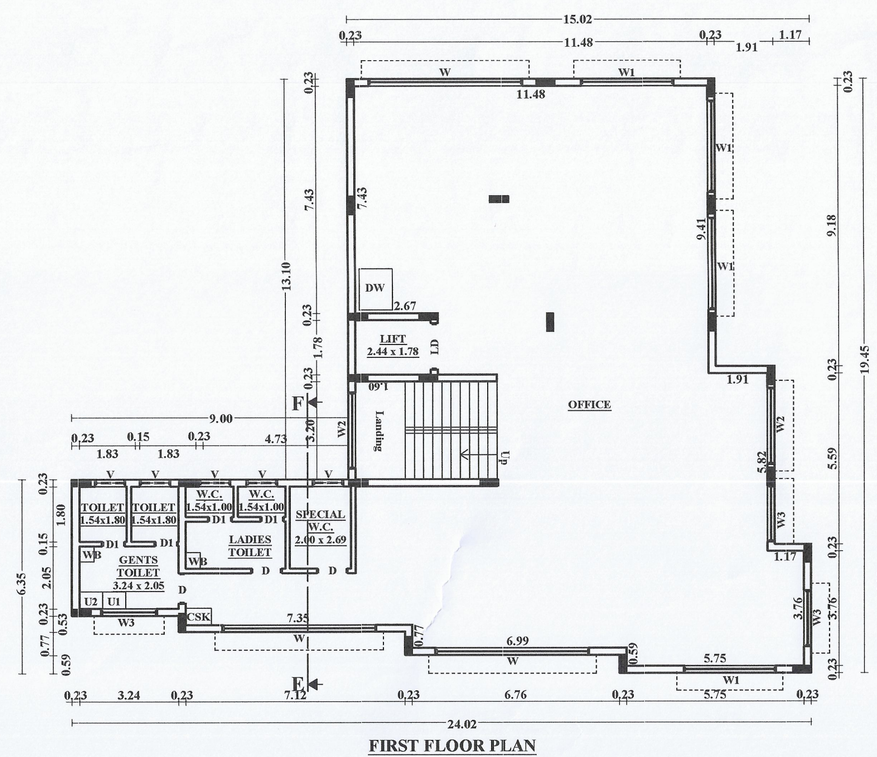
SITE / STILT FLOOR PLAN



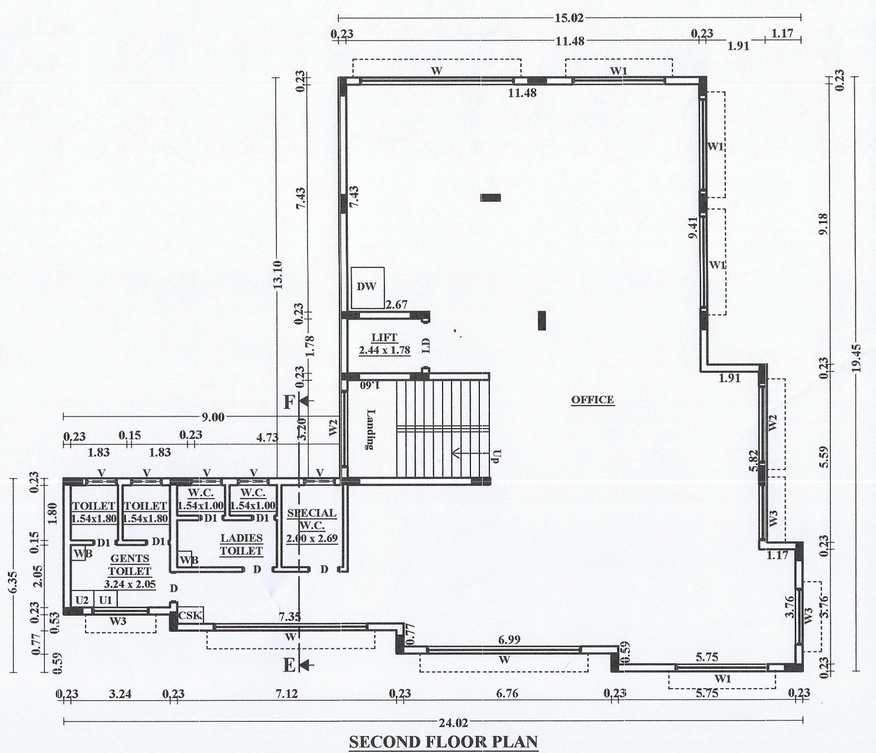
THIRD FLOOR PLAN



OPEN TERRACE FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FIRE FIGHITING ARRANGEMENTS
F.E- FIRE EXTINGUISHER
A.D.A.S.-AUTOMATIC DETECTION & ALARM STSTEM
P.A.S-PUBLIC ADDRESS SYSTEM
LIGHTNING ARREST

DRAUGHTSMAN GRADE III	
SUPERVISOR	

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.