

PP

APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
Residential

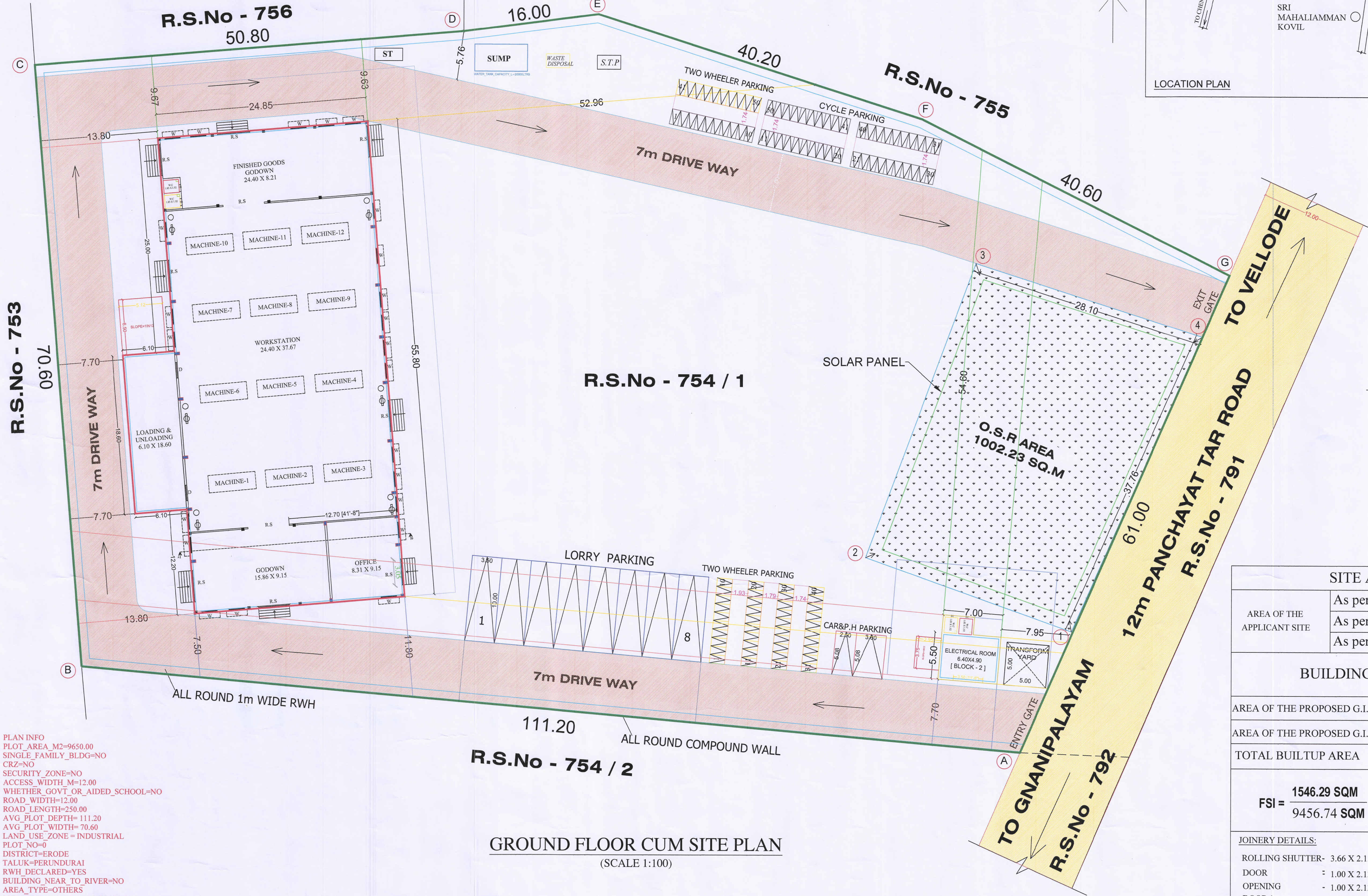
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF GROUND FLOOR INDUSTRIAL BUILDING WITH 150HP
INSTALATION IN NEW R.S.No - 754 / 1, AT THENMUGAM VELLODE VILLAGE AND KUMARAVALASU VILLAGE PANCHAYAT, PERUNDURAI
TALUK & ERODE DISTRICT.

APPLICANT:

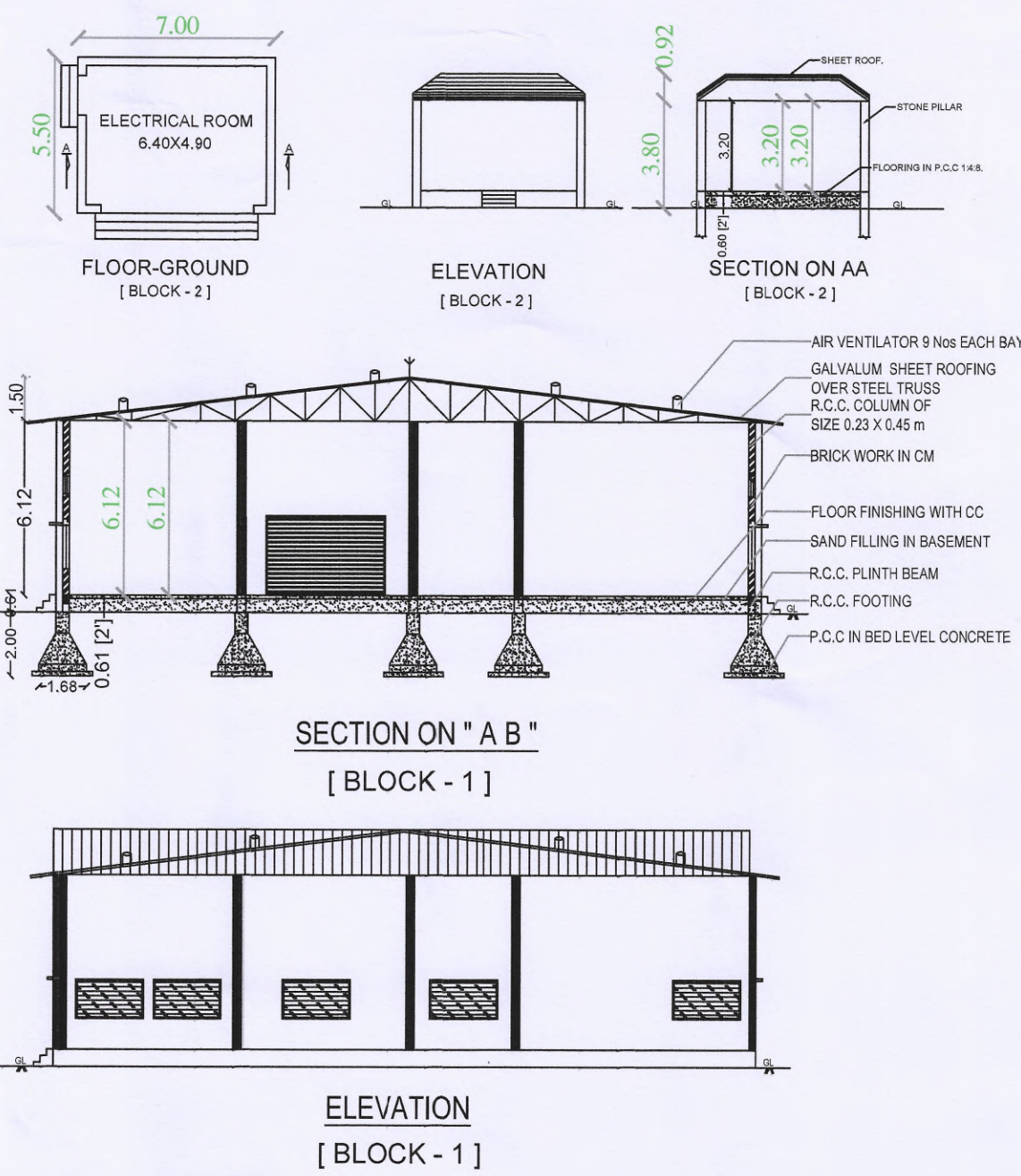
M/s.KRIVA FAB'S PRIVATE LIMITED
DIRECTOR : Mr.T.KAVINESH



PLAN INFO
PLOT AREA M2=9650.00
SINGLE FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS WIDTH M=12.00
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD WIDTH=12.00
ROAD LENGTH=250.00
AVG PLOT DEPTH=111.20
AVG PLOT WIDTH=70.60
LAND USE_ZONE=INDUSTRIAL
PLOT No=0
DISTRICT=ERODE
TALUK=PERUNDURAI
RWHD 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_FMSBL_MEMBER_COUNT=1
BLOCK_2_FMSBL_MEMBER_COUNT=1
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=SURRENDER
OSR_SURRENDER=YES
JURISDICTION_TYPE=PANCHAYAT
FSI AREA M2=1425.22

GROUND FLOOR CUM SITE PLAN
(SCALE 1:100)

ONLINE APPLICATION No - SWP/BPA/005311/2023
SWP/DTCP/ERODE/Site Approval No :55/2023
SWP/DTCP/ERODE/ Building Permission No :04/2023



SITE AREA DETAILS		TOTAL (SQ.M)
AREA OF THE APPLICANT SITE	As per Document	9651.67
	As per Patta	9650.00
	As per Super Imposed Area	9456.74
BUILDING AREA DETAILS		TOTAL (SQ.M)
AREA OF THE PROPOSED G.I. SHEET ROOF BUILDING (BLOCK-1)	TOTAL FSI AREA (SQ.M)	1500.18
AREA OF THE PROPOSED G.I. SHEET ROOF BUILDING (BLOCK-2)	NON FSI AREA (SQ.M) Deduction	46.11
TOTAL BUILTUP AREA	INDUSTRIAL TOTAL AREA (SQ.M)	1546.29

$$FSI = \frac{1546.29 \text{ SQM}}{9456.74 \text{ SQM}} = 0.16 < 1.5$$

$$PC = \frac{1546.29 \text{ SQM}}{9456.74 \text{ SQM}} \times 100 = 16.02\%$$

JOINERY DETAILS:	INDEX	HP DETAILS :	No. OF M/c	HP
ROLLING SHUTTER - 3.66 X 2.13	SITE BOUNDARY -	MACHINARIES	12	130 HP
DOOR - 1.00 X 2.13	PROPOSED BUILDING -	EXHAUST FAN	15	15 HP
OPENING - 1.00 X 2.13	EXISTING ROAD -	OTHERS		5 HP
DOOR 1 - 0.76 X 2.13	DRIVE WAY -	TOTAL No. OF HP		150 HP
WINDOW - 1.83 X 1.52				
VENTILATOR - 1.83 X 1.00				
VENTILATOR 1 (V1) 1.00 X 0.61				
(FE) FIRE EXTINGUISHER =	PARKING DETAILS:	No. OF LABOUR'S DETAILS :	No/S	
(FA) FIRE ALARM =	TWO WHEELER - 50 Nos	MALE LABOUR'S	25	
	LORRY PARKING - 8 Nos	FEMALE LABOUR'S	0	
	P.H PARKING - 01 Nos	TOTAL No OF LABOUR'S	25	
	CAR PARKING - 01 Nos			
	CYCLE PARKING - 50 Nos			

APPLICANT

X

ST.ENGINEER

REG.ENGINEER

Er R.MOHAN B.E.,M.B.A.
REGISTERED STRUCTURAL ENGINEER-DTCP
L.No: 04/2022/RE-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

ARCHITECTURAL / PLANNING ASSISTANT

SURVEYOR / ASST. DRAUGHTSMAN

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.

