PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Residential

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

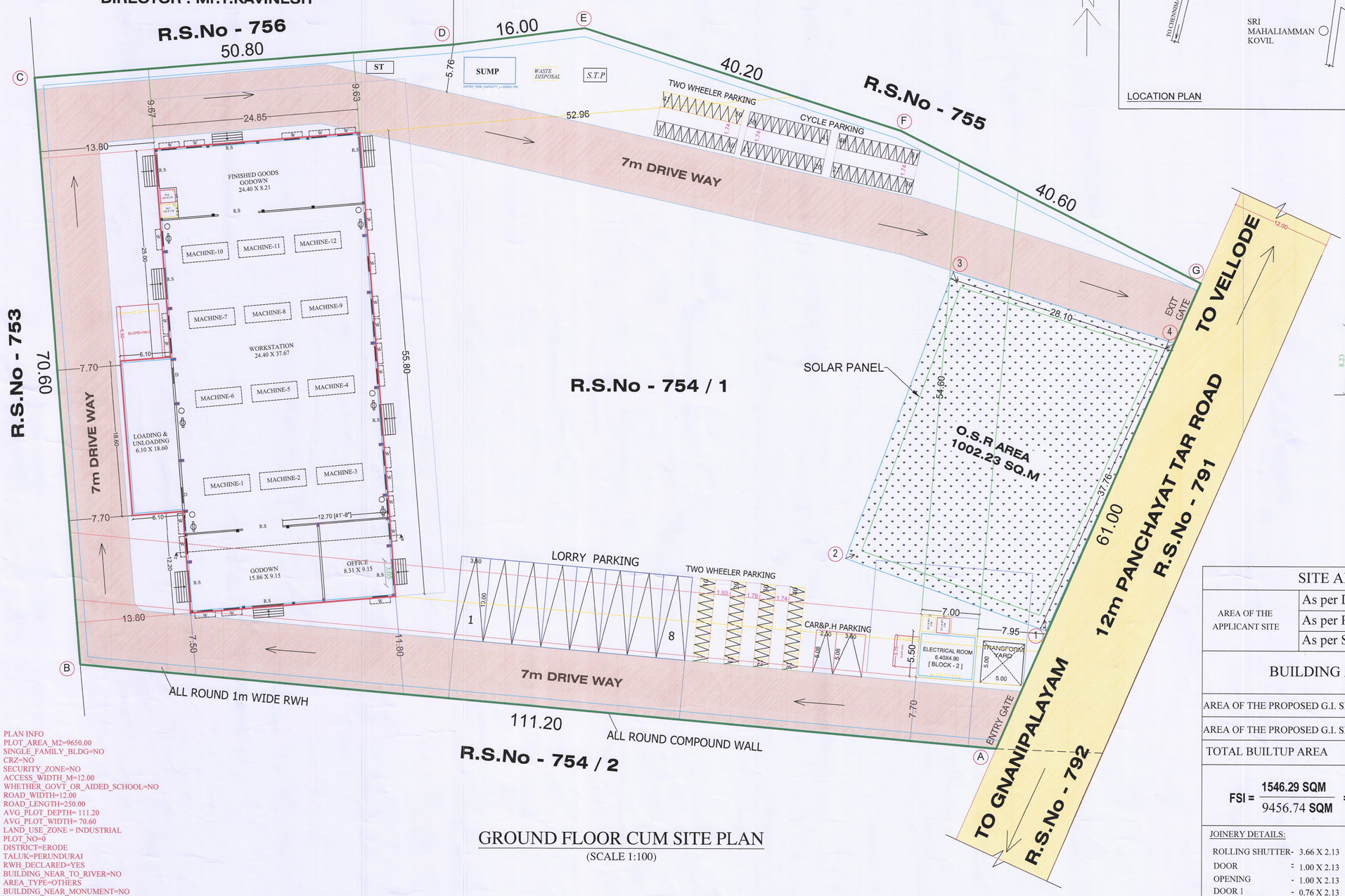
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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:

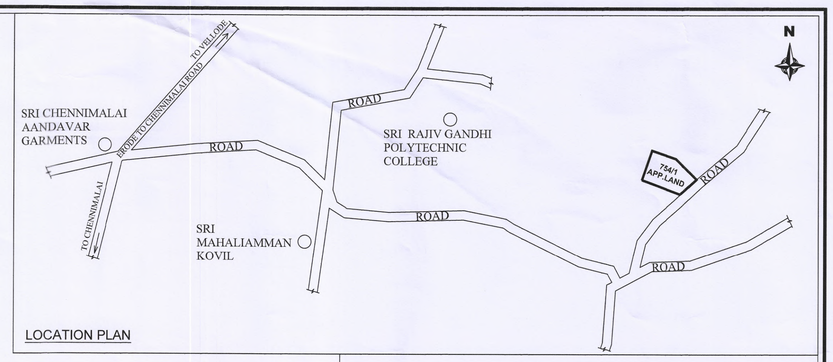
M/s.KRIVA FABS PRIVATE LIMITED

DIRECTOR : Mr.T.KAVINESH



GROUND FLOOR CUM SITE PLAN

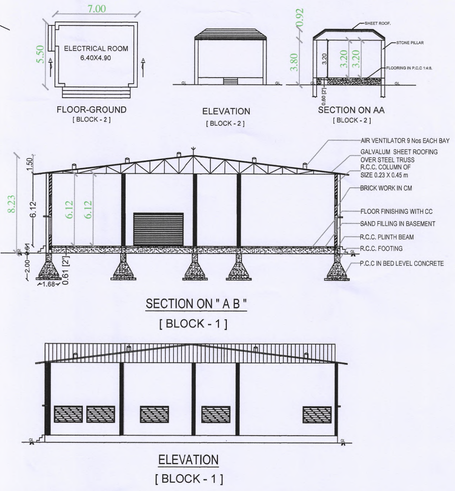
(SCALE 1:100)



ONLINE APPLICATIOIN 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 FSI AREA (SQ.M)	NON FSI AREA (SQ.M) Deduction	INDUSTRIAL TOTALAREA (SQ.M)
AREA OF THE PROPOSED G.I. SHEET ROOF BUILDING (BLOCK-1)	1500.18	-	1500.18
AREA OF THE PROPOSED G.I. SHEET ROOF BUILDING (BLOCK-2)	46.11	-	46.11
TOTAL BUILTUP AREA	1546.29	-	1546.29

FSI = 1546.29 SQM / 9456.74 SQM = 0.16 < 1.5

PC = 1546.29 SQM / 9456.74 SQM X 100 = 16.02%

JOINERY DETAILS:

ROLLING SHUTTER	- 3.66 X 2.13
DOOR	- 1.00 X 2.13
OPENING	- 1.00 X 2.13
DOOR 1	- 0.76 X 2.13
WINDOW	- 1.83 X 1.52
VENTILATOR	- 1.83 X 1.00
VENTILATOR 1 (V1)	1.00 X 0.61

INDEX

- SITE BOUNDARY -
- PROPOSED BUILDING -
- EXISTING ROAD -
- DRIVE WAY -

(FE) FIRE EXTINGUISHER = ⊕

(FA) FIRE ALARAM = ○

O.S.R DETAILS:

O.S.R REQUIRED - 965.00 SQ.M

O.S.R PROVIDED -1002.23 SQ.M

PARKING DETAILS:

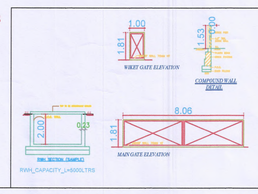
TWO WHEELER	- 50 Nos
LORRY PARKING	- 8 Nos
P.H PARKING	- 01 Nos
CAR PARKING	- 01 Nos
CYCLE PARKING	- 50 Nos

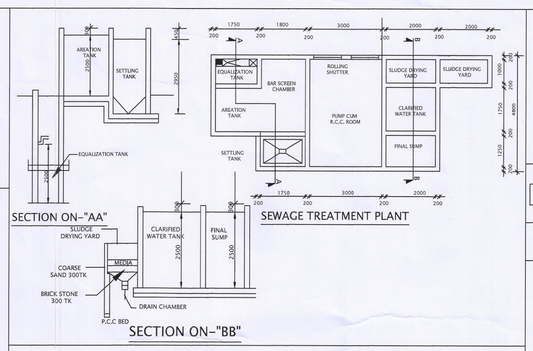
HP DETAILS :	No. OF M/c	HP
MACHINARIES	12	130 HP
EXHAUST FAN	15	15 HP
OTHERS		5 HP
TOTAL No. OF HP		**150 HP**

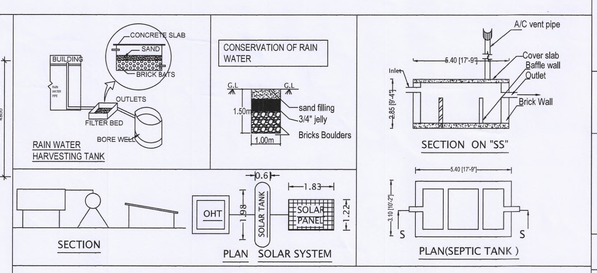
No. OF lABOUR'S DETAILS :	No'S
MALE lABOUR'S	25
FEMALE lABOUR'S	0
TOTAL No OF LABOUR'S	25

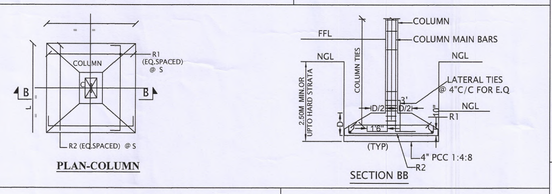
SCALE 1:100
ALL MEASUREMENTS ARE IN " METER "

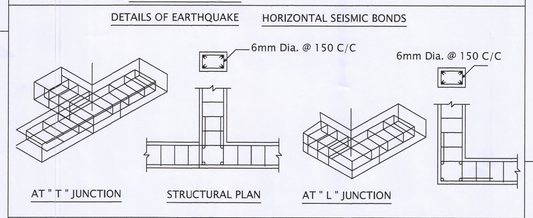
PLAN INFO
PLOT_AREA_M2=9650.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=12.00
ROAD_LENGTH=250.00
AVG_PLOT_DEPTH= 111.20
AVG_PLOT_WIDTH= 70.60
LAND_USE_ZONE = INDUSTRIAL
PLOT_NO=0
DISTRICT=ERODE
TALUK=PERUNDURAI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
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_F-MSBI_MEMBER_COUNT=1
BLOCK_2_F-MSBI_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

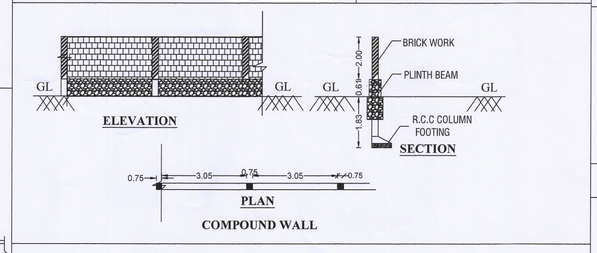










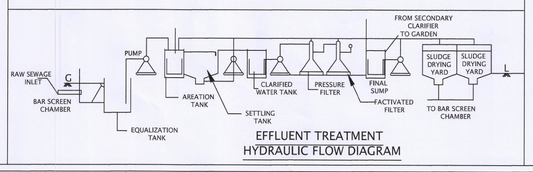


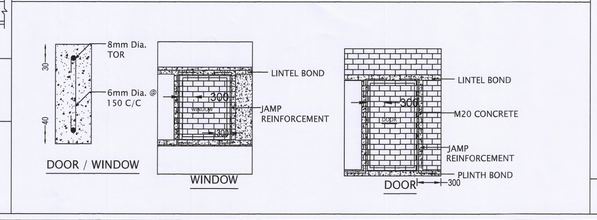
FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE	
WWP	==== WASTE WATER PIPE LINE 2" Dia. FROM TOILET, KITCHEN & DINING
C	COLLECTION CHAMBER
RCT	ORGANIC (or) MECHANICAL RECYCLING TANK
TWCS	TREATED WASTE WATER COLLECTION SUMP
TWS OHT	TREATED WASTE WATER STORAGE OHT
OLP	TREATED WATER OUTLET PIPE LINE 9" Dia.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









APPLICANT

X

For KRIVA FABS PVT LTD

Director

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

ARCHITECTURAL / PLANNING ASSISTANT	
SURVEYOR / ASST. DRAUGHTSMAN	

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.