

PP

APPROVAL RECORD

Planning Permission

Erode

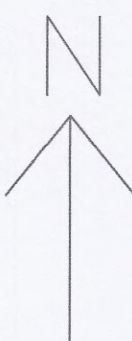
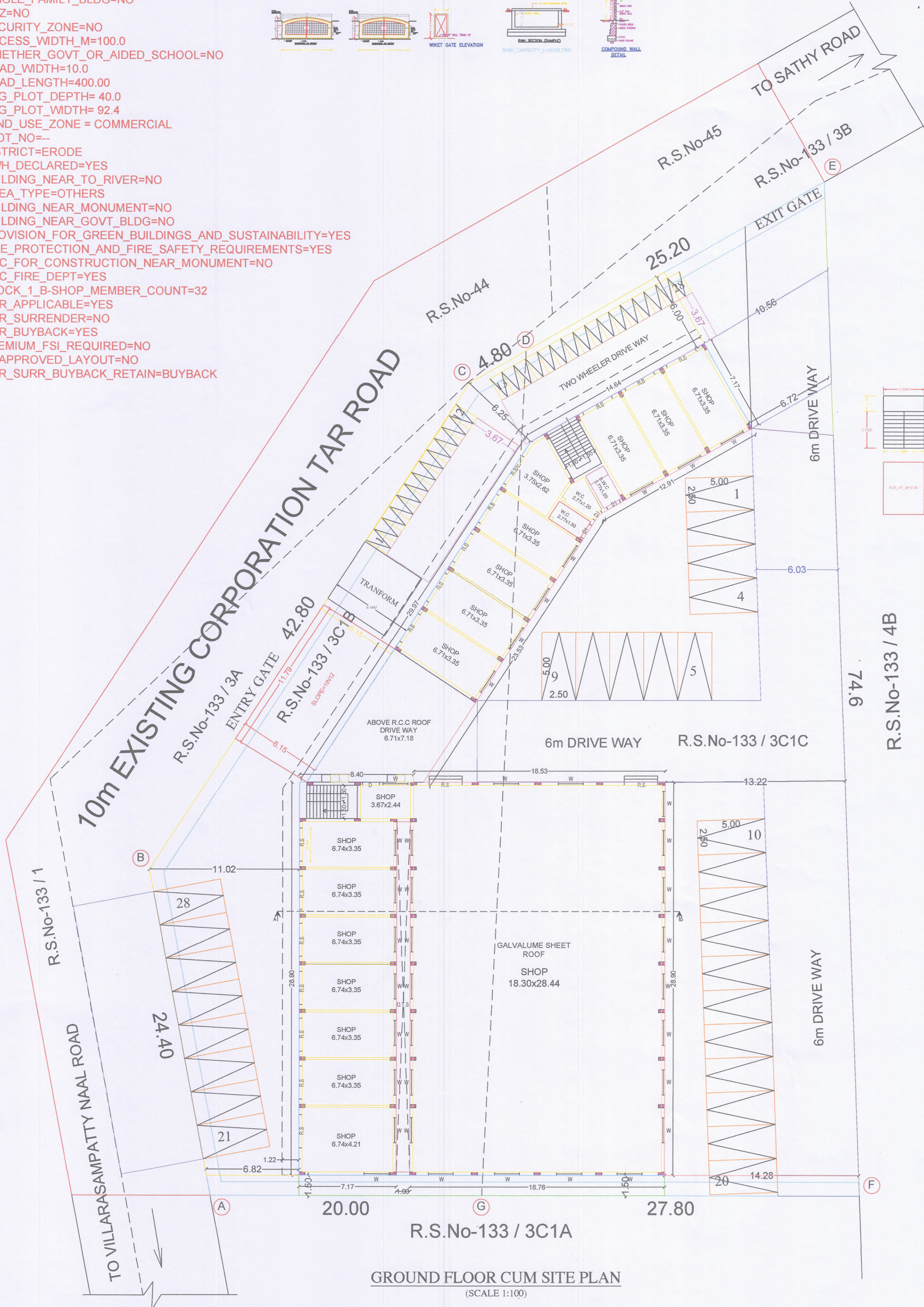
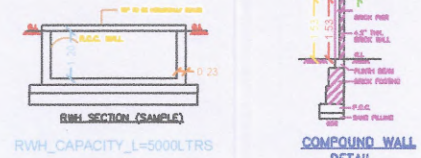
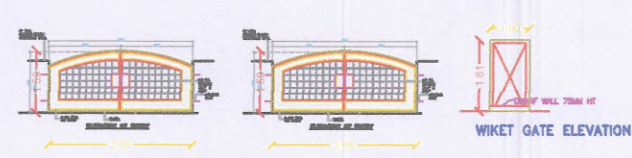
Erode district, Tamil Nadu

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 INFO
PLOT_AREA_M2=2693.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=100.0
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=10.0
ROAD_LENGTH=400.0
AVG_PLOT_DEPTH= 40.0
AVG_PLOT_WIDTH= 92.4
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_GOV_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-SHOP_MEMBER_COUNT=32
OSR_APPLICABLE=YES
OSR_SURRENDER=NO
OSR_BUYBACK=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
OSR_SURRENDER_RETAIN=BUYBACK



PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C & GALVALUME SHEET ROOF GROUND AND FIRST FLOOR COMMERCIAL SHOP BUILDING IN NEW R.S.No - 133/3C1B, 3C1C, AT ELLAPPALAYAM VILLAGE, ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK & DISTRICT.
APPLICANT:
1.MR.M.K.SHASANTH 2.MRS.K.SAVITHA

AREA DETAILS
TOTAL AREA OF APPLICANT SITE (AS PER DOC) - 2691.13 SQ.M
TOTAL AREA OF APPLICANT SITE (AS PER PATTA) - 2693.00 SQ.M
SUPER IMPOSED AREA - 2783.25 SQ.M

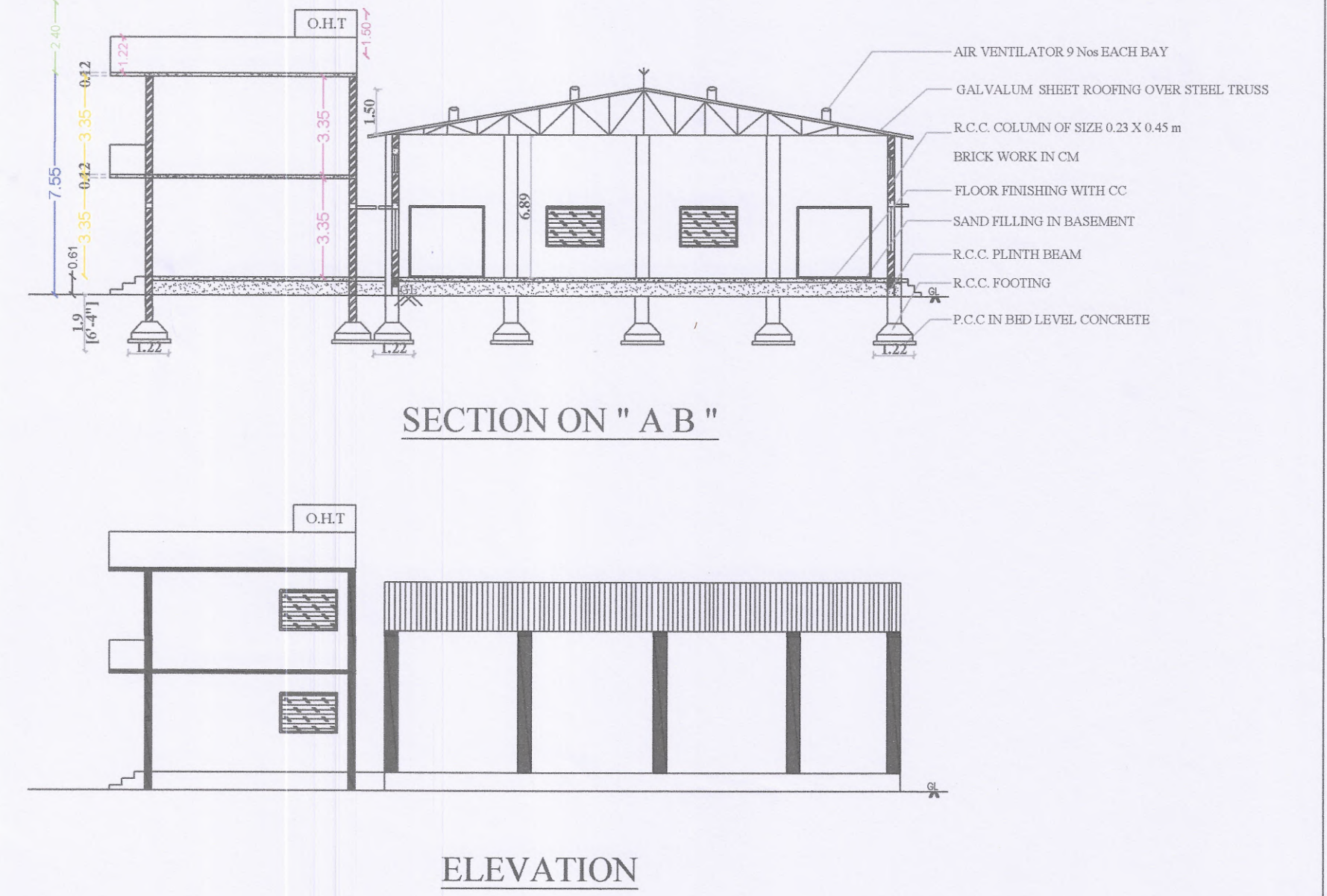
Descriptions	COMMERCIAL TOTAL FSI AREA	NON - FSI COVERED PARKING DEDUCTION	TOTAL BUILTUP AREA
Area of the Proposed R.C.C Building in Ground Floor	1042.73	-	26.10
Area of the Proposed R.C.C Building in Floor 01	591.61	-	-
Total Area	1634.34	-	26.10

$$FSI = \frac{1634.34 \text{ SQM}}{2693.00 \text{ SQM}} = 0.61 < 2$$
$$PC = \frac{1068.60 \text{ SQM}}{2693.00 \text{ SQM}} \times 100 = 39.68 \%$$

(FE) FIRE EXTINGUISHER =
(FA) FIRE ALARM =
SCALE 1 : 100
ALL DIMENSION ARE IN METER

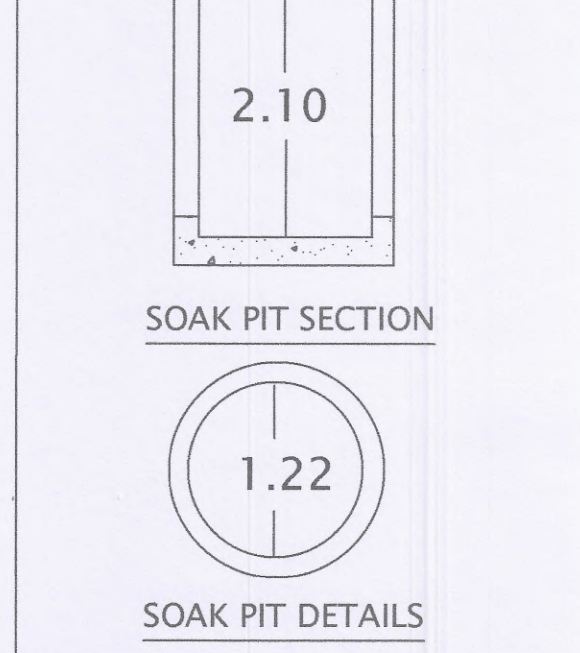
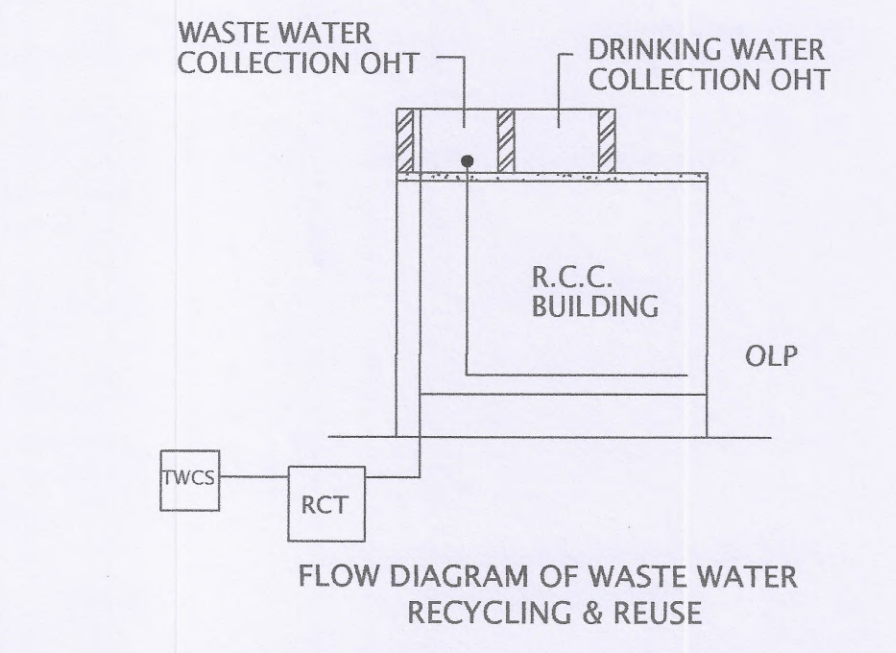
REFERENCE:			
SITE BOUNDARY	-	DRIVE WAY	-
PROPOSED BUILDING	-	EXISTING BUILDING	-
EXISTING ROAD	-		-

ONLINE APPLICATION No - SWP/BPA/005315/2023
SWP/DTCP/ERODE/Site Approval No :17/2023
SWP/DTCP/ERODE/ Building Permission No :02/2023



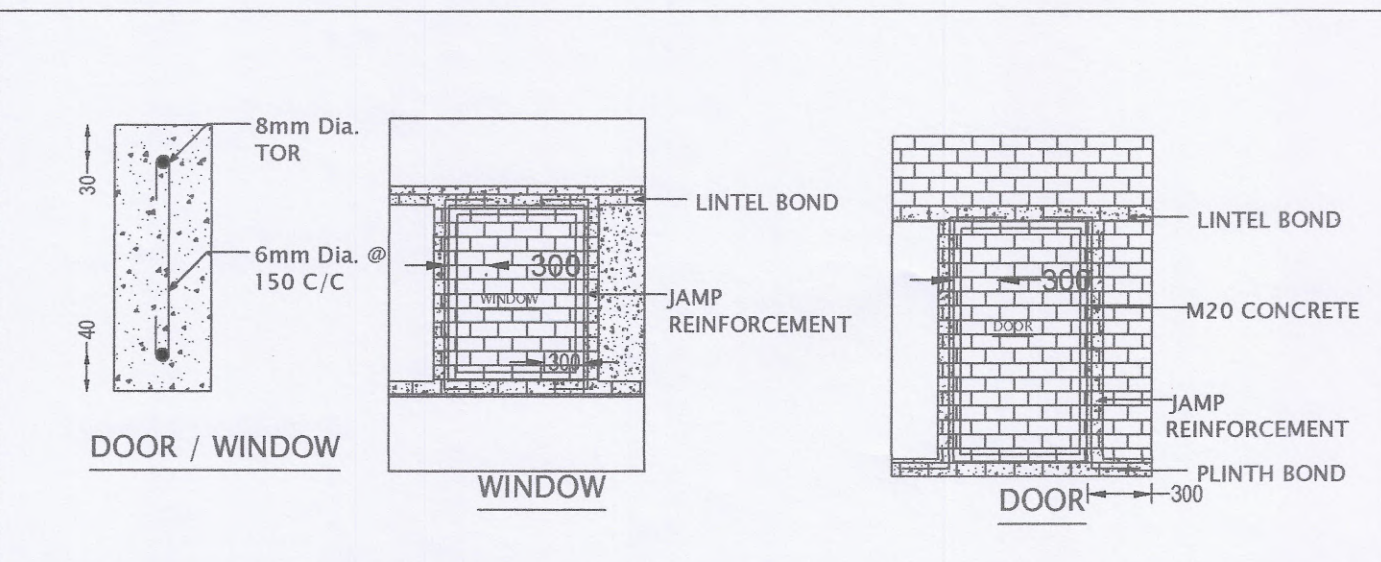
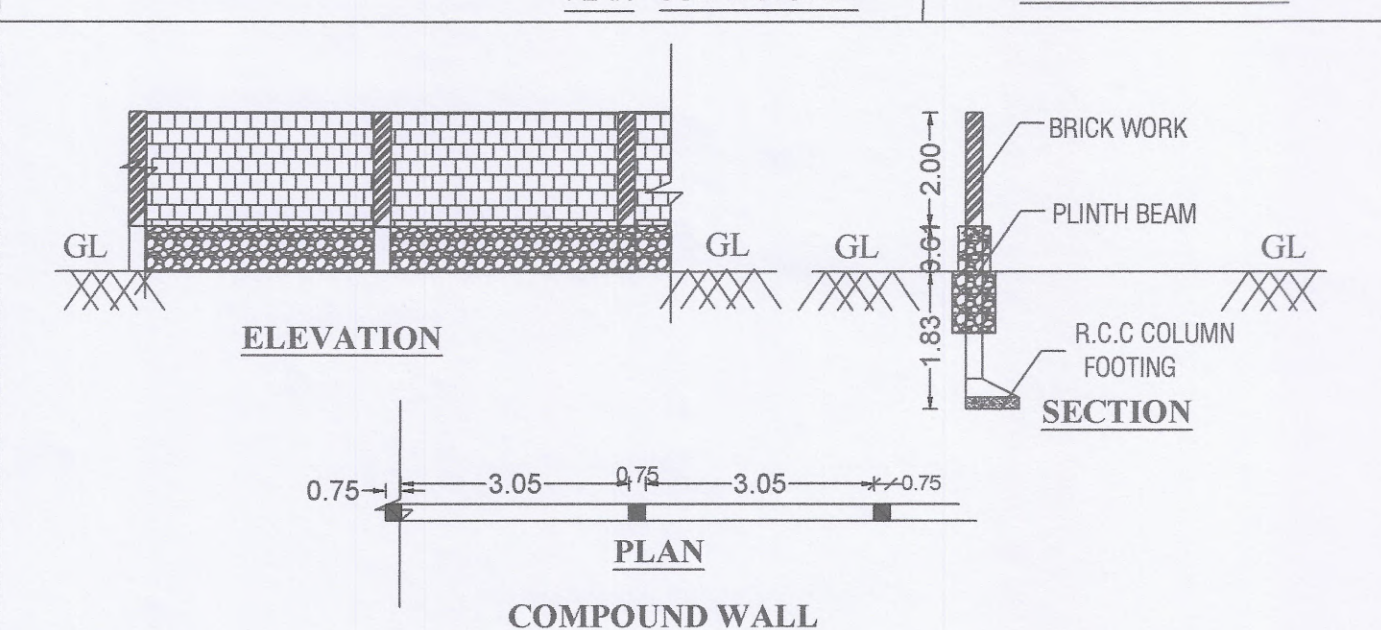
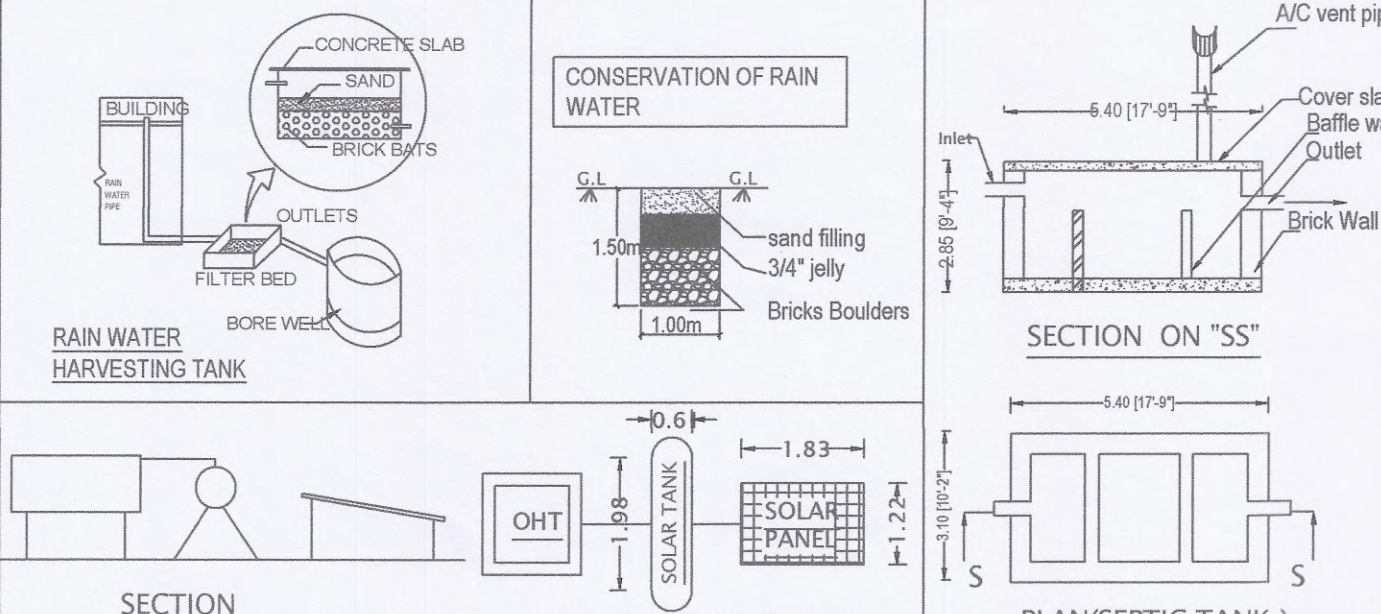
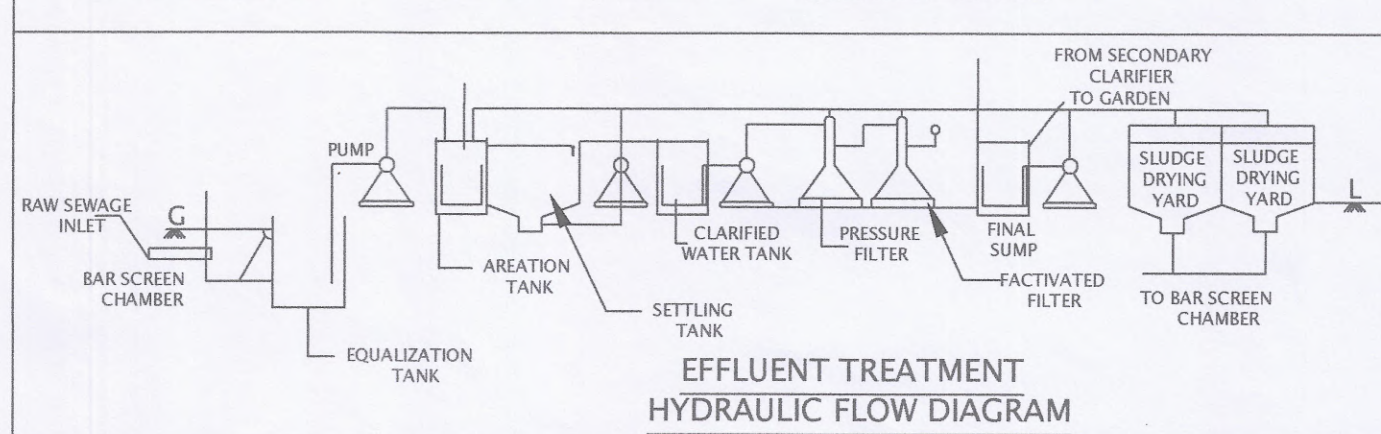
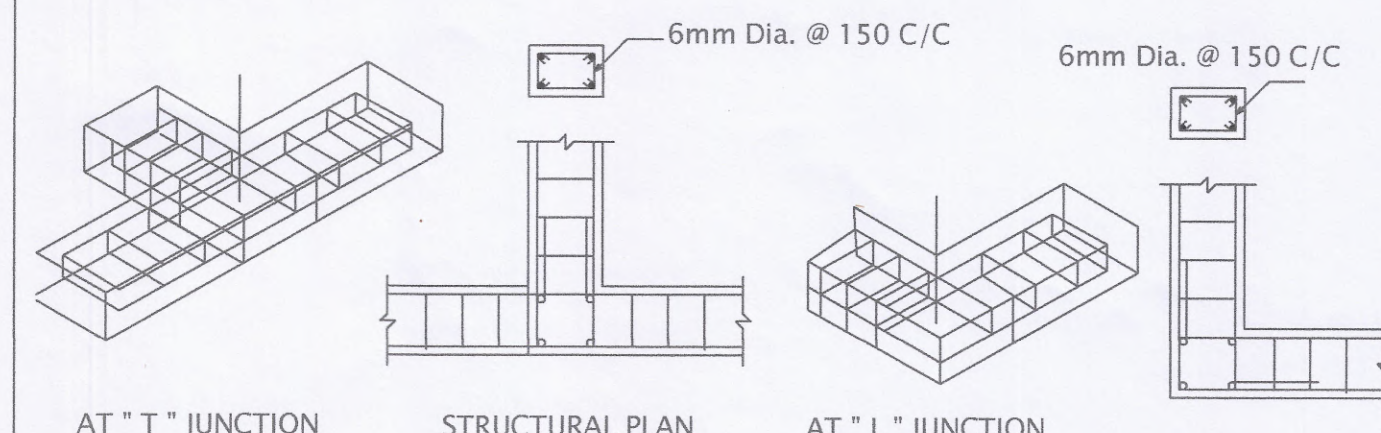
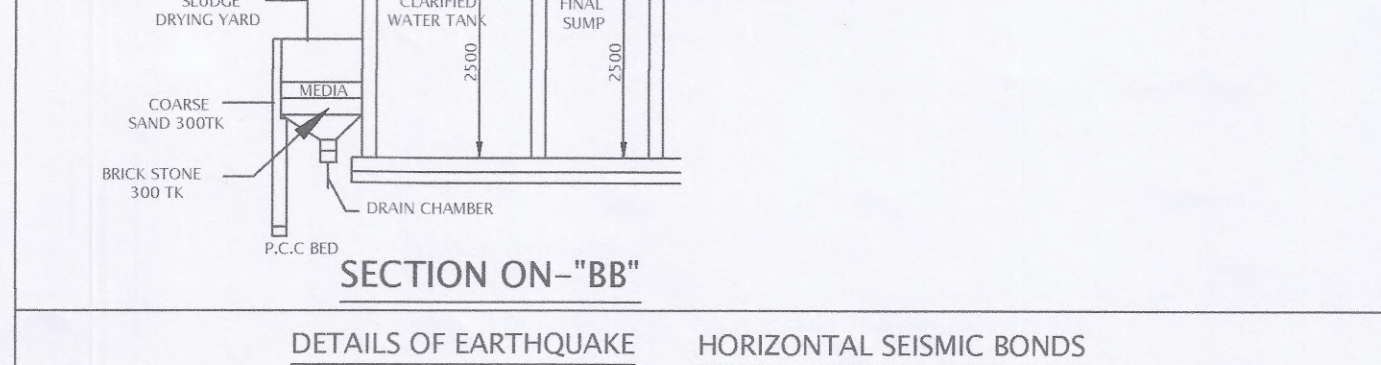
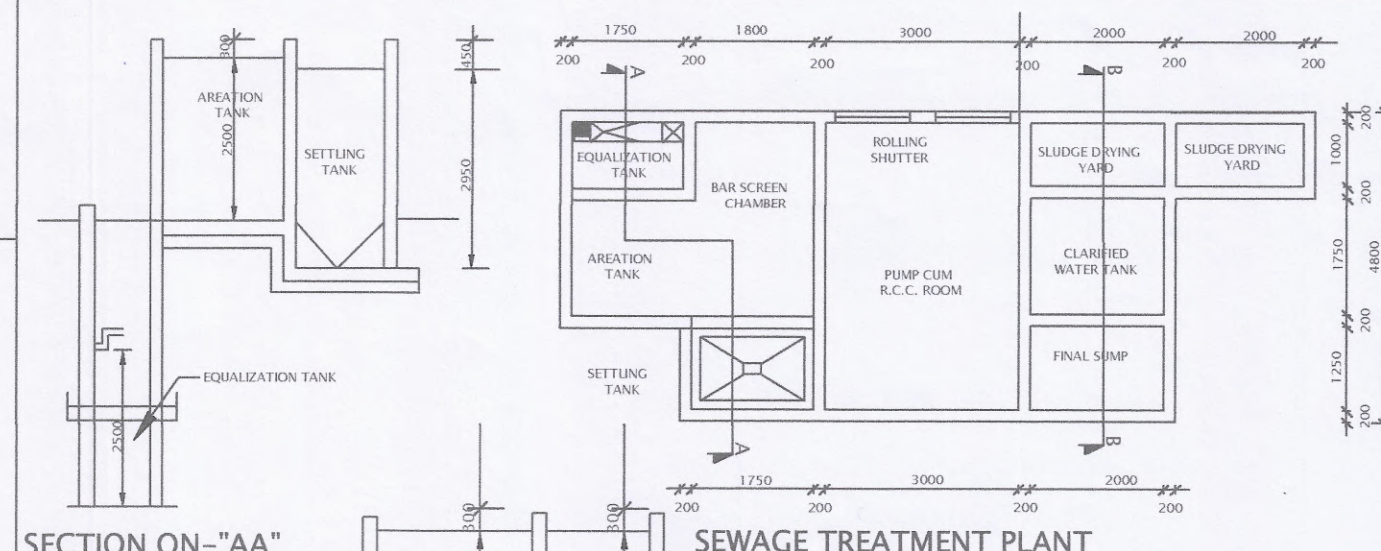
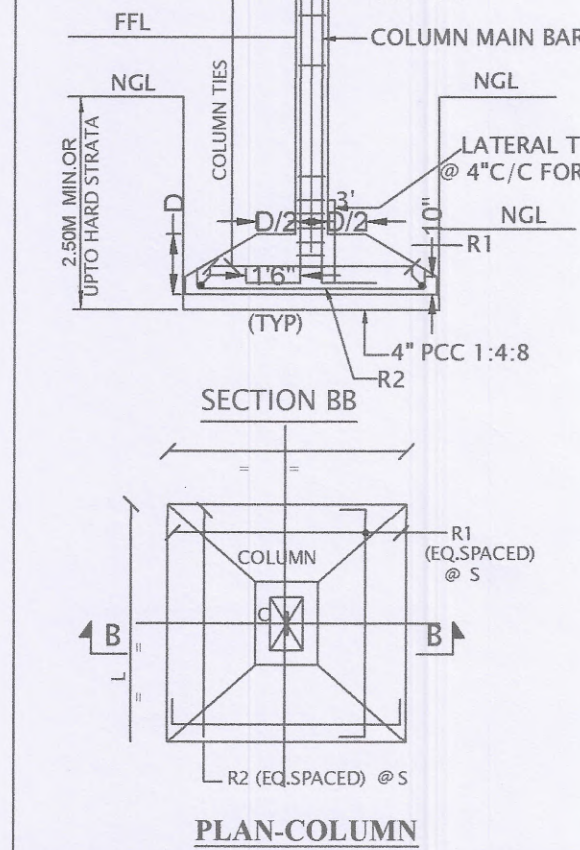
PARKING	REQ	PROVIDED
CAR PARKING	16	28
TWO WHEELER	16	28

NOTES:
* OSR - TO BE PAID GUIDELINEVALUE
* RWH PROVIDED



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 FIGHTING ARRANGEMENTS	
	F.E- FIRE EXTINGUISHER
	A.D.A.S - AUTOMATIC DETECTION & ALARM
	P.A.S - PUBLIC ADDRESS SYSTEM
	LIGHTNING ARRESTOR



APPLICANT
X Shasanth M.K X K. Savitha

ST.ENGINEER
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

REG.ENGINEER
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

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

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

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

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.

