PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

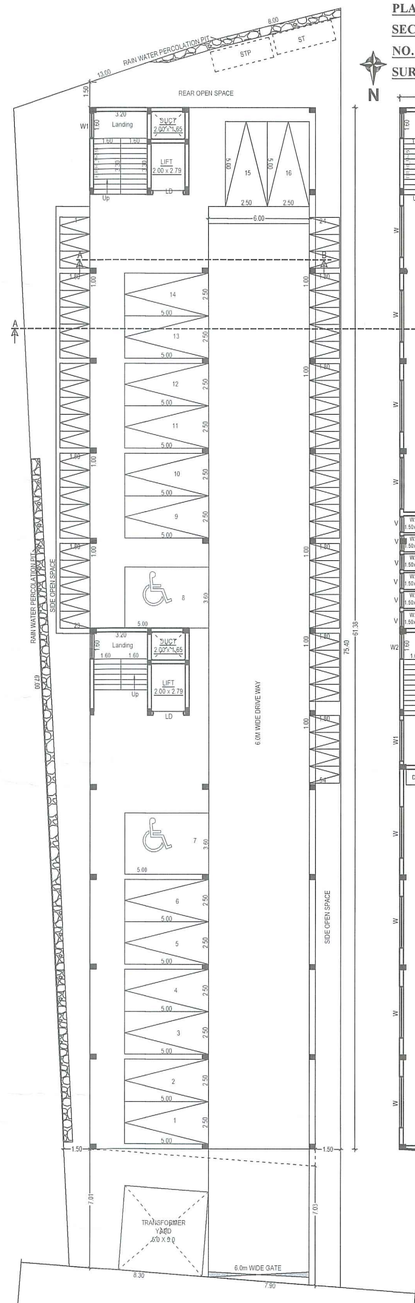
The approval as the planning authority issued it, reproduced in full behind this page.

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

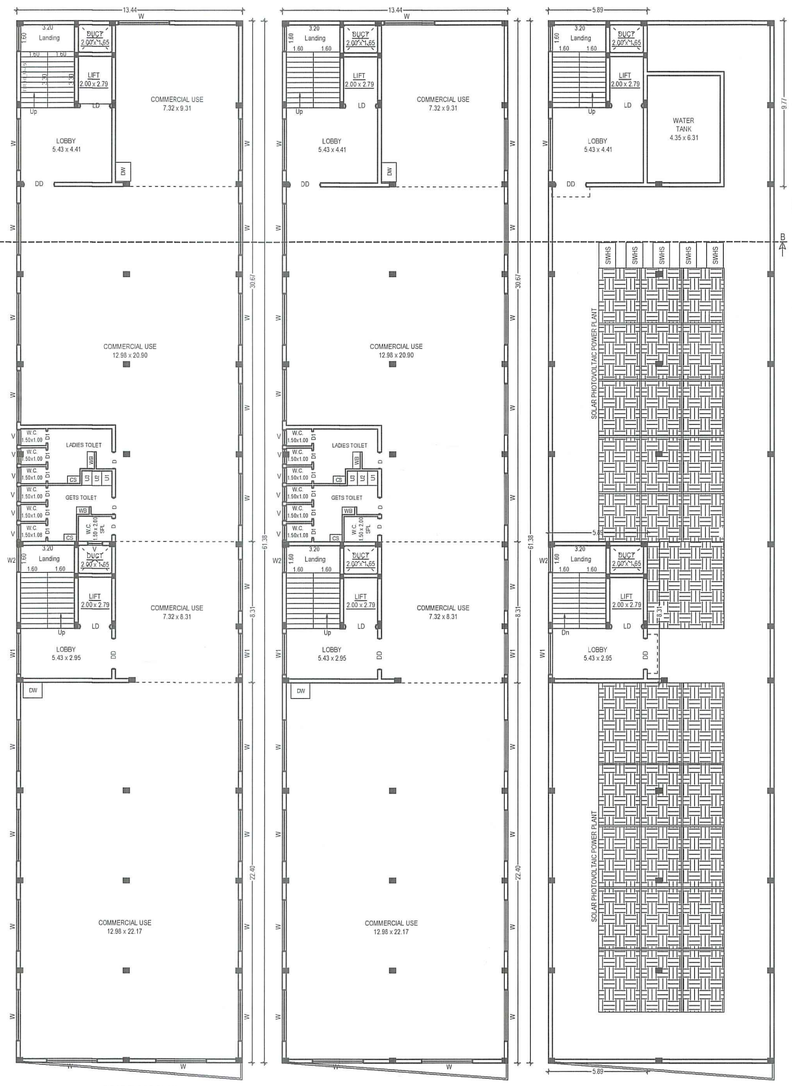
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF STILT, FIRST, SECOND & OPEN TERRACE FLOOR BUILDING FOR " COMMERCIAL / OFFICE PURPOSE " IN R.S.F. NO. 89/3, NEW SUB-DIVISION NO. 89/3A2, 89/3A3, SURAMPATTI VILLAGE, AT PERUNDURAI ROAD, SURAMPATTI ZONE - III, ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK & DISTRICT.

APPLICANTS:- 1. Mr. V.PURUSOTHAMAN.
2. Mrs. P.AMSARANI.
3. Mrs. DEEPA VELMURUGAN.

SWP / BPA / 0005380 / 2023
SWP / DTCP / ERODE(LPA) / SITE APPROVAL NO. 115 / 2023
SWP / DTCP / ERODE(LPA) / PLANNING PERMISSION NO. 12 / 2023



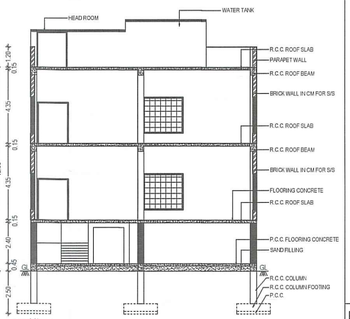
SITE / STILT FLOOR PLAN



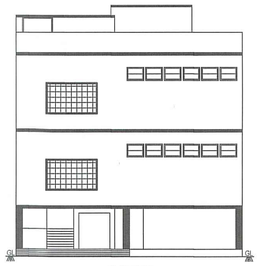
FIRST FLOOR PLAN

SECOND FLOOR PLAN

OPEN TERRACE FLOOR PLAN



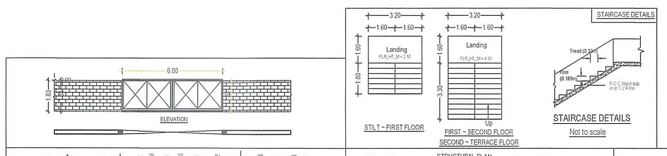
SECTION ON " AB "

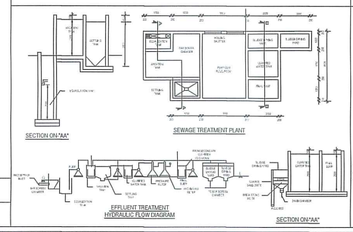


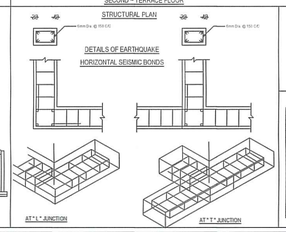
ELEVATION

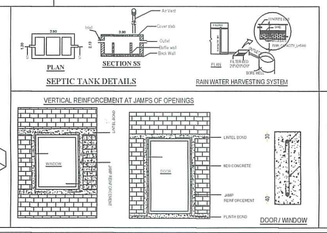


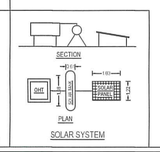
SITE PLAN
SCALE 1 : 200











PLAN INFO
DISTRICT=ERODE
TALUK=ERODE
JURISDICTION_TYPE=CORPORATION
SURVEY_NO=89/3A2, 89/3A3
PLOT_AREA_M2=1252.16
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=16.2
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=25.00
ROAD_LENGTH=250.00
AVG_PLOT_DEPTH=16.2
AVG_PLOT_WIDTH= 67.0
LAND_USE_ZONE = COMMERCIAL
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-PCO_MEMBER_COUNT=30
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
OSR_APPLICABLE=NO

AREA DETAILS		SQ.M
AREA OF THE APPLICANT SITE	[as per Document] (13473.25 Sft)	1252.16
	[as per Survey Record]	1252.00
	[Super Imposed Plot]	1252.00

AREA DETAILS	Total Builtup [SQ.M]	Non FSI Area		Commercial
		Covered Parking	Deduction	Total Covered Area [SQ.M]
AREA OF THE STILT FLOOR	825.12	825.12	--	--
AREA OF THE FIRST FLOOR	825.12	--	6.60	818.52
AREA OF THE SECOND FLOOR	825.12	--	6.60	818.52
AREA OF THE HEAD ROOM	98.15	--	--	--
TOTAL	**2573.51**	825.12	13.20	**1637.04**

JOINERY DETAILS		METRE
RS	ROLLING SHUTTER	6.00 X 2.44
LD	LIFT DOOR	1.83 X 2.44
D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	3.05 X 1.83
W1	WINDOW	2.44 X 1.83
W2	WINDOW	1.22 X 1.83
V	VENTILATOR	1.00 X 0.76

PARKING DETAILS	REQ.	PRO.
CAR PARKING	13	16
TWO WHEELER	50	54

PLOT COVERAGE
825.12 / 1252.00 X 100 = 65.90%
FLOOR SPACE INDEX
1637.04 / 1252.00 = 1.308

COLOUR INDEX
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

SCALE 1:100
ALL DIMENSIONS ARE IN "METRE"

STRUCTURAL

M.P. SURESHKUMAR ME
REGD.STRUCTURAL ENGR. GRADE-I
10/2020/RSE-GR.I/EDTCP
18-A,CHENNIMALAI ROAD,
OPP. TO ITI,ERODE-638009.

SUPERVISOR	
SURVEYOR / ASST. DRAUGHTSMAN	

APPLICANT	ENGINEER/LBS
V.P.=. P.Amsarani. Deepa Velmurugan.	M.P. SURESHKUMAR Er. M.P. SURESHKUMAR Reg. Engineer Grade - I 01/2022 / RE - Gr. I / EDTCP sureshkumarmpcivil@gmail.com Cell : 99443 60702

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.