Verified RealEstate™

REFERENCE
SWP/BPA/005668/2023

ISSUED
01 April 2023

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,
Chennai 600 097, India

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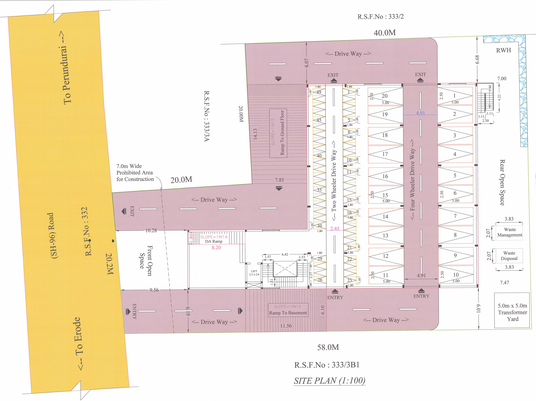
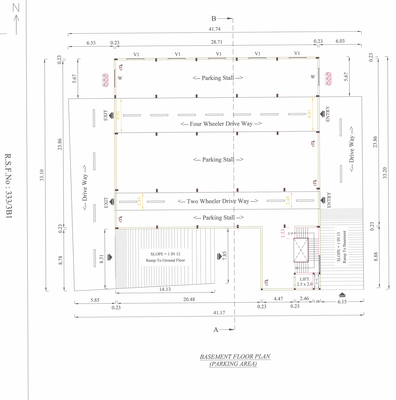
DIGITALLY VERIFIED RECORD

PLAN INFO
PLOT_AREA_MT=3025.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=13.43
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=13.43
ROAD_LENGTH=250.00
LAND USE ZONE =COMMERCIAL
DISTRICT=ERODE
TALUK=ERODE
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
OSR_BUYBACK=YES
OSR_BUYBACK=YES
OSR_SURRENDER_OR_BUYBACK=BUYBACK
OSR_SURR_BUYBACK_RETAIN=BUYBACK
AVG_PLOT_DEPTH= 59.00
AVG_PLOT_WIDTH= 41.10
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
BLOCK_1_B-RTFO_PUBLIC_MEMBER_COUNT=100
BLOCK_1_B-RTFO_STAFF_MEMBER_COUNT=10

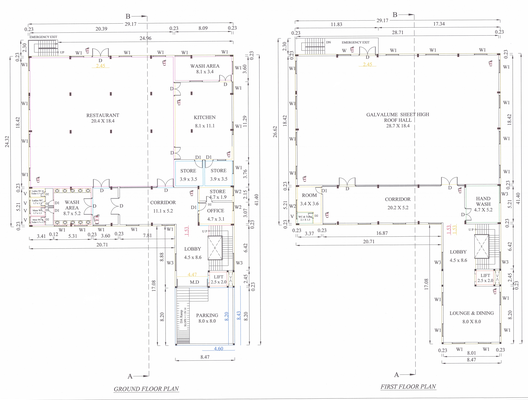
தலைவர் /
உதவி செயற்பாளர் /
செயற்பாளர் (நிலை) - II



SITE PLAN (1:100)

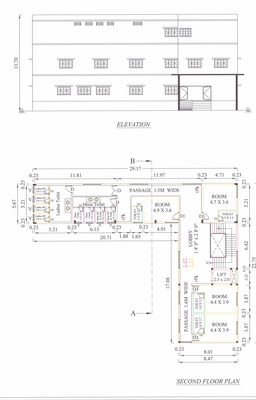


BASEMENT FLOOR PLAN (PARKING AREA)

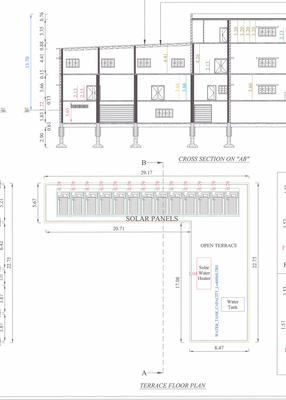


GROUND FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

SITE AND PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED ROOF BASEMENT, GROUND, FIRST, SECOND FLOOR BUILDING AND GALVALUME SHEET ROOF HALL IN FIRST FLOOR BUILDING FOR COMMERCIAL PURPOSE (RESTAURANT) AT R.S.F.No: 333/3B1, PUTHUR PUDUPALAYAM VILLAGE, PICHANDAMPALAYAM PANCHAYAT, ERODE TALUK AND DISTRICT.

APPLICANTS :-
1. Mr. A. VENKATESH S/o. (LATE). AYATHURAM,
2. Mrs. V. UMAYANATHESH W/o. A. VENKATESH

AREA DETAILS:-

AS PER PATTA/NILE	- 2025.00 Sq.mt
AS PER DOCUMENT	- 2025.00 Sq.mt
AS PER SUPERIMPOSED SITE AREA	- 2065.19 Sq.mt

S.No.	Description	Required	Provided
1	Two Wheeler Parking	25	25
2	Car Parking	19	20

S.No.	DESCRIPTION	FSI AREA (Sq.mt)	NON FSI AREA (Sq.mt)	TOTAL AREA (Sq.mt)
BLOCK -1 (RESTAURANT)				
1.	BASEMENT FLOOR	0.00	784.62	784.62
2.	GROUND FLOOR	852.84	1.23	854.07
3.	FIRST FLOOR	852.84	1.23	854.07
4.	SECOND FLOOR	308.88	1.23	310.11
TOTAL		2014.56	788.31	2802.87

NOTES:-
1. PROPOSED SITE BOUNDARY
2. PROPOSED BUILDING BOUNDARY
3. EXISTING ROAD BOUNDARY
4. EXISTING BUILDING
5. RWS SIGNAL (S)

FSI OVERAGE

FSI OVERAGE

FLOOR SPACE INDEX : 2014.56 Sq.mt / 2025.00 Sq.mt = 0.99 = 1

PLOT COVERAGE (PC) : 852.84 / 2025.00 Sq.mt = 42.11 %

ALL DIMENSIONS ARE IN METRE
ALL ROOMS ARE HAVING SUFFICIENT VENTILATION
FIRE EXTINGUISHER IS TO BE PROVIDED

ONLINE APPLICATION No : SWP/BPA/505568/2023
SWP: DTCP/ ERODE/ Site Approval No : 110/2023
SWP: DTCP/ ERODE/ BUILDING PERMISSION No : 05/2023

APPLICANT	ARCHITECT

STRUCTURAL ENGINEER	REGISTERED ENGINEER
	Er.V. KRISHNAMOORTHY, B.E.,M.E.(Structural Engineering), M.B.A.,(Ph.D.), Diploma in Engineering Chemistry, Diploma in Engineering Geology, Diploma in Engineering Materials, Diploma in Engineering Management, Diploma in Engineering Hydrology, Diploma in Engineering Pollution Control, Diploma in Engineering Environmental Engineering, Diploma in Engineering Remote Sensing, Diploma in Engineering Geo Informatics, Diploma in Engineering Disaster Management, Diploma in Engineering Rural Development, Diploma in Engineering Rural Development, Diploma in Engineering Rural Development

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

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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.