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

hello@verified.realestate

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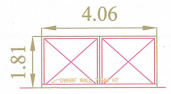
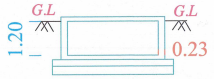
PLAN INFO
PLOT_AREA_M2=2025.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=13.43
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=13.43
ROAD_LENGTH=250.00
LAND_USE_ZONE =COMMERCIAL
DISTRICT=ERODE
TALUK=ERODE
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
OSR_APPLICABLE=NO
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-RFFO_PUBLIC_MEMBER_COUNT=100
BLOCK_1_B-RFFO_STAFF_MEMBER_COUNT=10


4.06
1.81
DWARF WALL 75MM HT

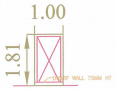
MAIN GATE ELEVATION


G.L
G.L
1.20
0.23

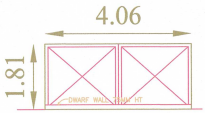
RWH SECTION (SAMPLE)

RWH_CAPACITY_L=5000LTRS

GUARD ROOM

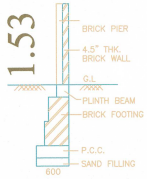

1.00
1.81
DWARF WALL 75MM HT

WIKET GATE ELEVATION


4.06
1.81
DWARF WALL 75MM HT

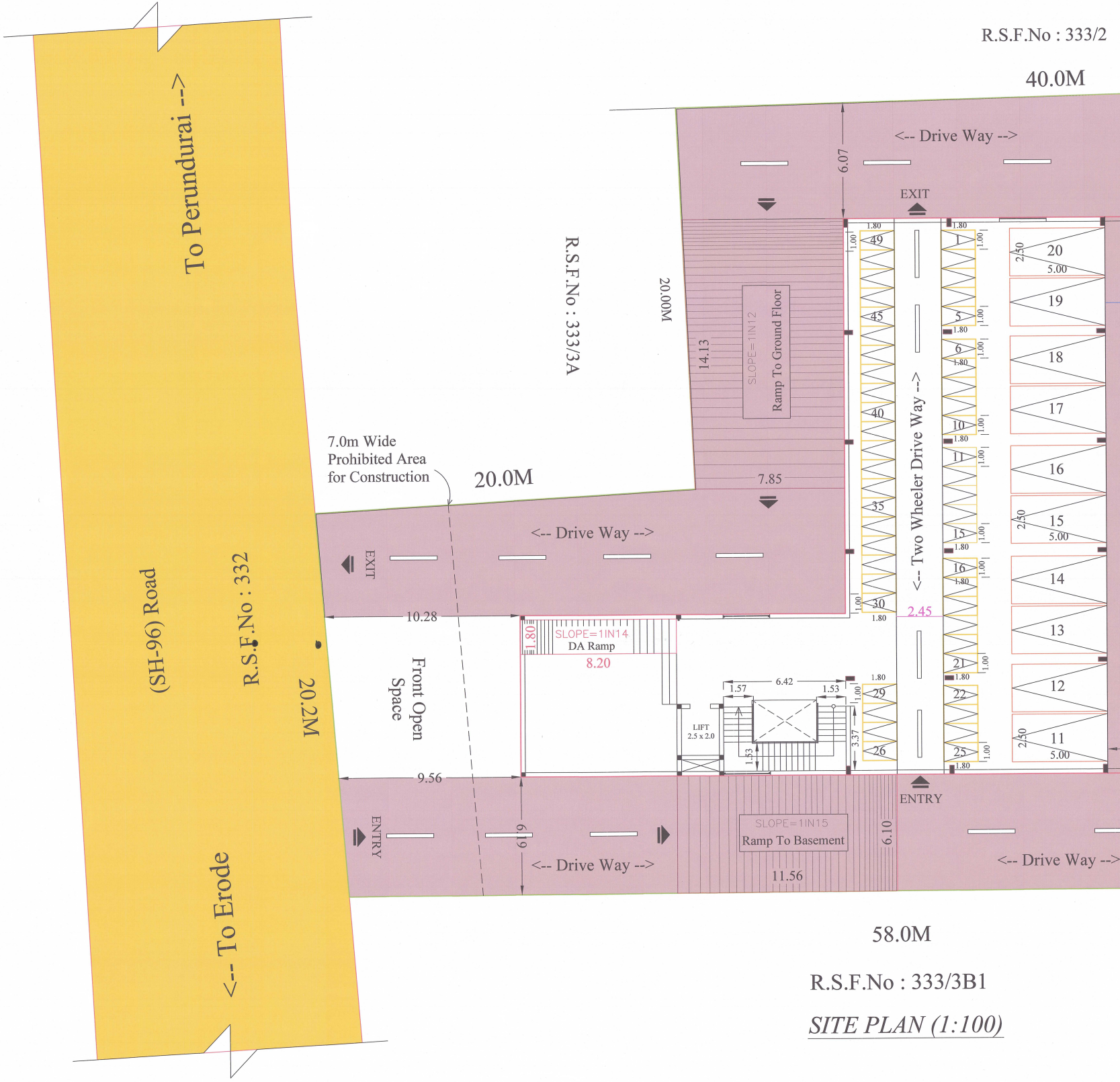
MAIN GATE ELEVATION

COMPOUND WALL DETAIL

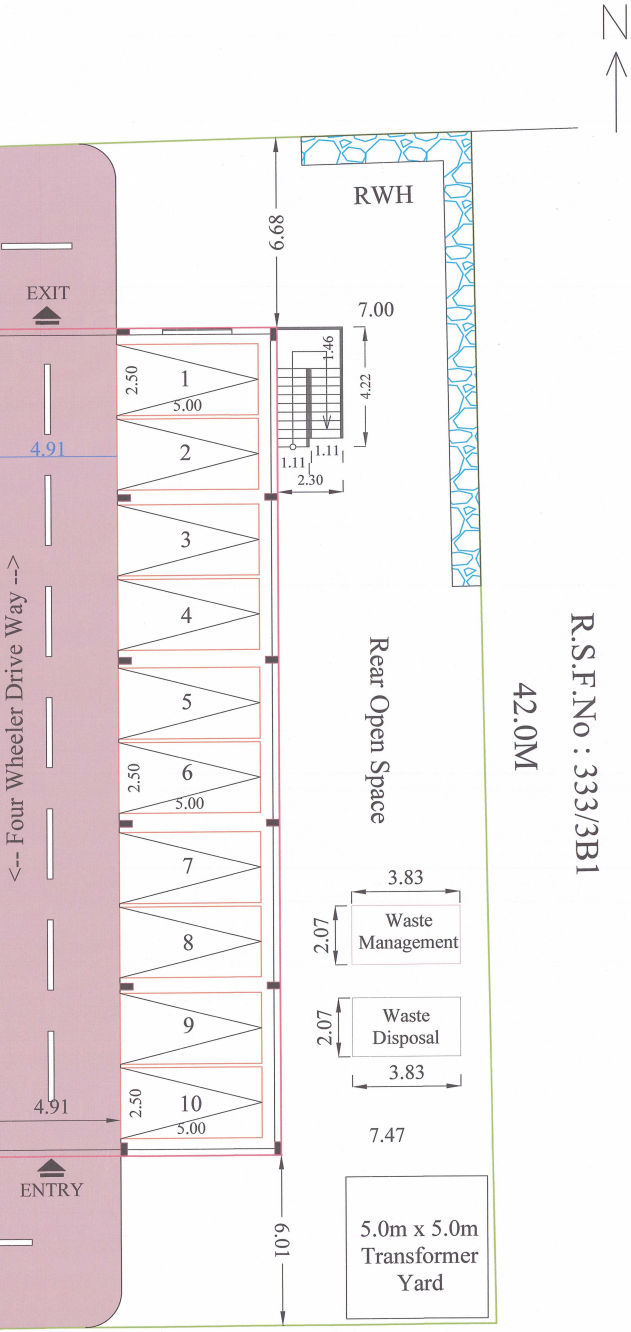

1.53
BRICK PIER
4.5" THK. BRICK WALL
G.L
PLINTH BEAM
BRICK FOOTING
P.C.C.
SAND FILLING
600

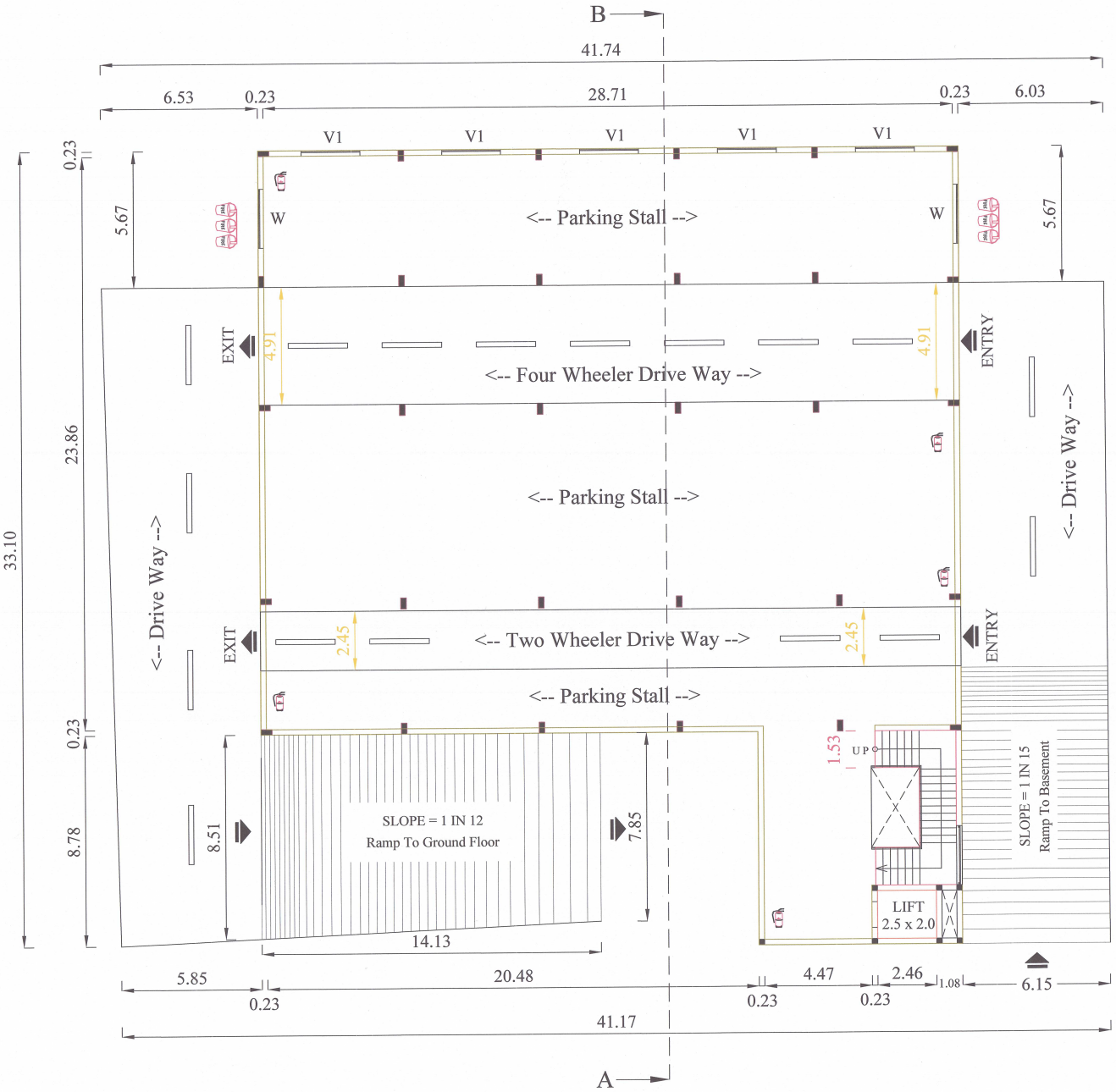
அளவர் /
உதவி வரைவாளர்

மேற்பார்வையாளர் /
வரைவாளர் நிலை - II

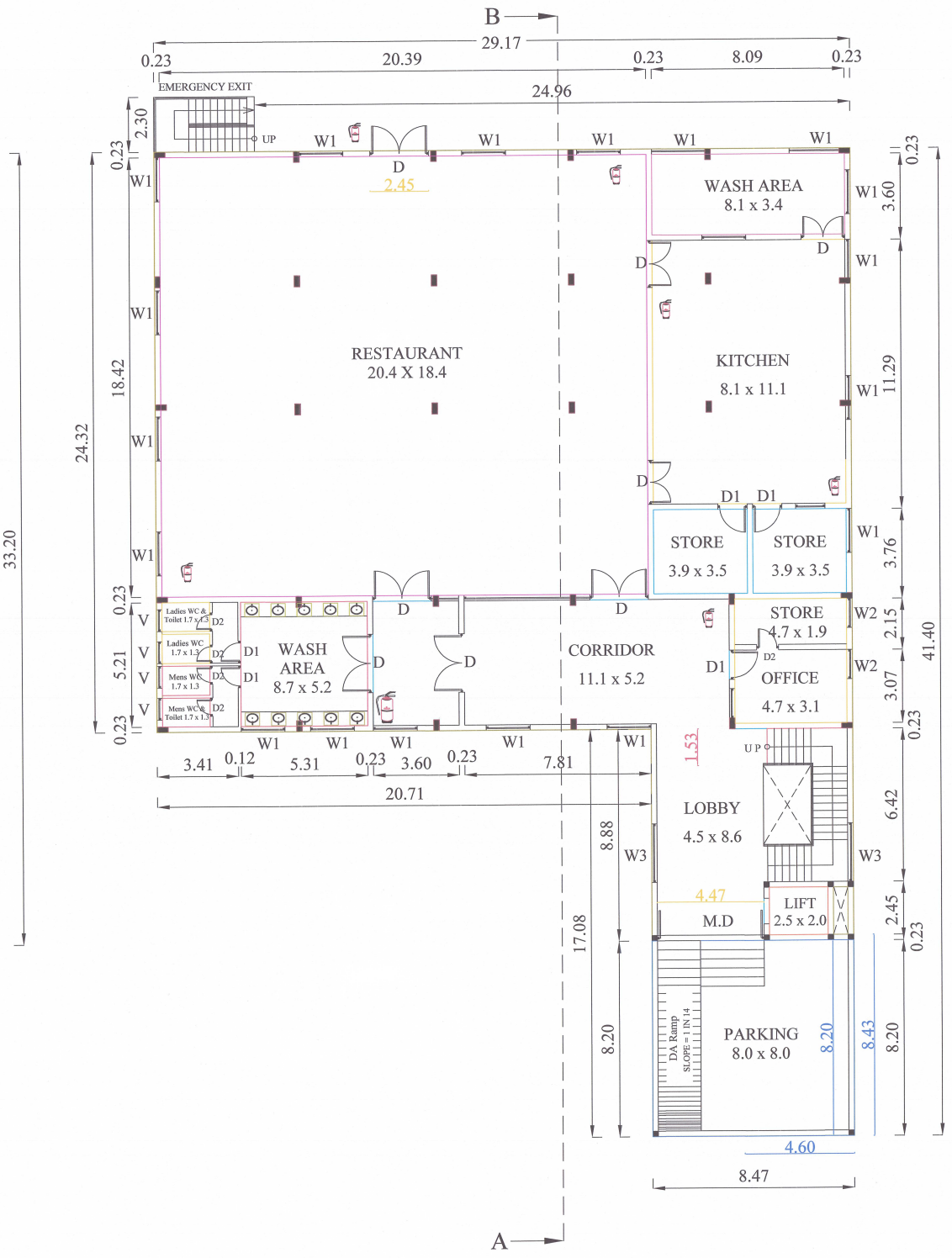

To Perundurai -->
(SH-96) Road
R.S.F.No : 332
20.2M
<-- To Erode
R.S.F.No : 333/2
40.0M
R.S.F.No : 333/3A
20.00M
20.0M
7.0m Wide Prohibited Area for Construction
<-- Drive Way -->
EXIT
6.07
14.13
SLOPE=1IN12
Ramp To Ground Floor
7.85
<-- Two Wheeler Drive Way -->
2.45
10.28
SLOPE=1IN14
DA Ramp
1.80
8.20
Front Open Space
LIFT 2.5 x 2.0
6.42
1.57
1.53
3.37
9.56
ENTRY
6.19
SLOPE=1IN15
Ramp To Basement
11.56
6.10
1.00
2.50
5.00
49
45
40
35
30
29
26
1
5
6
10
11
15
16
21
22
25
20
19
18
17
16
15
14
13
12
11
58.0M
R.S.F.No : 333/3B1

SITE PLAN (1:100)

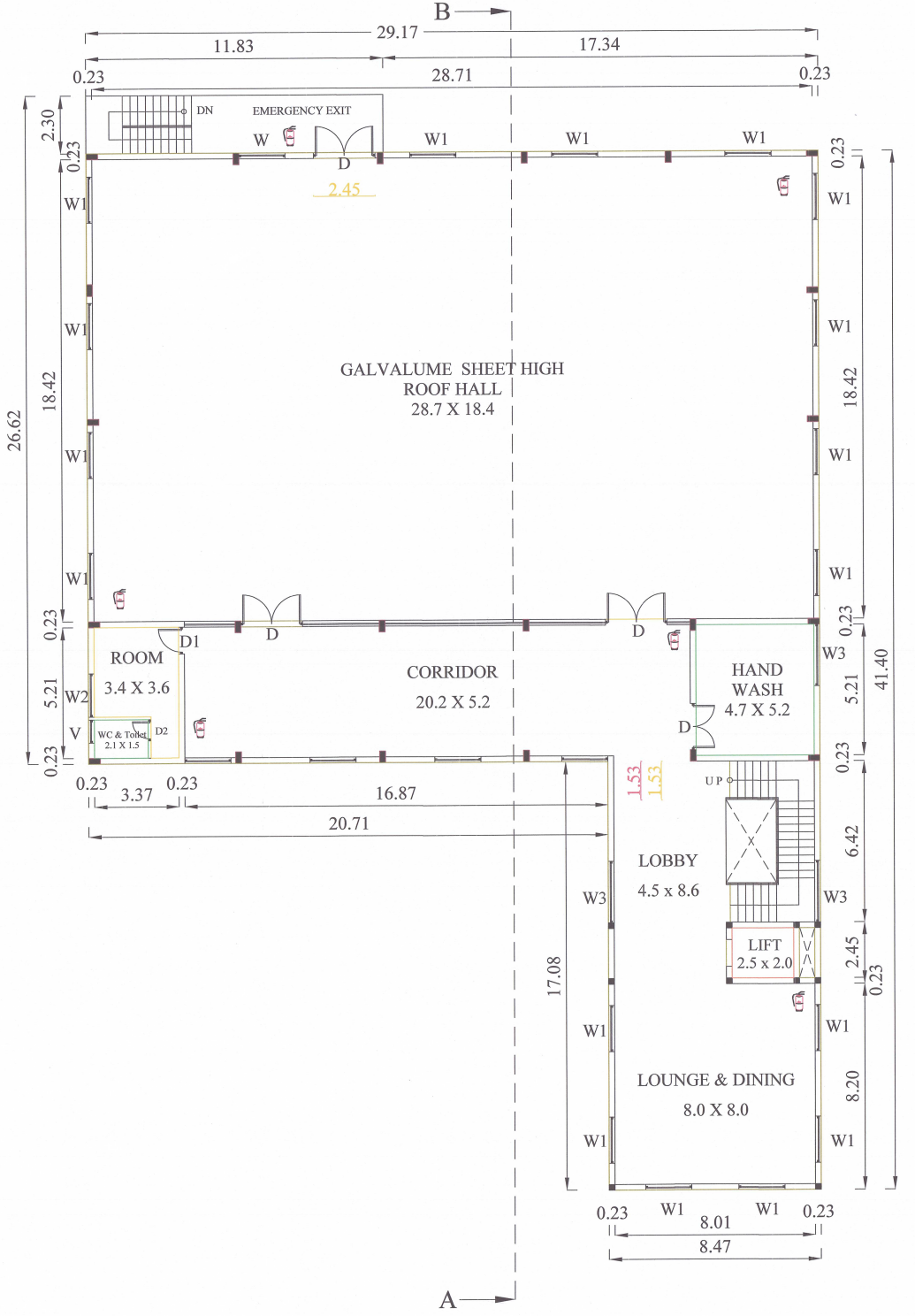

N
RWH
6.68
7.00
1.46
4.22
1.11
1.11
2.30
EXIT
4.91
<-- Four Wheeler Drive Way -->
1
2
3
4
5
6
7
8
9
10
2.50
5.00
2.50
5.00
2.50
5.00
4.91
ENTRY
Rear Open Space
42.0M
R.S.F.No : 333/3B1
3.83
2.07
Waste Management
2.07
Waste Disposal
3.83
7.47
6.01
5.0m x 5.0m Transformer Yard


B
41.74
6.53
0.23
28.71
0.23
6.03
V1
V1
V1
V1
V1
0.23
0.23
5.67
5.67
W
W
<-- Parking Stall -->
EXIT
4.91
<-- Four Wheeler Drive Way -->
4.91
ENTRY
23.86
23.86
33.10
<-- Drive Way -->
<-- Drive Way -->
<-- Parking Stall -->
EXIT
2.45
<-- Two Wheeler Drive Way -->
2.45
ENTRY
<-- Parking Stall -->
0.23
0.23
8.78
8.51
SLOPE = 1 IN 12
Ramp To Ground Floor
7.85
1.53
UP
LIFT
2.5 x 2.0
SLOPE = 1 IN 15
Ramp To Basement
8.88
14.13
5.85
0.23
20.48
0.23
4.47
0.23
2.46
1.08
6.15
41.17
A

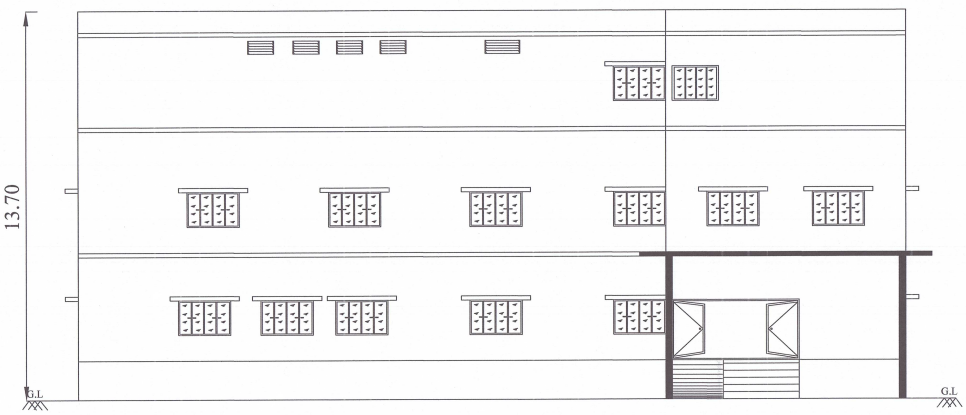
*BASEMENT FLOOR PLAN*
*(PARKING AREA)*


B
A
29.17
0.23
20.39
0.23
8.09
0.23
24.96
EMERGENCY EXIT
UP
2.30
W1
D
2.45
WASH AREA
8.1 x 3.4
3.60
RESTAURANT
20.4 X 18.4
KITCHEN
8.1 x 11.1
11.29
18.42
24.32
33.20
D1
STORE
3.9 x 3.5
3.76
Ladies WC & Toilet 1.7 x 1.3
Ladies WC 1.7 x 1.3
Mens WC 1.7 x 1.3
Mens WC & Toilet 1.7 x 1.3
D2
V
5.21
WASH AREA
8.7 x 5.2
CORRIDOR
11.1 x 5.2
STORE
4.7 x 1.9
OFFICE
4.7 x 3.1
W2
2.15
3.07
41.40
3.41
0.12
5.31
0.23
3.60
0.23
7.81
20.71
1.53
UP
LOBBY
4.5 x 8.6
W3
8.88
6.42
4.47
M.D
LIFT
2.5 x 2.0
2.45
17.08
DA Ramp
SLOPE = 1 IN 14
PARKING
8.0 x 8.0
8.20
8.43
4.60
8.47

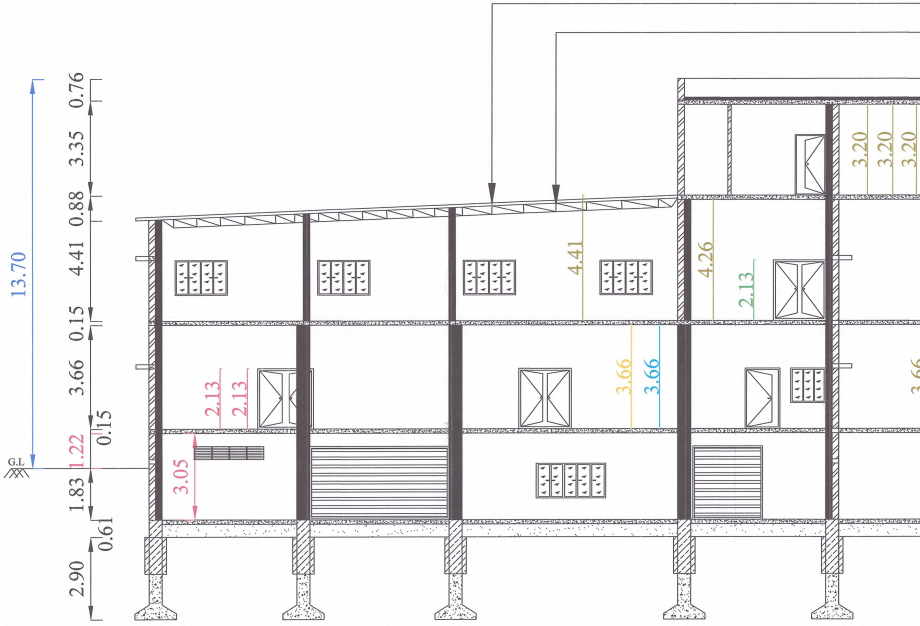
*GROUND FLOOR PLAN*


B
A
29.17
11.83
17.34
0.23
28.71
0.23
DN
EMERGENCY EXIT
W
D
W1
2.45
2.30
GALVALUME SHEET HIGH
ROOF HALL
28.7 X 18.4
18.42
26.62
ROOM
3.4 X 3.6
D1
CORRIDOR
20.2 X 5.2
HAND
WASH
4.7 X 5.2
W2
W3
V
WC & Toilet
2.1 X 1.5
D2
5.21
41.40
0.23
3.37
0.23
16.87
20.71
1.53
UP
LOBBY
4.5 x 8.6
6.42
LIFT
2.5 x 2.0
2.45
17.08
LOUNGE & DINING
8.0 X 8.0
8.20
8.01
8.47

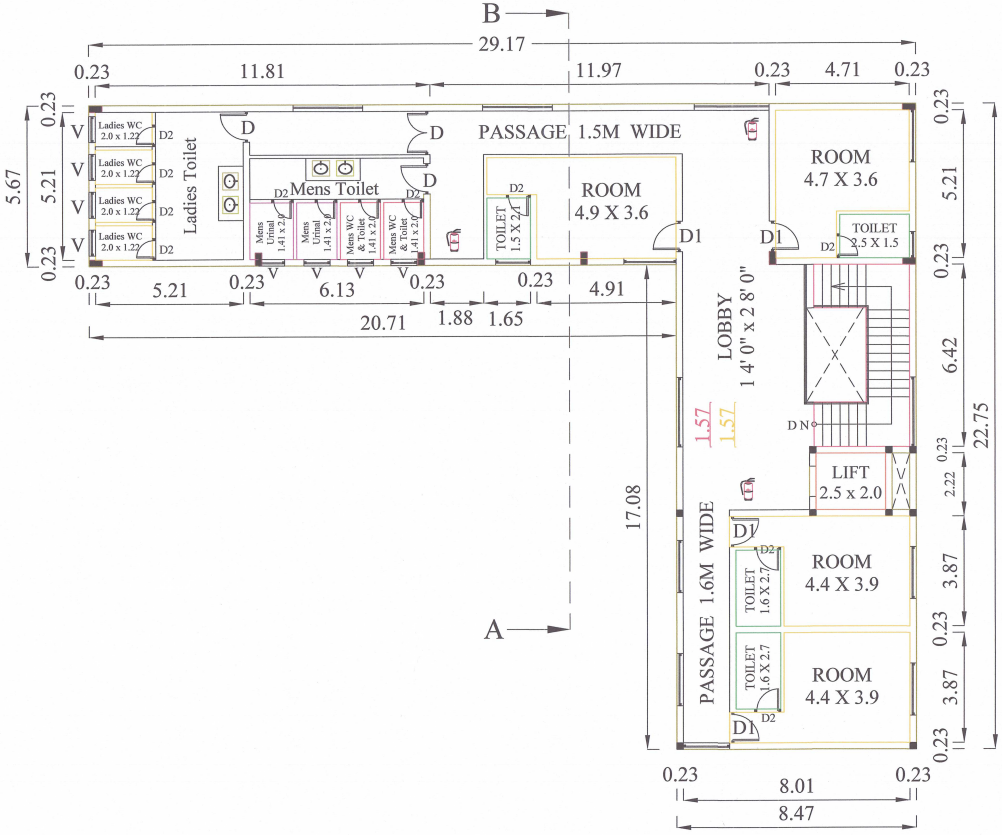
*FIRST FLOOR PLAN*



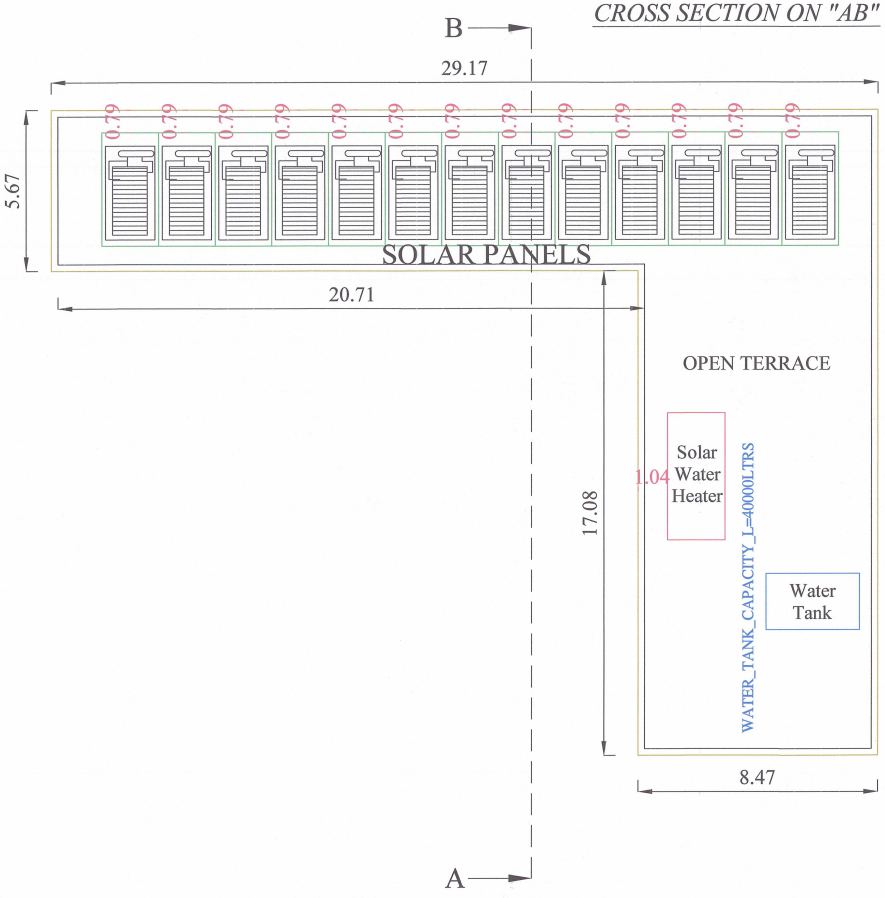
ELEVATION


13.70
0.76
3.35
0.88
4.41
0.15
3.66
0.15
1.22
1.83
0.61
2.90
G.L
3.05
2.13
2.13
4.41
3.66
3.66
4.26
2.13
3.20
3.20
3.20
3.66

CROSS SECTION ON "AB"


B
A
29.17
0.23
11.81
11.97
0.23
4.71
0.23
PASSAGE 1.5M WIDE
D
D
D
Ladies WC 2.0 x 1.22
Ladies WC 2.0 x 1.22
Ladies WC 2.0 x 1.22
Ladies WC 2.0 x 1.22
D2
Ladies Toilet
Mens Toilet
Mens Urinal 1.41 x 2.0
Mens Urinal 1.41 x 2.0
Mens WC & Toilet 1.41 x 2.0
Mens WC & Toilet 1.41 x 2.0
V
ROOM 4.9 X 3.6
TOILET 1.5 X 2.4
ROOM 4.7 X 3.6
TOILET 2.5 X 1.5
D1
LOBBY 1 4'0" x 2 8'0"
DN
LIFT 2.5 x 2.0
PASSAGE 1.6M WIDE
ROOM 4.4 X 3.9
TOILET 1.6 X 2.7
ROOM 4.4 X 3.9
TOILET 1.6 X 2.7
5.67
0.23
5.21
0.23
5.21
0.23
6.13
0.23
0.23
4.91
20.71
1.88
1.65
1.57
1.57
17.08
0.23
5.21
0.23
6.42
0.23
2.22
3.87
0.23
3.87
0.23
22.75
0.23
8.01
0.23
8.47

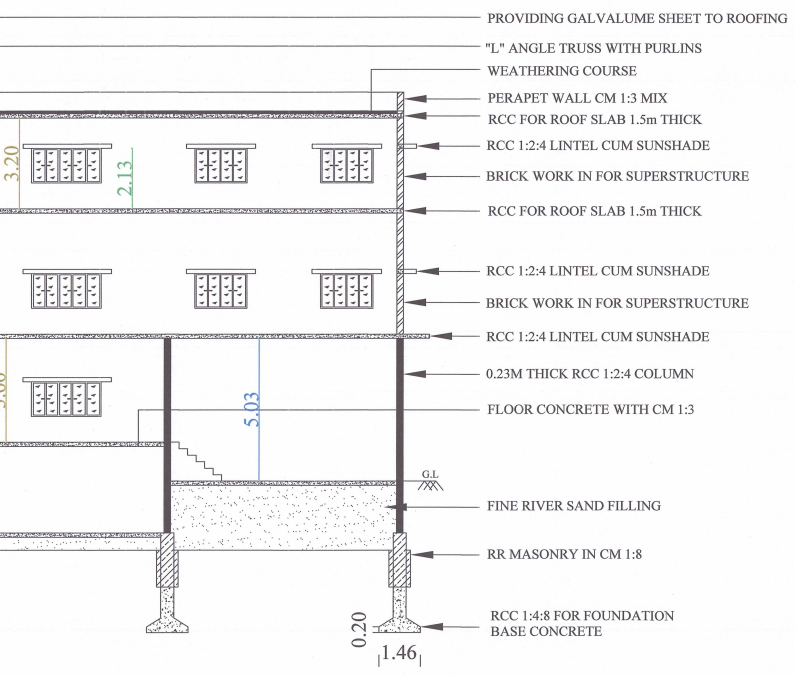
SECOND FLOOR PLAN

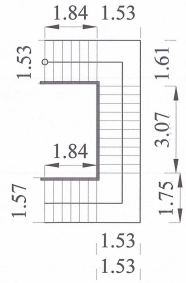

B
A
29.17
0.79
5.67
SOLAR PANELS
20.71
OPEN TERRACE
Solar Water Heater
1.04
WATER_TANK_CAPACITY_L=40000LTRS
Water Tank
17.08
8.47

TERRACE FLOOR PLAN

SHEET NO : 1/3

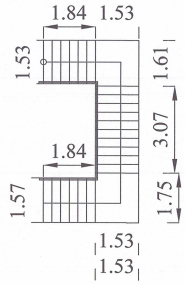
# SITE AND PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED ROOF BASEMENT, GROUND, FIRST, SECOND FLOOR BUILDING AND GALVALUME SHEET ROOF HALL IN FIRST FLOOR BUILDING FOR COMMERCIAL PURPOSE (RESTAURANT) AT R.S.F.No: 333/3B2, PUTHUR PUDUPALAYAM VILLAGE, PICHANDAMPALAYAM PANCHAYAT, ERODE TALUK AND DISTRICT.


PROVIDING GALVALUME SHEET TO ROOFING
"L" ANGLE TRUSS WITH PURLINS
WEATHERING COURSE
PERAPET WALL CM 1:3 MIX
RCC FOR ROOF SLAB 1.5m THICK
RCC 1:2:4 LINTEL CUM SUNSHADE
BRICK WORK IN FOR SUPERSTRUCTURE
RCC FOR ROOF SLAB 1.5m THICK
RCC 1:2:4 LINTEL CUM SUNSHADE
BRICK WORK IN FOR SUPERSTRUCTURE
RCC 1:2:4 LINTEL CUM SUNSHADE
0.23M THICK RCC 1:2:4 COLUMN
FLOOR CONCRETE WITH CM 1:3
FINE RIVER SAND FILLING
RR MASONRY IN CM 1:8
RCC 1:4:8 FOR FOUNDATION BASE CONCRETE
3.20
2.13
5.03
G.L
0.20
1.46


1.84
1.53
1.53
1.61
1.84
3.07
1.57
1.75
1.53
1.53

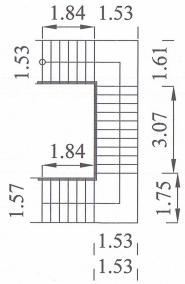
FLR_HT_M=3.05

Basement Floor Staircase


1.84
1.53
1.53
1.61
1.84
3.07
1.57
1.75
1.53
1.53

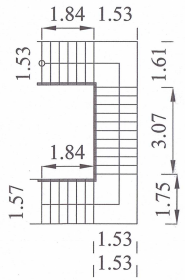
FLR_HT_M=3.66

Ground Floor Staircase


1.84
1.53
1.53
1.61
1.84
3.07
1.57
1.75
1.53
1.53

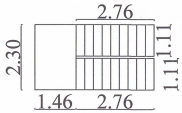
FLR_HT_M=4.26

First Floor Staircase


1.84
1.53
1.53
1.61
1.84
3.07
1.57
1.75
1.53
1.53

FLR_HT_M=3.20

Second Floor Staircase


2.76
2.30
1.11
1.11
1.46
2.76

FLR_HT_M=3.66

Fire Staircase

APPLICANTS:-

1. Mr. A. VENKATESH S/o. (LATE). AVATHARAM,
2. Mrs. V. UMAVENKATESH W/o. A. VENKATESH

AREA DETAILS:-

AS PER PATTA/TSLR - 2025.00 Sq.mt
AS PER DOCUMENT - 2025.00 Sq.mt
AS PER SUPERIMPOSED SITE AREA- 2043.55 Sq.mt

| S.No | Description | Required | Provided |
|---|---|---|---|
| 1. | Two Wheller Parking | 31 | 49 |
| 2. | Car Parking | 16 | 20 |

| S.No. | DESCRIPTION | FSI AREA (Sq.mt) | NON FSI AREA (Sq.mt) | TOTAL BUILTUP 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 |

**INDEX:-**

| | | |
|---|---|---|
| 1. APPLICANT SITE BOUNDARY | - | ▭ |
| 2. PROPOSED BUILDING BOUNDARY | - | ▭ |
| 3. EXISTING ROAD SHOWN IN | - | 🟨 |
| 4. DRIVEWAY SHOWN IN | - | 🟪 |
| 5. RWH SHOWN IN | - | ▨ |

FIRE EXTINGUISHER
FIRE BUCKET

JOINERY DETAILS

| | | | | |
|---|---|---|---|---|
| MAIN DOOR | MD - | 4.47 | x | 2.13 |
| DOOR | D - | 2.45 | x | 2.13 |
| DOOR | D1 - | 1.23 | x | 2.13 |
| DOOR | D2 - | 0.92 | x | 2.13 |
| WINDOW | W - | 2.45 | x | 1.22 |
| WINDOW 1 | W1 - | 1.84 | x | 1.22 |
| WINDOW 2 | W2 - | 1.23 | x | 1.22 |
| WINDOW 3 | W3 - | 2.45 | x | 1.22 |
| VENTILATOR | V - | 0.91 | x | 0.46 |
| VENTILATOR 1 | V1 - | 2.45 | x | 0.46 |

$$\text{FLOOR SPACE INDEX} = \frac{2014.56\ \text{Sq.mt}}{2025.00\ \text{Sq.mt}} = 0.99 < 2$$

$$\text{PLOT COVERAGE (PC)} = \frac{854.07}{2025.00} \times 100 = 42.17\ \%$$

**SCALE- 1:100**
**ALL DIMENSIONS ARE IN METRE**
**ALL ROOMS ARE HAVING SUFFICIENT VENTILATION**
**FIRE EXTINGUISHER IS TO BE PROVIDED**

**ONLINE APPLICATION No : SWP/BPA/005668/2023**
**SWP/ DTCP/ ERODE/ Site Approval No : 114/2023**
**SWP/ DTCP/ ERODE/ BUILDING PERMISSION No : 09/2023**

| APPLICANT | ARCHITECT |
|---|---|
| AVengadesh<br>UmaVenkatesh | |
| **STRUCTURAL ENGINEER** | **REGISTERED ENGINEER** |
| Er. V. SANTHOSHKUMAR<br>M.E., M.B.A., A.I.V., M.I.E., MIBC., M.I.A.StructE., P.G. DIP(VAL)<br>Registered Structural Engineer<br>Reg. No. 03/2019/RSE - GR - II/ ELPA | R.Kumarianandan<br>Er.R. KUMARIANANDAN, B.E.,M.E.,R.E (Dtcp & Corp),<br>Registered Engineer & Consulting Civil Engineer<br>DTCP Reg. No : DTCP/NAMAKKAL/RE-II/003/2021<br>Erode Corp Reg.No : 056/L5/2019/00026<br>D.No: H40/120, First Floor, Near IOB & BOB Bank,<br>Opp. Green Park Apartments, Periyar Nagar<br>Erode - 638 009. Ph : 96988 28102 |

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**
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OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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