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.

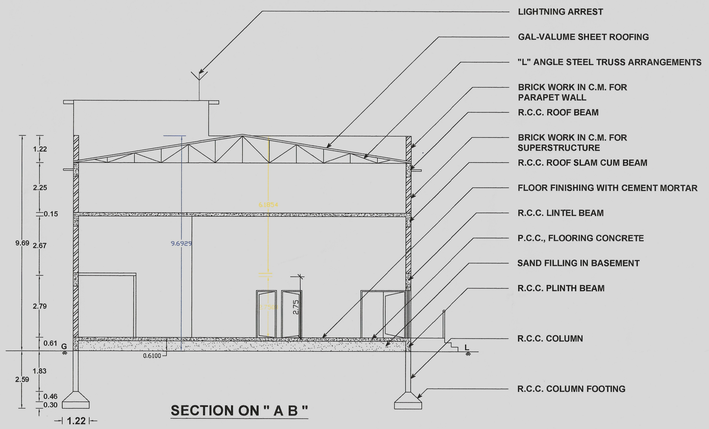
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF AND GAL-VALUME SHEET ROOF BUILDING FOR " M/s SAPPHIRE CINEPLEX " IN R.S.F.No. 299/1, AT KOMMAKOVIL PUTHUR, VADAMUGAM VELLODE VILLAGE AND PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

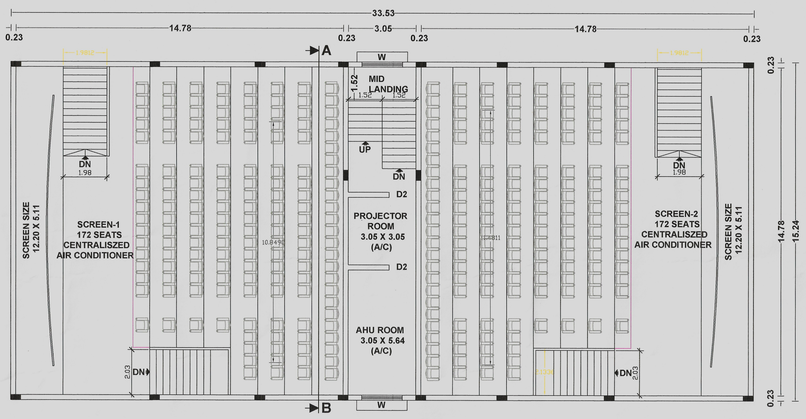
APPLICANT : M/s " SAPPHIRE CINEPLEX "
MANAGING DIRECTOR,
1. C. MURUGANANDAM,
2. R. MANJULA.



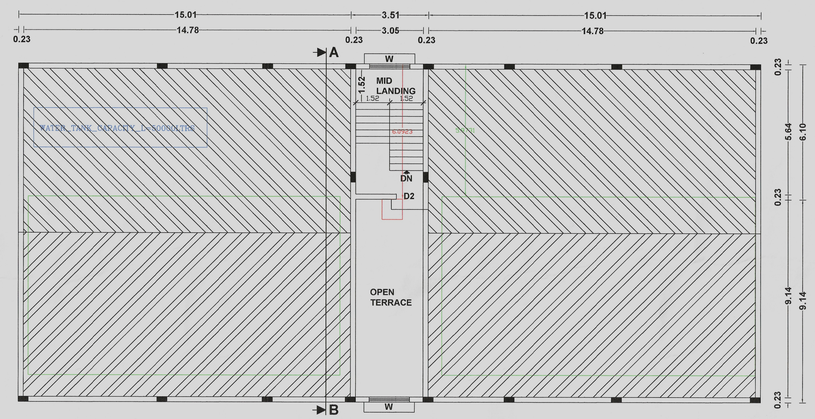
FRONT ELEVATION



SECTION ON " A B "



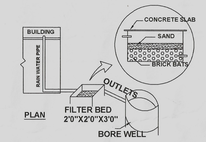
FIRST FLOOR PLAN



OPEN TERRACE FLOOR PLAN

SCHEDULE OF JOINERY

DD	DOUBLE DOOR	1.83 X 2.44
D1	DOOR	1.22 X 2.44
D2	DOOR	0.91 X 2.13
D3	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.83
W1	WINDOW	1.22 X 1.83
V	VENTILATOR	1.22 X 0.91
V1	VENTILATOR	0.91 X 0.61



RAIN WATER HARVESTING SYSTEM

AREA DETAILS :

TOTAL AREA OF THE APPLICANT SITE (AS PER DOC - 36 CENTS)	1456.86 SQM
TOTAL AREA OF THE APPLICANT SITE (AS PER PATTA)	1457.00 SQM
SUPER IMPOSED AREA	1485.61 SQM

Block No 1 - Proposed Details

Floor	Occupancy/Sub Occupancy	Built Up Area in m²	NON FSI Area in m²	Deduction Area in m²	FSI Area in m²
0	GROUND FLOOR AREA	510.98	0	0	510.98
1	FIRST FLOOR AREA	510.98	0	0	510.98
2	Head Room Area	21.41	21.41		
	Total	1043.37	21.41	0.00	1021.96

AREA OF THE OPEN SPACE	945.88

PLOT COVERAGE DETAILS (P.C.) :-

FLOOR AREA / SITE AREA X 100 = 510.98sqm / 1456.86sqm X 100 = 35.07%

FLOOR SPACE INDEX (F.S.I.) Max. = 2

TOTAL FLOOR AREA / SITE AREA = 1021.96sqm / 1456.86sqm = 0.69 < 2.00

SPECIFICATION :

. COLUMN FOOTING FOUNDATION LAID OVER THE SAND FILLING AND P.C.C. 1:4:8 MAT.
. ALL COLUMNS ARE CONNECTED WITH PLINTH BEAM AND ROOF BEAM
. P.C.C.C 1:4:8 LAID OVER THE SAND FILLING FOR MOSAIC FLOORING
. BRICK WORK IN BASEMENT AND SUPERSTRUCTURE WITH C.M. 1:5 MIX
. R.C.C. 1:2:4 MIXED LINTEL LAID OVER THE DOORS, WINDOWS AND OPENINGS
. ALL WALLS AND CIELINGS ARE PLASTERED WITH C.M 1:5 MIX
. JOINERY ARE MADE IN STEEL ARE FIRST CLASS TEAK WOOD
. ROOF COVERED BY R.C.C. 1:2:4 MIXED FLAT SLAB
. PARAPET WALL LAID ALL OVER THE BUILDING
. WEATHERING COURSE LAID IN PROPER MIX AND SLOPE WITH WATER PROOFING COMPOUND

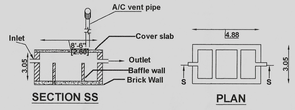


RWH SECTION (SAMPLE)

COMPOUND WALL DETAIL

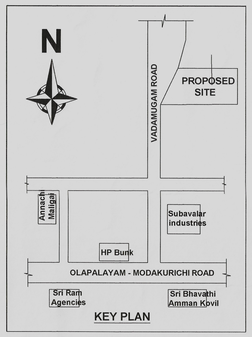


STAIRCASE DETAILS
Not to scale



SECTION SS PLAN

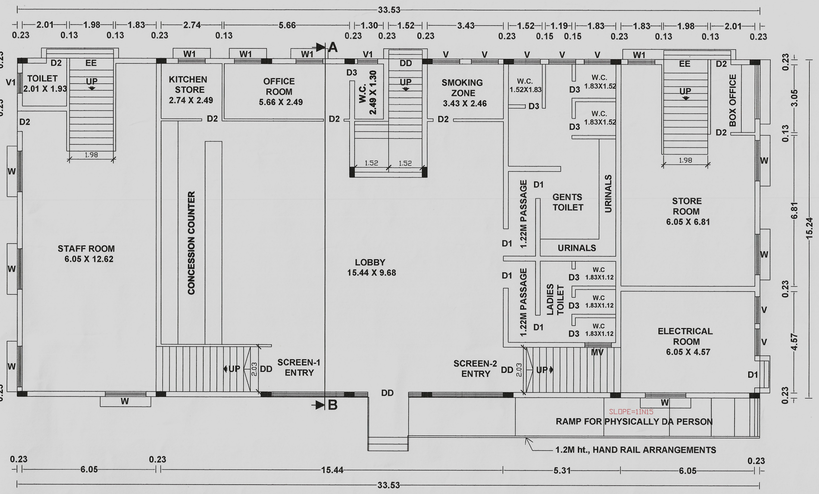
SEPTIC TANK DETAILS



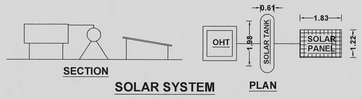
KEY PLAN



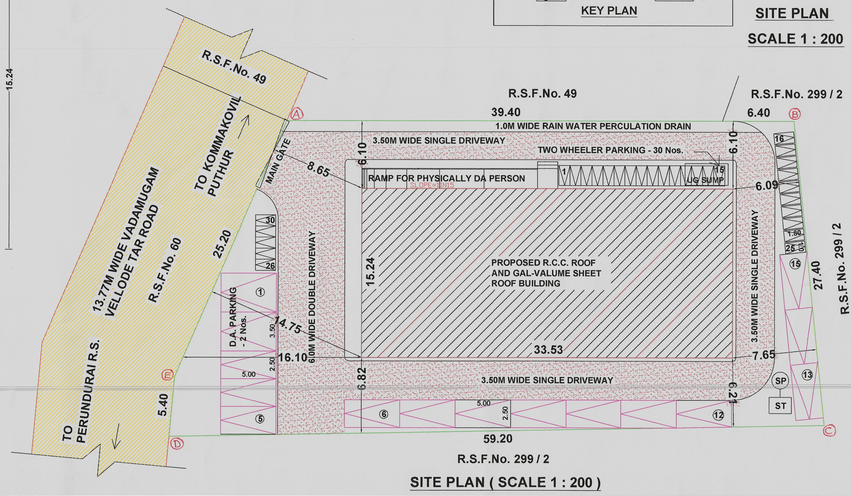
SITE PLAN
SCALE 1 : 200



GROUND FLOOR PLAN



SOLAR SYSTEM PLAN



SITE PLAN (SCALE 1 : 200)

ONLINE APPLICATION No. SWP/BPA/007762/2023

SWP/DTCP/ERODE/SITE APPROVAL No. 108 / 2023

SWP/DTCP/ERODE/BUILDING PERMISSION No. 7 / 2023

COLOUR INDEX :
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

SCALE 1 : 100
ALL DIMENSION ARE IN " METRE "

PARKING DETAILS :
TOTAL Nos. OF CAR PROVIDED - 15 Nos.
TOTAL Nos. OF TWO WHEELER PROVIDED - 30 Nos.

SURVEYOR /	
Asst.DRAUGHTSMAN	
SUPERVISOR / DRAUGHT MAN GRADE - II	

STRUCTURAL ENGINEER	APPLICANT'S	REGISTERED ENGINEER
Ev.V. SANTHOSHKUMAR, M.E.,M.B.A.,F.I.V.,M.I.E.,P.G.DIP(Ind) CHARTERED ENGINEER Panel Engineer No. DIS. 2280/2019/C2 Registered Valuer & Structural Engineer 13, Rajaji Street - 1, Surampatti Valasu, Erode - 638 009.	For M/S. SAPPHIRE CINEPLEX Partner/s	ER.SP.AYYAPPAN D.C.E., Registred Engineer Grade - III KASI BUILDERS 3 Iraniyan Street, Udayam Nagar, Rangampalayam, Erode - 9. Cell: 98427 85170, 98422 85170 01/2019/RE-GR-III/ELPA

CELL No. 98427 85170

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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.