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.

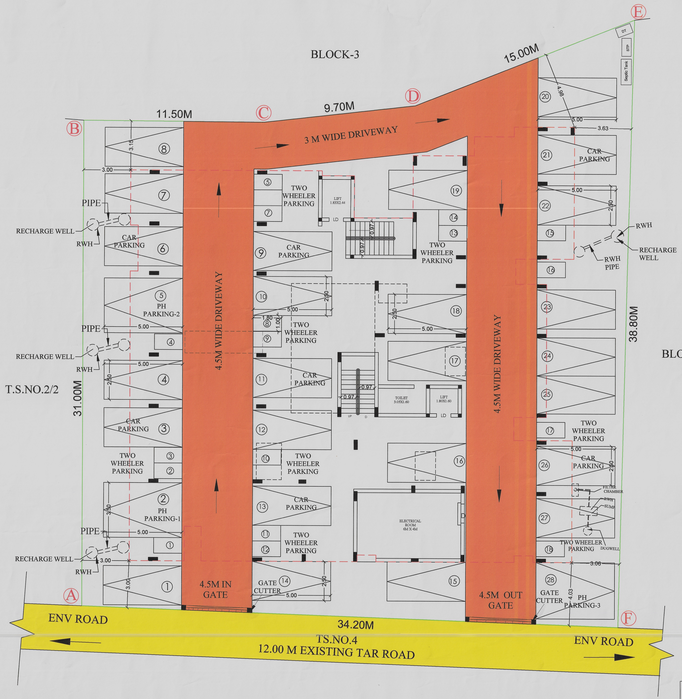
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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

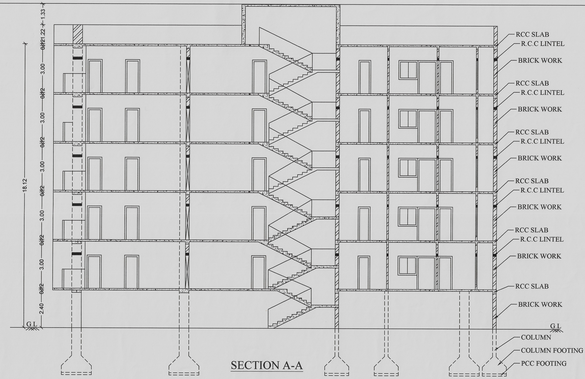
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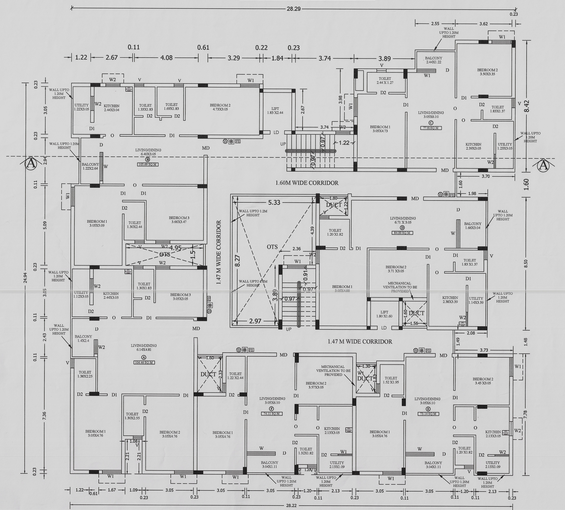
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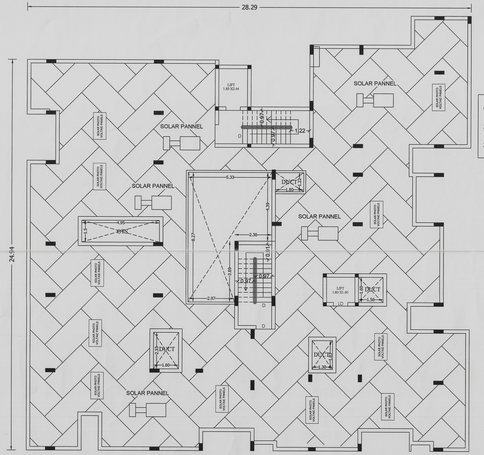
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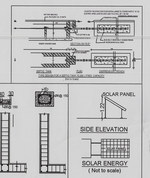


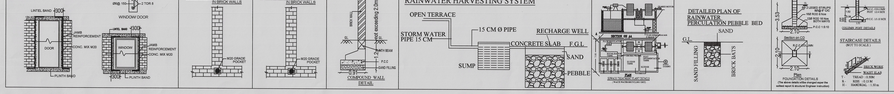












Surveyor / Assistant	
Draughtsman- III	
Supervisor	

SITE & DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING HAVING BLOCK-1 STILT + FIVE FLOORS IN WARD -E, BLOCK-21 , T.S.NO.2/3 AT ERODE CORPORATION, ERODE TALUK, ERODE DISTRICT.

SCALE - 1 : 100

ALL DIMENSIONS ARE IN METER

NAME OF THE APPLICANT :
S.K.SENTHILKUMAR S/O SHIVAJI KRISHNAN
P.ASHOK S/O K.PERIYASAMY.

ONLINE APPLICATION NO : SWP/BPA/007829/2023

AREA DETAILS :

AS PER PATTA/TSLR	- 1151.4 Sq.m
AS PER DOCUMENT	- 1147.84 Sq.m
AS PER SUPER IMPOSED SITE AREA	- 1149.22 Sq.m

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT UP AREA (SQ.M)
BLOCK -1 EXISTING BUILDING RCC ROOF				
1	STILT FLOOR	-	682.65	682.65
2	FIRST FLOOR	630	52.65	682.65
3	SECOND FLOOR	630	52.65	682.65
4	THIRD FLOOR	630	52.65	682.65
5	FOURTH FLOOR	630	52.65	682.65
6	FIFTH FLOOR	630	52.65	682.65
7	TERRACE FLOOR	-	40.57	40.57
	TOTAL :	3150.00	986.47	4136.47

JOINERY DETAILS

S.No	DESCRIPTION	SIZE
1	MAIN DOOR - MD	1.07 X 2.13
2	DOOR - D	1.22 X 2.13
3	DOOR - D1	0.91 X 2.13
4	DOOR - D2	0.76 X 2.13
5	WINDOW - W	1.83 X 1.83
5	WINDOW - W1	1.22 X 1.83
6	WINDOW - W2	0.91 X 1.83
7	VENTILATOR - V	0.61 X 0.61
8	LIFT DOOR - LD	0.91 X 2.13

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 3150 Sq.m / 1149.22 = 2.74 > 2.0

Vechicular	Parking Area Description	Dwelling Units	Required	Provided
Car parking	1 Car Space For Every 2 Dwelling Units	10(Floor Area Above 50 Sq.m to 75 Sq.m)	5	5(Including 1 PH)
	1 Car Space For Every 75 Sq.m	20(Floor Area Above 75 Sq.m)	20	20(Including 2 PH)
	10% Visitors Parking	-	3	3
	Total		28	28
Two Wheeler Parking	1 Two Wheeler Space for Every Dwelling Units Below 75 Sq.m	10	10	14
	10% Visitors Parking	-	3	4
	Total		13	18

Online Application No. - SWP/BPA/007829/2023

SWP/DTCP/Erode LPA/Site Approval No. - 230/2023

SWP/DTCP/Erode LPA/Planning permission No - 23/2023

Allowable FSI = 2.0
Premium FSI:
Approved Road - 40% of normally
Width 12 m to below 18 m allowable FSI
Floor Space Index = 2.74 (Including Premium FSI)
FSI Area =3150 Sq.m
Normally Allowable FSI Area =2298.44 Sq.m
Premium FSI Area = 851.56 Sq.m

HEIGHT OF BUILDING 18.12M

REFERENCE

- FIRE ALARM SYSTEM
- HOSE REEL
- FIRE FIGHTING EQUIPMENT
- DRINKING WATER

COLOR INDEX:

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

Er. P. ASHOK B.E. M.I.E.,I.J.V.
REGISTERED STRUCTURAL ENGINEER
GRADE-II Rg. No: 02 RISE-11/2019
30-A, Venkateswaran,
Vincent, Vaathampatti (Po),
SALEM-636 302.
Mob: 94433-14004/62-2414797
E-mail: ashokpwd@gmail.com
STRUCTURAL ENGINEER

Er.S.R. SENTHIL KUMAR, B.E.,I.V.
REGISTERED ENGINEER GRADE -I (RE-I)
REG. NO: 17/RE-1/2019
CHOLA BUILDERS,
119-C, GREENWAYS ROAD,
FAIRLANDS, SALEM - 636 016.
PH: 0427-2445752 CELL: 9042444xxx
REGISTERED ENGINEER

APPLICANT:

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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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.