

PP

APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING 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.

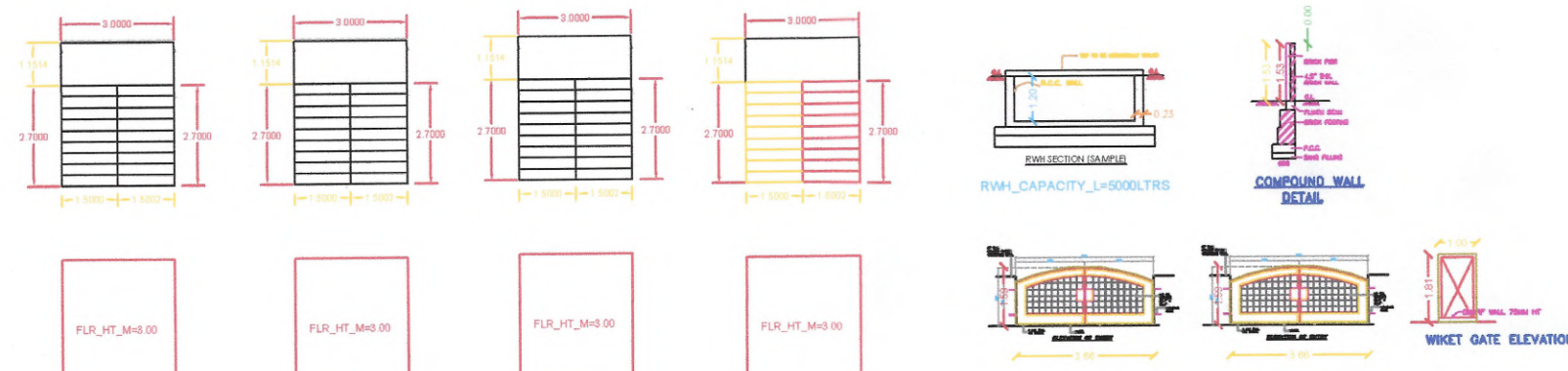
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND, FIRST, SECOND AND THIRD FLOOR COMMERCIAL SHOP BUILDING IN NEW WARD - D & BLOCK No - 46, T.S.No - 5 / 2 , AT LAKSHMI NARAYANAN NAGAR STREET, ERODE TOWN, ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK & DISTRICT.

(EXISTING BUILDING TO BE DEMOLISHED)

APPLICANT:

Mr.P.GANESAN
S/o.Mr.L.PADMANABAN (LATE)

PLAN INFO
PLOT AREA: 1470.40
SINGLE FAMILY BLDG: NO
CRZ: NO
SECURITY ZONE: NO
ACCESS WIDTH: 10.20
ROAD WIDTH: 10.20
ROAD LENGTH: 40.00
AVG. PLOT DEPTH: 56.00
AVG. PLOT WIDTH: 17.00
LAND USE ZONE: COMMERCIAL
PLOT No: -
DISTRICT: ERODE
RW: 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
NO. FOR CONSTRUCTION NEAR MONUMENT: NO
NO. FIRE DEPT: YES
BLOC: L-5 SHOP MEMBER COUNT: 4
OSR APPLICABLE: YES
OSR SURRENDER: NO
OSR BUYBACK: YES
PREMIUM FSI REQUIRED: NO
IS APPROVED LAYOUT: NO
OSR SURR. BUYBACK: RETAIN-BUYBACK



JOINERY DETAILS		
DI	DOOR	0.76 x 2.10
W	WINDOW	1.22 x 1.52
V	VENTILATOR	0.91 x 0.61
R/S	ROLLING SHUTTER	3.00 x 2.13
L/D	LIFT DOOR	1.20 x 2.13

ONLINE APPLICATION No - SWP/BPA/008282/2023
SWP/DTCP/ERODE/Site Approval No :124/2023
SWP/DTCP/ERODE(ELPA)Planning Permission No : 13/2023

AREA DETAILS
TOTAL AREA OF APPLICANT SITE (AS PER DOC) - 1470.44 SQ.M
TOTAL AREA OF APPLICANT SITE (AS PER PATTA) - 1470.40 SQ.M
SUPER IMPOSED AREA - 1465.86 SQ.M

Descriptions	COMMERCIAL TOTAL FSI AREA	NON - FSI COVERED PARKING DEDUCTION	TOTAL BUILTUP AREA
Area of the Proposed R.C.C Building in Ground Floor	-	518.08	518.08
Area of the Proposed R.C.C Building in First Floor	518.08	-	518.08
Area of the Proposed R.C.C Building in Second Floor	518.08	-	518.08
Area of the Proposed R.C.C Building in Third Floor	518.08	-	518.08
Area of the Headroom+Lift	-	42.19	42.19
Total Area	1554.24	560.27	2114.51

FSI = $\frac{1554.24 \text{ SQM}}{1470.40 \text{ SQM}} = 1.06 < 2$
PC = $\frac{518.08 \text{ SQM}}{1470.40 \text{ SQM}} \times 100 = 35.23\%$
(FE) FIRE EXTINGUISHER = Φ
(FA) FIRE ALARM = $\bigcirc$
SCALE 1 : 100
ALL DIMENSION ARE IN METER

P. Ganesan

STRUCTURAL ENGINEER
Er.R.MOHAN B.E.M.B.A.
REGISTERED STRUCTURAL ENGINEER-DTCP
L.No: 04/2022/RSE-Gr-II/EDTCP
CPR PLANNERS AND BUILDERS
C-134, Sampath Nagar Housing Unit,
Opp.Erode Dtcp Office, Erode - 11.
Mobile No: 7708556500

REGISTERED ENGINEER
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CPR PLANNERS AND BUILDERS - CELL No - 7708556500

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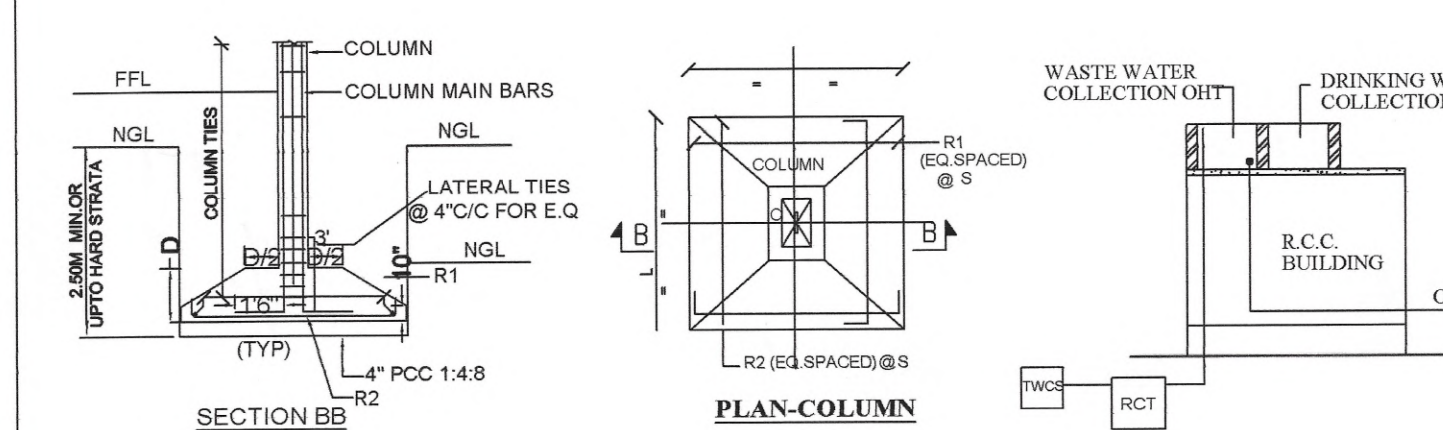
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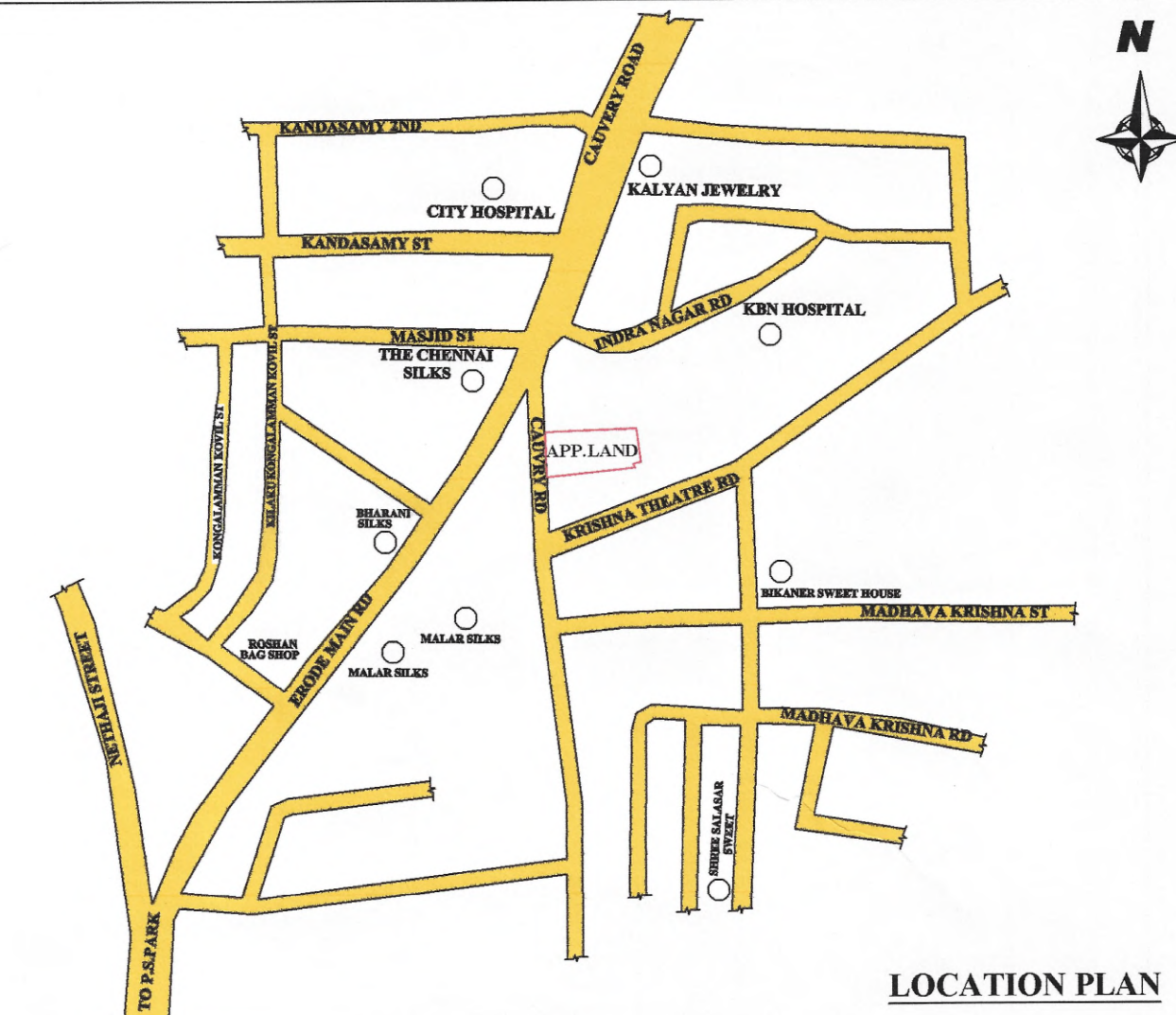
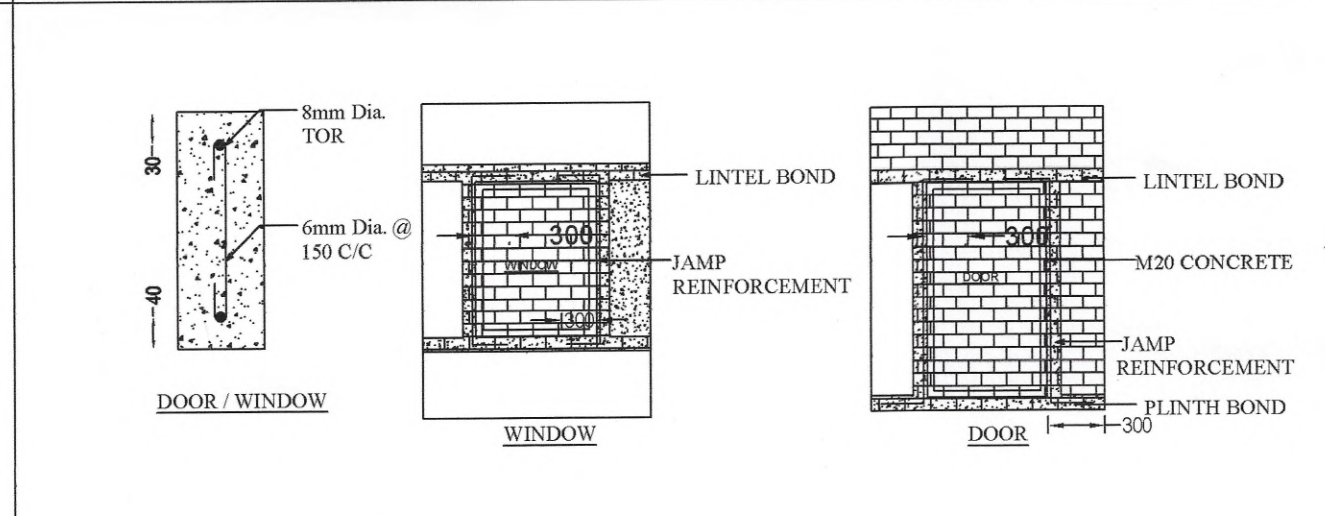
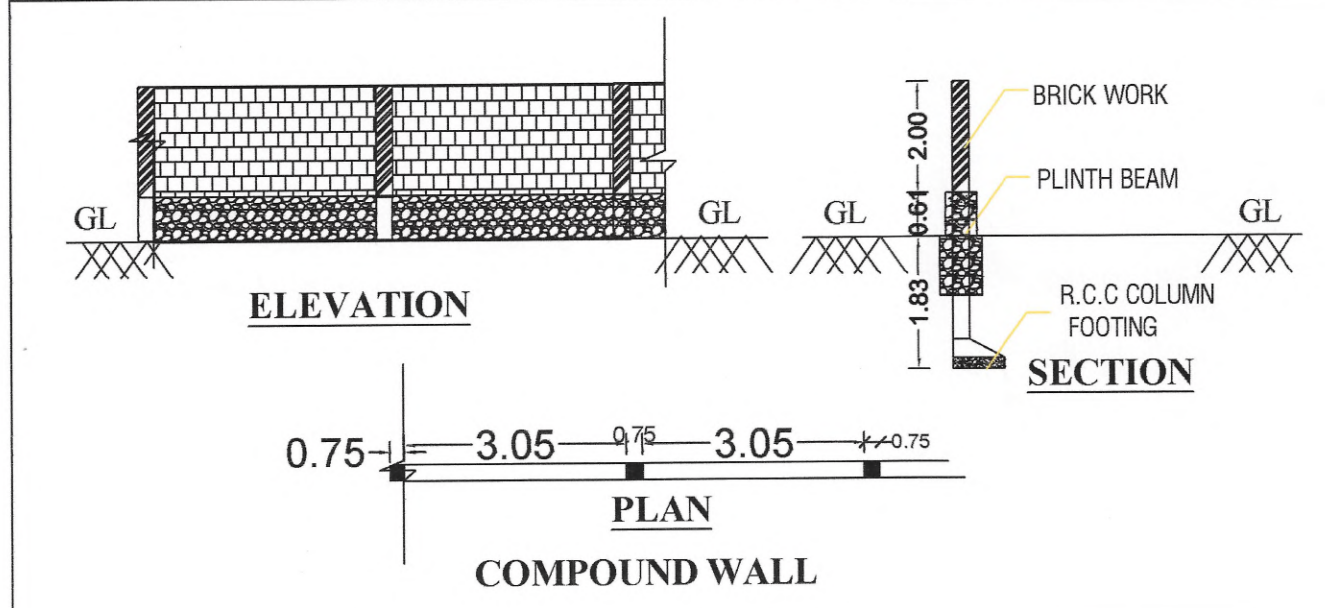
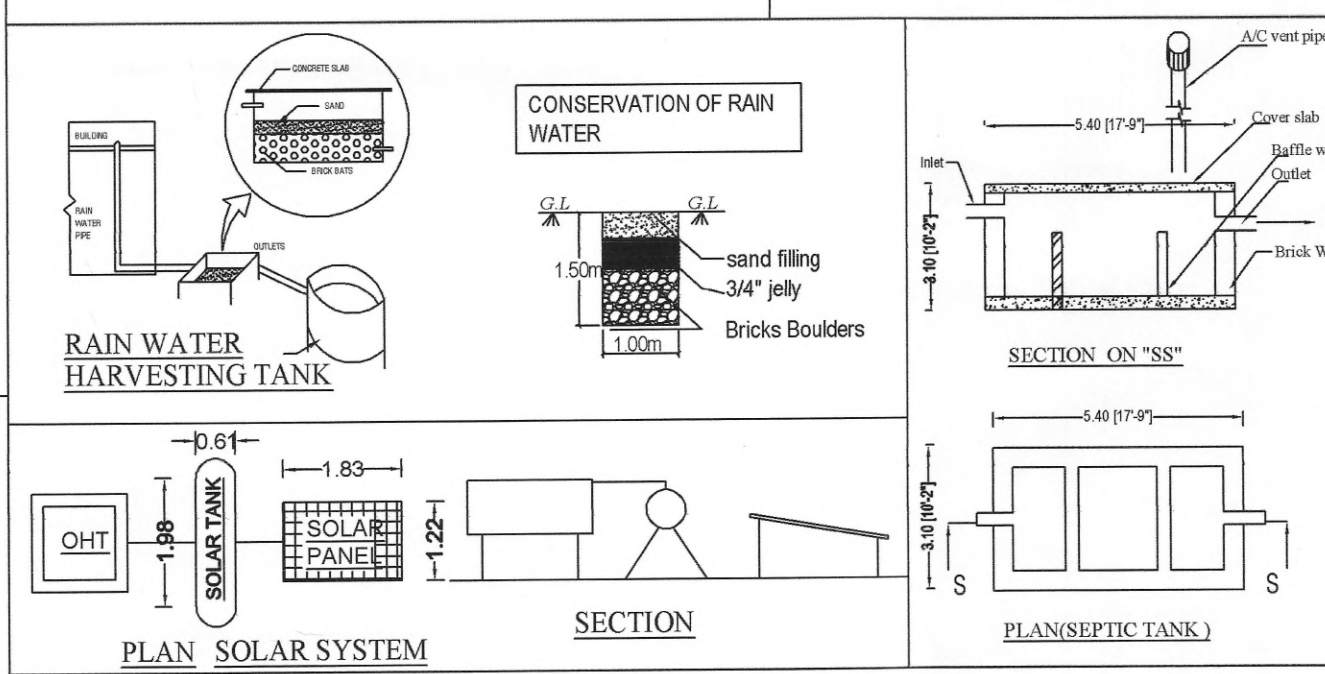
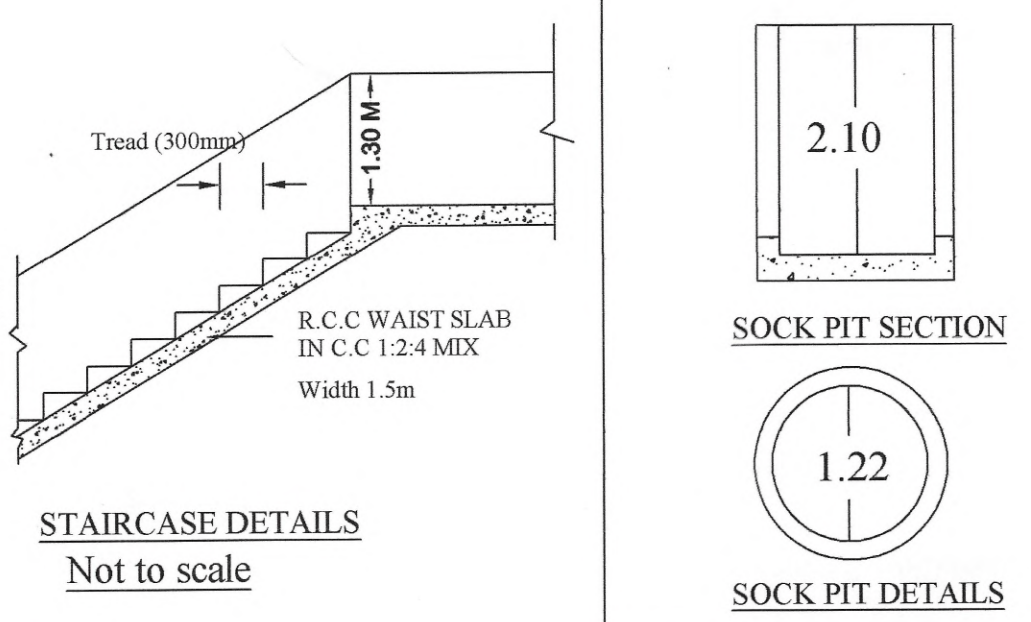
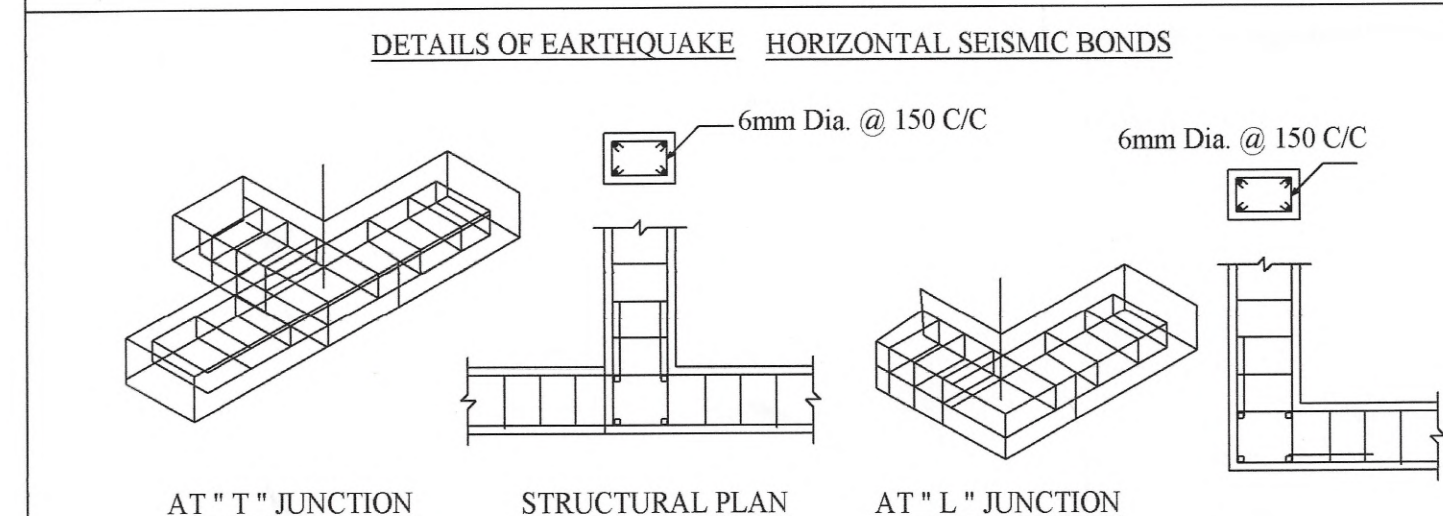
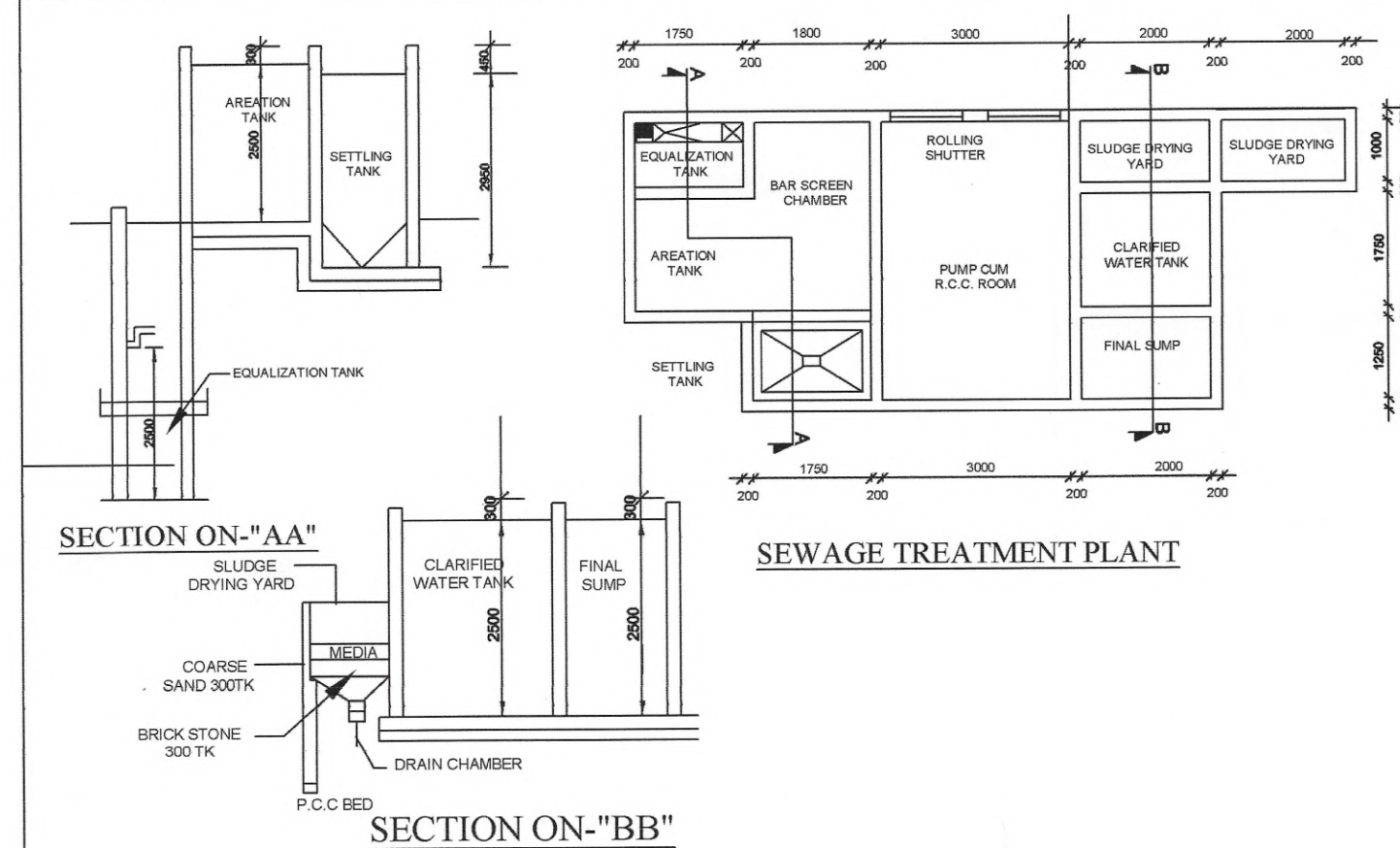
REFERENCE:

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

PARKING	REQ	PROVIDED
CAR PARKING	15	33
TWO WHEELER	15	44



FIRE FIGHTING ARRANGEMENTS	
Φ	F.E. FIRE EXTINGUISHER
Δ	A.D.A.S - AUTOMATIC DETECTION & ALARM
$\square$	P.A.S - PUBLIC ADDRESS SYSTEM
γ	LIGHTNING ARREST



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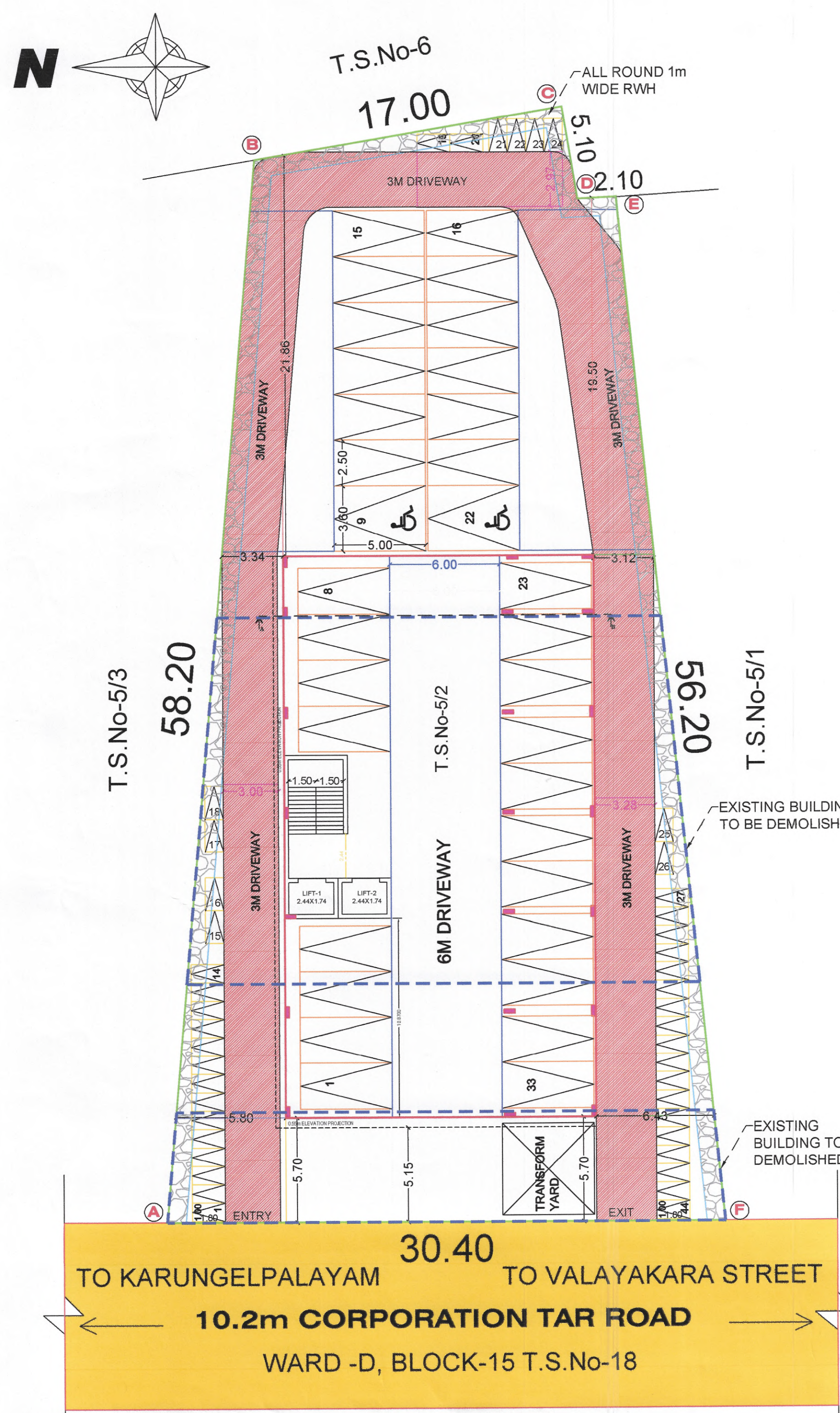
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GROUND FLOOR CUM SITE PLAN
SCALE 1:100

SUPERVISOR	<i>Er. Brinning</i>
SURVEYOR / ASST. DRAUGHTSMAN	<i>Mr. D.L.</i>

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](#)



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

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

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

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



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.

