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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PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF SEMI-BASEMENT, GROUND, FIRST, SECOND & OPEN TERRACE FLOOR BUILDING FOR " COMMERCIAL / OFFICE PURPOSE " (EXISTING BUILDING TO BE DEMOLISHED) IN DOOR NO. 3/3, R.S.F. NO. 319/1PART, NATHAM R.S.F. NO. 1622/16, WARD NO. 21, ERODE " A " VILLAGE (VEERAPPAN CHATRAM), AT PAARI NAGAR, PERIYASEMUR ZONE - II, ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK & DISTRICT.

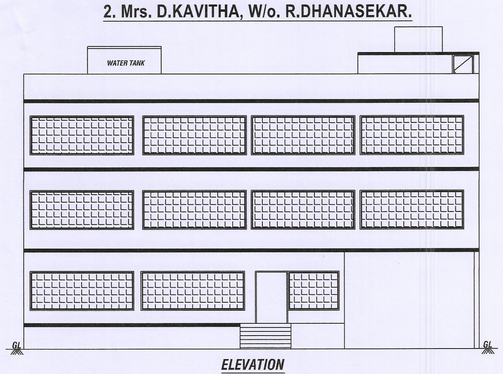
APPLICANTS:-1. Mr. R.DHANASEKAR, S/o. K.RAMAKRISHNAN. (Late)

2. Mrs. D.KAVITHA, W/o. R.DHANASEKAR.

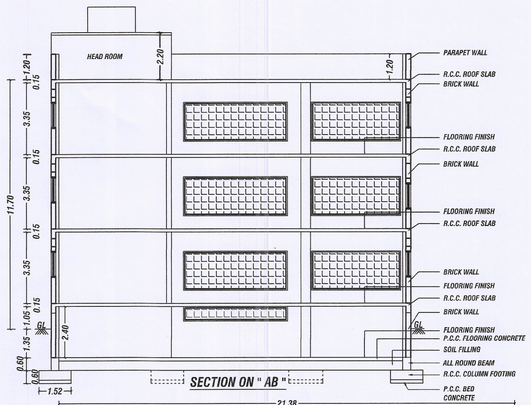
SWP / BPA / 009341 / 2023

SWP / DTCP / ERODE(LPA) / SITE APPROVAL NO. 336 / 2023

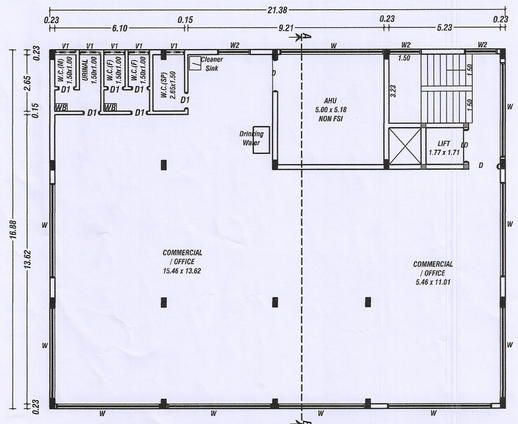
SWP / DTCP / ERODE(LPA) / PLANNING PERMISSION NO. 31 / 2023



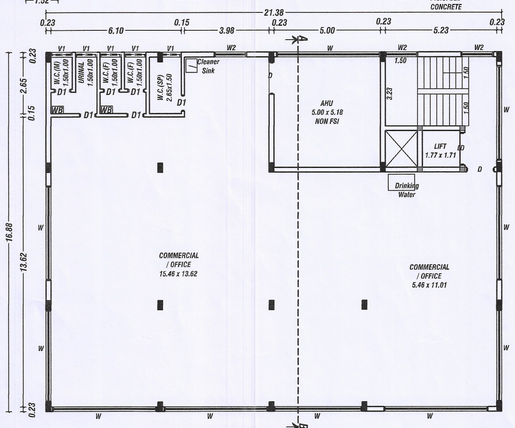
ELEVATION



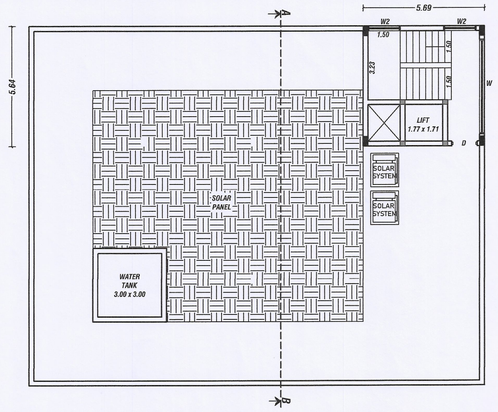
SECTION ON " AB "



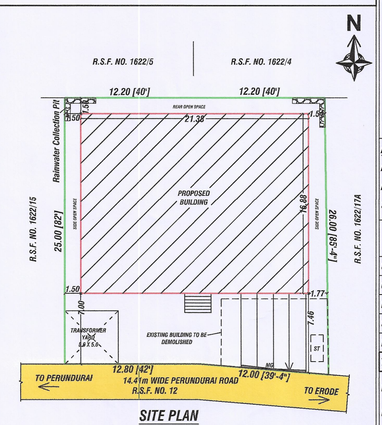
FIRST FLOOR PLAN



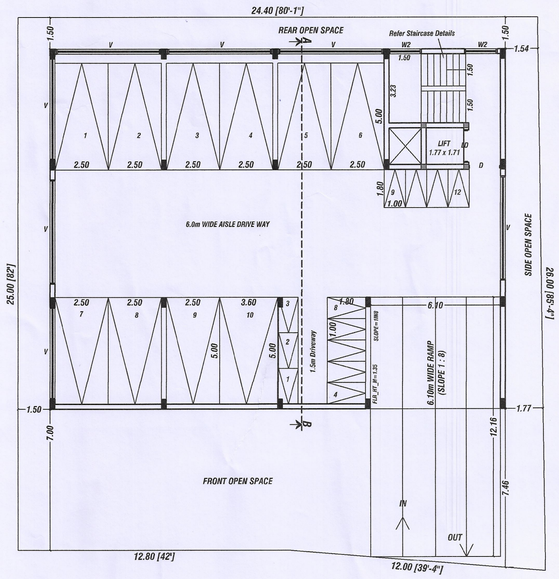
SECOND FLOOR PLAN



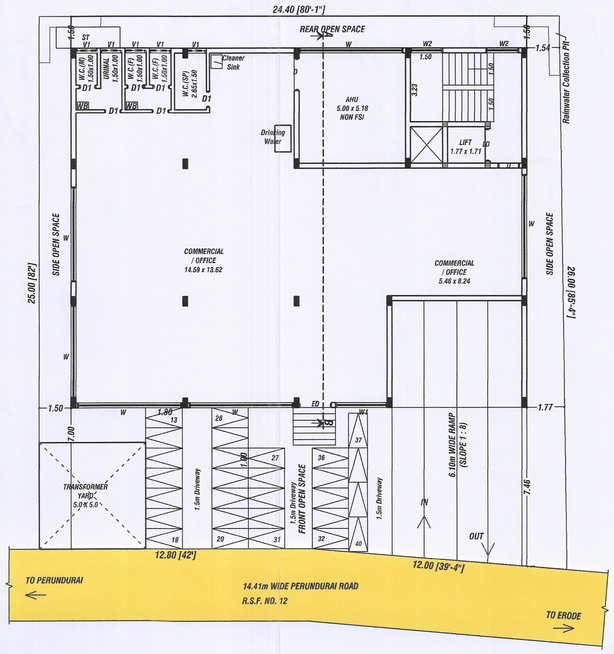
OPEN TERRACE FLOOR PLAN



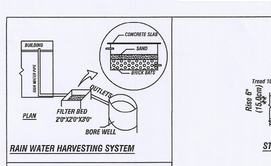
SITE PLAN
SCALE 1 : 200



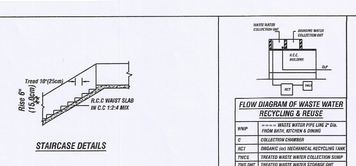
SEMI-BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



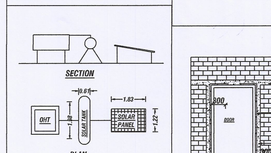
RAIN WATER HARVESTING SYSTEM



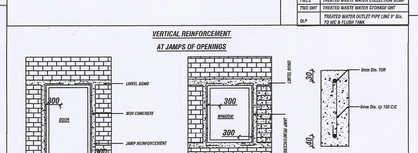
STAIRCASE DETAILS

FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE

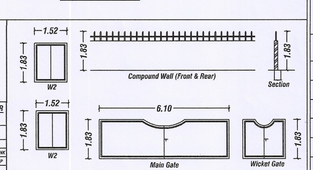
WWP	==== WASTE WATER PIPE LINE 2" Dia. FROM BASIN, KITCHEN & DINING
C	COLLECTION CHAMBER
RCT	ORGANIC (or) MECHANICAL RECYCLING TANK
TWCS	TREATED WASTE WATER COLLECTION SUMP
TWS OHT	TREATED WASTE WATER STORAGE OHT
OLP	TREATED WATER OUTLET PIPE LINE 1" Dia. TO WC & FLUSH TANK.

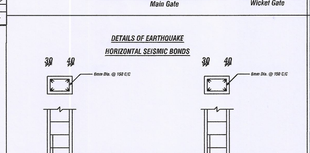


SOLAR SYSTEM

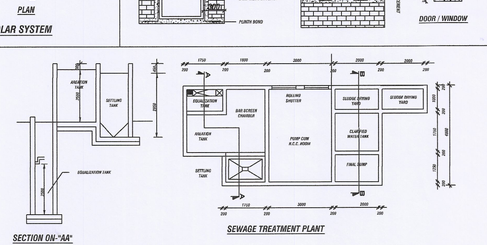


DOOR / WINDOW

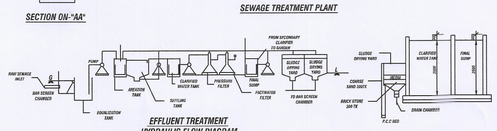




STRUCTURAL PLAN

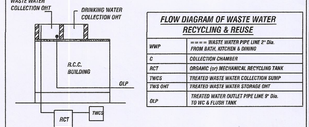


SEWAGE TREATMENT PLANT



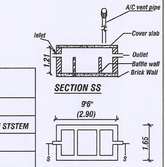
EFFLUENT TREATMENT HYDRAULIC FLOW DIAGRAM

SECTION ON-"AA"



FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE

WWP	==== WASTE WATER PIPE LINE 2" Dia. FROM BASIN, KITCHEN & DINING
C	COLLECTION CHAMBER
RCT	ORGANIC (or) MECHANICAL RECYCLING TANK
TWCS	TREATED WASTE WATER COLLECTION SUMP
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OLP	TREATED WATER OUTLET PIPE LINE 1" Dia. TO WC & FLUSH TANK.



SEPTIC TANK DETAILS

FIRE FIGHTING ARRANGEMENTS

- F.E- FIRE EXTINGUISHER
- A.D.A.S.-AUTOMATIC DETECTION & ALARM STSTEM
- P.A.S-PUBLIC ADDRESS SYSTEM
- LIGHTNING ARREST
- HR - HOSE REEL

AREA OF THE APPLICANT SITE

AS PER DOCUMENT (7200 Sq.ft)	-	668.90 SQ.M
AS PER SURVEY RECORD	-	571.00 SQ.M
SUPER IMPOSED PLOT AREA	-	620.27 SQ.M

Floor Name	Total Builtup Area (Sq.m)	Non FSI Area		Commercial
		Covered Parking	Deduction	Net FSI (Sq.m)
SEMI-BASEMENT	360.89	360.89	--	--
GROUND FLOOR	360.89	--	63.87	297.02
FIRST FLOOR	360.89	--	29.50	331.39
SECOND FLOOR	360.89	--	29.50	331.39
HEAD ROOM	32.09	--	--	--
TOTAL	1475.65	360.89	122.87	959.80

PLOT COVERAGE = 360.89 / 571.00 X 100 = 63.20%

FLOOR SPACE INDEX = 959.80 / 571.00 = 1.68

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

REQUIRED CAR PARKING - 10 Nos

PROVIDED CAR PARKING = 10 Nos

REQUIRED TWO WHEELER - 39 Nos

PROVIDED TWO WHEELER = 40 Nos

JOINERY DETAILS		METER
ED	ENTRANCE DOOR	1.52 X 2.44
LD	LIFT DOOR	1.52 X 2.44
D	DOOR	1.00 X 2.44
D1	DOOR	0.76 X 2.13
W	WINDOW	4.88 X 1.83
W1	WINDOW	2.42 X 1.83
W2	WINDOW	1.83 X 1.83
V	VENTILATOR	4.88 X 1.00
V1	VENTILATOR	1.00 X 0.76
V2	VENTILATOR	1.52 X 1.00
MG	MAIN GATE	6.10 X 1.83
WG	WICKET GATE	2.00 X 1.83

SCALE
ALL DIMENSION ARE IN " METER "

APPLICANT

Er. J.SIVANANDA PATEESWARAN
M.E(Structure), F.I.V.M.E.
CHARTERED ENGINEER & INCOME TAX VALUER
Reg.No : Chartered Engineer-IN/162342-3
F.I.V.-93017
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Erode - 638 009.
ph : 0424-2400345, 98987-98905
Mail Id : Pateeswaran@gmail.com

STRUCTURAL

Er. M.P. SURESHKUMAR
Reg. Engineer Grade - I
01/2022 / RE - Gr.I / EDTCP
sureshkumarmpcivil@gmail.com
Cell : 99443 65702

ENGINEER / L.B.S.

SUPERVISOR	
SURVEYOR / ASST. DRAUGHTSMAN	

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

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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.