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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+91 9996 12 9996

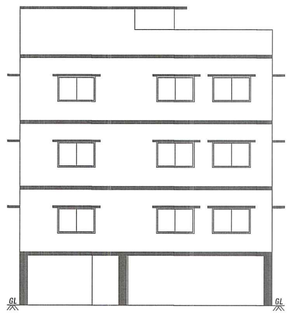
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF STILT, FIRST, SECOND, THIRD & OPRN TERRACE FLOOR BUILDING FOR " COMMERCIAL (PROFESSIONAL CONSULTING OFFICE) PURPOSE " IN ERODE VILLAGE, T.S. NO. 36, 37, WARD-B, BLOCK NO. 3, AT MUTHUKARUPPAN ROAD, ERODE CITY MUNICIPAL CORPORATION, ZONE - III, ERODE TALUK & DISTRICT.

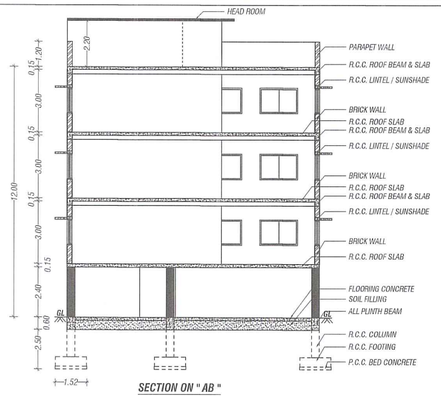
APPLICANTS:-

1. Dr. P.DURAIKANNAN,
   S/o. PARAMASIVA.
2. Dr. B.SATHIYALAKSHMI,
   W/o. P.DURAIKANNAN.

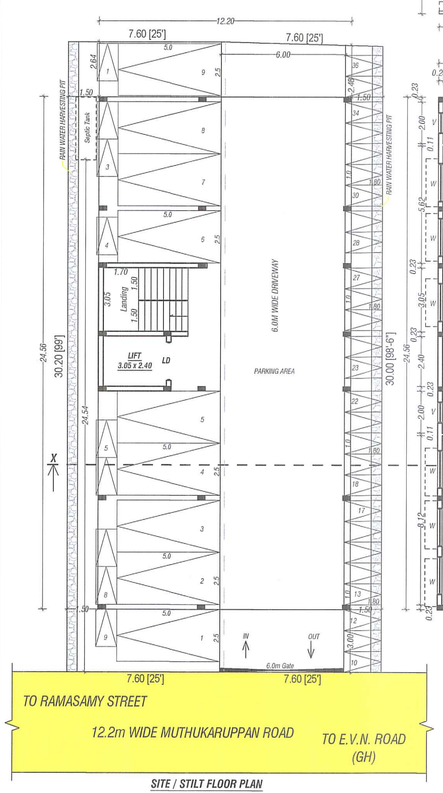
SWP / BPA / 009553 / 2023
SWP / DTCP / ERODE(LPA) / SITE APPROVAL NO. 288 / 2023
SWP / DTCP / ERODE(LPA) / PLANNING PERMISSION NO. 25 / 2023



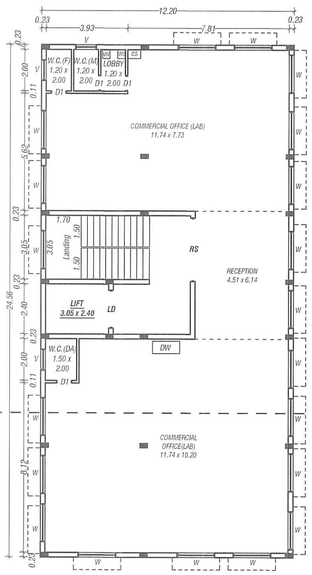
ELEVATION



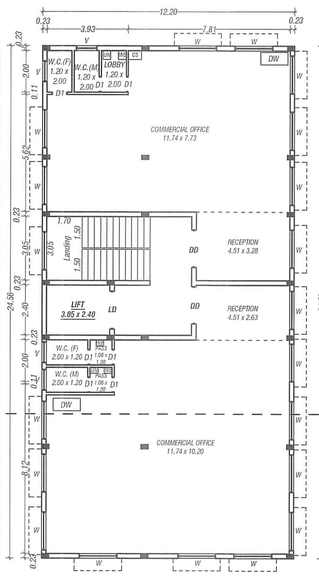
SECTION ON " AB "



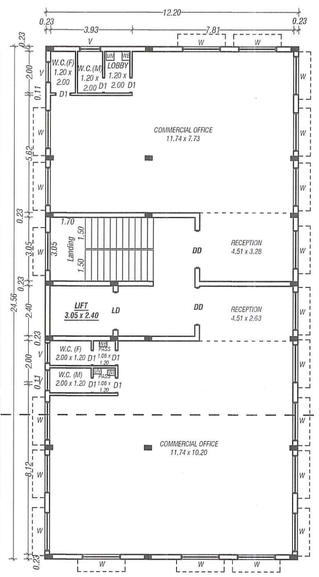
SITE / STILT FLOOR PLAN



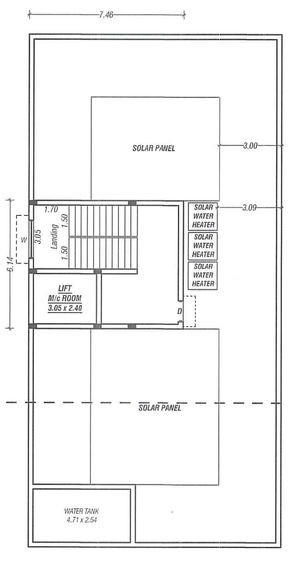
FIRST FLOOR PLAN



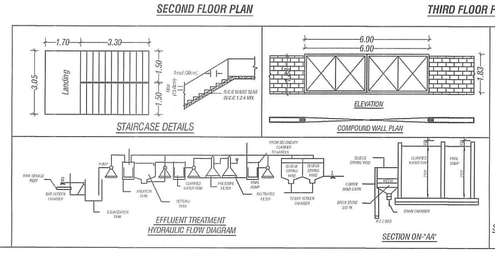
SECOND FLOOR PLAN

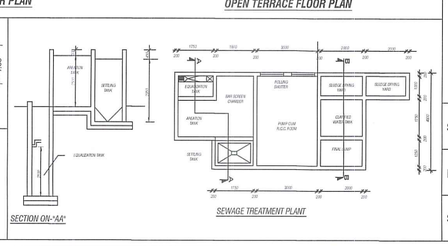


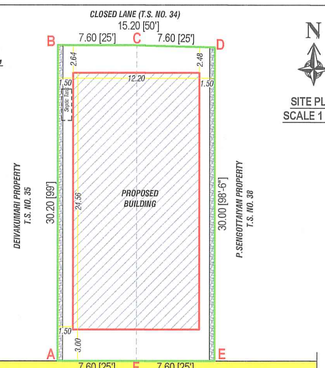
THIRD FLOOR PLAN



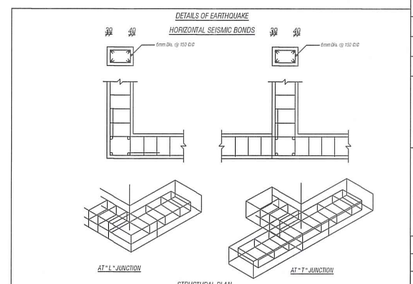
OPEN TERRACE FLOOR PLAN



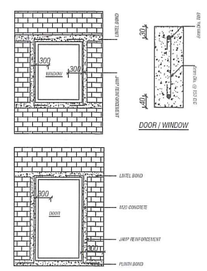




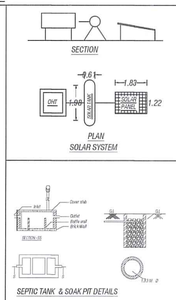
SITE PLAN
SCALE 1 : 200

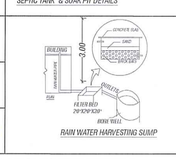


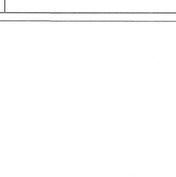
STRUCTURAL PLAN



DOOR / WINDOW







AREA DETAILS		SQ.M
AREA OF THE APPLICANT SITE	as per Document (5193.00 Sq.ft)	482.62
	as per PLR/FMB	458.30
	Super Imposed Plot Area	458.28

AREA DETAILS	Total Buildup (Sq.m)	Non FSI Parking (Sq.m)	Commercial Net FSI (Sq.m)
STILT FLOOR	299.63	299.63	--
FIRST FLOOR	299.63	--	299.63
SECOND FLOOR	299.63	--	299.63
THIRD FLOOR	299.63	--	299.63
HEAD ROOM	45.80	--	--
TOTAL	1244.32	299.63	898.89

JOINERY DETAILS		METRE
RS	ROLLING SHUTTER	3.05 X 2.44
DD	DOOR	1.83 X 2.13
LD	LIFT DOOR	1.83 X 2.13
D	DOOR	1.00 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.83
V	VENTILATOR	1.00 X 0.76

PLOT COVERAGE --- 299.63 / 458.28 x 100 --- 65.38%

FLOOR SPACE INDEX --- 898.89 / 458.28 --- 1.96

Parking Requirements
Annexure – IV [See rule 38 (4) and 39 (8)]
PART-I
(5) Other Offices including regional offices of banks, etc.
1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof

FLOOR AREA FOR PARKING	
AREA	SQ.M
FIRST FLOOR	253.89
SECOND FLOOR	253.82
THIRD FLOOR	253.82
TOTAL	761.53

	Required	Provided
Car	- 8 Nos	- 9 Nos
Two heeler	- 31 Nos	- 36 Nos

SCALE 1:100
ALL DIMENSIONS ARE IN "METRE"

COLOUR INDEX
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

STRUCTURAL

M.P.B.R.
M. P. BURESHKUMAR M.S
REGD.STRUCTURAL ENGR. GRADE-I
19/2020 RSE-GR.I/EDTCP
12-A,CHINNAMALAI ROAD,
OPP. TO ITI, ERODE-638009.

SURVEYOR	
DRAUGHTSMAN - III	
SUPERVISOR	

APPLICANT	ENGINEER/LBS
	Er.R.MOHAN, B.E.,M.B.A., REGISTERED ENGINEER - DTCP, L.No: 10/2022/RE-Gr.II/EDTCP, CPR PLANNERS AND BUILDERS, C-134, Sampath Nagar Housing Unit, Opp. Erode Dtcp Office, Erode - 11. Mobile No: 7708556500

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.