PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

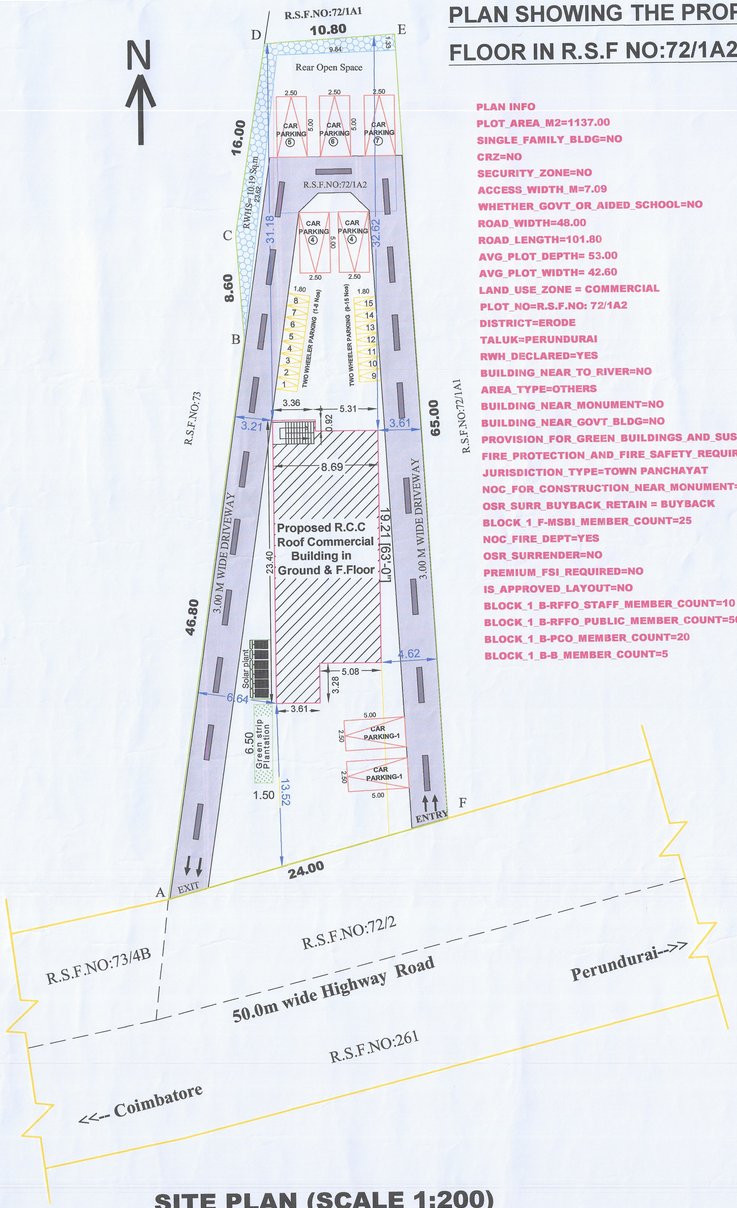
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

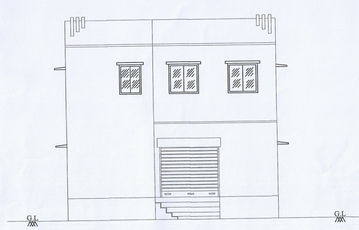
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

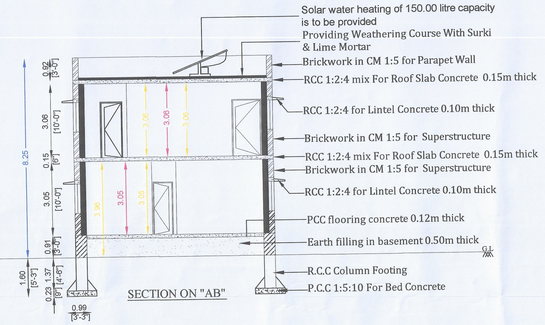
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL BUILDING IN GROUND & FIRST FLOOR IN R.S.F NO:72/1A2, PERUNDURAI VILLAGE & TOWN PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

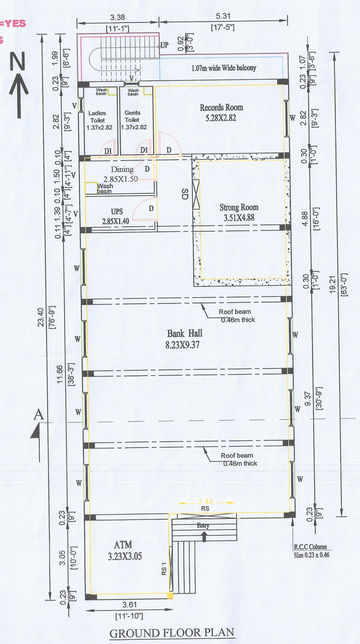


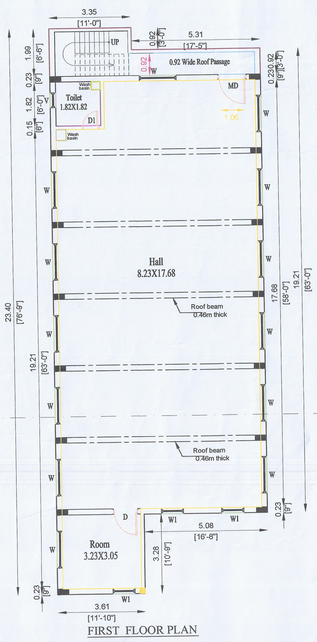
SITE PLAN (SCALE 1:200)

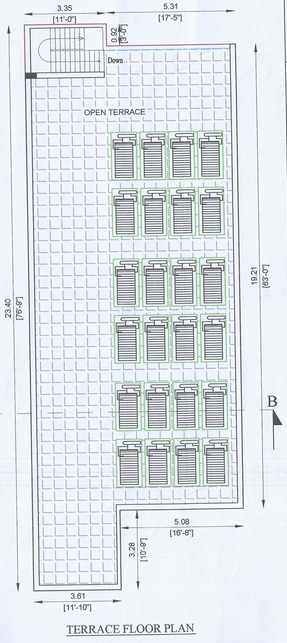
PLAN INFO
PLOT_AREA_M2=1137.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.09
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=48.00
ROAD_LENGTH=101.80
AVG_PLOT_DEPTH= 53.00
AVG_PLOT_WIDTH= 42.60
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=R.S.F.NO: 72/1A2
DISTRICT=ERODE
TALUK=PERUNDURAI
RWH_DECLARED=YES
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
JURISDICTION_TYPE=TOWN PANCHAYAT
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
OSR_SURR_BUYBACK_RETAIN = BUYBACK
BLOCK_1_F-MSBI_MEMBER_COUNT=25
NOC_FIRE_DEPT=YES
OSR_SURRENDER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
BLOCK_1_B-RFFO_STAFF_MEMBER_COUNT=10
BLOCK_1_B-RFFO_PUBLIC_MEMBER_COUNT=50
BLOCK_1_B-PCO_MEMBER_COUNT=20
BLOCK_1_B-B_MEMBER_COUNT=5

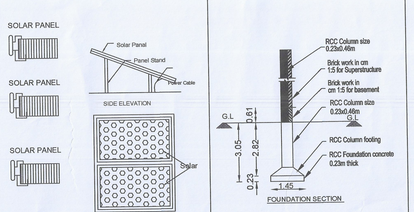


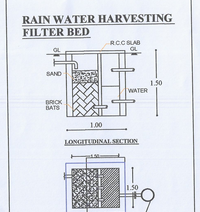


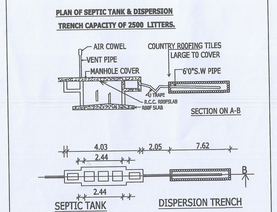


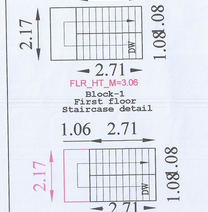












அளவர் / உதவி வரைவாளர்		மேற்பார்வையாளர் / வரைவாளர் நிலை - II	

APPLICANT:
Mr.T.Kannan, S/o.Mr.C.Thangaraj.

N

ONLINE APPLICATION No :SWP/BPA/009608/2023
SWP/ DTCP/ ERODE/ Site Approval No :283/2023
SWP/ DTCP/ ERODE/ BUILDING PERMISSION No :30/2023

SITE DETAILS

DESCRIPTIONS	Sq.Meter
AS PER DOCUMENT AREA(28.09 CENTS)	1137.00
AS PER PLR/FMB AREA	1137.00
SUPER IMPOSED PLOT AREA	1117.66

BUILDING AREA

BLOCK NAME	FLOOR NAME	FSI AREA (in Sq.m)	NON FSI AREA (in Sq.m)	BUILT UP AREA (in Sq.m)
1	GROUND FLOOR	181.76	-	181.76
2	FIRST FLOOR	181.76	-	181.76
GRAND TOTAL		363.52		363.52

FLOOR SPACE INDEX (FSI):
FSI: Total plinth Area / Land Area : 363.52 / 1117.66 = 0.325

SCALE- 1:100
ALL DIMENSIONS ARE IN METRE
ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

PLOT COVERAGE (P.C.)
P.C: Ground Floor area / Land Area x100 : 181.76 / 1117.66 x100 = 16.26%

PARKING DETAILS:

DESCRIPTIONS	REQUIRED	PROVIDED
CAR SLOTS	5Nos	7Nos
TWO WHEELERS	13Nos	15Nos

JOINERY DETAILS		FEET	METRE
ROLLING SHUTTER	RS	8'0"X7'0"	2.44 X 2.13
ROLLING SHUTTER	RS1	6'0"X7'0"	1.83 X 2.13
STEEL DOOR	SD	4'0"X7'0"	1.22 X 2.13
MAIN DOOR	MD	3'6"X7'0"	1.16 X 2.13
DOOR	D	3'0"X7'0"	0.91 X 2.13
DOOR	D1	2'6"X7'0"	0.76 X 2.13
WINDOW	W	5'0"X4'0"	1.52 X 1.22
WINDOW	W1	4'0"X4'0"	1.22 X 1.22
VENTILATOR	V	1'3"X2'0"	0.45 X 0.61

COLOUR INDEX

SITE BOUNDARY SHOWN	
PROPOSED BUILDING SHOWN	
DRIVEWAY SHOWN	
EXISTING ROAD SHOWN	

APPLICANT	ARCHITECT
T. Lanay	
STRUCTURAL ENGINEER	REGISTERED ENGINEER
Er. V. SANTHOSHKUMAR M.E. M.B.A, A.I.V., M.I.E., MISC., M.I.A.Struct.E., P.G. DIP(IIM) Registered Structural Engineer Reg. No. 03/2019/RSE - GR - II/ ELPA	Er.R. KUMARANANDAN, B.E.,M.E.,R.E (Dtcp & Corp, Registered Engineer & Consulting Civil Engineer DTCP Reg. No : DTCP/NAMAKKAL/RE-II/003/2021 Erode Corp Reg.No : 056/L5/2019/08026 D.No: H40/120, First Floor, Near IOB & BOB Bank, Opp. Green Park Apartments, Periyar Nagar Erode - 638 009. Ph : 96958 24107

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.