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 INFO
PLOT_AREA_M2=5027.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=280.00
AVG_PLOT_DEPTH= 84.2
AVG_PLOT_WIDTH= 59.00
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=00
PATTA_NO=1119,1124,1133
SURVEY_NO=307/2C,310/1G,310/2D
TALUK=ERODE
DISTRICT=ERODE
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=MUNICIPAL
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=YES
ORGANIZATION_TYPE=PRIVATE
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
BLOCK_1_A-GH_MEMBER_COUNT=5
BLOCK_2_A-GH_MEMBER_COUNT=2
BLOCK_3_A-GH_MEMBER_COUNT=0

NOTE:
All Dimensions Are In Meter
All Rooms Are Having Sufficient Ventilation
SCALE 1:100

STAIRCASE
RISER - 0.15M
TRAED - 0.30M

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

REVISED PLAN SHOWING THE DETAILS OF THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING IN BLOCK-A, GROUND,FIRST,SECOND PART & TERRACE FLOOR, BLOCK - B, GROUND FLOOR (SERVANT), BLOCK - C, GROUND FLOOR (SWIMMING POOL) AT RSF NO: 307/2C, 310/1G & 310/2D, 23-VILLARASAMPATTI "A" VILLAGE, ERODE CORPORATION LIMIT, ERODE TALUK, ERODE DISTRICT.

NAME OF THE APPLICANT :

Mr.C.K.VENKATACHALAM, S/o.Mr.KULANDAISAMY

ONLINE APPLICATION No : SWP/BPA/0010649/2023
SCRUTINY REFERENCE : L97NZHY3
SWP / DTCP / ERODE / SITE APPROVAL No : 388/2023
This Revises Site Approval No : ம.வ/ஈமா எண்.292/2022
SWP / DTCP / ERODE / BUILDING PERMISSION No: ELPA/51/ 2023
This Revises Building Permission No. : க.வ/ஈமா எண்.35'அ'/2022

BLOCK No 1 - Existing Building

Floor	Occupancy Sub Occupancy	FSI Area In m²	Non FSI Area In m²	Built Up Area In m²
Ground Floor	Residential	1057.10	---	1057.10
Portico G.Floor	Residential	---	267.19	267.19
First Floor	Residential	1057.34	---	1057.34
Head Room	Residential	---	25.20	25.20
Total		2114.44	292.39	2406.83

LAND AREA DETAILS :	Area In m²
AREA OF THE APPLICANT (AS PER DOCUMENT)	5027.00
AREA OF THE APPLICANT (AS PER PATTA)	5027.00
SUPER IMPOSED PLOT AREA	5027.00

BUILDING AREA DETAILS :

BLOCK No 1 - (REVISED BUILDING AREA)

Floor	Occupancy Sub Occupancy	FSI Area In m²	Non FSI Area In m²	Built Up Area In m²
Ground Floor	Residential	1249.11	340.44	1589.55
First Floor	Residential	1014.72	---	1014.72
Second Floor	Residential	559.49	---	559.49

BLOCK No B - Proposed Building

Floor	Occupancy Sub Occupancy	FSI Area In m²	Non FSI Area In m²	Built Up Area In m²
Ground Floor	Servant	75.48	161.98	237.46

BLOCK No C - Proposed Building

Floor	Occupancy Sub Occupancy	FSI Area In m²	Non FSI Area In m²	Built Up Area In m²
Ground Floor	Swimming Pool	517.55		517.55
	TOTAL	3416.35	522.06	3938.41

NON FSI Area Detail :	
Head Room Area	19.64
Area Of Open Space	2669.43
HEIGHT OF THE BUILDING	17.57

FLOOR SPACE INDEX (FSI) Maximum

FLOOR SPACE INDEX (FSI):

FLOOR SPACE INDEX (FSI): $\frac{\text{TOTAL FLOOR AREA}}{\text{LAND AREA}} = \frac{3416.35}{5027.00} = 0.679 < 2.00$

PARKING DETAILS :
- REQUIRED CAR PARKING STALLS = 50 Nos
- PROVIDED CAR PARKING STALLS = 51 Nos
- REQUIRED TWO WHEELER PARKING STALLS = 0 Nos
- PROVIDED TWO WHEELER PARKING STALLS = 5 Nos

APPLICANT	ARCHITECT	REGISTERED ENGINEER
	M MEYYAPPAN, A.I.I.A COUNCIL OF ARCH REG. NO. CA/2019/117339 CHENNAI CORPN. REG. NO. RA002782021 CHETTINAAD DESIGN 31/14 CENOTAPH ROAD 1st STREET ALWARPET, CHENNAI - 600 018. Dr. J. SURESH, M.E., MIE., Ph.D. Structural Engineer Plot No. 555, VGP Layout, Mullai Street, Uthandi, Chennai - 600 119. Reg. No. SE/GR-I/19/02/003 Reg. No. RSE100382019 Reg. No. CGLRGN/SE/GR-1/2019/06/012	

Surveyor / Assistant Draughtsman

Architectural/ Supervisior

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.