PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

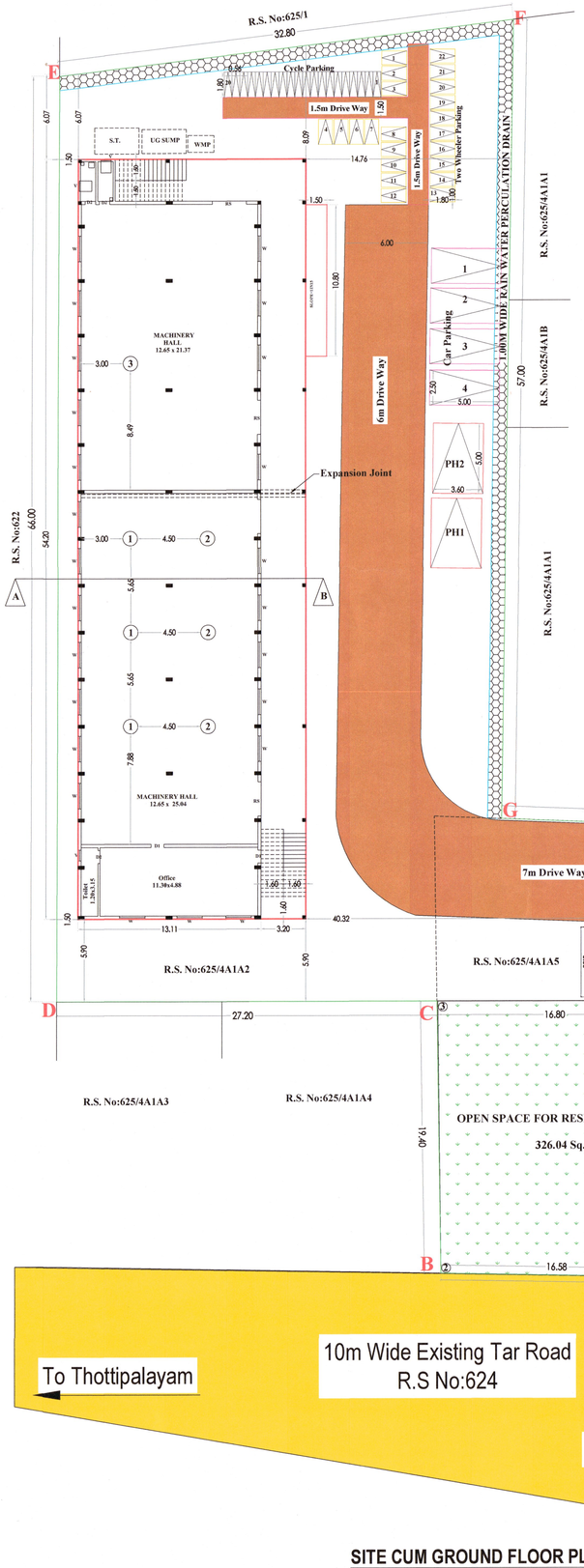
The approval as the planning authority issued it, reproduced in full behind this page.

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

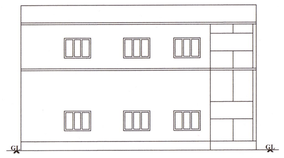
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND & FIRST FLOOR INDUSTRIAL PURPOSE BUILDING (COTTAGE INDUSTRIES) IN 625/4A1A2, 625/4A1A5 AT URACHIKOTTAI, BHAVANI VILLAGE, THOTTIPALAYAM VILLAGE PANCHAYAT, BHAVANI PANCHAYAT UNION, BHAVANI TALUK, ERODE DISTRICT.

APPLICANT:-

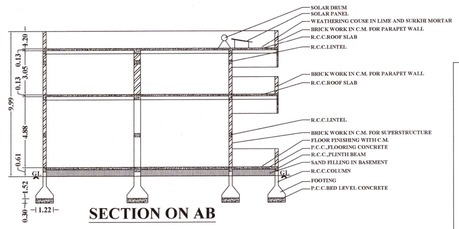
Mrs. M. BUVANESHDARINI, W/o. Mr. MANIKANDAVEL.
Mr.J. MANIKANDAVEL, S/o.Mr. JAGANATHAN .



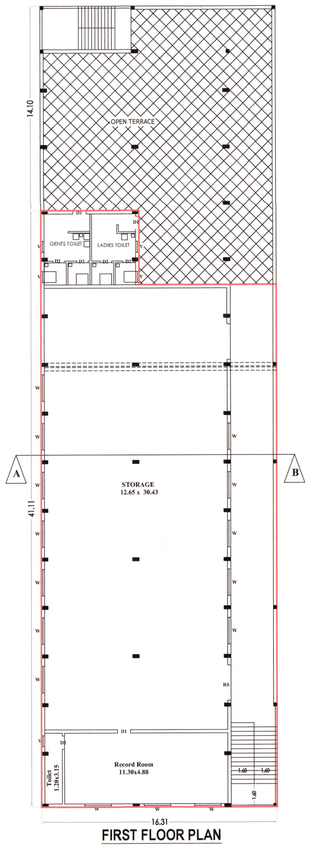
SITE CUM GROUND FLOOR PLAN



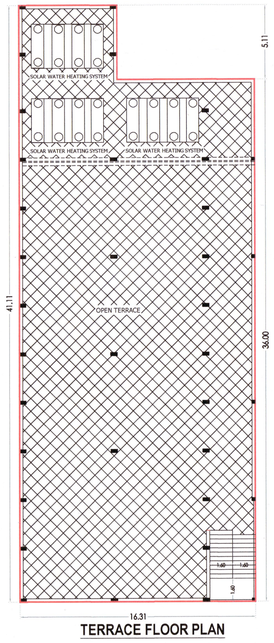
ELEVATION



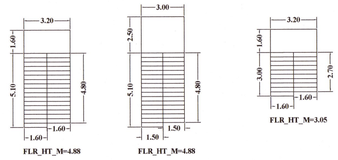
SECTION ON AB

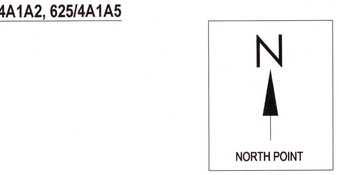


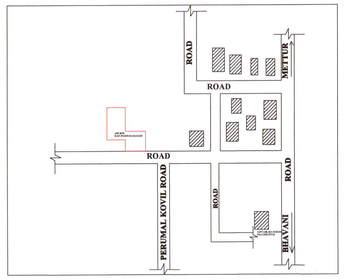
FIRST FLOOR PLAN



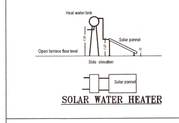
TERRACE FLOOR PLAN



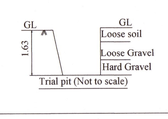




PLAN INFO
PLOT_AREA_M2=3128
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=10.00
ROAD_LENGTH=65.86
AVG_PLOT_DEPTH= 85.41
AVG_PLOT_WIDTH= 32.40
LAND_USE_ZONE = INDUSTRIAL
PLOT_NO=0
DISTRICT=ERODE
TALUK=BHAVANI
SURVEY_NO=625/4A1A2, 625/4A1A5
PATTA_NO=3388, 3390
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
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
OSR_APPLICABLE=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
BLOCK_1_E-MSBI_MEMBER_COUNT=20
BLOCK_1_B-HLG_RES_PUBLIC_MEMBER_COUNT=0
BLOCK_1_B-HLG_NON_RES_STAFF_MEMBER_COUNT=20
BLOCK_1_F-MSBI_MEMBER_COUNT=0

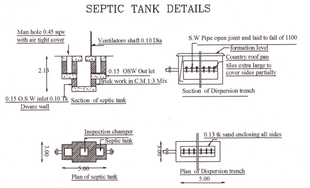


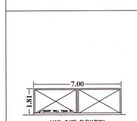
SOLAR WATER HEATER



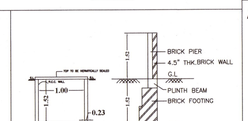
Trial pit (Not to scale)

SEPTIC TANK DETAILS



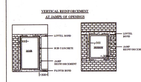


MAIN GATE ELEVATION



DETAIL COMPOUND WALL

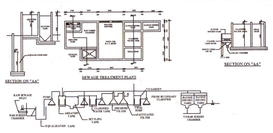
RWH DRAIN





STAIRCASE DETAILS
Not to scale

RAIN WATER HARVESTING SYSTEM



AREA STATEMENT		SHEET No : 1 OF 1
DESCRIPTIONS		Sq.Meter
SITE AREA :-		
AS PER DEED AREA	0.77 1/4 ACRES	3126.17
AS PER PLR / FMB AREA		3128.00
SUPER IMPOSED PLOT AREA		3128.00

BUILDING AREA :-

BLOCK NAME	FLOOR NAME	FSI AREA (IN Sq.m)	NON FSI AREA (IN Sq.m)	BUILTUP AREA (IN Sq.m)
1	GROUND FLOOR	883.94	---	883.94
	FIRST FLOOR	621.79	---	621.79
GRAND TOTAL		1505.73	---	1505.73

FLOOR SPACE INDEX (F.S.I) :-

F.S.I AREA / PLOT AREA = 1505.73 / 3126.17 = 0.481 ≤ 1.5

PLOT COVERAGE (P.C) :-

MAX FLOOR AREA AT ANY FLOOR / PLOT AREA x 100 = 883.94 / 3126.17 x 100 = 28.27 %

OSR REQUIRED : 3126.17 x 10% = 312.61 Sq.m
OSR PROVIDED : = 326.04 Sq.m (10.42%)

ONLINE APPLICATION NO : SWP/BPA/011032/2023
SWP/DTCP/ERODE/SITE APPROVAL NO : 350/2023
SWP/DTCP/ERODE/BUILDING PERMISSION NO : 43/2023

PARKING DETAILS

DESCRIPTIONS	REQUIRED	PROVIDED
LORRTY SLOTS	0 Nos.	2 Nos.
CAR SLOTS	0 Nos.	4 Nos.
CYCLE SLOTS	20 Nos.	20Nos.
TWO WHEELERS	20 Nos.	22 Nos.
P.H CAR SLOTS	02 Nos.	02 Nos.

COLOUR INDEX

SITE BOUNDRY SHOWN
PROPOSED BUILDING SHOWN
EXISTING ROAD SHOWN

JOINERY DETAILS	FEET	METER
RS ROLLING SHUTTER	8'0" X 7'0"	2.44 X 2.13
D DOOR	3'3" X 7'0"	1.00 X 2.13
D1 DOOR	2'6" X 7'0"	0.75 X 2.13
W WINDOW	6'0" X 4'6"	1.83 X 1.37
V - VENTILATOR	3'0" X 2'0"	0.91 X 0.61

S.No.	HP DETAILS	No. OF M/c	HP / Mc	TOTAL No. OF HP / Mc
1	CUTTING MACHINE	3	2.0	6.0
2	STRITCHING MACHINE	3	4.0	12.0
3	PRINTING MACHINE	1	5.0	5.0
	TOTAL No. OF HP			23.0 HP

TOTAL No. OF LABOUR'S - 20 Nos.

SCALE 1:100
ALL MEASUREMENTS ARE IN METRE

Surveyor / Assistant Draughtsman

Draughtsman: III

Architectural Assistant / Planning Assistant

Applicant:-

× M.B Darini
× K.M

Registered Engineer:-

Er. P.K.NAVEEN B.E.,
REGISTERED ENGINEER
R.No: 04/2022/RE-Gr:II/EDTCP
on 26-05-2022 Valid upto 25-5-2027
1st Floor, TKM Complex,
Opp.Anna Statue,Perundurai-638 052.
Cell: 78451 90790.

Structural Engineer:-

Er. S.V.GURUNATHAN, D.C.E.,B.E.,PG.D.(ENV)
Civil Engineer & RSE
Reg. No.01 / 2019 / RSE - GR-II / ELPA
GURU PLANNERS & DESIGNERS
101, K.P.O. Complex, Cariner School (Opp),
Karur Bye-Pass Road, Kollampalayam,
ERODE - 638 452. Ph. 97100 66669

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.