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 BUILDING IN SEMI-BASEMENT, GROUND, FIRST AND HEADROOM FOR (CONSULTING OFFICES) " COMMERCIAL PURPOSE " IN WARD - A, BLOCK No. 11, T.S.No. 46 AT D.No.65, WARD-36, ZONE- II OF SATHY MAIN ROAD, VCTV MAIN ROAD, ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK AND DISTRICT.

(EXISTING BUILDING TO BE DEMOLISHED)

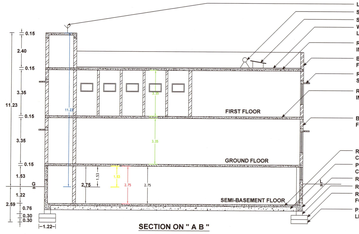
APPLICANT'S: 1. P. VENKATACHALAM, S/o. PERUMAL.

2. V. POONGODI, W/o. P. VENKATACHALAM.

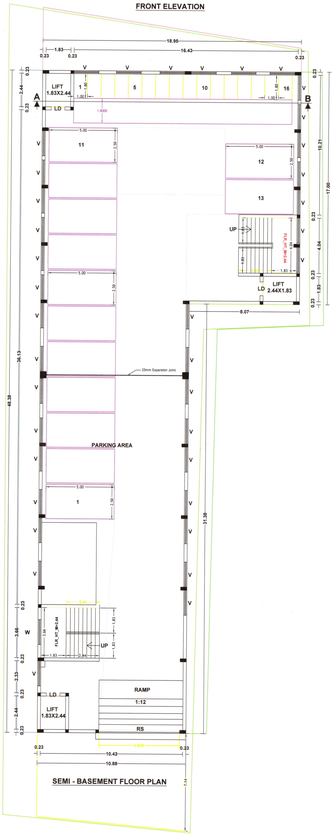
PLAN INFO
PLOT_AREA_M2=967.80
PREMIUM_FSI_REQUIRED=YES
BLOCK_1_B-PCO_PUBLIC_MEMBER_COUNT=0
BLOCK_1_B-PCO_MEMBER_COUNT=0
SURVEY_NO=W_A_B_11, TSNo_46
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=18.0
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=18.0
ROAD_LENGTH=250
AVG_PLOT_DEPTH=59.20
AVG_PLOT_WIDTH=13.80
LAND_USE_ZONE=COMMERCIAL
PLOT_NO=0
DISTRICT=ERODE
TALUK=ERODE
PATTA_NO=3685
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=YES
NOC_FIRE_DEPT=YES
JURISDICTION_TYPE=PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO

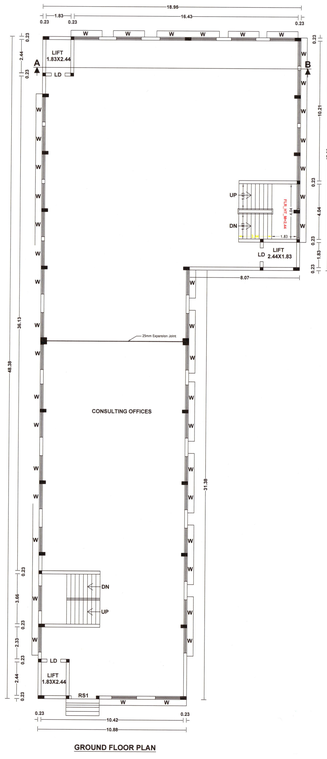


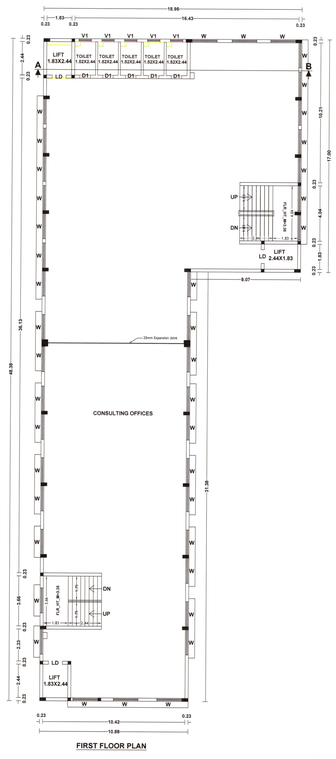
FRONT ELEVATION

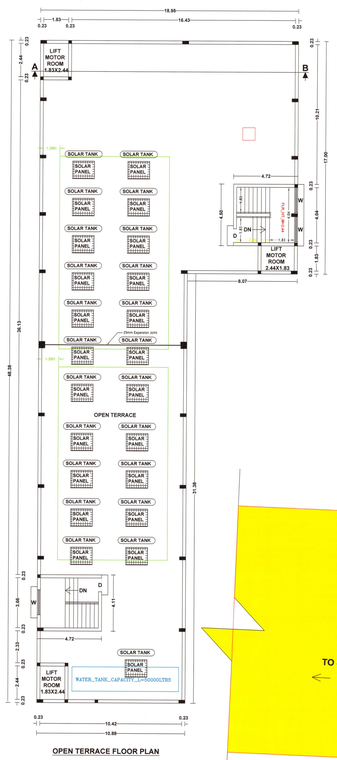


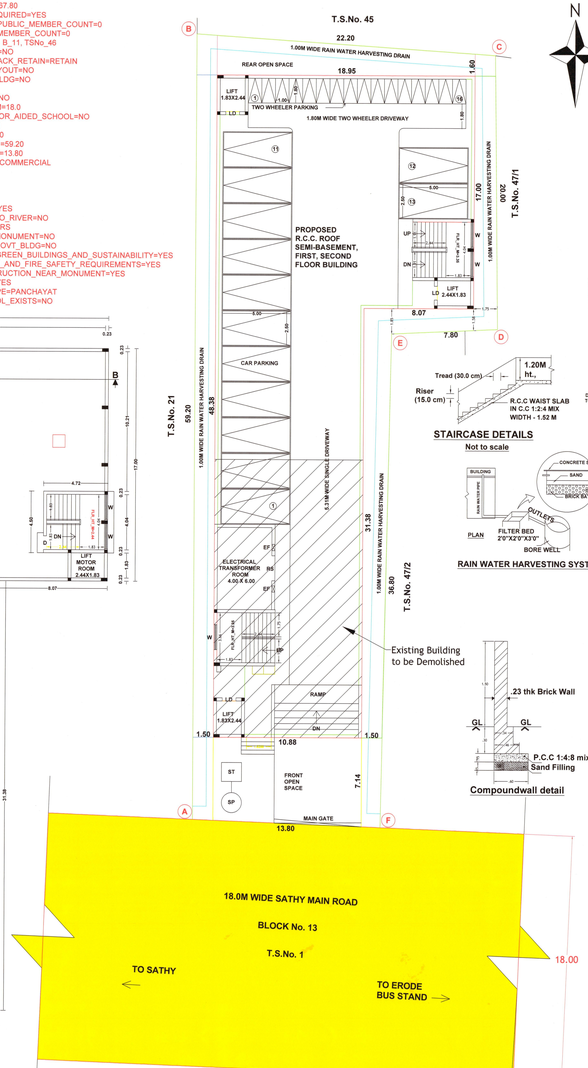
SECTION ON " A B "

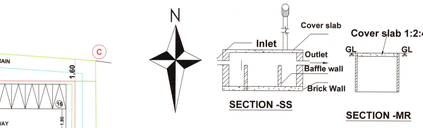


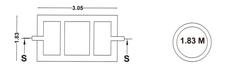


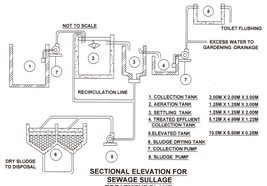


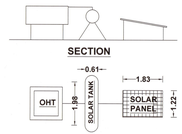


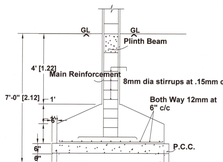


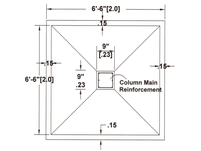












APPLICANT SITE AREA		967.80 sqm (As per Document)		969.41 sqm (As per Super Imposed Plot Area)		
Floor	Occupancy/Sub Occupancy	Built Up Area in m²	Deduction Area in m²	Non FSI Area in m²	FSI Area in m²	Carpet Area in m²
Semi. Basement Floor	Parking	663.44	0	663.44	0	616.40
Ground Floor	Consulting Offices/ Commercial Offices	663.44	0	0	663.44	616.40
First Floor	Consulting Offices/ Commercial Offices	663.44	0	0	663.44	616.40
HEAD ROOM		40.64	0	40.64	0	
	Total	2030.96	0.00	704.08	1326.88	1232.80

OPEN SPACE AREA 967.80 - 663.44 = 304.36 sqm

CAR PARKING REQUIRED - 13 Nos. PROVIDED - 13 Nos.

TWO WHEELER PARKING REQUIRED - 13 Nos. PROVIDED - 16 Nos.

PROPOSED SEPTIC TANK WITH SOAK PIT AS PER REQUIREMENT IS TO BE PROVIDED

PROPOSED RAINWATER HARVESTING DRAIN AS PER REQUIREMENT IS TO BE PROVIDED

PROPOSED SOLAR WATER HEATING SYSTEM - 200 ltr CAPACITY AS PER REQUIREMENT IS TO BE PROVIDED

PLOT COVERAGE DETAILS (P.C.) :

$$\text{PLOT COVERAGE} = \frac{\text{F.S.I FLOOR AREA}}{\text{SITE AREA}} \times 100 = \frac{663.44\text{sqm}}{967.80\text{sqm}} \times 100 = 68.55\%$$

FLOOR SPACE INDEX (F.S.I.) Max. = 2

$$\text{FLOOR SPACE INDEX} = \frac{\text{TOTAL F.S.I FLOOR AREA}}{\text{SITE AREA}} = \frac{1326.88\text{sqm}}{967.80\text{sqm}} = 1.37 < 2.00$$

ONLINE APPLICATION NO : SWP/BPA/0011294/2023
SWP/DTCP/ERODE/SITE APPROVAL NO : 471/2023
SWP/DTCP/ERODE/PLANNING PERMISSION NO : ELPA/43/2023

JOINERY DETAILS	METRE
RS ROLLING SHUTTER	6.10 X 2.13
RS1 ROLLING SHUTTER	1.83 X 2.13
LD DOOR	1.00 X 2.13
D DOOR	1.00 X 2.13
D1 DOOR	0.76 X 2.13
W WINDOW	1.83 X 1.52
V VENTILATOR	0.91 X 0.61
V1 VENTILATOR	0.91 X 0.61

SCALE 1:100
ALL DIMENSIONS ARE IN "METRE "

COLOUR REFERENCE
- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- EXISTING BUILDING TO BE DEMOLISHED

Surveyor

Draughtsman- III

Supervisor

APPLICANT'S

REGISTERED ENGINEER

ER.SP.AYYAPPAN,B.C.E.,
Registered Engineer Grade - I/B
KASI BUILDERS,
3 Ayyavari Street, Gokulam Nagar,
Perundurai, Erode - 638 052.
Cell: 94437 81170, 94432 80179
EL/2010/000 -CP- 03/ELPA

STRUCTURAL ENGINEER

SIVASHANMUGAM.K.S.M.I.E.(I).E.(P)M.I.
Structural Engineer
Regd. No. MS. 1999(P)/CC
Registered Valuer & Structural Engineer
15, Nadu Street,
Somanur, Erode - 638 009.

ARCHITECT

Ar. K.M. RUMASAVEL
CA / 2020 / 118498

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.