

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.

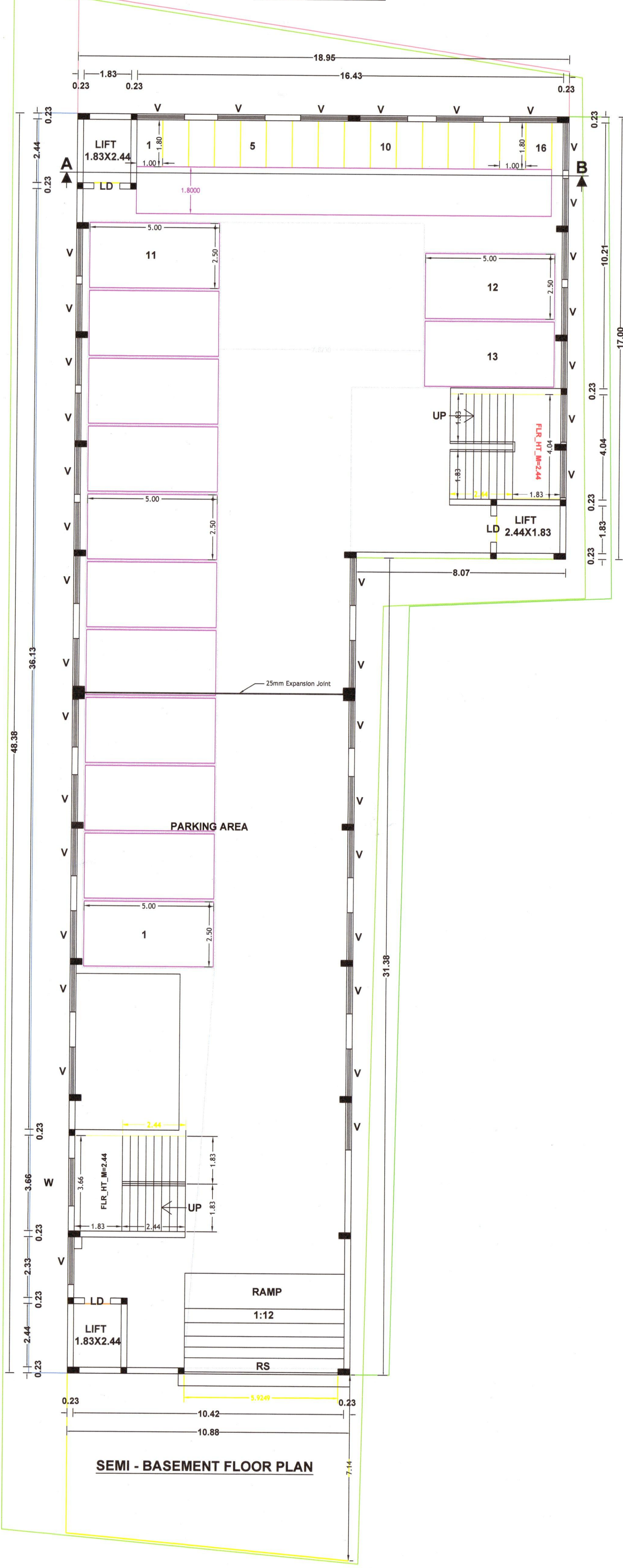
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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.

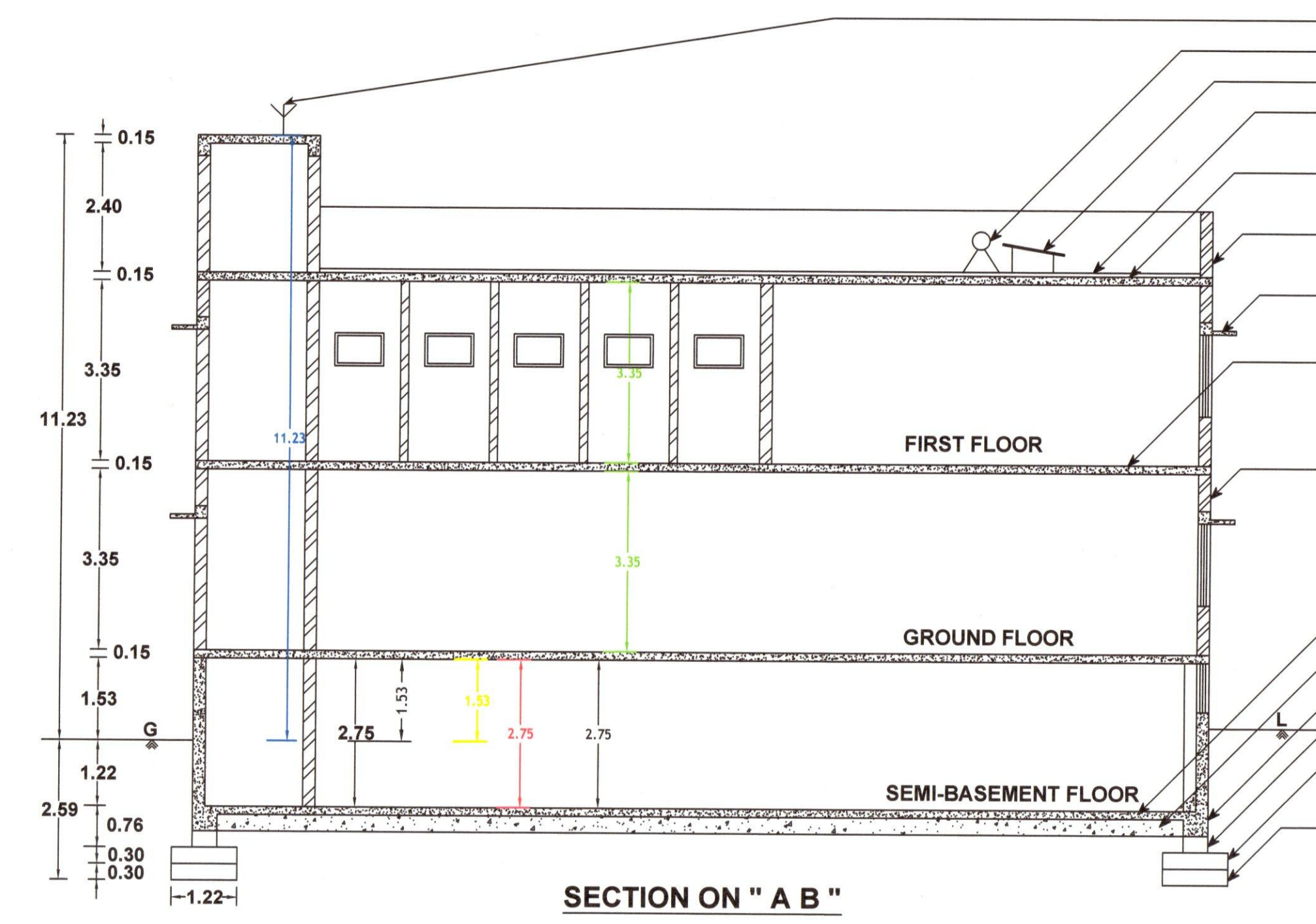
(EXISTING BUILDING TO BE DEMOLISHED)



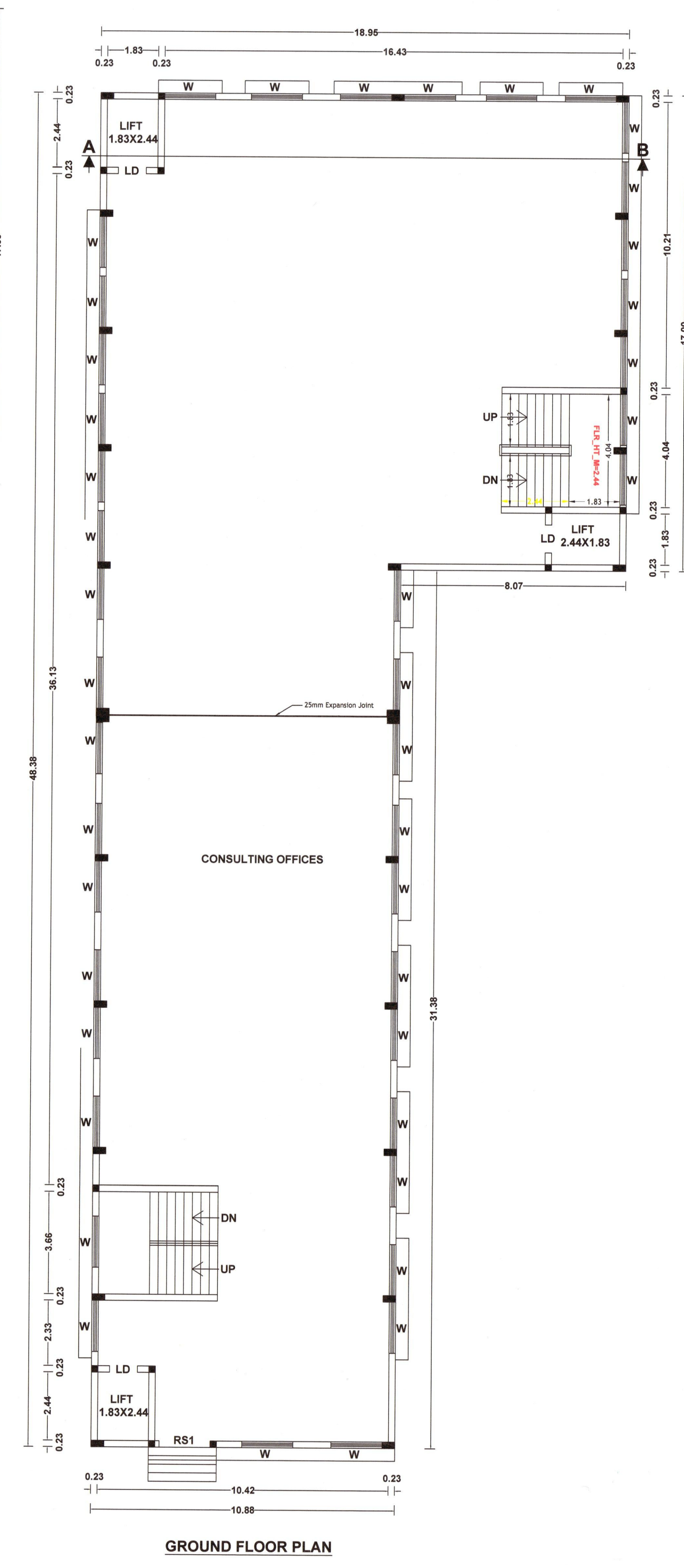
FRONT ELEVATION



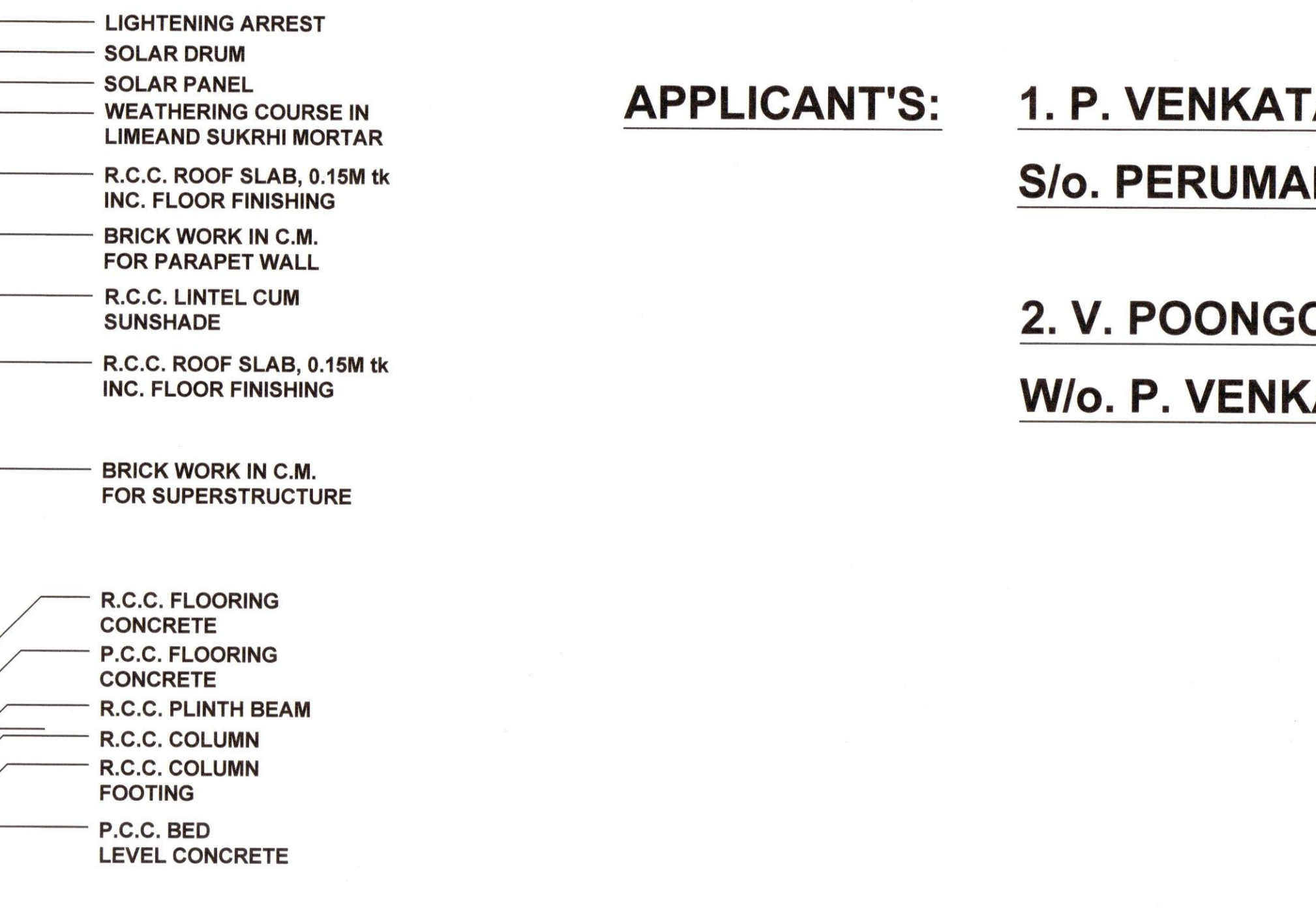
SEMI - BASEMENT FLOOR PLAN



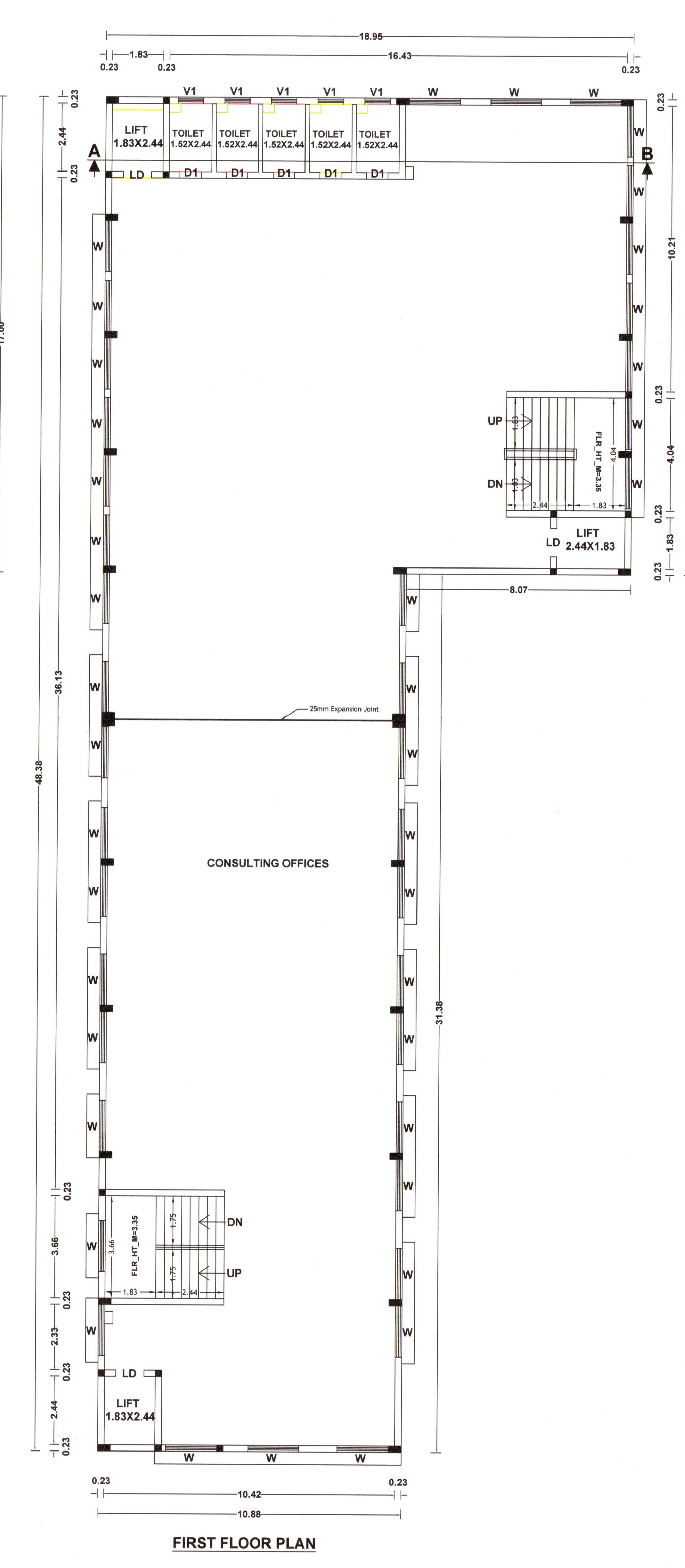
SECTION ON "A B "



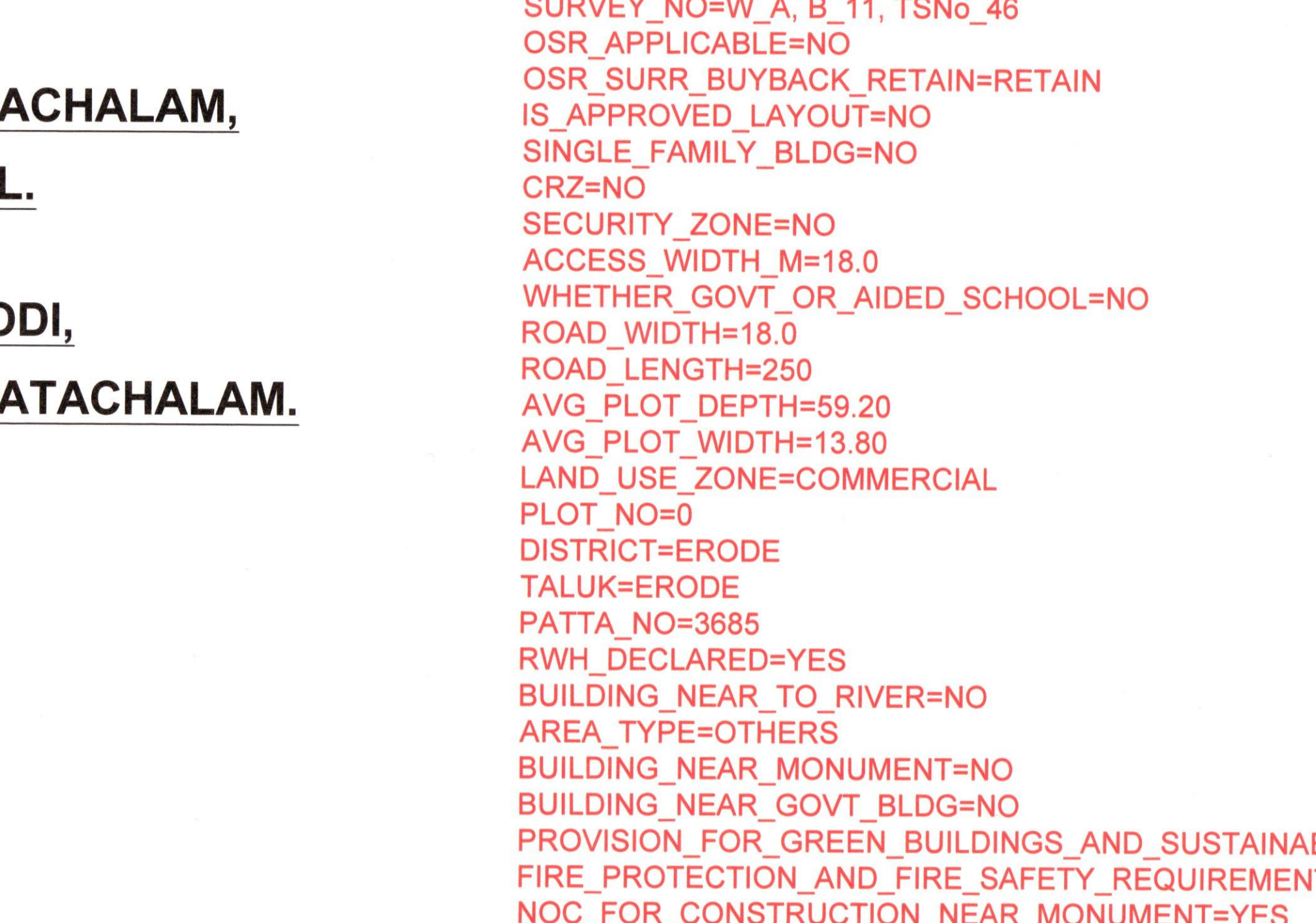
GROUND FLOOR PLAN



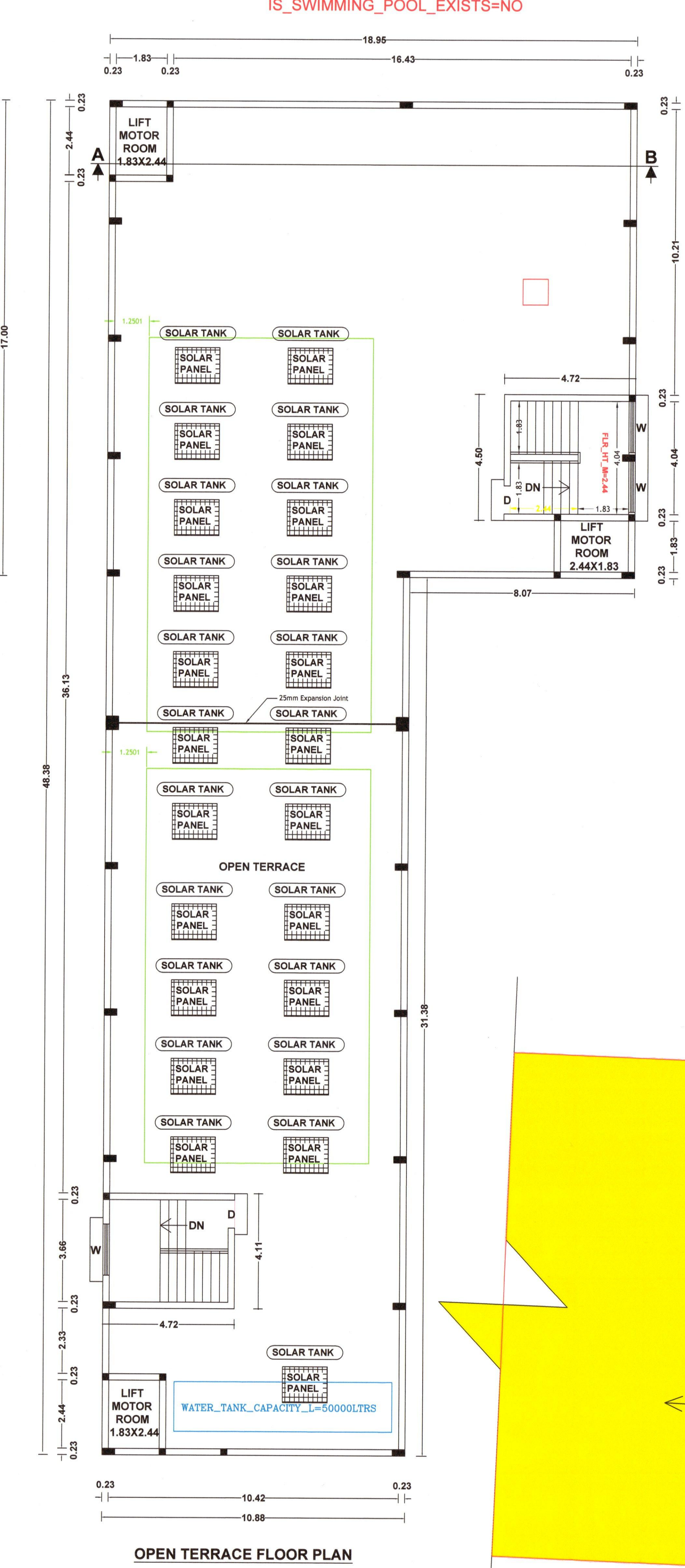
FIRST FLOOR PLAN



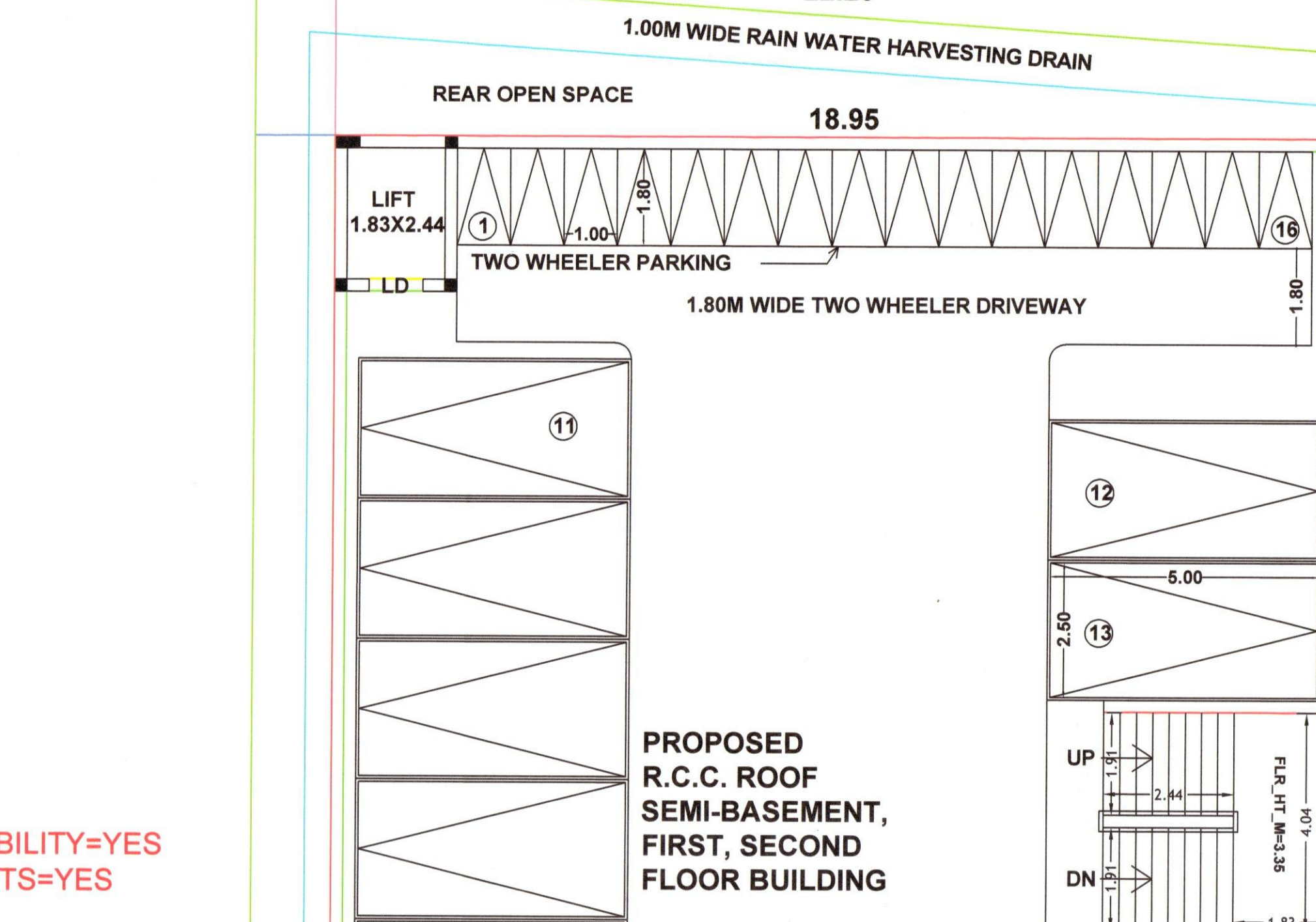
OPEN TERRACE FLOOR PLAN



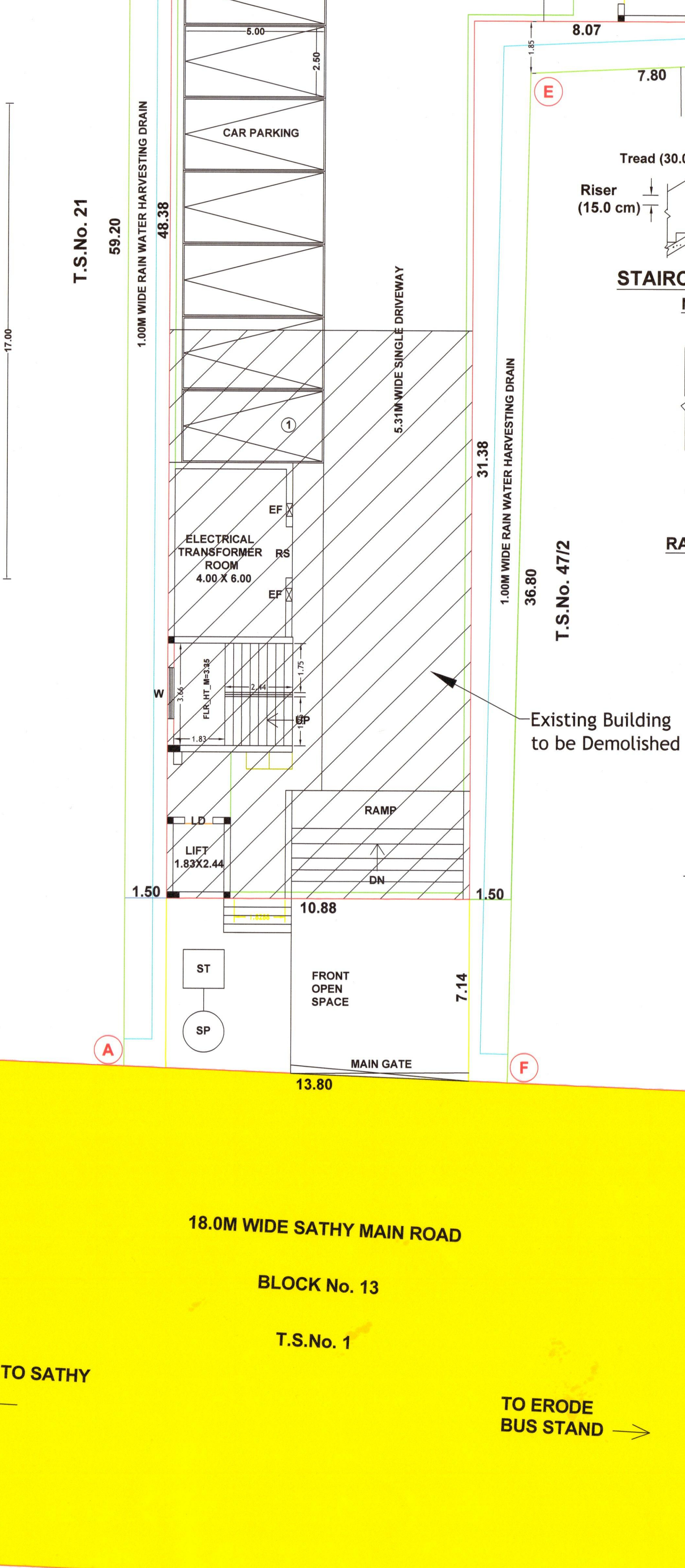
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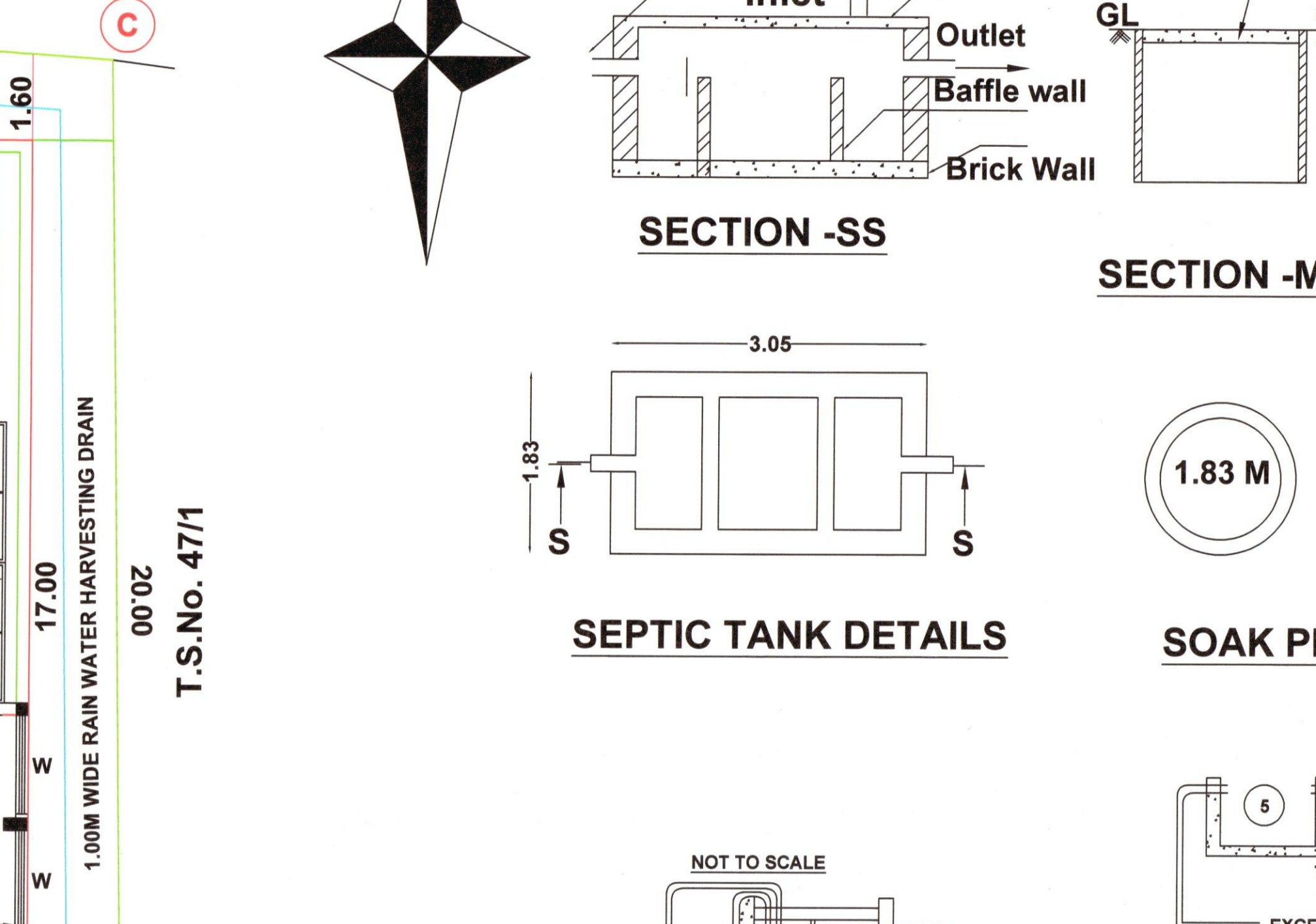
GROUND FLOOR PLAN



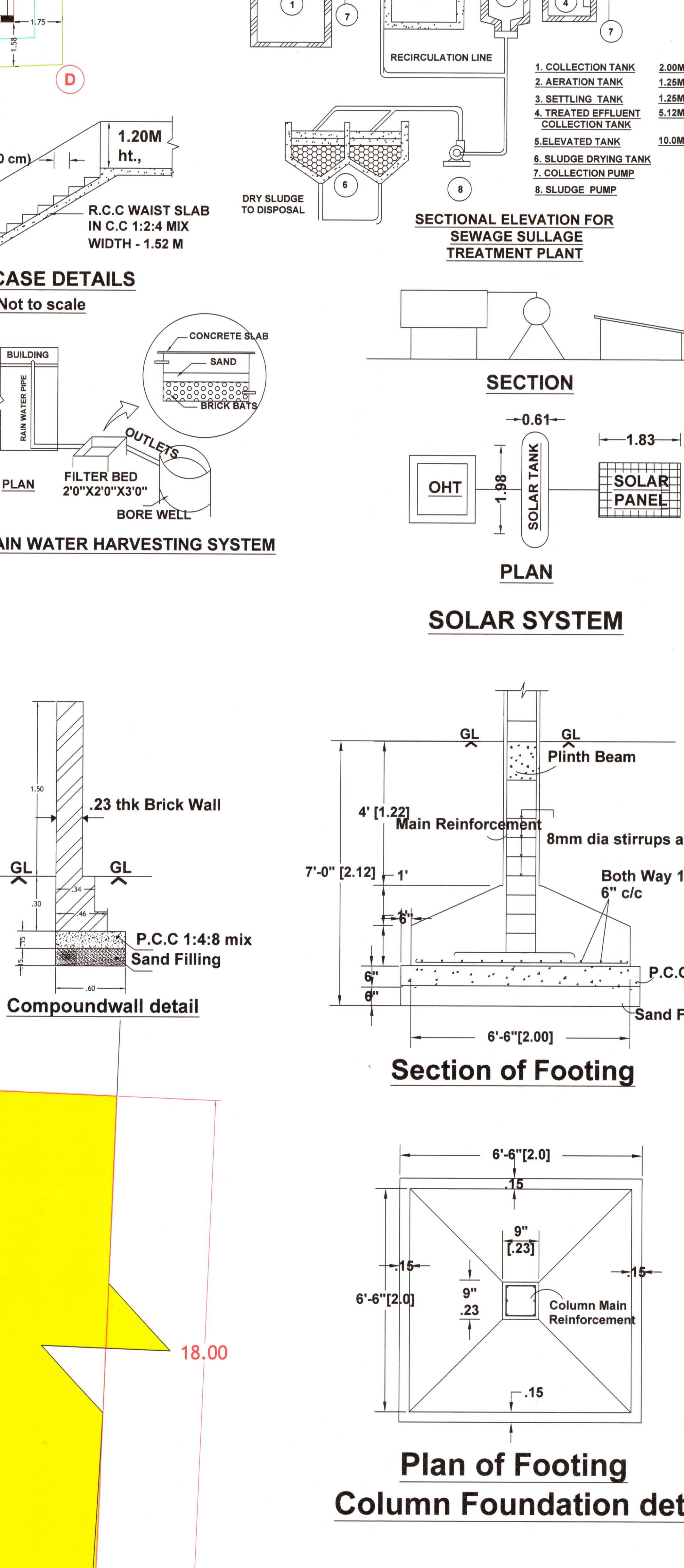
FIRST FLOOR PLAN



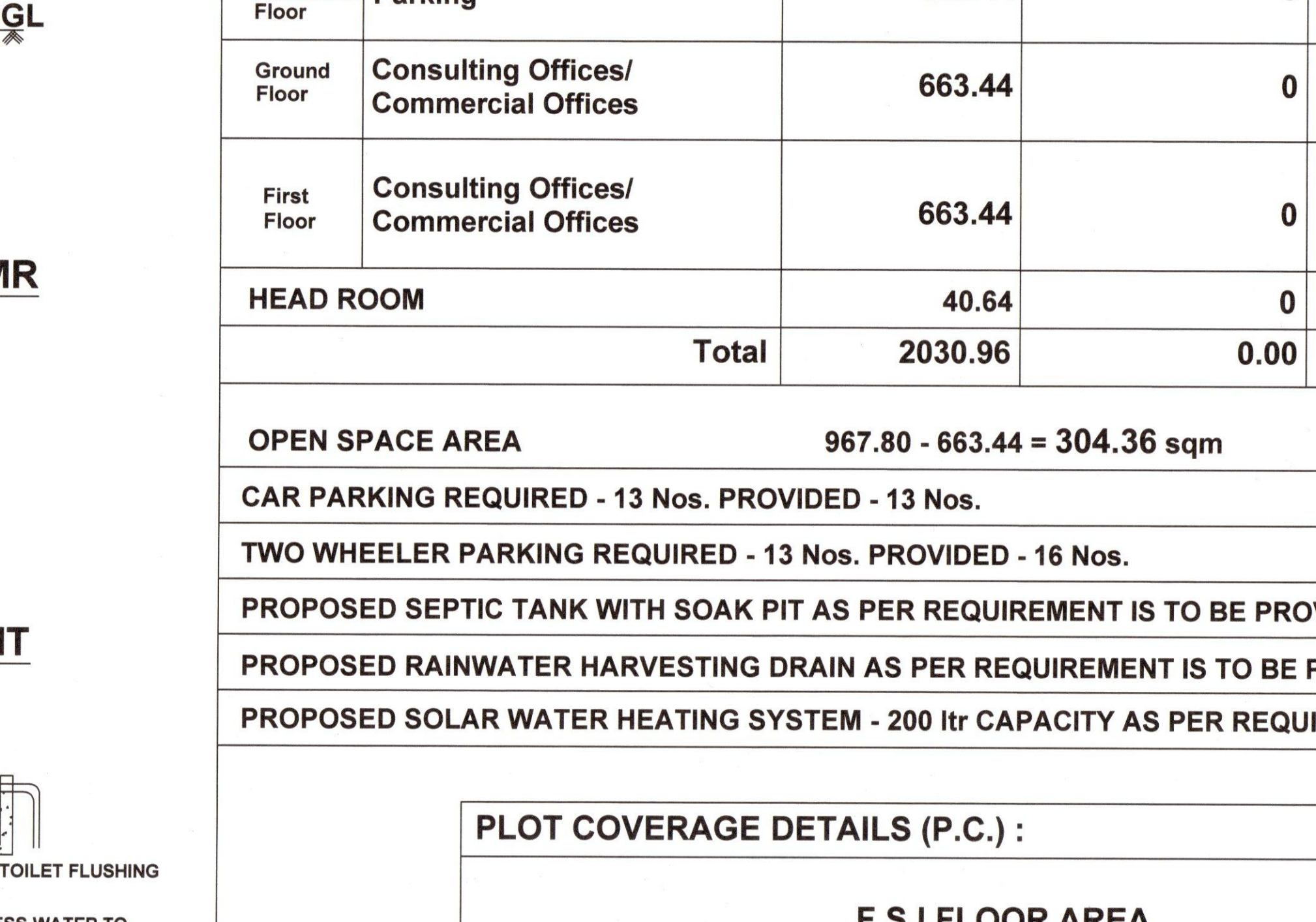
OPEN TERRACE FLOOR PLAN



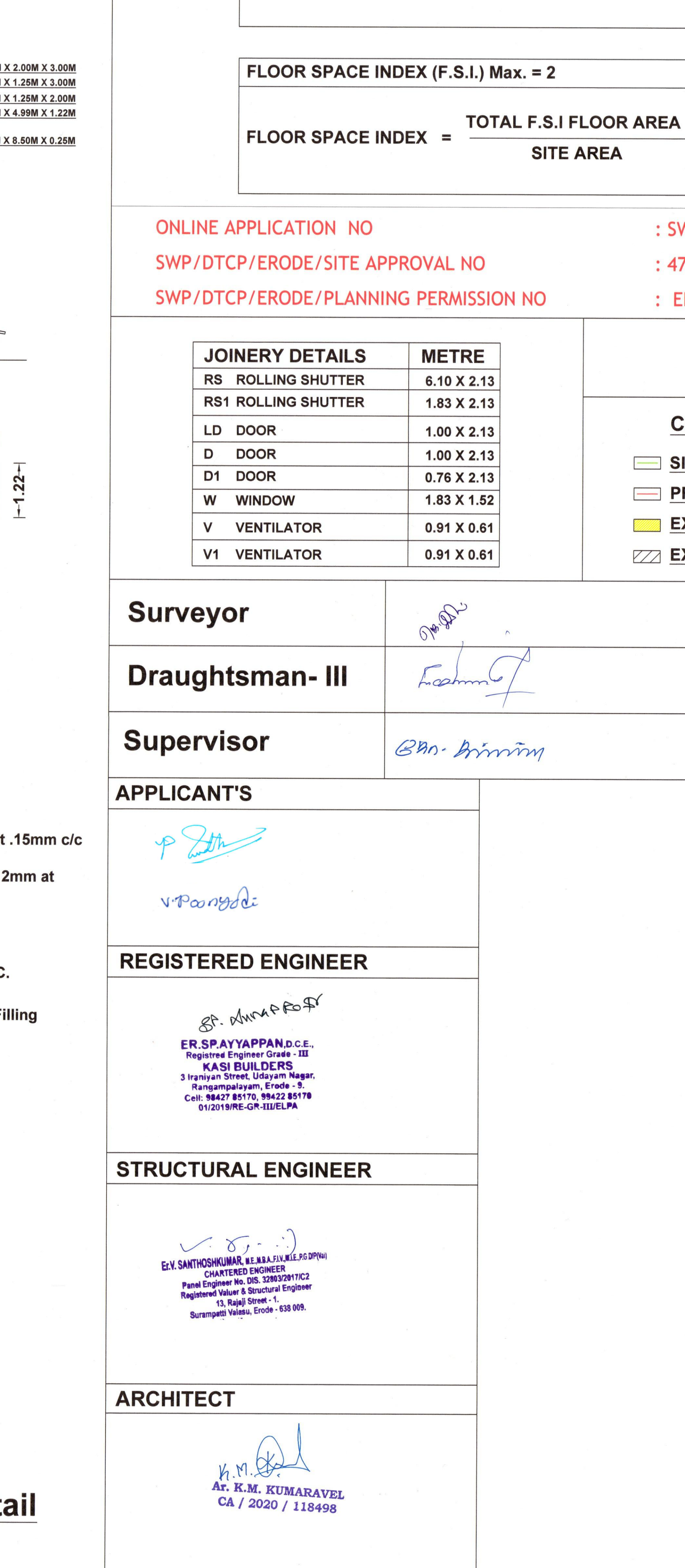
SECTION ON "A B "



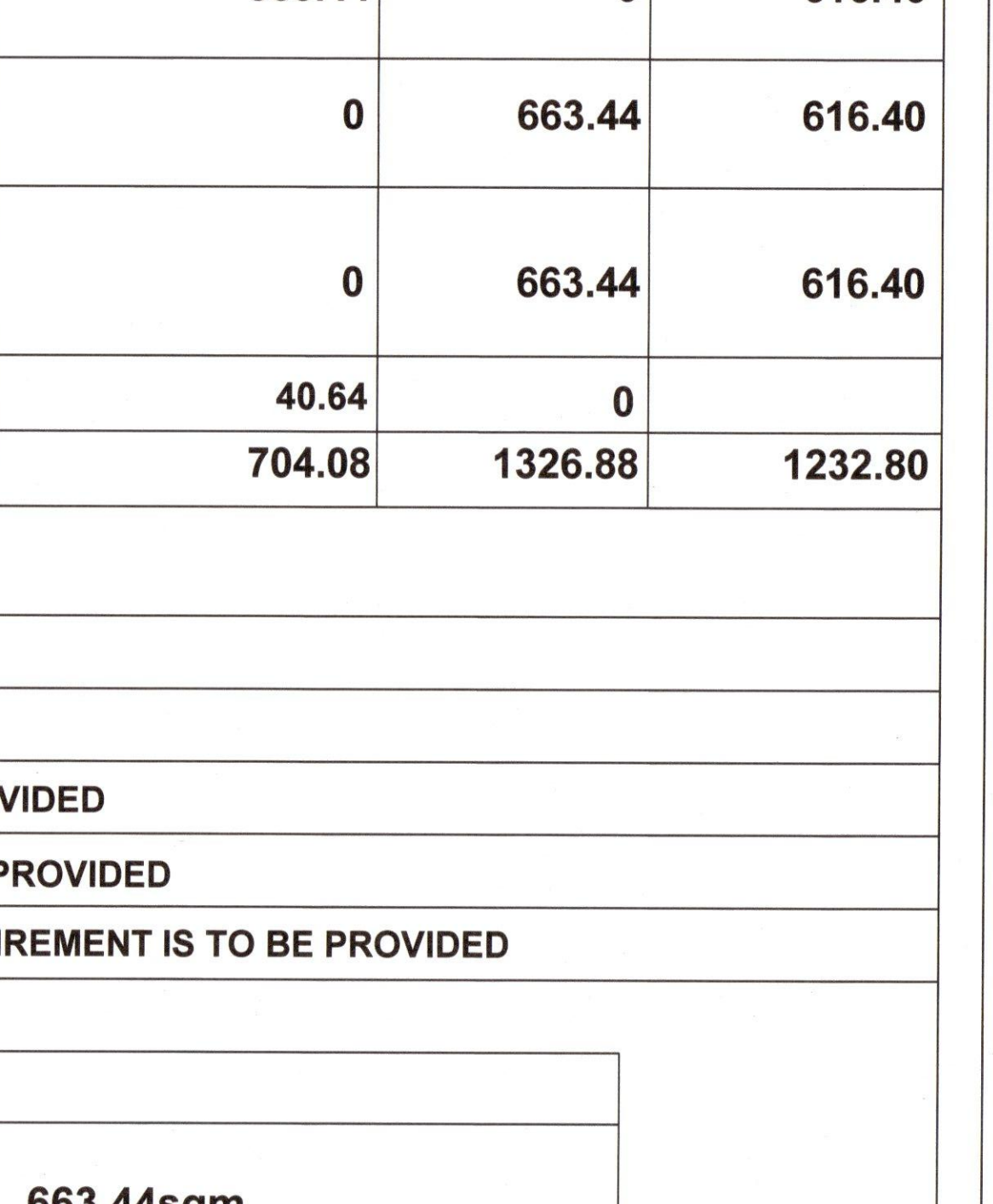
GROUND FLOOR PLAN



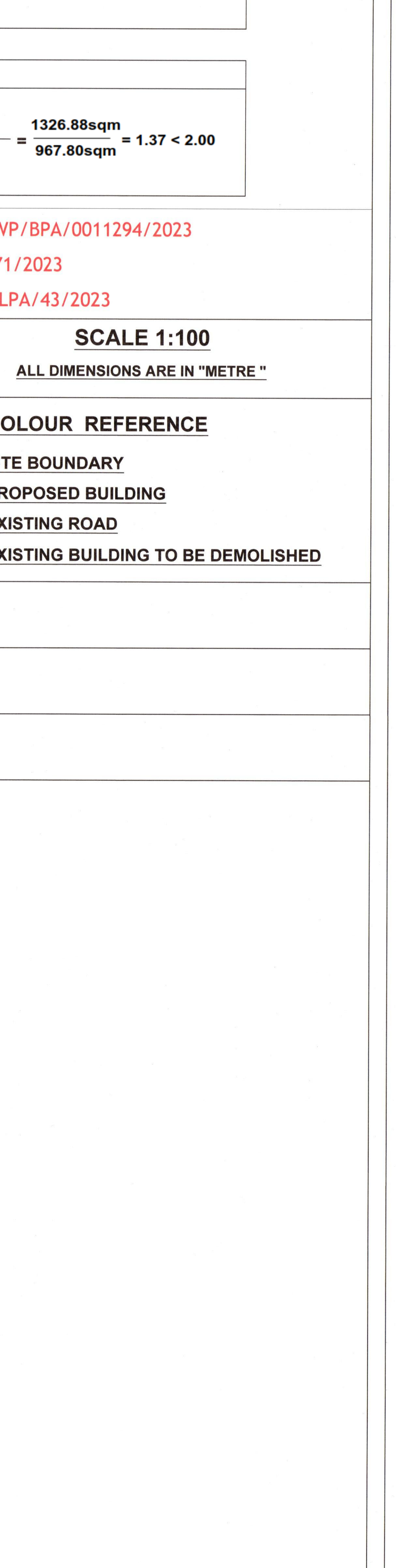
FIRST FLOOR PLAN



OPEN TERRACE FLOOR PLAN



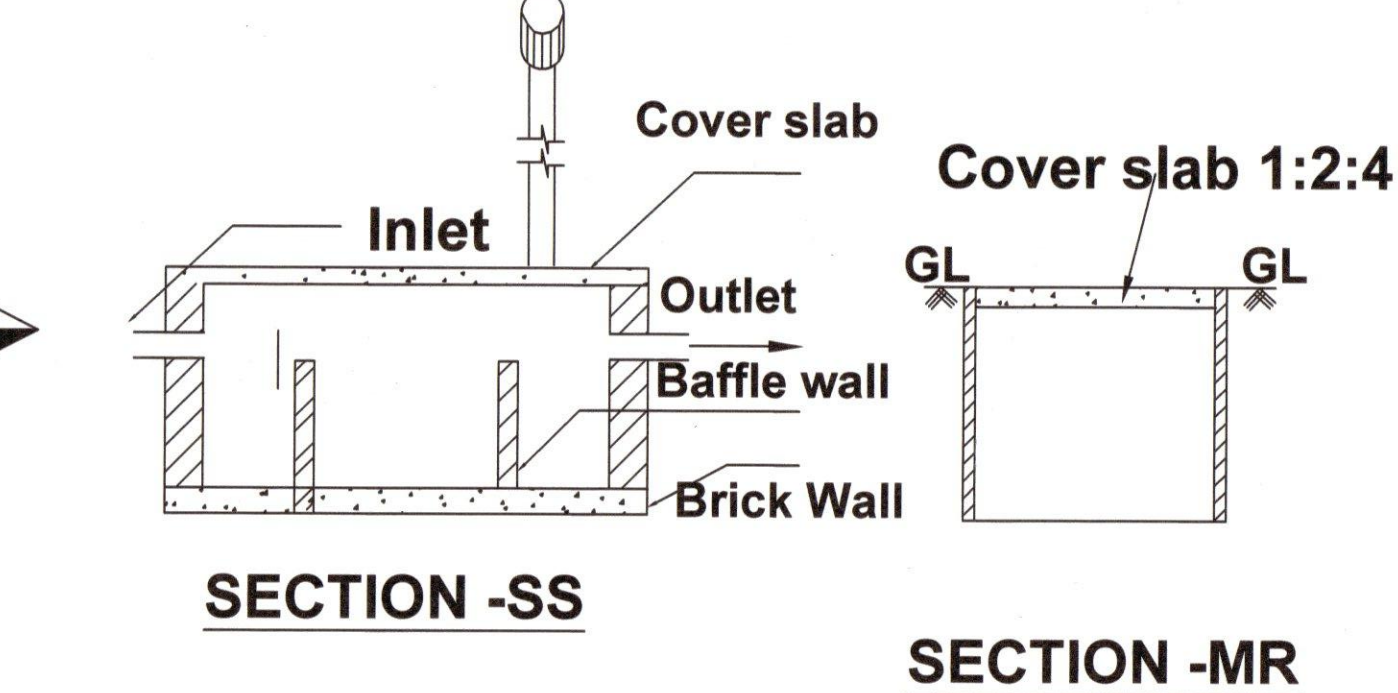
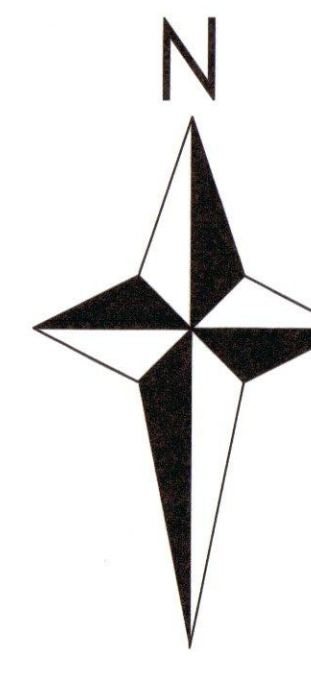
SECTION ON "A B "



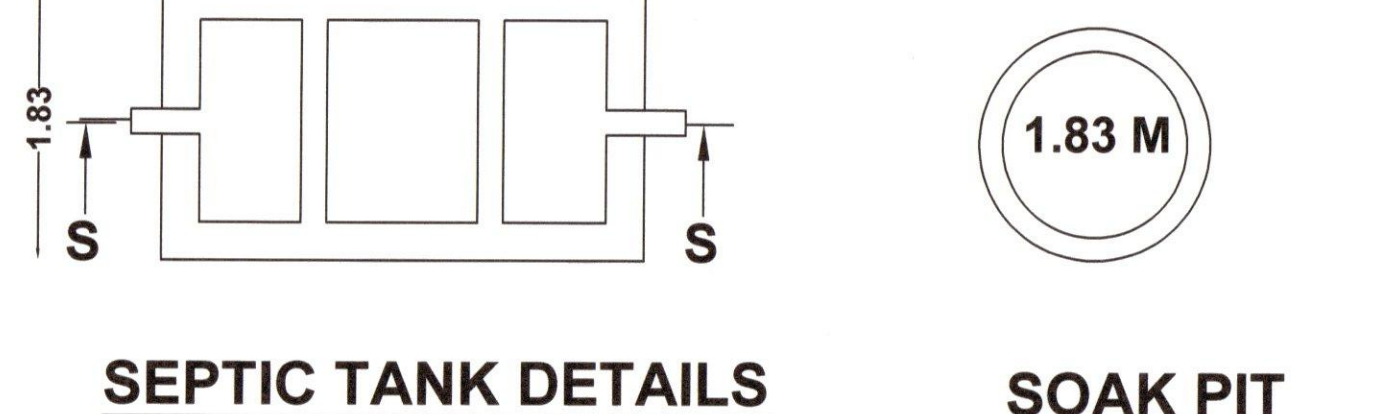
GROUND FLOOR PLAN

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_TSN0_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
PATTNA_NO=3685
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV_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

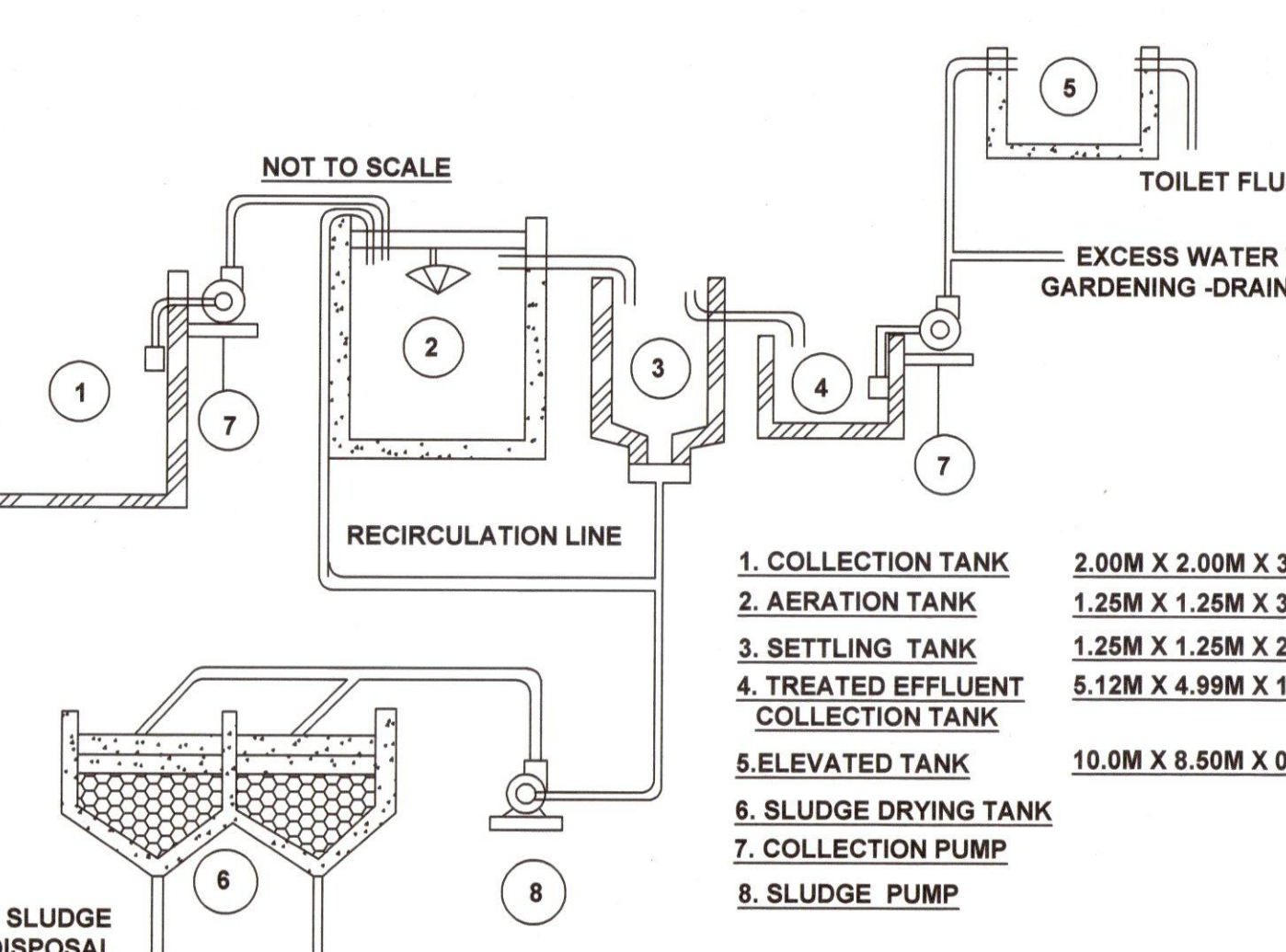
APPLICANT'S: 1. P. VENKATACHALAM,
S/o. PERUMAL.
2. V. POONGODI,
W/o. P. VENKATACHALAM.



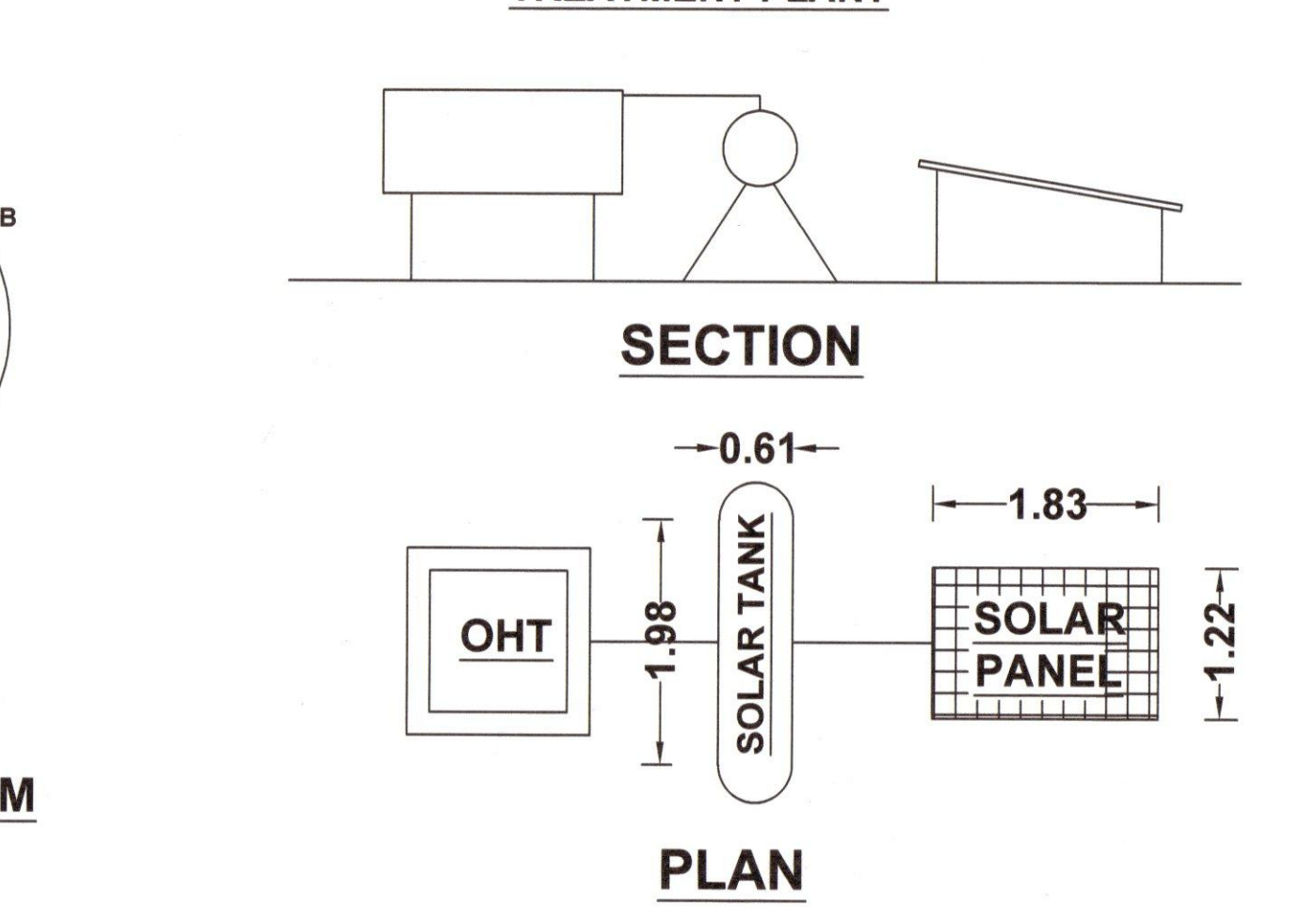
SECTION -SS SECTION -MR



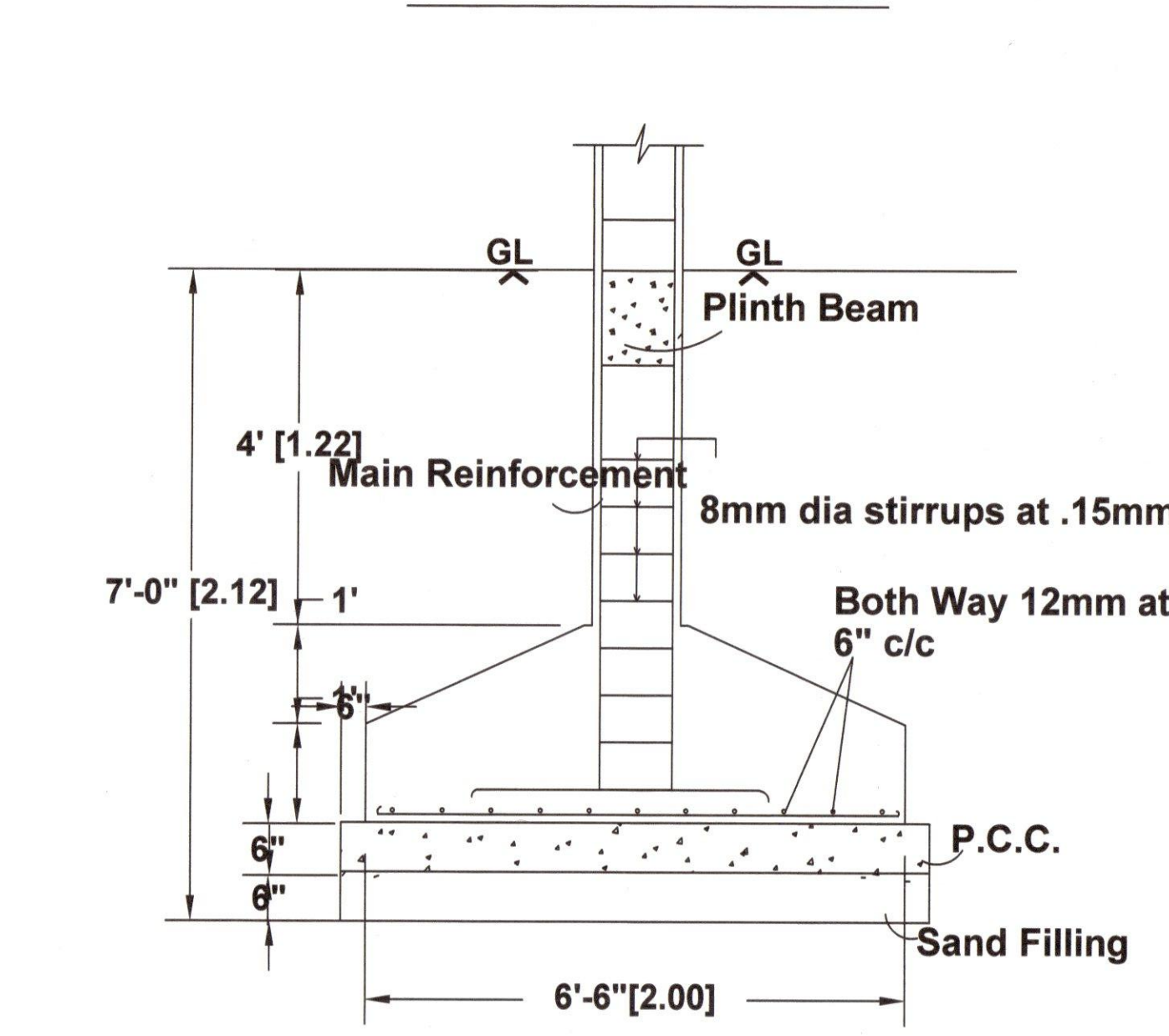
SEPTIC TANK DETAILS SOAK PIT



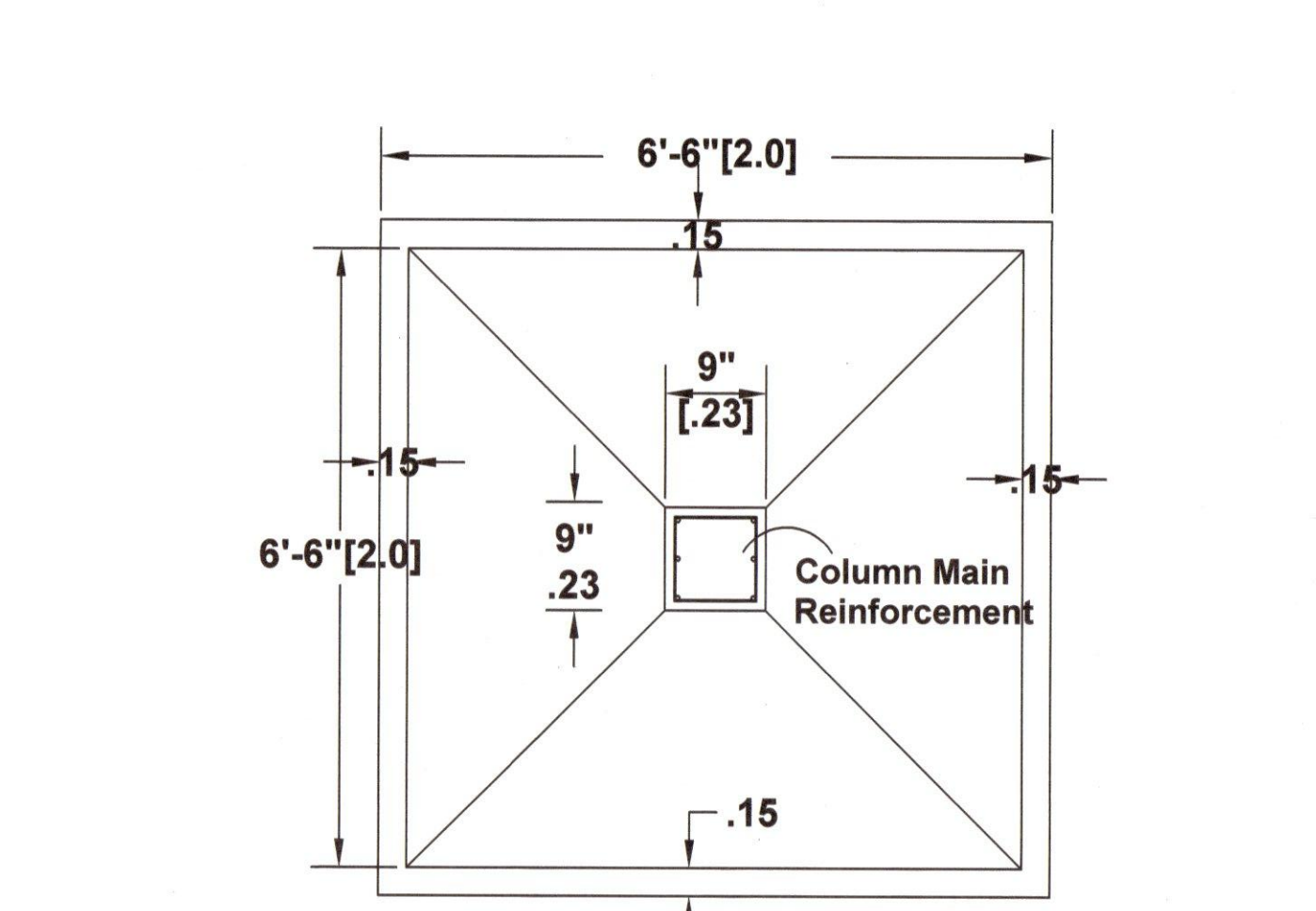
SECTIONAL ELEVATION FOR SEWAGE SULLAGE TREATMENT PLANT



SOLAR SYSTEM



Section of Footing



Plan of Footing

Column Foundation detail

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 m ²	Deduction Area in m ²	Non FSI Area in m ²	FSI Area in m ²
Semi-Basement Floor	Parking	663.44	0	663.44	0
Ground Floor	Consulting Offices/ Commercial Offices	663.44	0	0	663.44
First Floor	Consulting Offices/ Commercial Offices	663.44	0	0	663.44
HEAD ROOM		40.64	0	40.64	0
Total		2030.96	0.00	704.08	1326.88

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.):	
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	
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	2.13
RS1	ROLLING SHUTTER	1.83	2.13
LD	DOOR	1.00	2.13
D	DOOR	1.00	2.13
D1	DOOR	0.76	2.13
V	WINDOW	1.83	1.52
V1	VENTILATOR	0.91	0.61
V1	VENTILATOR	0.91	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

STRUCTURAL ENGINEER

ARCHITECT

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](#)



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



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.

