PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

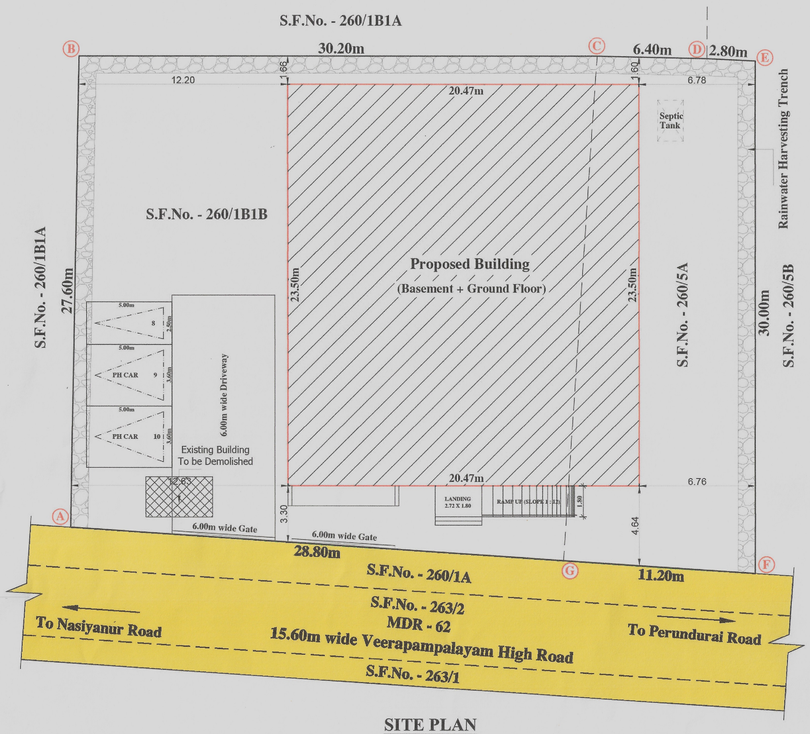
ISSUING AUTHORITY
DTCP

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

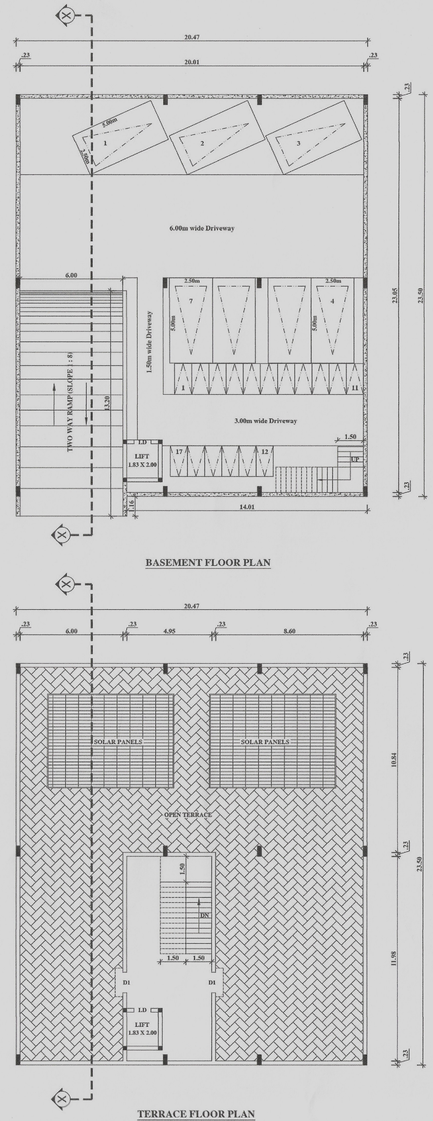
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACE ROOF COMMERCIAL SHOP BUILDING (BASEMENT + GROUND FLOOR), IN S.F.Nos : 260/1B1B & 5A, ERODE "A"VILLAGE, ERODE CORPORATION, ERODE TALUK, ERODE DISTRICT.

APPLICANT : M/s. KRG HOSPITALITIES PRIVATE LIMITED.

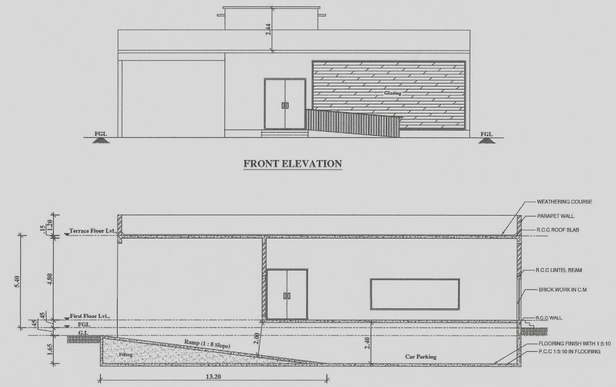


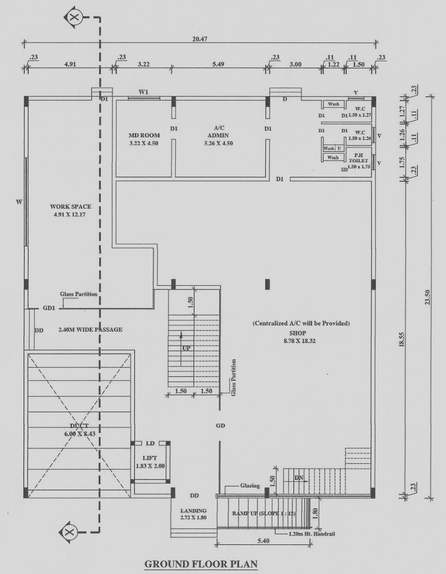
SITE PLAN
(SCALE 1 : 100)



BASEMENT FLOOR PLAN

TERRACE FLOOR PLAN





GROUND FLOOR PLAN

AREA DETAILS			Sq.METER
SITE AREA :-			
AS PER DOCUMENT			1144.00
AS PER PLR / FMB			1144.00
AS PER SITE			1146.80
BUILDING AREA :-			
FLOOR NAME	NET FSI AREA (Sq.m)	NON - FSI AREA (Sq.m)	BUILTUP AREA (Sq.m)
BASEMENT FLOOR	0.00	488.64	488.64
GROUND FLOOR	430.59	50.56	481.15
TERRACE FLOOR (Head Room Area)	0.00	67.26	67.26
TOTAL AREA	430.59	606.46	1037.05

FLOOR SPACE INDEX (FSI) = $\frac{430.59}{1144.00}$ = 0.37 < 2.00

PLOT COVERAGE (PC) = $\frac{488.64}{1144.00}$ x 100 = 42.06 %

SCALE 1 : 100

ALL DIMENSIONS ARE IN "METRE"

REFERENCE		SIZE (IN METER)
DD	DOUBLE DOOR	2.15 X 3.05
D	DOOR	1.22 X 2.44
LD	LIFT DOOR	1.00 X 2.13
D1	TOILET DOOR	0.76 X 2.13
SD	SWING DOOR	0.91 X 2.13
W	WINDOW	5.18 X 1.83
W1	WINDOW	1.83 X 1.52
V	VENTILATOR	0.90 X 0.60

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	08 Nos.	08 Nos.
TWO WHEELERS	08 Nos.	15 Nos.
P.H CAR PARKING	02 Nos.	02 Nos.
P.H TWO WHEELERS	02 Nos.	02 Nos.

APPLICANT :

For KRG Hospitalities Pvt Ltd

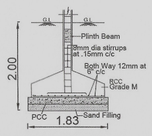
Managing Director

STRUCTURAL ENGINEER :

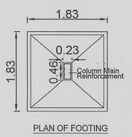
N.CHANDRASEKARAN, ME., (Struc)., (PHD)
(ELPA/EDCEA/ACCE/FACEAT)
Reg. No: 02/2019/RSE-GR-I/ELPA,
No: A-10, Sri Sairam Complex,
442, Eswaran Kovil Street,
ERODE - 638 001.
Cell: 98656 59363

REGISTERED ENGINEER :

Er.K.GOWTHAM, DCE., BE.,
06/2020/RE-G- II / EDTCP
122/15, TMG Complex,
opp. Taluk Office, Perundurai-638 052.
CELL:81229054..

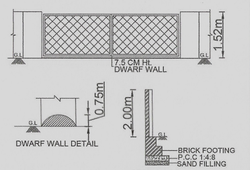


SECTION OF FOOTING

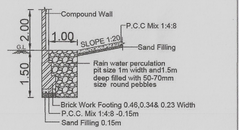


PLAN OF FOOTING

FOUNDATION DETAILS



COMPOUND WALL & GATE DETAILS



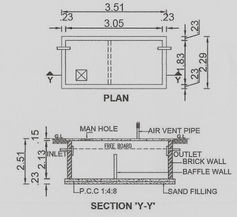
RAINWATER HARVESTING TRENCH

COLOUR INDEX

SITE BOUNDRY SHOWN

PROPOSED BUILDINGS SHOWN

EXISTING ROAD SHOWN



SEPTIC TANK DETAILS

Online Application No. : SWP / BPA / 0012916 / 2023

SWP / DTCP / ERODE / SITE APPROVAL No. : 380/2023

SWP / DTCP / ERODE / PLANNING PERMISSION No. : 34/2023

Surveyor / Assistant Draughtsman :	
Draughtsman - III :	
Planning Assistant :	

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.