

PP

APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

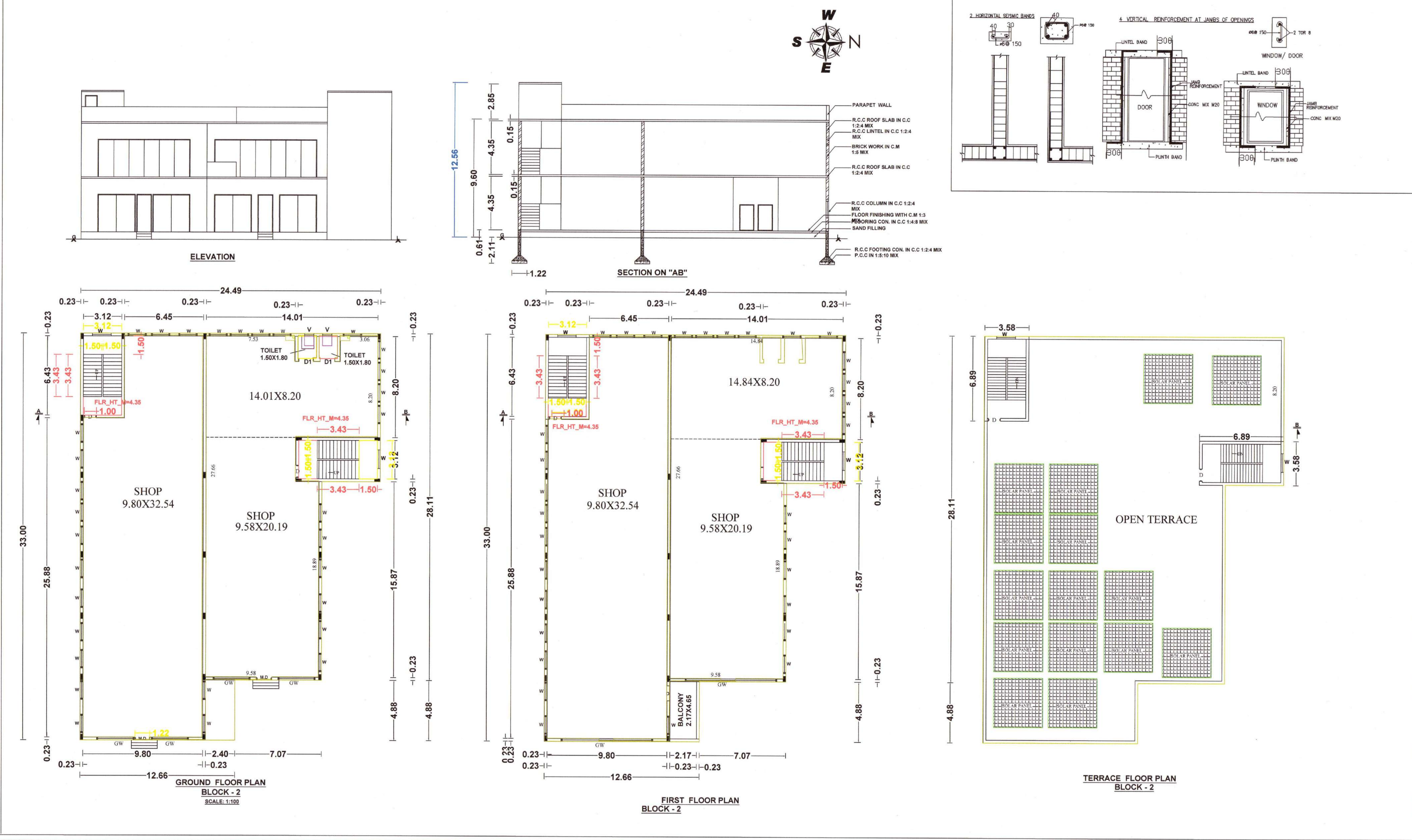
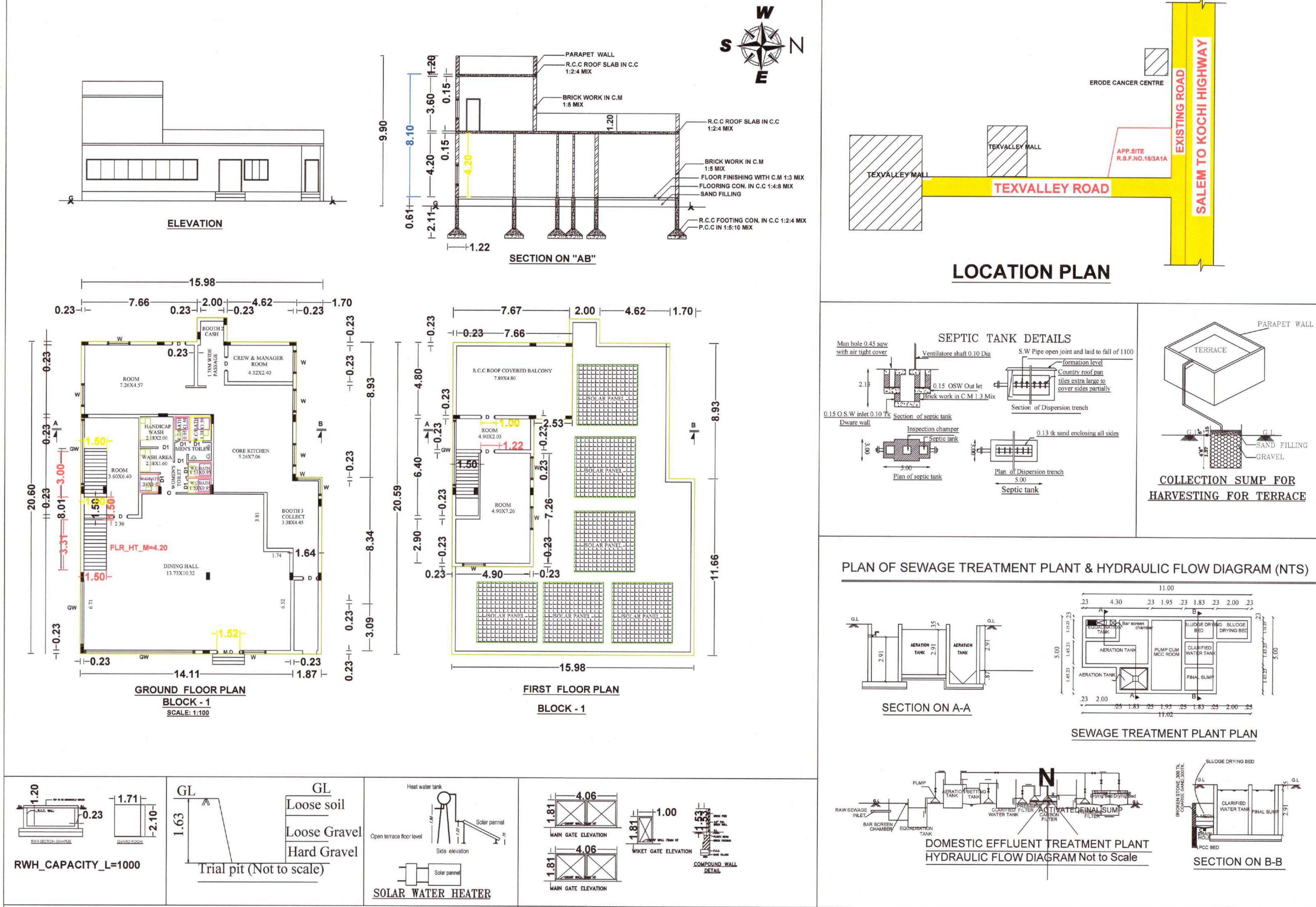
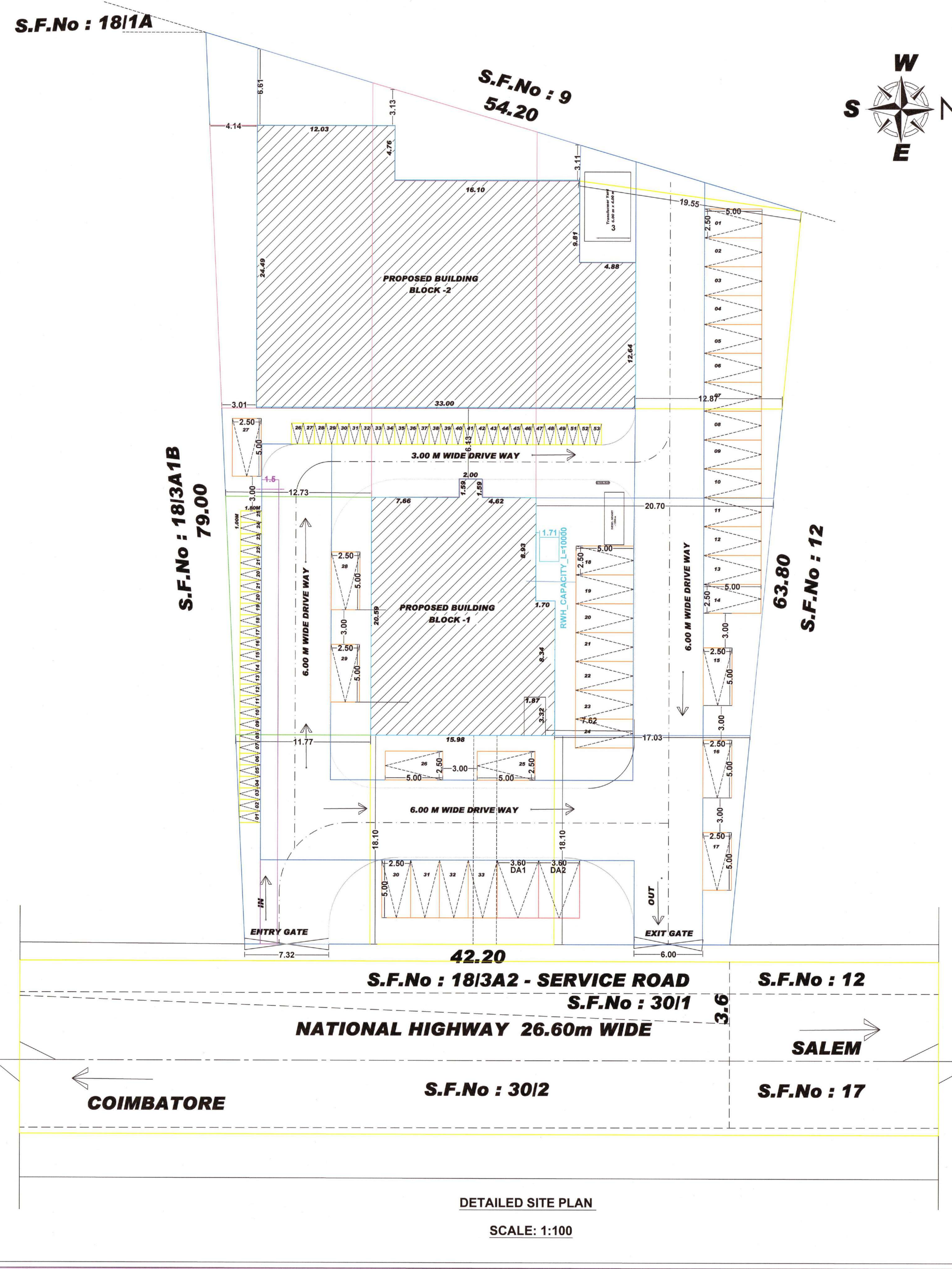
APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCP

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.

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR & FIRST FLOOR, COMMERCIAL, RESTAURANT PURPOSE BUILDING IN NEW RE- SURVEY NO: 18/3A1A, OF GANGAPURAM VILLAGE, AT ERODE CITY MUNICIPAL CORPORATION ZONE - II, ERODE TALUK, ERODE DISTRICT. (EXISTING APPROVAL Vide Roc.No. SWP/BPA/0009607/2023 Dt.05.06.2023)

APPLICANT : Mrs. P. DHANALAKSHMI W/o Mr.PERIYASWAMY



DISTRICT=ERODE
SURVEY_NO=18/3A1A
PATTA_NO=1296
AS_PER_DOCUMENT=3199.82
AS_AT_SITE=3362.07
FMB OR PLR=3200.00
JURISDICTION TYPE=CORPORATION
PLOT_AREA_M2=936.48
SINGLE_FAMILY_BLDG=NO
CRZ=NO
ACCESS_WIDTH_M=10.00
ROAD_LENGTH=300
AREA_TYPE=OTHERS
MIN_PLOT_DEPTH=38
MIN_PLOT_WIDTH=21
AVG_PLOT_DEPTH=38
AVG_PLOT_WIDTH=21
LEASEHOLD_LAND=NO
BUILDING_NEAR_TO_RIVER=NO
BLOCK_1_B-RFPO_STAFF_MEMBER_COUNT=1
BLOCK_1_B-RFPO_PUBLIC_MEMBER_COUNT=1
BLOCK_2_B-RFPO_STAFF_MEMBER_COUNT=1
BLOCK_2_B-RFPO_PUBLIC_MEMBER_COUNT=1
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=YES
IS_APPROVED_LAYOUT=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
SECURITY_ZONE=NO
LAND_USE_ZONE = COMMERCIAL
BUILDING_NEAR_TO_RIVER=NO
RWHT_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO

AREA STATEMENT				SHEET No : 1 OF 1	
DESCRIPTIONS				Sq.METER	
SITE AREA :-					
AS PER DEED AREA			0.7907 ACRES	3199.82	
AS PER PLR / FMB AREA				3200.00	
SUPER IMPOSED PLOT AREA				3362.07	
BUILDING AREA :-					
BLOCK NAME	FLOOR NAME	FSI AREA (IN Sq.m)		NON FSI AREA (IN Sq.m)	BUILTUP AREA (IN Sq.m)
		EXISTING			
1	GROUND FLOOR	317.03	—	—	317.03
	FIRST FLOOR	53.49	38.46	—	91.95
2	GROUND FLOOR	673.34	—	—	673.34
	FIRST FLOOR	673.34	—	—	673.34
	HEAD ROOM	—	—	56.96	56.96
GRAND TOTAL		1717.20	38.46	—	1812.62
FLOOR SPACE INDEX (F.S.I) :-				SCALE 1 : 1 0 0	
F.S.I AREA = 1755.66 PLOT AREA = 3199.82				0.548 < 2	
PLOT COVERAGE (P.C) :-				ALL DIMENSIONS ARE IN 'METRE'	
MAX FLOOR AREA AT ANY FLOOR PLOT AREA				x 100 = 990.37 / 3199.82 x 100 = 30.95 %	
PARKING DETAILS					
DESCRIPTIONS		REQUIRED		PROVIDED	
CAR SLOTS		32 Nos.		33 Nos.	
TWO WHEELERS		53 Nos.		53 Nos.	
P.H CAR SLOTS		02 Nos.		02 Nos.	
COLOUR INDEX					
SITE BOUNDRY SHOWN					
PROPOSED BUILDING SHOWN					
DRIVEWAY SHOWN					
EXISTING ROAD SHOWN					
JOINERY DETAILS			FEET	METER	
MD DOOR			5'0" X 7'0"	1.52 X 2.13	
D DOOR			3'3" X 7'0"	1.00 X 2.13	
D1 DOOR			2'6" X 7'0"	0.76 X 2.13	
GW GLASS WINDOW			3'0" X 4'6"	0.91 X 1.52	
W WINDOW			5'0" X 5'0"	1.52 X 1.52	
V - VENTILATOR			3'0" X 2'0"	0.91 X 0.61	
ONLINE APPLICATION NO: SWP/BPA/0041925/2023, Dt.16.10.2023					
SWP/ DTCP/ ERODE / SITE APPROVAL NO: 236/2023					
SWP/ DTCP/ ERODE REVISED BUILDING PERMISSION NO: 56/2023					
(THIS REPLACES SWP/ DTCP/ ERODE BUILDING PERMISSION NO:24/2023)					
J SRINIVASAN					
SURVEYOR / ASSISTANT DRAUGHTSMAN					
C THIYANESHWARAN					
DRAUGHTSMAN GRADE - III					
G KANNAN					
SUPERVISOR / DRAUGHTSMAN GRADE - II					
APPLICANT:-					
STRUCTURAL ENGINEER:-			REGISTERED ENGINEER:-		
E.S.V.GURUNATHAN S.C.E., A.E., P.R.O., CIVIL ENGINEER & RE. Reg.No: 10811, 2011, REG. NO: 10811, CIVIL PLANNERS & DESIGNERS 101, P.O. Coimbatore, Coimbatore (Tamil Nadu) E-mail: gurunathan@coimbatoreplanners.com, 9945424332, Ph: 91554 44444			E.S.V.GURUNATHAN S.C.E., A.E., P.R.O., CIVIL ENGINEER & RE. Reg.No: 10811, 2011, REG. NO: 10811, CIVIL PLANNERS & DESIGNERS 101, P.O. Coimbatore, Coimbatore (Tamil Nadu) E-mail: gurunathan@coimbatoreplanners.com, 9945424332, Ph: 91554 44444		

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

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

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

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.

