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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

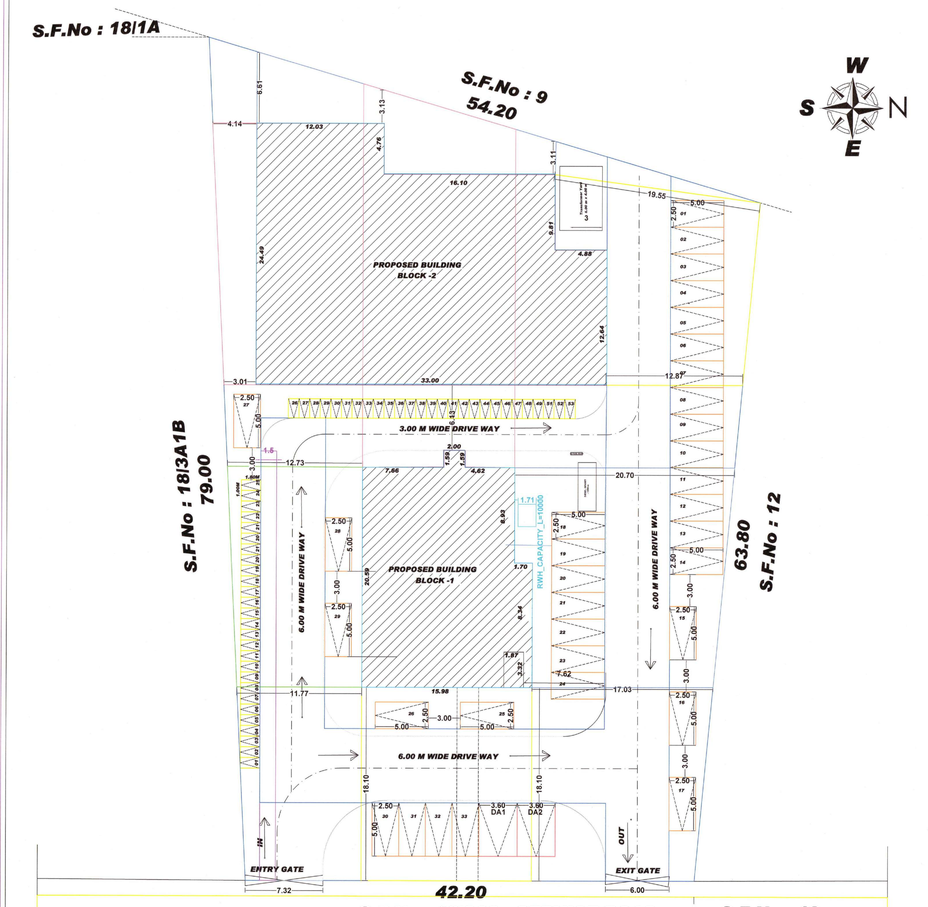
+91 9996 12 9996

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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)

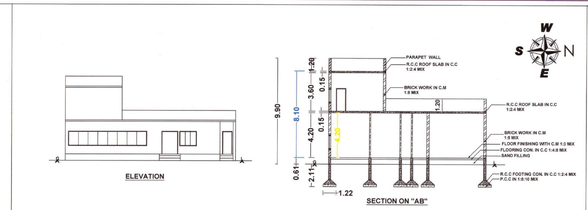
APPLICANT :

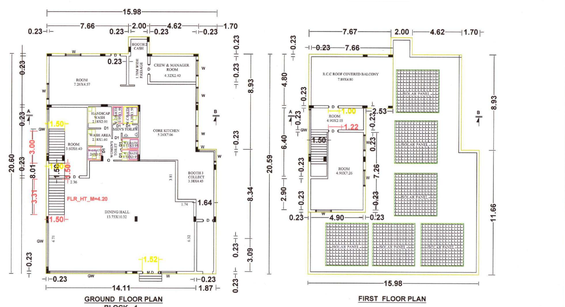
Mrs. P. DHANALAKSHMI W/o Mr.PERIYASWAMY

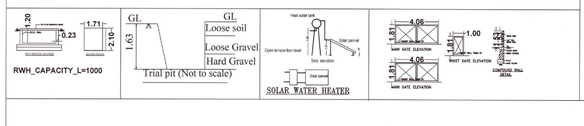


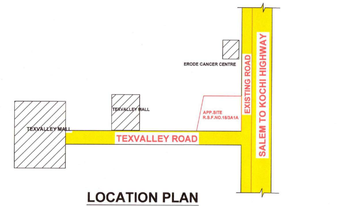
DETAILED SITE PLAN

SCALE: 1:100

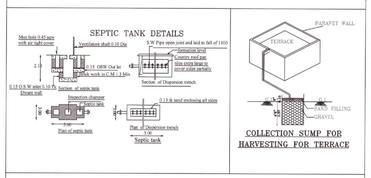






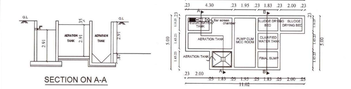


LOCATION PLAN



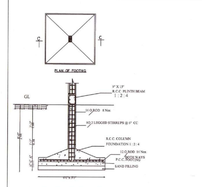
COLLECTION SUMP FOR HARVESTING FOR TERRACE

PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)

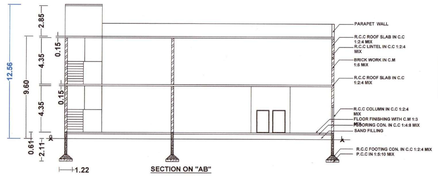


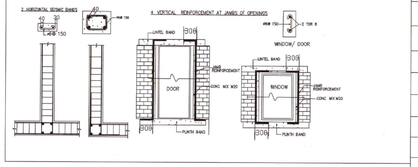


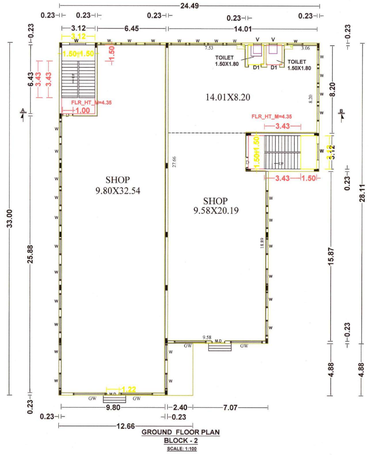
DISTRICT=ERODE
SURVEY_NO=18/3A1A
PATTA_NO=1296
AS_PER_DOCUMENT=3199.82
AS_AT_SITE=3362.07
FMB_OR_PLR=3200.00
JURISDICTION_TYPE=CORPORATION
PLOT_AREA_M2=936.48
SINGLE_FAMILY_BLDG=NO
CRZ=NO
ACCESS_WIDTH_M=10.00
ROAD_WIDTH=10.00
ROAD_LENGTH=300
AREA_TYPE=OTHERS
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MIN_PLOT_WIDTH=21
AVG_PLOT_DEPTH=38
AVG_PLOT_WIDTH=21
LEASEHOLD_LAND=NO
BUILDING_NEAR_TO_RIVER=NO
BLOCK_1_B-RFFO_STAFF_MEMBER_COUNT=1
BLOCK_1_B-RFFO_PUBLIC_MEMBER_COUNT=1
BLOCK_2_B-RFFO_STAFF_MEMBER_COUNT=1
BLOCK_2_B-RFFO_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
RWH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

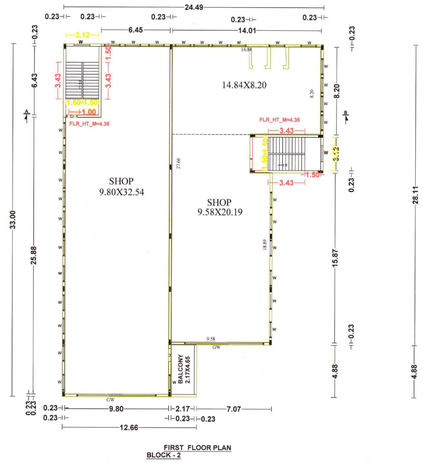


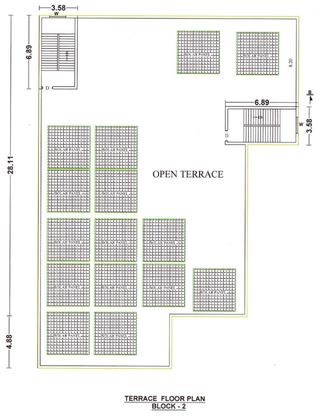












AREA STATEMENT		SHEET No : 1 OF 1
DESCRIPTIONS		Sq.METER
SITE AREA :-		
AS PER DEED AREA	0.7907 ACRES	3199.82
AS PER PLR / FMB AREA		3200.00
SUPER IMPOSED PLOT AREA		3362.07

BUILDING AREA :-

BLOCK NAME	FLOOR NAME	FSI AREA (IN Sq.m) EXISTING		NON FSI AREA (IN Sq.m)	BUILTUP AREA (IN Sq.m)
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 1:100

F.S.I AREA / PLOT AREA = 1755.66 / 3199.82 = 0.548 < 2

ALL DIMENSIONS ARE IN 'METRE'

PLOT COVERAGE (P.C) :-

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:-

P Dhanda

STRUCTURAL ENGINEER:-

Er.S.VGURUNATHAN B.E.,A.M.I.E.(INDIA)F.I.V.
Civil Engineer & MIE
Reg.No:81 2019 MIE GR-I ELTL
GURU PLANNERS & DESIGNERS
191, K.P.G. Complex, Current School (Opp.)
Karur Bye-Pass Road, Kulithalaikadai,
Karur-639 002. Ph : 90254 16464.

REGISTERED ENGINEER:-

Er.S.VGURUNATHAN B.E.,A.M.I.E.(INDIA)F.I.V.
Civil Engineer & MIE
Reg.No:81 2019 MIE GR-I ELTL
GURU PLANNERS & DESIGNERS
191, K.P.G. Complex, Current School (Opp.)
Karur Bye-Pass Road, Kulithalaikadai,
Karur-639 002. Ph : 90254 16464.

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
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OMR Thoraipakkam,
Chennai 600 097, India
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+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.