

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.

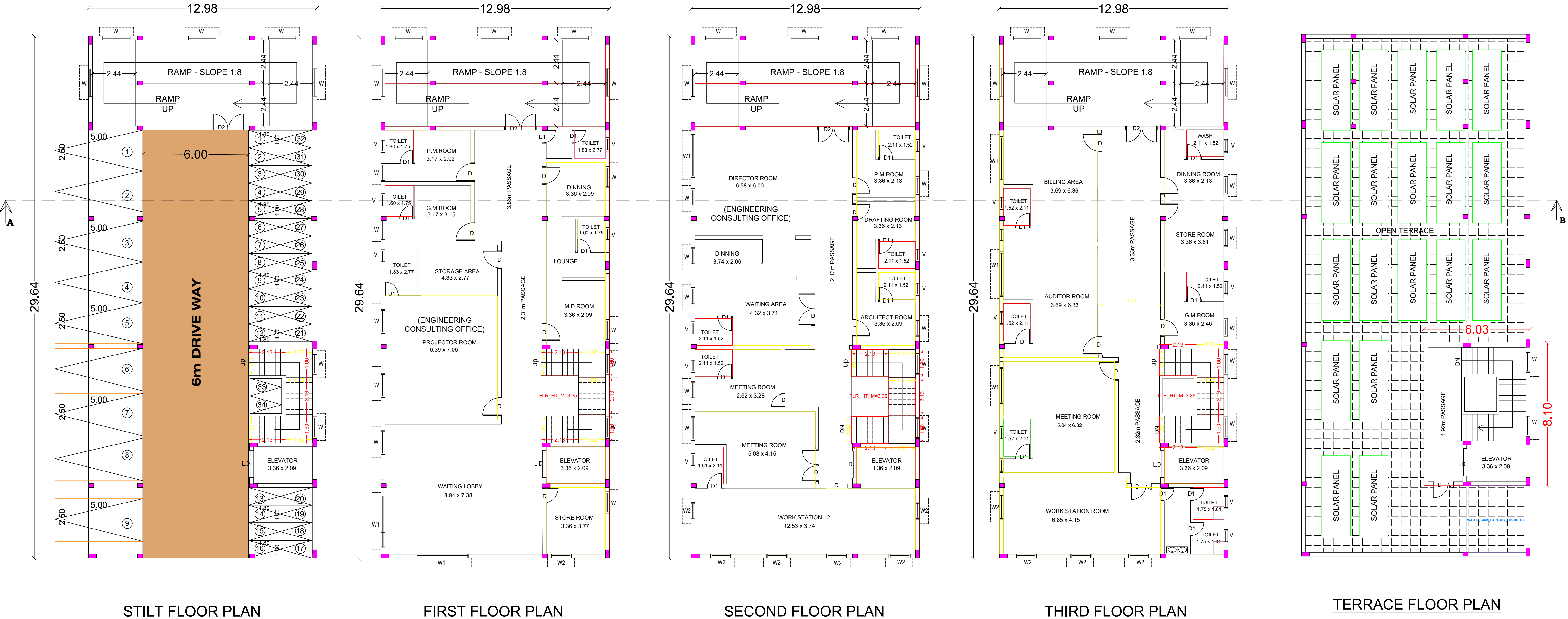
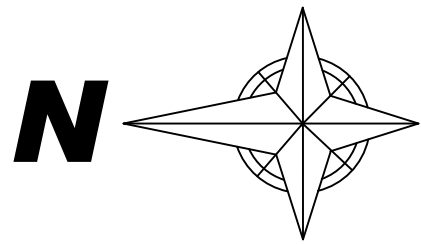
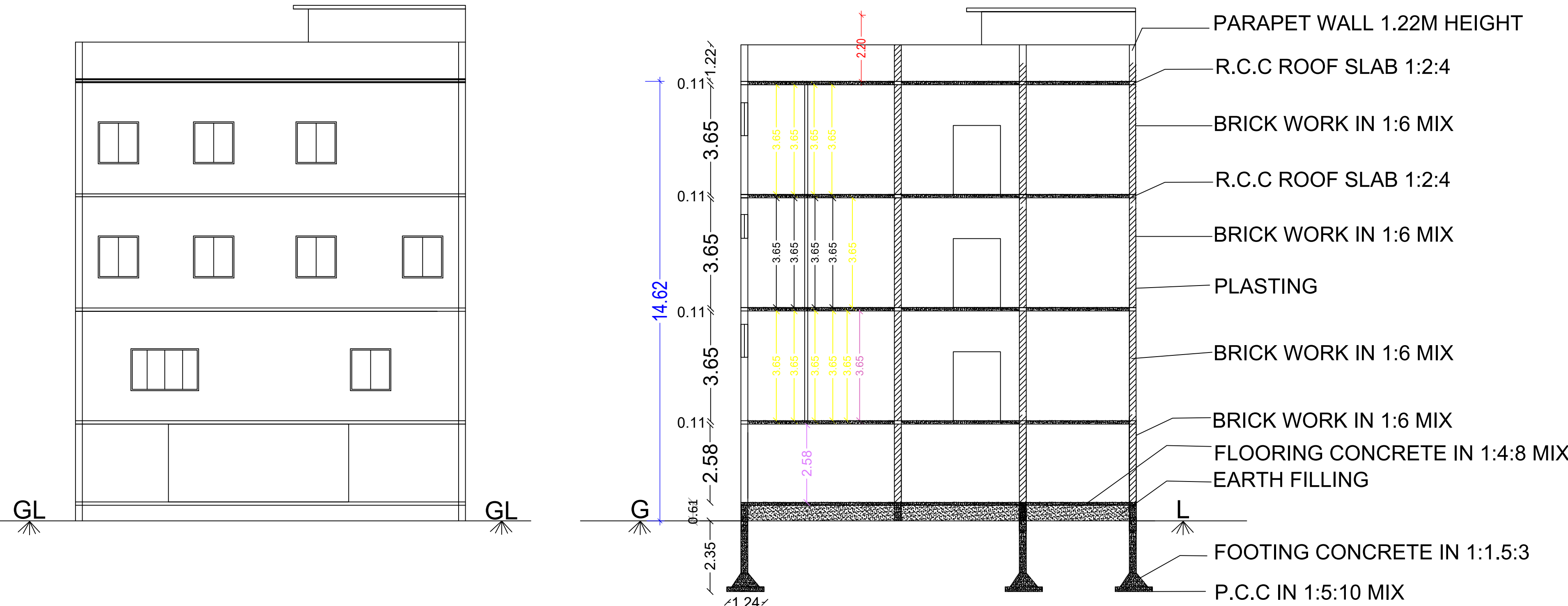
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACE ROOF STILT FLOOR , FIRST,SECOND,THIRD FLOOR COMMERCIAL OFFICE BUILDING, IN
WARD - H, BLOCK No-08, T.S.No : 5 / 4 , (OLD R.S.No : 282/1B) AT PERIYASEMUR TOWN, ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK, ERODE DISTRICT.

APPLICANT:

1.Mr.P.NAVEENKUMAR
2.Mrs.S.AARTHI

PLAN INFO
PLOT_AREA_M2=736.00
AS_PER_DOCUMENT=736.00
AS_AT_SITE=731.97
FMB_OR_PLR=736.00
AS_PER_DOCUMENT=736.00
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=19.60
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=17.40
ROAD_LENGTH=300
AVG_PLOT_DEPTH= 39.00
AVG_PLOT_WIDTH= 19.00
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=0
SURVEY_NO=WARD-H, BLOCK No-08, T.S.No -5/4
PATTA_NO=TSLR
JURISDICTION_TYPE=MUNICIPAL
TALUK=ERODE
DISTRICT=ERODE
VILLAGE=PERIYASEMUR
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=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
PLE=YES
BLOCK_1_B-PCO_MEMBER_COUNT=30
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO

JOINERY DETAILS		
D	DOOR	1.00 x 2.10
D2	DOOR	1.83 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.37 x 1.52
W1	WINDOW	2.90 x 1.52
W2	WINDOW	1.22 x 1.52
V	VENTILATOR	0.91 x 0.61
L.D	LIFT DOOR	1.20 x 2.13



AREA DETAILS

TOTAL AREA OF APPLICANT SITE (AS PER DOC) - 736.00 SQ.M

TOTAL AREA OF APPLICANT SITE (AS PER PATTA) - 736.00 SQ.M

SUPER IMPOSED AREA - 731.97 SQ.M

Descriptions	COMMERCIAL TOTAL FSI AREA	NON - FSI		TOTAL BUILTUP AREA
		COVERED PARKING	DEDUCTION	
Area of the Proposed R.C.C Building in Stilt Floor	-	384.78	-	384.78
Area of the Proposed R.C.C Building in First Floor	384.78	-	-	384.78
Area of the Proposed R.C.C Building in Second Floor	384.78	-	-	384.78
Area of the Proposed R.C.C Building in Third Floor	384.78	-	-	384.78
Area of the Headroom+Lift in Terrace Floor	-	-	-	48.89
Total Area	1154.34	384.78	-	1588.01

FSI = $\frac{1154.34 \text{ SQM}}{736.00 \text{ SQM}} = 1.568 < 2$

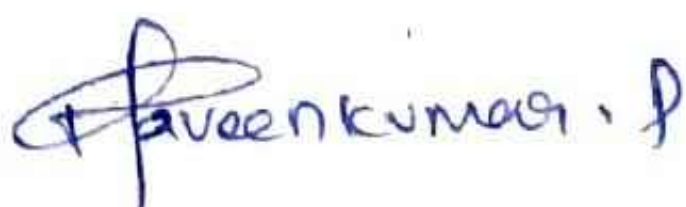
PC = $\frac{384.78 \text{ SQM}}{736.00 \text{ SQM}} \times 100 = 52.27\%$

(FE) FIRE EXTINGUISHER = 
(FA) FIRE ALARAM = 

SCALE 1 : 100
ALL DIMENSION ARE IN METER

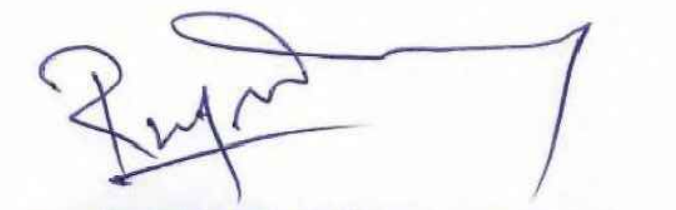
ONLINE APPLICATION No - SWP/BPA/057912/2023
SWP/DTCP/ERODE/Site Approval No : 532 / 2023
SWP/DTCP/ERODE(ELPA)Planning Permission No : 49 / 2023

APPLICANT


S. Arathi

STRUCTURAL ENGINEER

REGISTERED ENGINEER


Er R.MOHAN B.E., M.B.A.,
REGISTERED STRUCTURAL ENGINEER-DTCP,
L.No: 04 /2022 /RSE-Gr.II /EDTCP,
CPR PLANNERS AND BUILDERS,
C-134, Sampath Nagar Housing Unit,
Opp.Erode Dtcp Office, Erode - 11.
Mobile No: 7708556500


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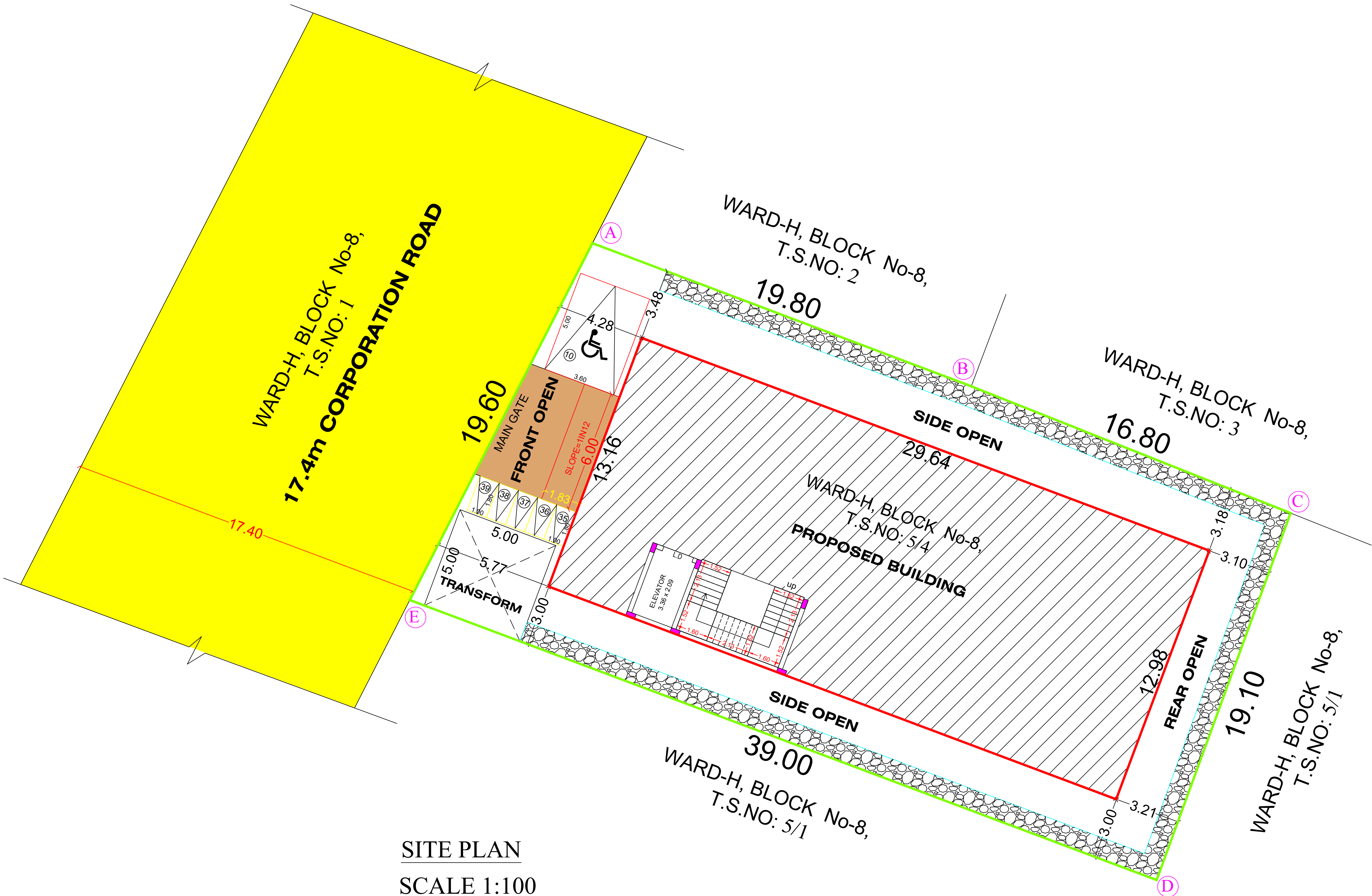
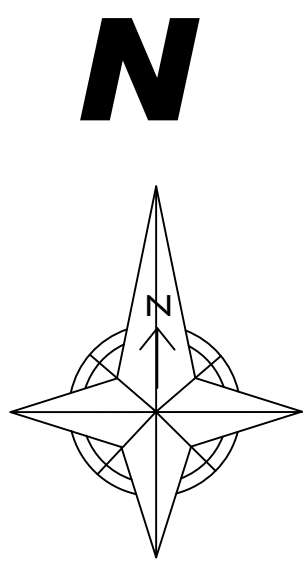
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ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK, ERODE DISTRICT.

SHEET No : 2/2

APPLICANT:

- 1.Mr.P.NAVEENKUMAR
2.Mrs.S.AARTHI

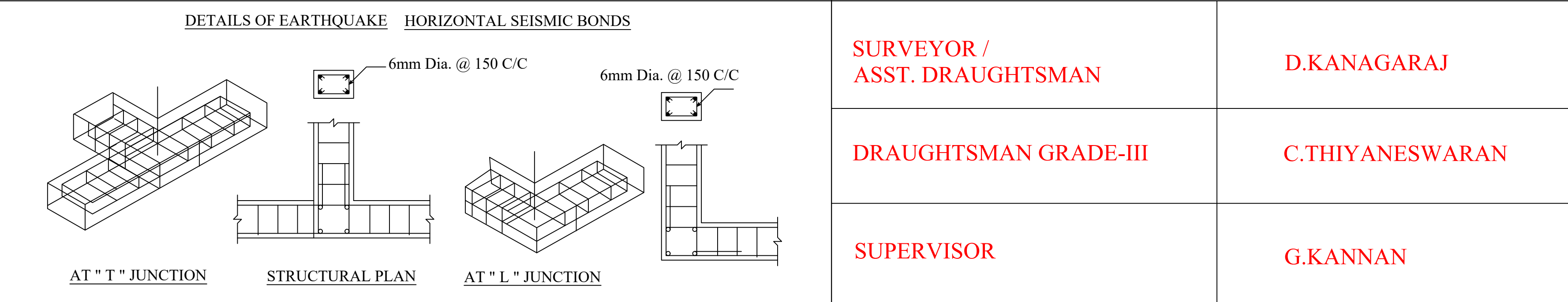
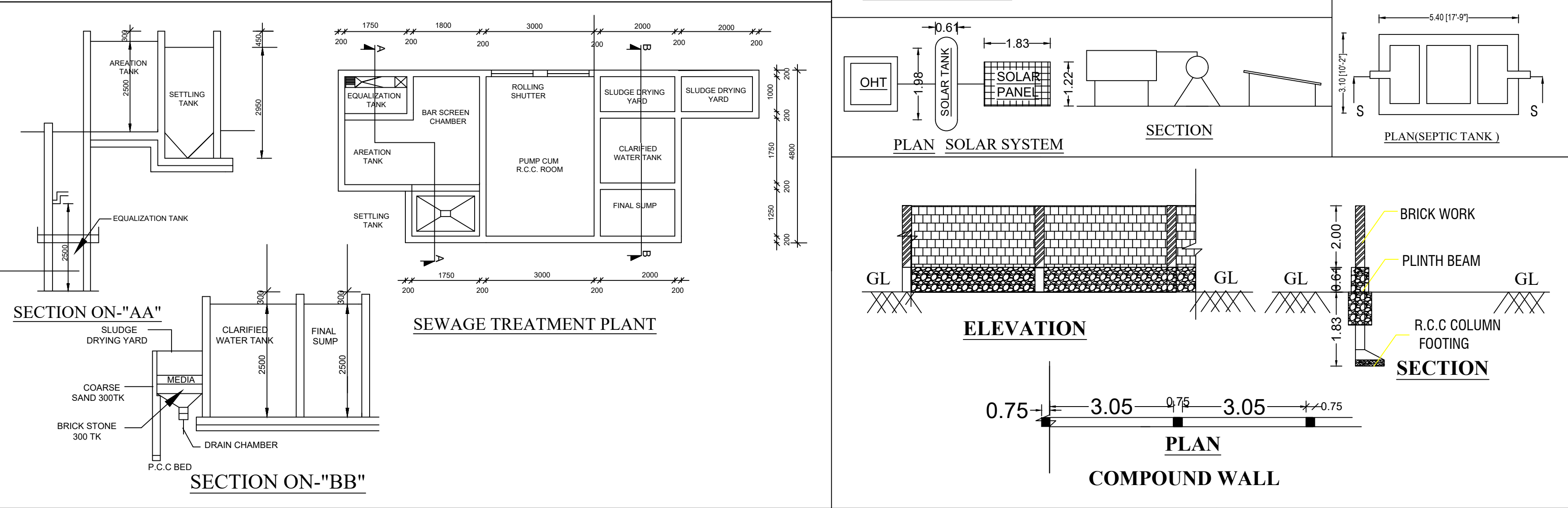
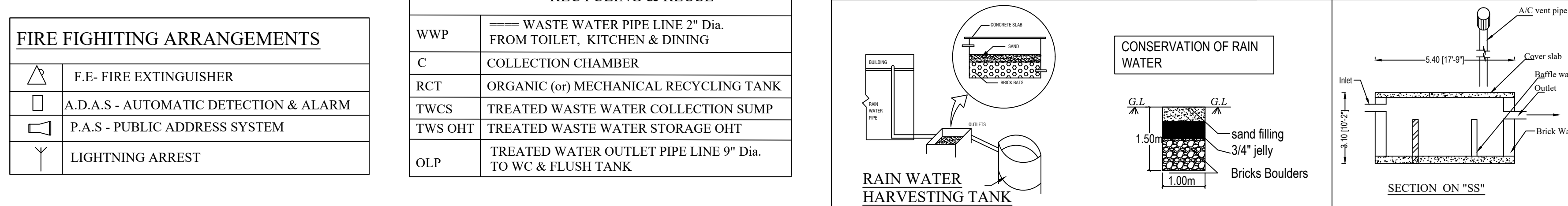
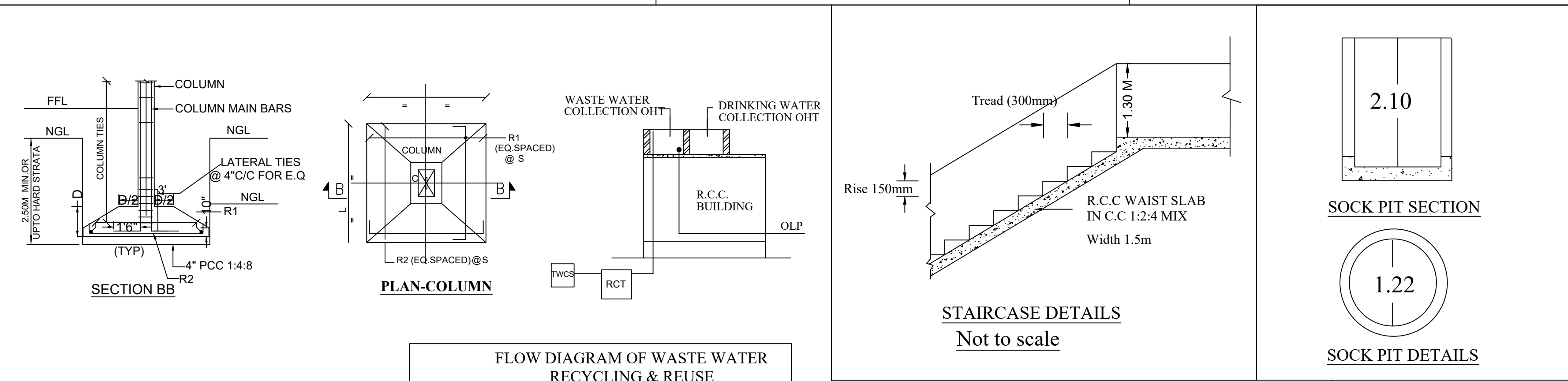
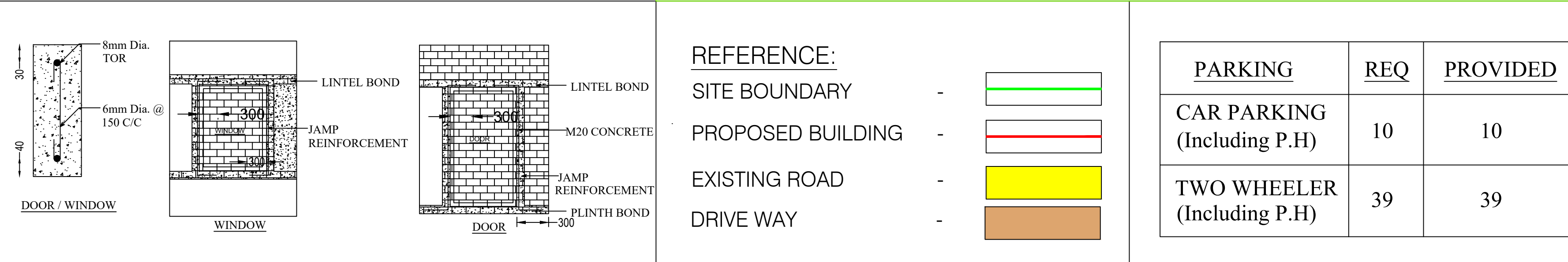


SITE PLAN
SCALE 1:100

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CPR PLANNERS AND BUILDERS - 7708556500	

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.

