

PP

APPROVAL RECORD

# Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

ISSUING AUTHORITY  
**Rural Panchayat**

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 ADDITIONAL PROPOSED CONSTRUCTION OF SCHOOL BUILDING IN  
GROUND, FIRST, AND SECOND FLOOR SCHOOL BUILDING FOR  
" M/s OPTIMUS PUBLIC SCHOOL " IN R.S. Nos: 427/ 2B, 3A, 5B, 7B, 8A, 9, 10, 11, 12, 13, 14, 15 , OF  
PERIYA PULIYUR VILLAGE & PANCHAYAT, BHAVANI TALUK, ERODE DISTRICT.

Existing Building DTCP Approval No: 01/ 2022 Date:21-02-2022

APPLICANT :

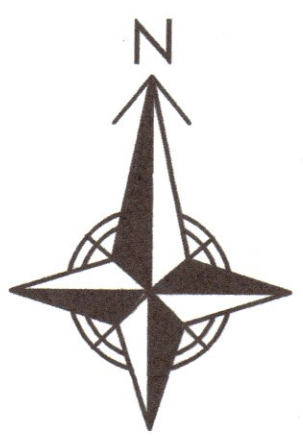
For " THE BHAVANI EDUCATIONAL SERVICE TRUST "

KAVUNDAPADI - BHAVANI MAIN (SH) ROAD

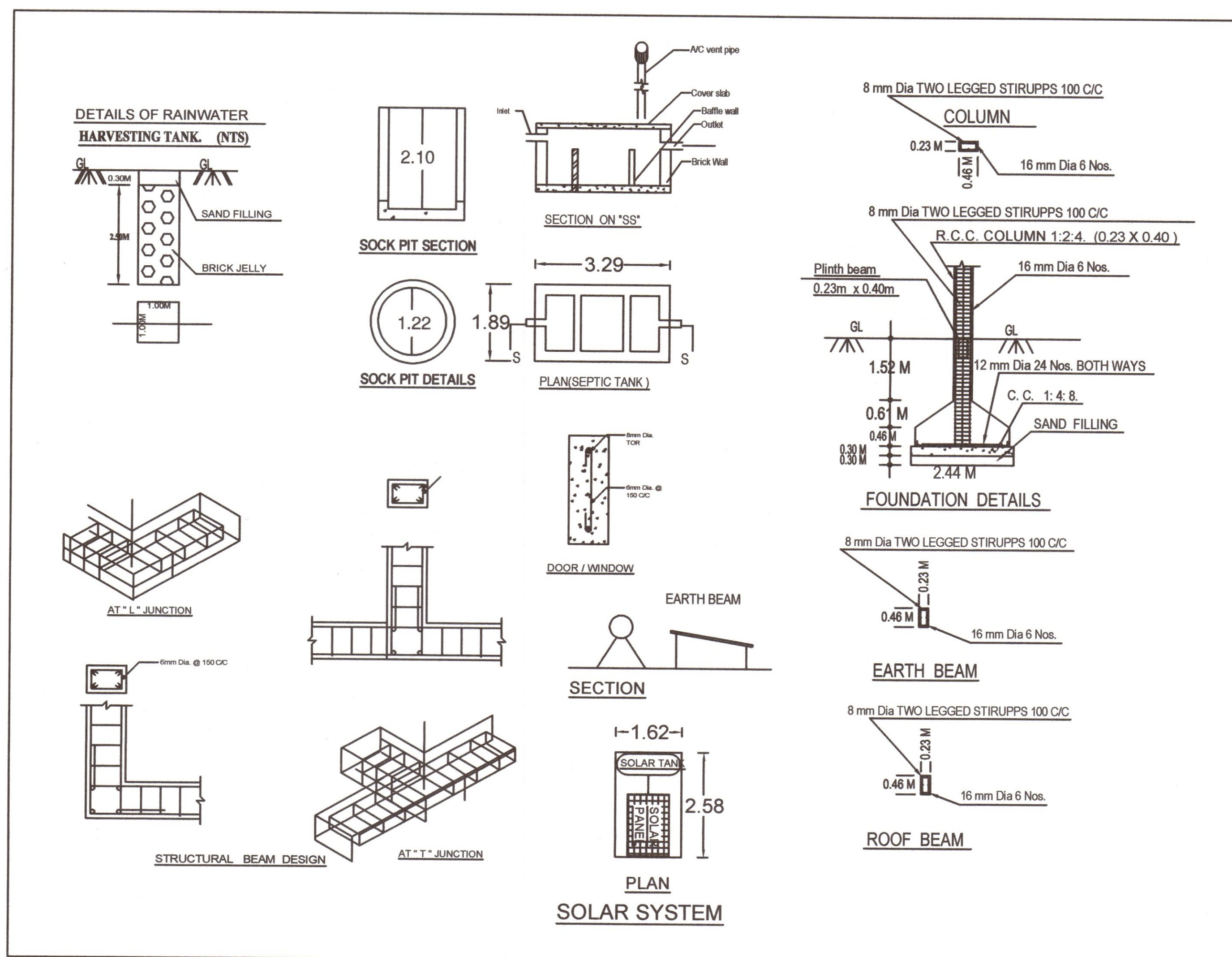
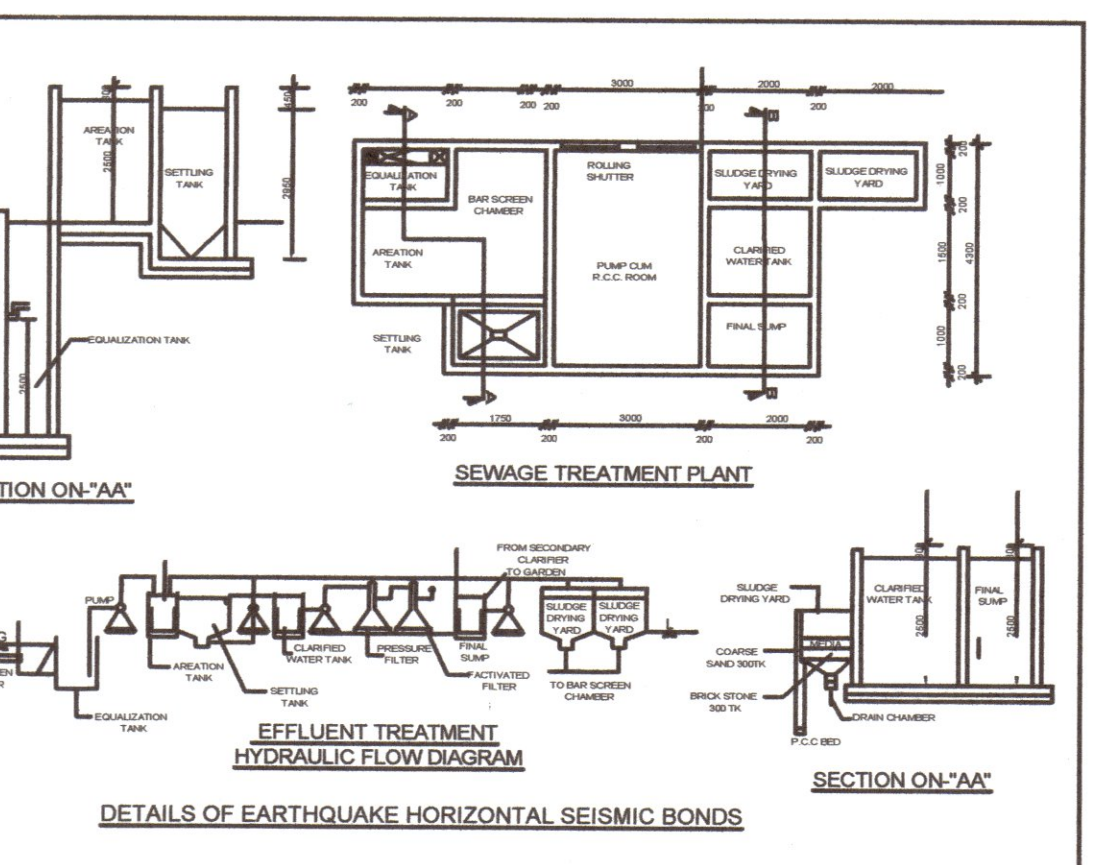
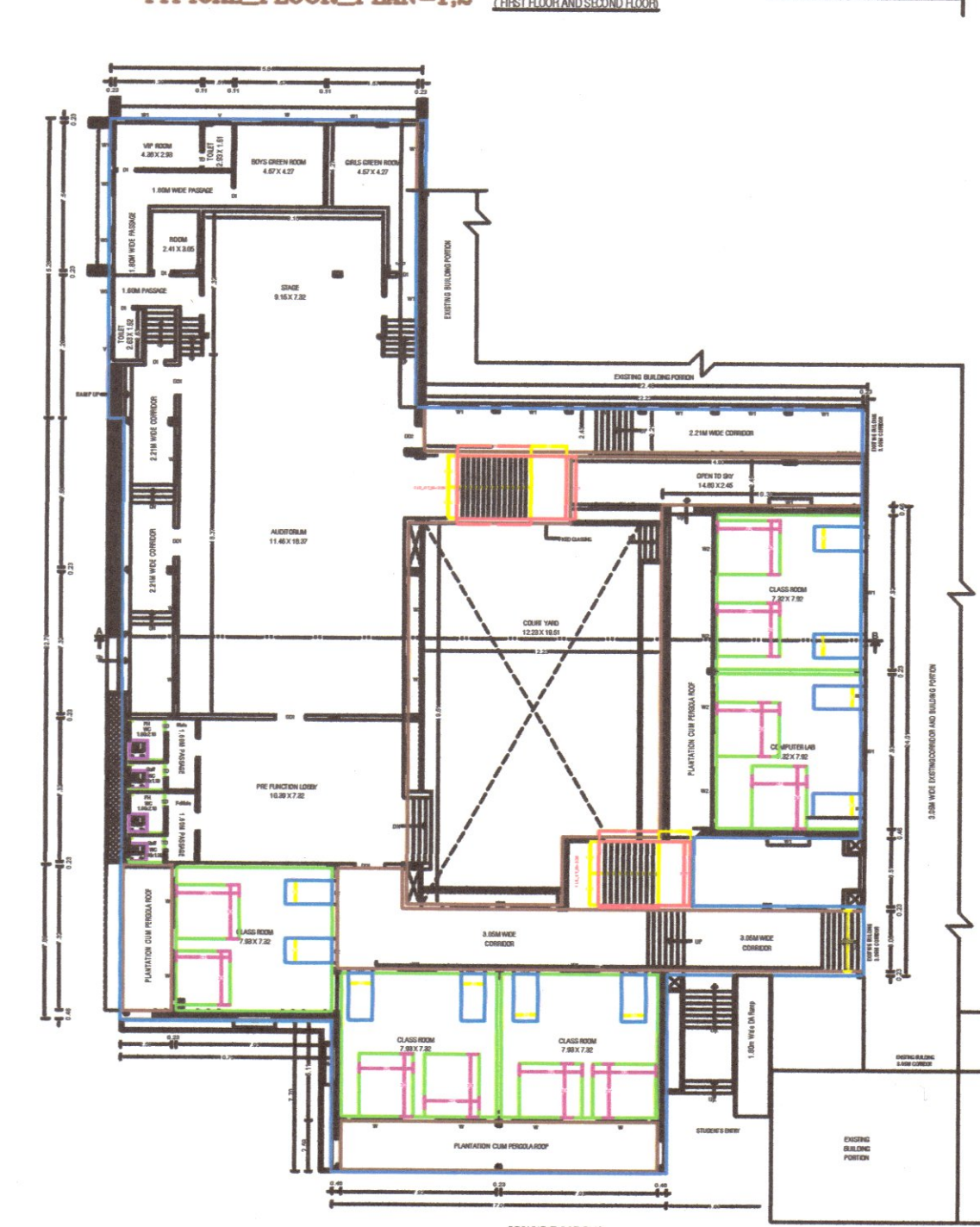
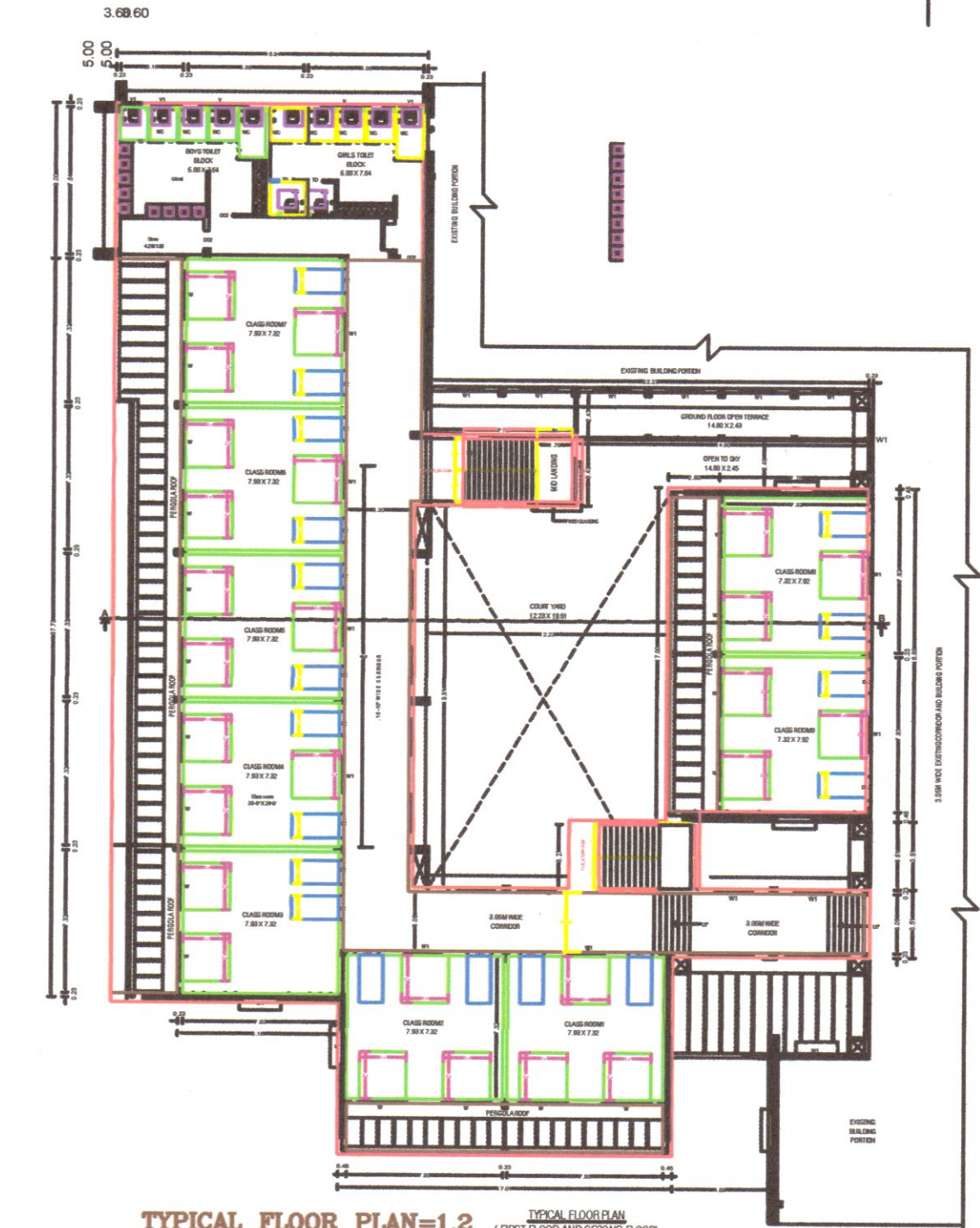
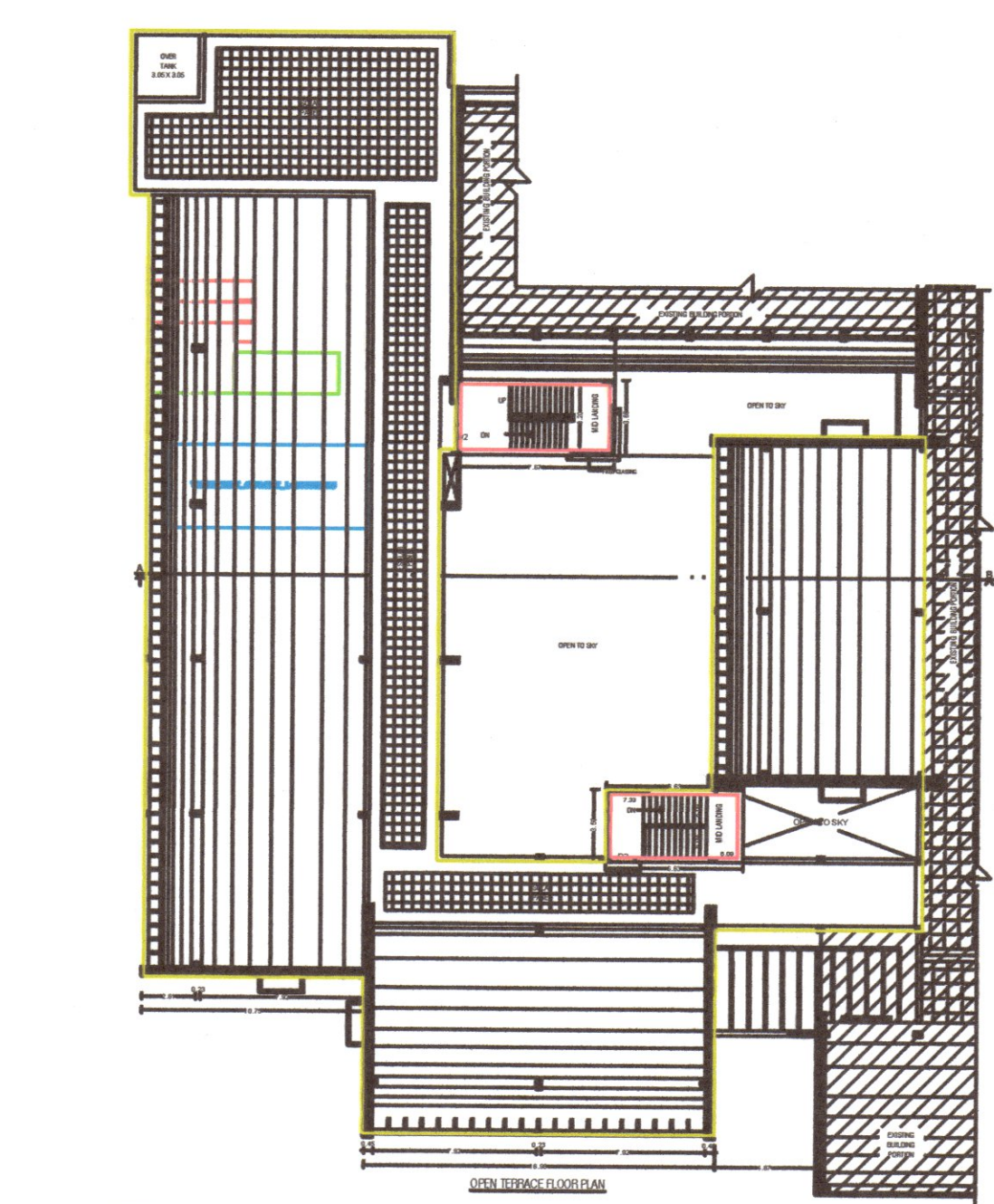
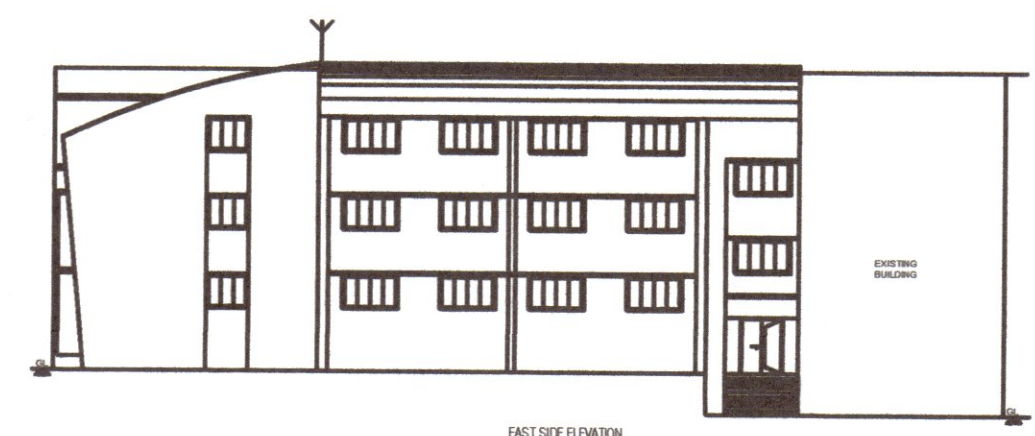
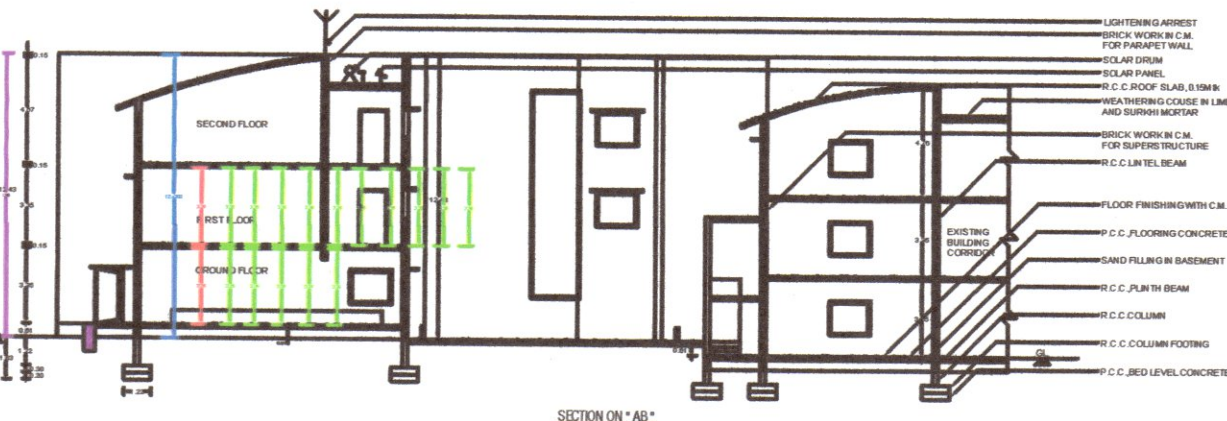
TO KAVUNDAPADI

R.S.F.No. 30

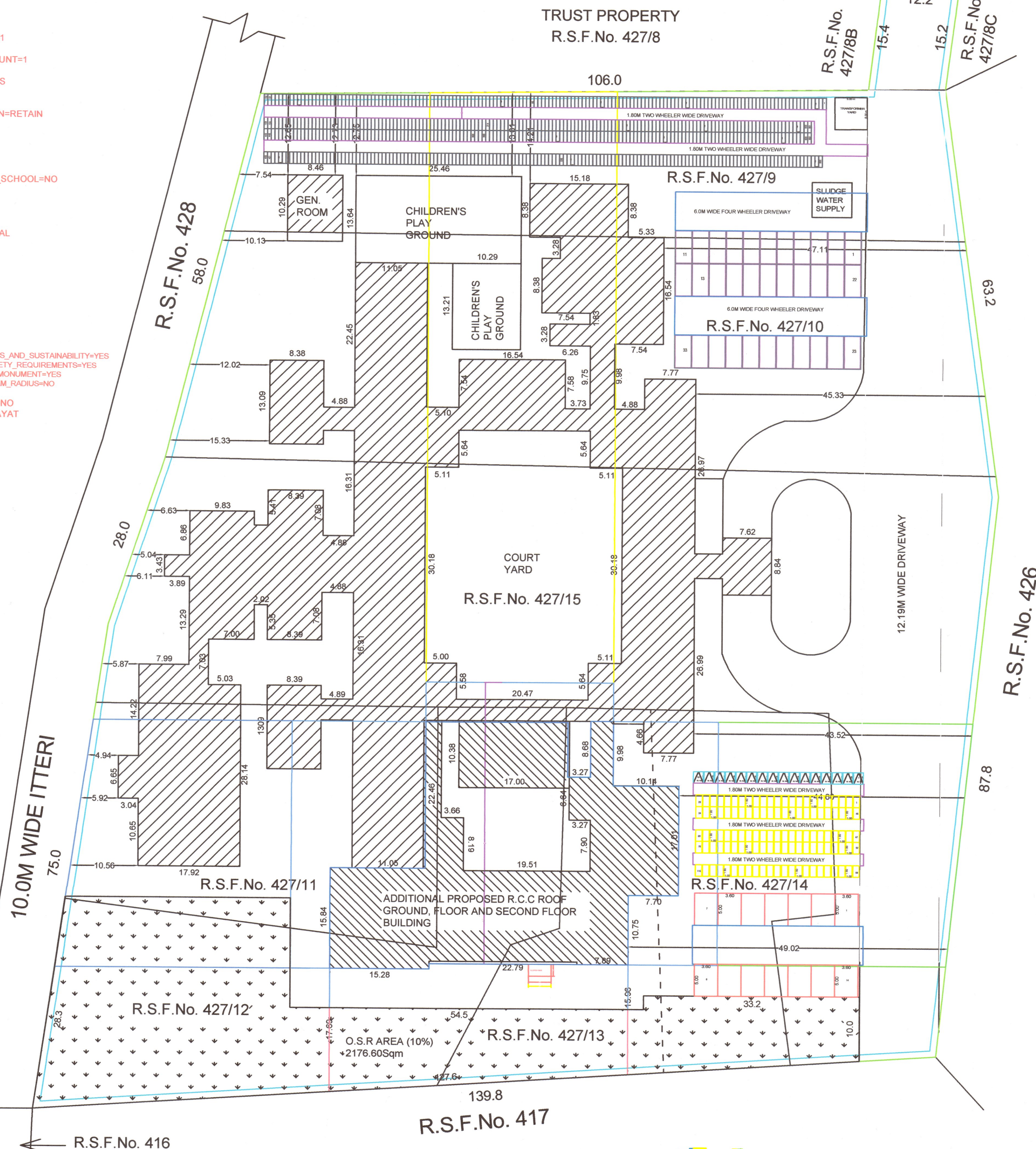
TO BHAVANI



SCALE : 1 : 400



PLAN INFO  
PLOT\_AREA\_M2=21488.81  
FMB\_OR\_PLR=21488.81  
AS\_PER\_DOCUMENT=21488.81  
AS\_AT\_SITE=21488.81  
BLOCK\_1\_C-SS\_MEMBER\_COUNT=1  
PATTA\_NO=2111  
PREMIUM\_FSI\_REQUIRED=YES  
SURVEY\_NO=427  
OSR\_APPLICABLE=YES  
OSR\_SURR\_BUYBACK\_RETAIN=RETAIN  
IS\_APPROVED\_LAYOUT=NO  
SINGLE\_FAMILY\_BLDG=NO  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=12.19  
WHETHER\_GOV'T\_OR\_AIDED\_SCHOOL=NO  
ROAD\_WIDTH=24.40  
ROAD\_LENGTH=250  
AVG\_PLOT\_DEPTH=292.70  
AVG\_PLOT\_WIDTH=106.00  
LAND\_USE\_ZONE=INSTITUTIONAL  
PLOT\_NO=0  
DISTRICT=ERODE  
TALUK=BHAVANI  
VILLAGE=PERIYAPULIYUR  
PATTA NO=2111  
RWH\_DECLARED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE=OTHERS  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOV'T\_BLDG=NO  
ORGANIZATION\_TYPE=PRIVATE  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=YES  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=YES  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO  
NOC\_FIRE\_DEPT=YES  
IS\_SWIMMING\_POOL\_EXISTS=NO  
JURISDICTION\_TYPE=PANCHAYAT



R.S.F.No. 417

SCALE ( 1 : 400 )

| LAND AREA DETAILS                |                |         |
|----------------------------------|----------------|---------|
| AS PER DEED                      | 5.31 ACRE      |         |
| SURVEY No.                       | IN PATTA       | IN DEED |
|                                  | HECTARE        | ACRE    |
| 427/2B,3A,5B,7B,8B (12.20M ROAD) | 0.170          | 0.420   |
| 427/9                            | 0.225          |         |
| 427/10                           | 0.415          |         |
| 427/11                           | 0.160          | 4.890   |
| 427/12                           | 0.260          |         |
| 427/13                           | 0.115          |         |
| 427/14                           | 0.140          |         |
| 427/15                           | 0.665          |         |
| TOTAL LAND AREA                  | 2.150          | 5.310   |
|                                  | 21488.81 sq.mt |         |

| EXISTING BUILDING AREA ALREADY APPROVED AREA DETAILS : |  | Sq.M.    |
|--------------------------------------------------------|--|----------|
| EXISTING R.C.C. ROOF MAIN BUILDING IN GROUND FLOOR     |  | 3109.90  |
| EXISTING R.C.C. ROOF MAIN BUILDING IN FIRST FLOOR      |  | 3026.38  |
| EXISTING R.C.C. ROOF MAIN BUILDING IN SECOND FLOOR     |  | 3026.38  |
| EXISTING R.C.C. ROOF MAIN BUILDING IN THIRD FLOOR      |  | 286.79   |
| EXISTING R.C.C. HEAD ROOM IN OPEN TERRACE              |  | 150.69   |
| EXISTING GAL-VOLUME SHEET HEAD ROOM IN OPEN TERRACE    |  | 43.48    |
| EXISTING GAL-VOLUME SHEET ROOF CHILDREN PLAY GROUND    |  | 484.67   |
| EXISTING DINING HALL IN GROUND FLOOR                   |  | 565.43   |
| EXISTING GENERATOR ROOM IN GROUND FLOOR                |  | 87.00    |
| EXISTING TOTAL BUILT UP AREA                           |  | 11025.45 |
| EXISTING TOTAL FSI AREA                                |  | 10831.29 |

| ADDITIONAL PRO. BUILDING-RCC     |         |           |               |
|----------------------------------|---------|-----------|---------------|
| AREA DETAILS                     | F.S.I   | NON F.S.I | BUILT UP AREA |
| Add.Pro Ground Floor Plinth Area | 1210.00 | -         | 1210.00       |
| Add.Pro First Floor Plinth Area  | 1156.00 | -         | 1156.00       |
| Add.Pro Second Floor Plinth Area | 1156.00 | -         | 1156.00       |
| Total Built-up and FSI Area      | 3522.00 |           | 3522.00       |

Floor Space Index =  $\frac{\text{Total F.S.I. Area} = 5457.00}{\text{Site Area} = 21488.81} = 0.25 < 2.00$

OPEN SPACE FOR RESERVATION (O.S.R)  
O.S.R. Area Required : - 21488.81x10% = 2148.88 Sq.m.  
O.S.R. Provided = 2176.60 Sq.m. (10.12%)

| ONLINE APPLICATION No :                 |             |                 |             |
|-----------------------------------------|-------------|-----------------|-------------|
| SMP/DTCP/ERODE/SITE APPROVAL No :       |             |                 |             |
| SMP/DTCP/ERODE/PLANNING PERMISSION No : |             |                 |             |
| JOINERY DETAILS                         |             | METRE           |             |
| D1 - DOOR                               | 1.00 X 2.44 | W - WINDOW      | 2.40 X 2.40 |
| DD1 - DOOR                              | 1.52 X 2.44 | WT - WINDOW     | 2.40 X 2.40 |
| DD2 - DOOR                              | 1.20 X 2.44 | W2 - WINDOW     | 3.20 X 2.70 |
| TD - DOOR                               | 0.76 X 2.44 | V - VENTILATOR  | 2.50 X 0.60 |
| SD - DOOR                               | 1.00 X 2.44 | V1 - VENTILATOR | 1.00 X 0.60 |

|                                           |          |                  |          |                 |
|-------------------------------------------|----------|------------------|----------|-----------------|
| STUDENTS DETAILS:-                        |          |                  |          |                 |
| = 23 Class Rooms x 30 Students = 690 No's |          |                  |          |                 |
| Boys/Girls Ratio = 1:1 (345:345)          |          |                  |          |                 |
| SANITATION DETAILS :- STUDENTS            |          | Girls (315 No's) |          | Boys (315 No's) |
| Sanitary Unit                             | Required | Provided         | Required | Provided        |
| Water Closet                              | 14       | 14+1             | 9        | 10+1            |
| Abution Taps                              | 14       | 14+1             | 9        | 10+1            |
| Urinals                                   | -        | -                | 18       | 18              |
| Wash Basin                                | 9        | 10               | 9        | 10              |
| Drinking Water Fountain                   | 7        | 7                | 7        | 7               |

STAFF DETAILS:-  
Staff /Student Ratio = 1:10 =  $\frac{690}{35} = 35$  No's  
Male/Female Ratio = 1:1 (18:18)

| SANITATION DETAILS :- STAFF (1:10 Ratio) |          | Female (32 No's) |          | Male (32 No's) |  |
|------------------------------------------|----------|------------------|----------|----------------|--|
| Sanitary Unit                            | Required | Provided         | Required | Provided       |  |
| Water Closet                             | 1        | 1                | 1        | 1              |  |
| Ablution Taps                            | 1        | 1                | 1        | 1              |  |
| Urinals                                  | -        | -                | 1        | 1              |  |
| Wash Basin                               | 1        | 1                | 1        | 1              |  |
| Drinking Water Fountain                  | 1        | 1                | 1        | 1              |  |

PARKING DETAILS:-  
Class Room Area = 23x7.93x7.32 = 1335.10  
Total Class Room Area = 1335.10 Sq.m

| DESCRIPTION                |  | Required                                                                                                                      | Provided |
|----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------|----------|
| Car Parking                |  | 5                                                                                                                             | 33       |
| Two Wheeler Parking        |  | 27                                                                                                                            | 115      |
| Cycle Parking              |  | 267                                                                                                                           | 600      |
| P.H. Two Parking           |  | 2                                                                                                                             | 16       |
| P.H. Car Parking           |  | 2                                                                                                                             | 14       |
| INDEX                      |  | Required                                                                                                                      | Provided |
| SITE BOUNDARY              |  |                                                                                                                               |          |
| EXISTING BUILDING          |  |                                                                                                                               |          |
| ADD. PROPOSED BUILDING     |  |                                                                                                                               |          |
| EXISTING ROAD              |  |                                                                                                                               |          |
| EXCLUSIVE PATHWAY          |  |                                                                                                                               |          |
| DRIVEWAY                   |  |                                                                                                                               |          |
| O.S.R. AREA                |  |                                                                                                                               |          |
| GATE ENTRY / EXIT          |  | MEASUREMENT IN METER 9.00 X 1.81                                                                                              |          |
| FIRE FIGHTING ARRANGEMENTS |  | F.F. FIRE EXTINGUISHER<br>A.D.A.S. AUTOMATIC DETECTION & ALARM SYSTEM<br>P.A.S. PUBLIC ADDRESS SYSTEM<br>LIGHTING ARRANGEMENT |          |

ALL DIMENSIONS ARE IN METER  
SCALE 1:100

|                                |           |
|--------------------------------|-----------|
| Surveyor/Assistant Draughtsman |           |
| Draughtsman- III               |           |
| Supervisor/Draughtsman- II     |           |
| APPLICANT                      | ARCHITECT |

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| For The Bhavani Educational Services Trust |                                          |
| Chairman<br>M. CHINNASAMY                  | Ar. E.M. KUMARAVEL<br>CA / 2020 / 118498 |

|                                                                                                                                                                                                        |                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REGISTERED ENGINEER                                                                                                                                                                                    | STRUCTURAL ENGINEER                                                                                                                                                                                        |
| ER. SPAYAPPAN D.C.E.<br>Registered Engineer Grade - III<br>KASI BUILDERS<br>3 Ramangudi Street, Guwahati Nagar,<br>Rangampalayam, Erode - 6<br>Cell: 98427 89170, 99422 85170<br>610201 ERODE DISTRICT | ER. S. DEIVANANDAN, M.E.(STRUC)<br>REGISTERED STRUCTURAL ENGINEER,<br>Reg. No : 01 / 2019 / RSE - GRI / ELPA<br>15, MANAPPA STREET - 3rd<br>ERODE - 638 009. Cell : 98430 26866<br>newpremierdev@gmail.com |

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

