

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.

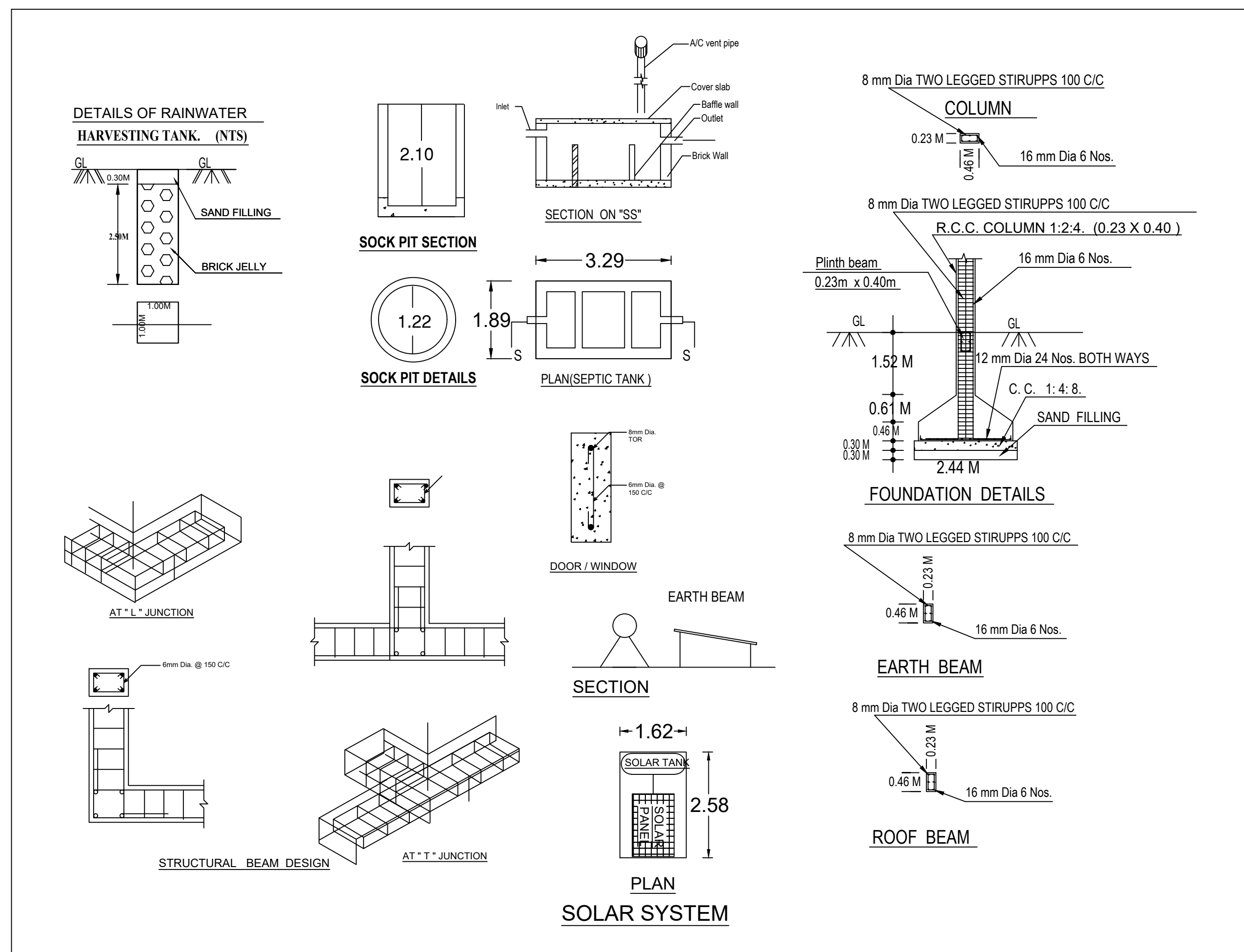
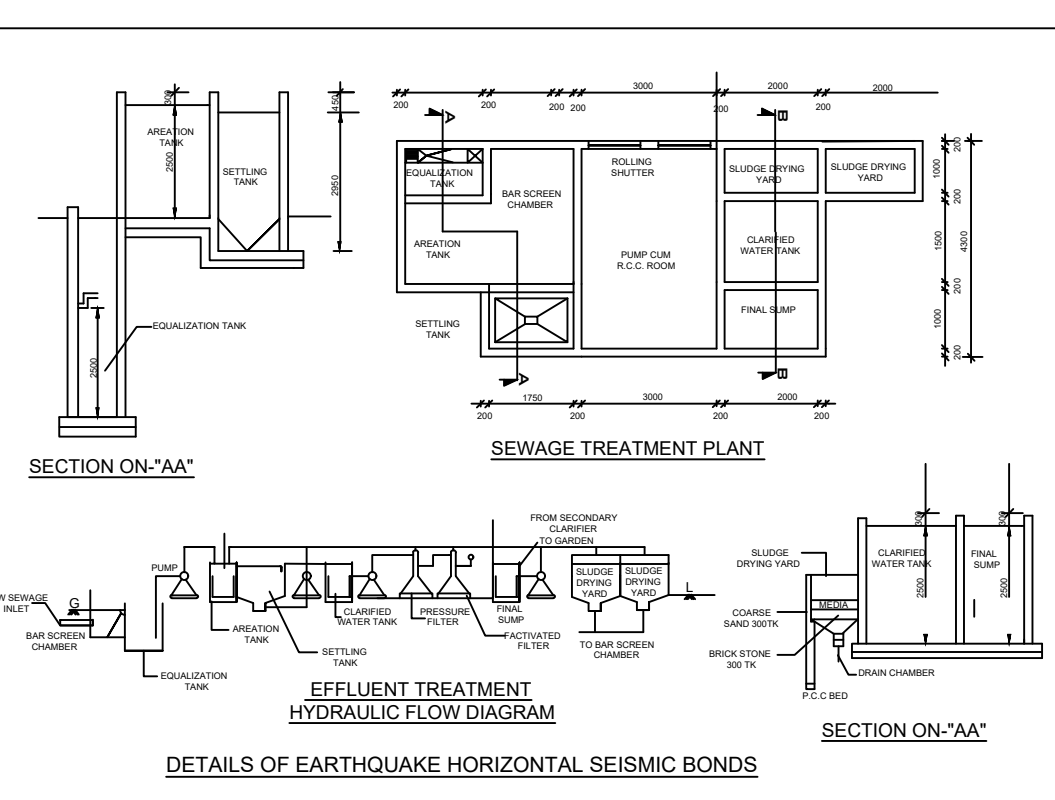
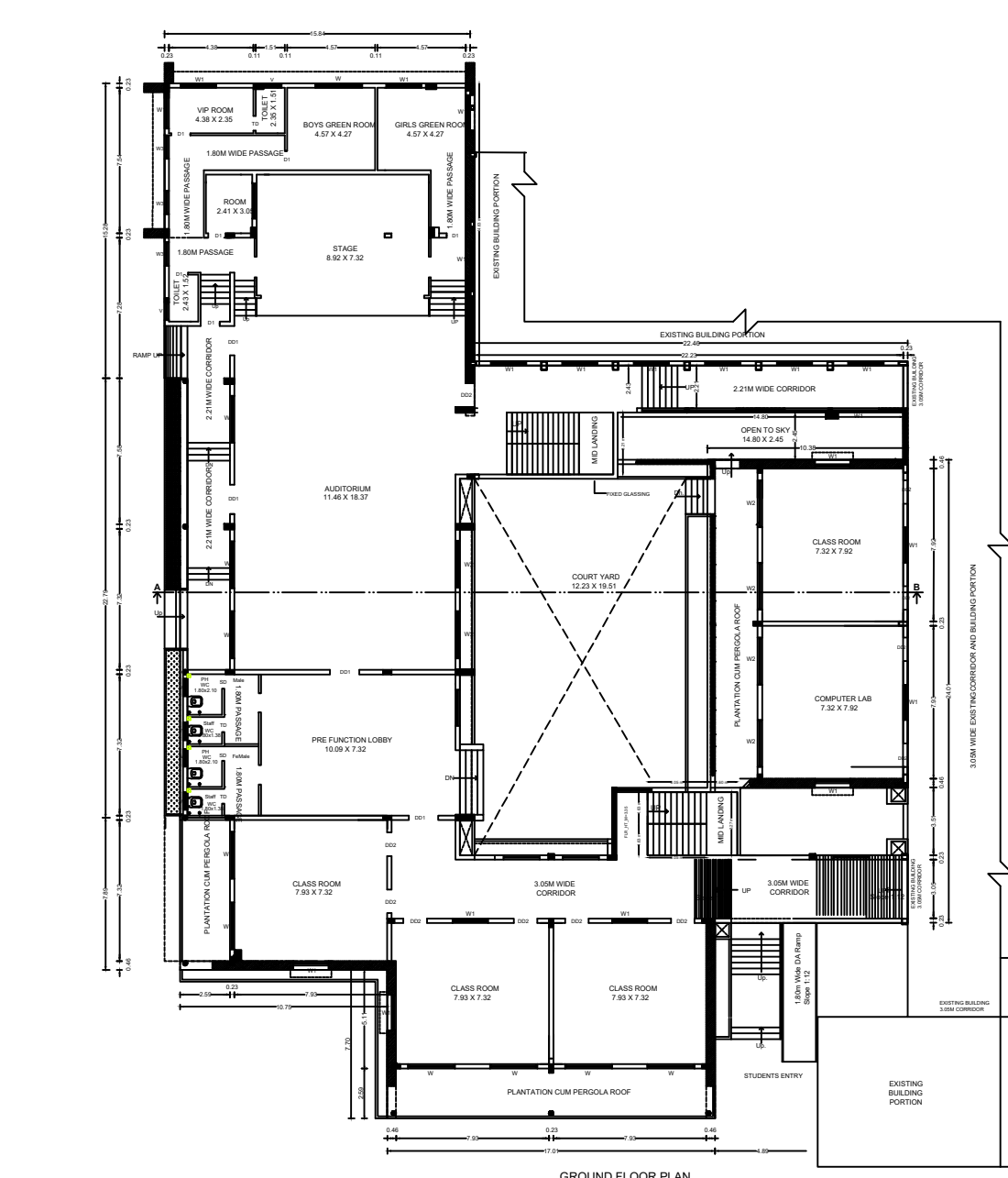
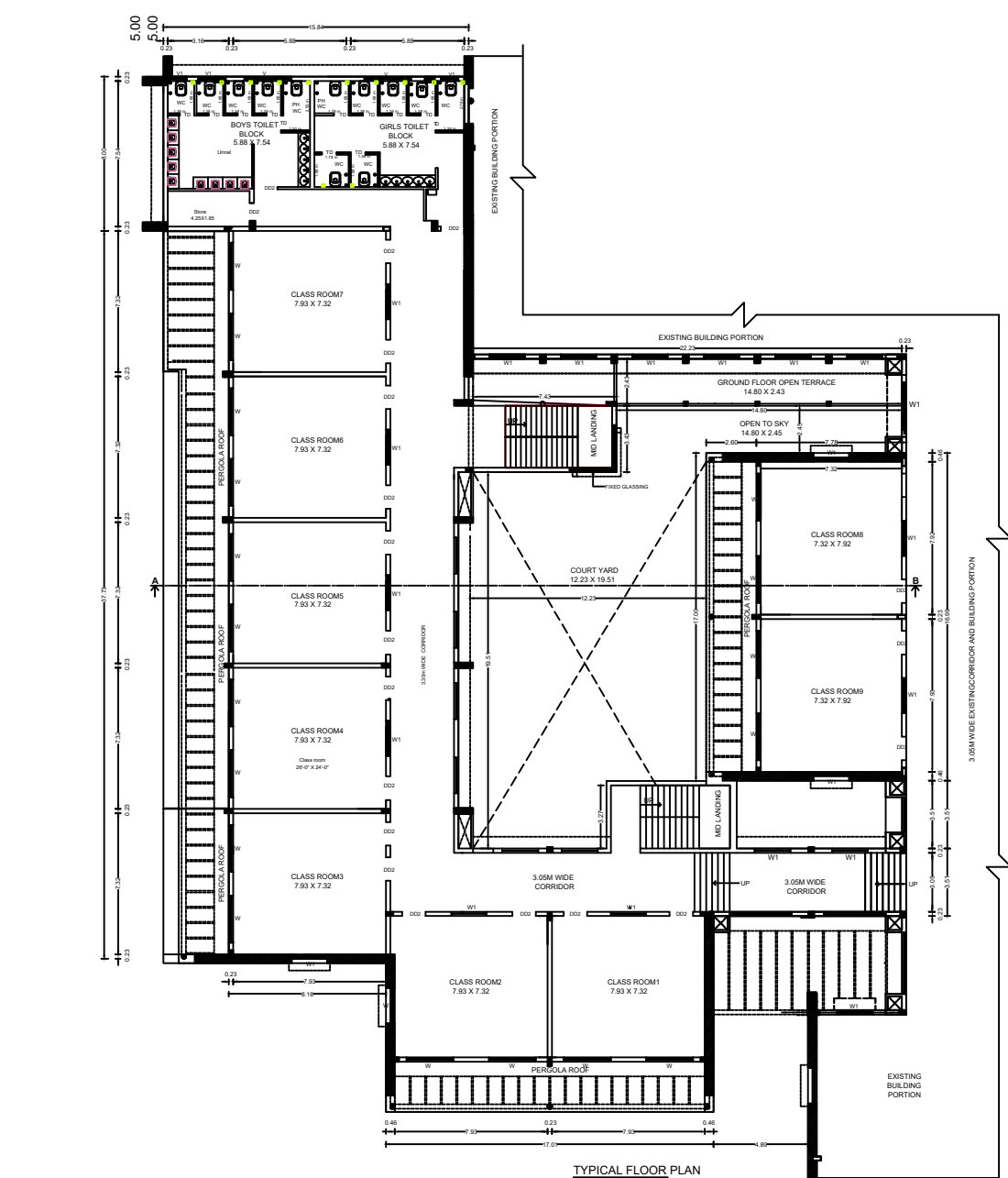
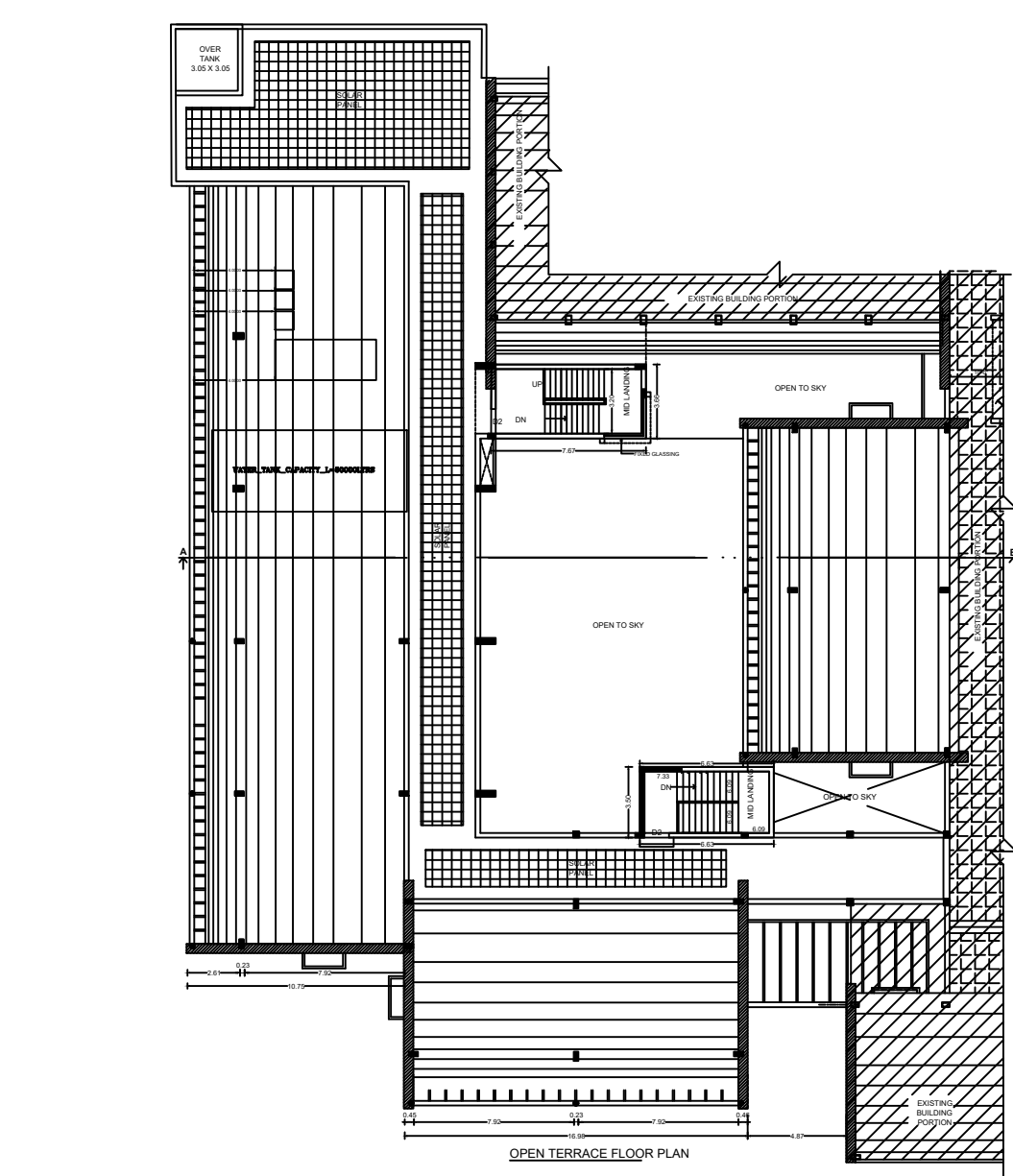
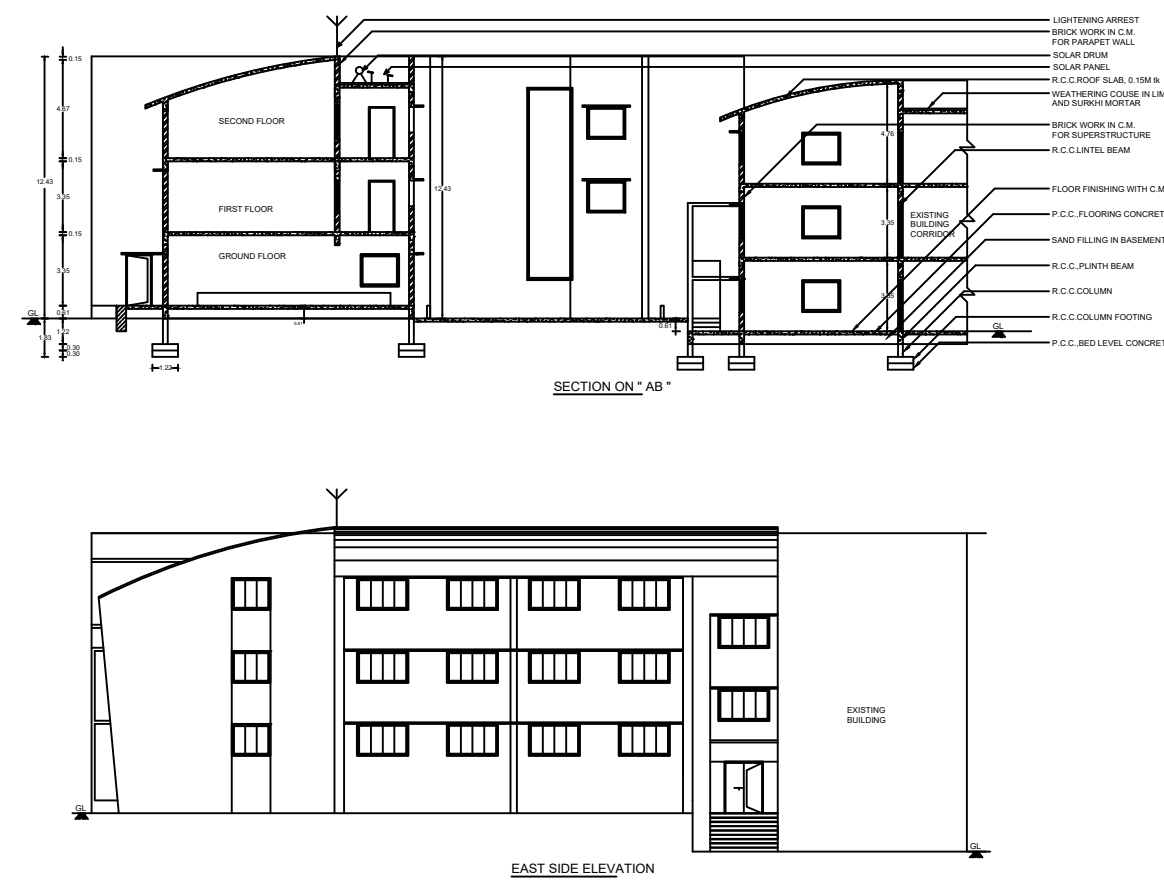
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE 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 :

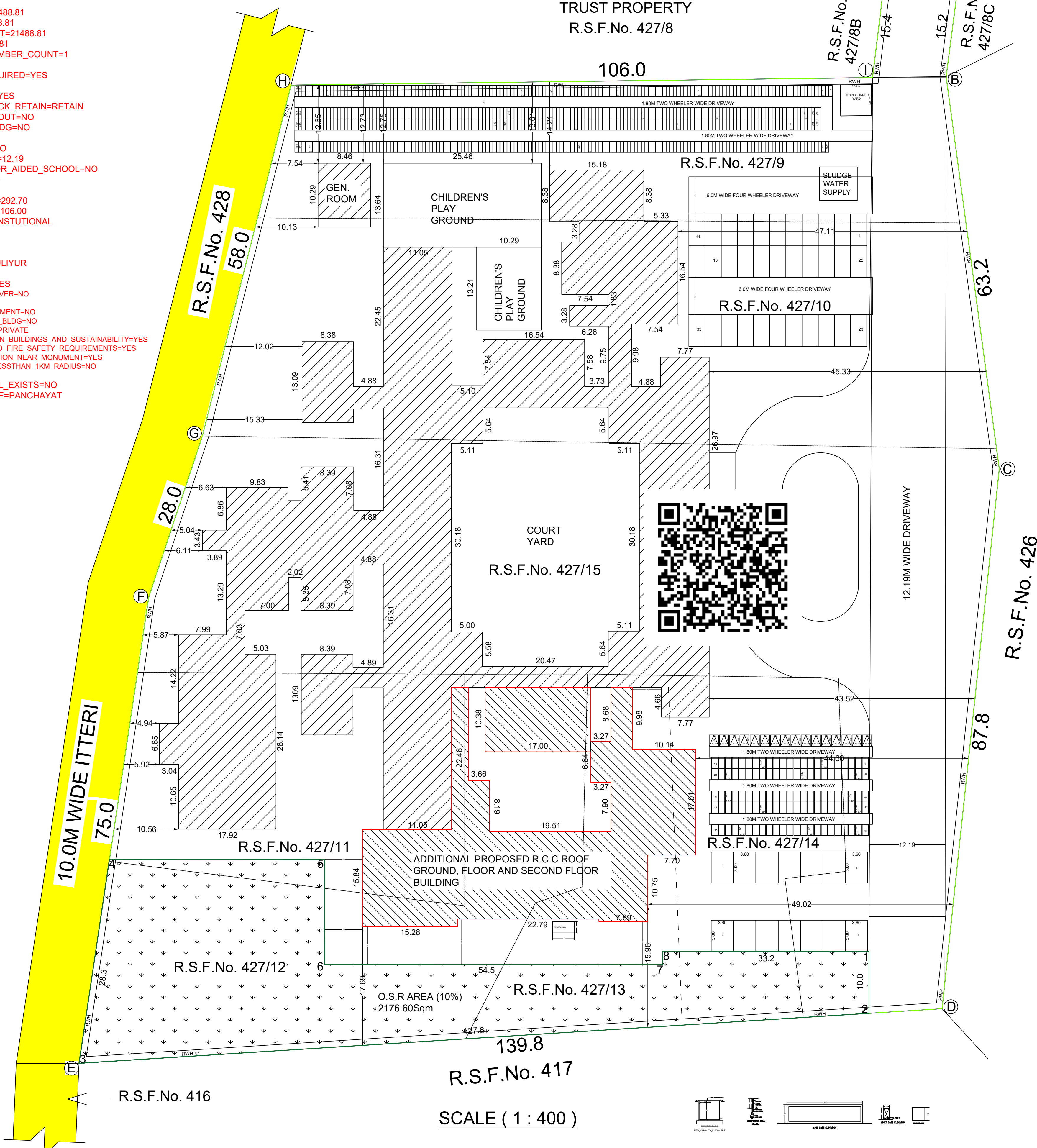
For " THE BHAVANI EDUCATIONAL SERVICE TRUST "



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 GOVT 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
RWTH DECLARED=YES
BUILDING NEAR TO RIVER=NO
AREA TYPE=OTHERS
BUILDING NEAR MONUMENT=NO
BUILDING NEAR GOVT BLDG=NO
ORGANIZATION TYPE=PRIVATE
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=YES
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=YES
NO. FOR CONSTRUCTION NEAR MONUMENT=NO
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO
NO. FIRE DEPT=NO
IS SWIMMING POOL EXISTS=NO
JURISDICTION TYPE=PANCHAYAT

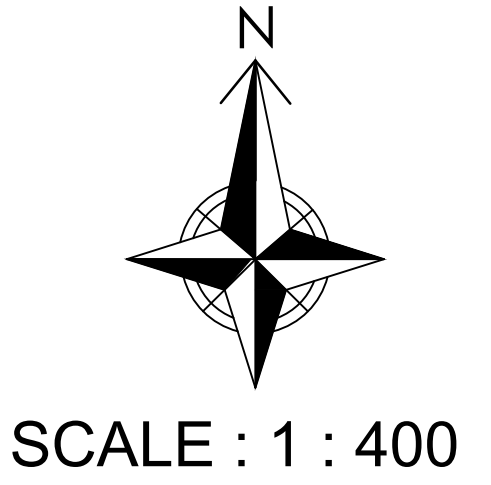
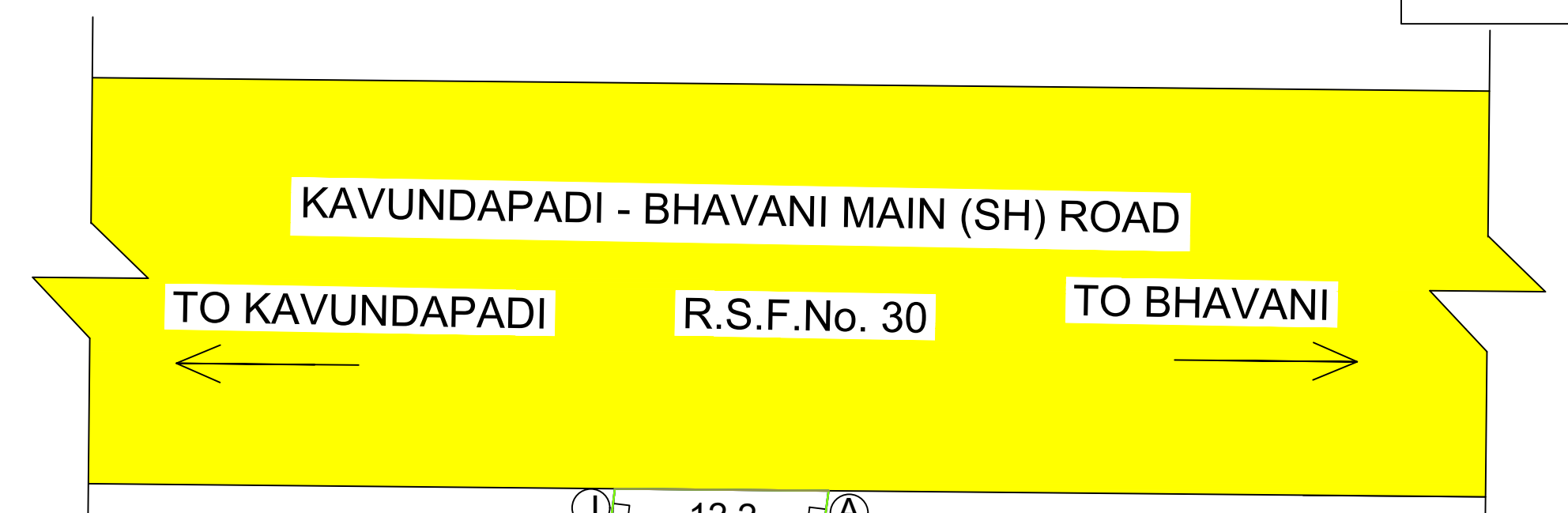
TRUST PROPERTY
R.S.F.No. 427/8

106.0



R.S.F.No. 417

SCALE (1 : 400)



SCALE : 1 : 400

LAND AREA DETAILS		
AS PER DEED SURVEY No.	5.31 ACRE	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 ROOF KITCHEN AREA		244.90
EXISTING GAL-VOLUME SHEET ROOF CHILDREN PLAY GROUND		484.67
EXISTING GAL-VOLUME 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 = $\frac{\text{Total F.S.I. Area}}{\text{Site Area}} = \frac{14353.29}{21488.81} = 0.67 < 2.00$
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 : SWP/BPA/066342/2023
SWP/DTCP/ERO/STATE APPROVAL No :
SWP/DTCP/ERO/PLANNING PERMISSION No :

JOINERY DETAILS	METRE	JOINERY DETAILS	METRE
D1 - DOOR	1.00 X 2.44	W - WINDOW	2.40 X 2.40
DD1 - DOOR	1.52 X 2.44	W1 - WINDOW	2.40 X 2.40
DD2 - DOOR	1.20 X 2.44	W2 - WINDOW	3.20 X 2.70
TD - DOOR	0.75 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			
Sanitary Unit	Required	Provided	Required
Water Closet	14	14+1	9
Abution Taps	14	14+1	9
Urinals	-	-	18
Wash Basin	9	10	9
Drinking Water Fountain	7	7	7

STAFF DETAILS:-			
= 1:10 = 35 No's			
Male/Female Ratio = 1:1 (18:18)			
SANITATION DETAILS - STAFF (1:10 Ratio)			
Sanitary Unit	Required	Provided	Required
Water Closet	1	1	1
Abution Taps	1	1	1
Urinals	-	-	1
Wash Basin	1	1	1
Drinking Water Fountain	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	GATE ENTRY / EXIT	MEASUREMENT IN METER
SITE BOUNDARY	-	9.00 X 1.81
EXISTING BUILDING	-	
ADD PROPOSED BUILDING	-	
EXISTING ROAD	-	
O.S.R. AREA	-	

ALL DIMENSIONS ARE IN METER SCALE 1:100	
Surveyor/Assistant Draughtsman	
Draughtsman- III	
Supervisor/Draughtsman- II	
APPLICANT	ARCHITECT

For The Bhavani Educational Services Trust M. CHINNASAMY Chairman	Ar. K.M. KUMARAVEL CA / 2020 / 118498
STRUCTURAL ENGINEER	REGISTERED ENGINEER

Er.S. DEIVANANDAN, M.E. (STRUC) REGISTERED STRUCTURAL ENGINEER Reg. No : 01 / 2019 / RSE - GRI / ELPA 15, MARAPPA STREET - 3 RD ERODE - 638 005, Cell : 98438 26866 newpremiedev@gmail.com	ER.SP.AYYAPPA N.D.C.E. Registered Engineer Grade - III KASI GILDERG 3 Tranqar Street, Kasiyapalayam, Erode - 638 007 Cell: 98427 55175, 99423 88170 61/2019RSE-GRI-III/ELPA
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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.

