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,
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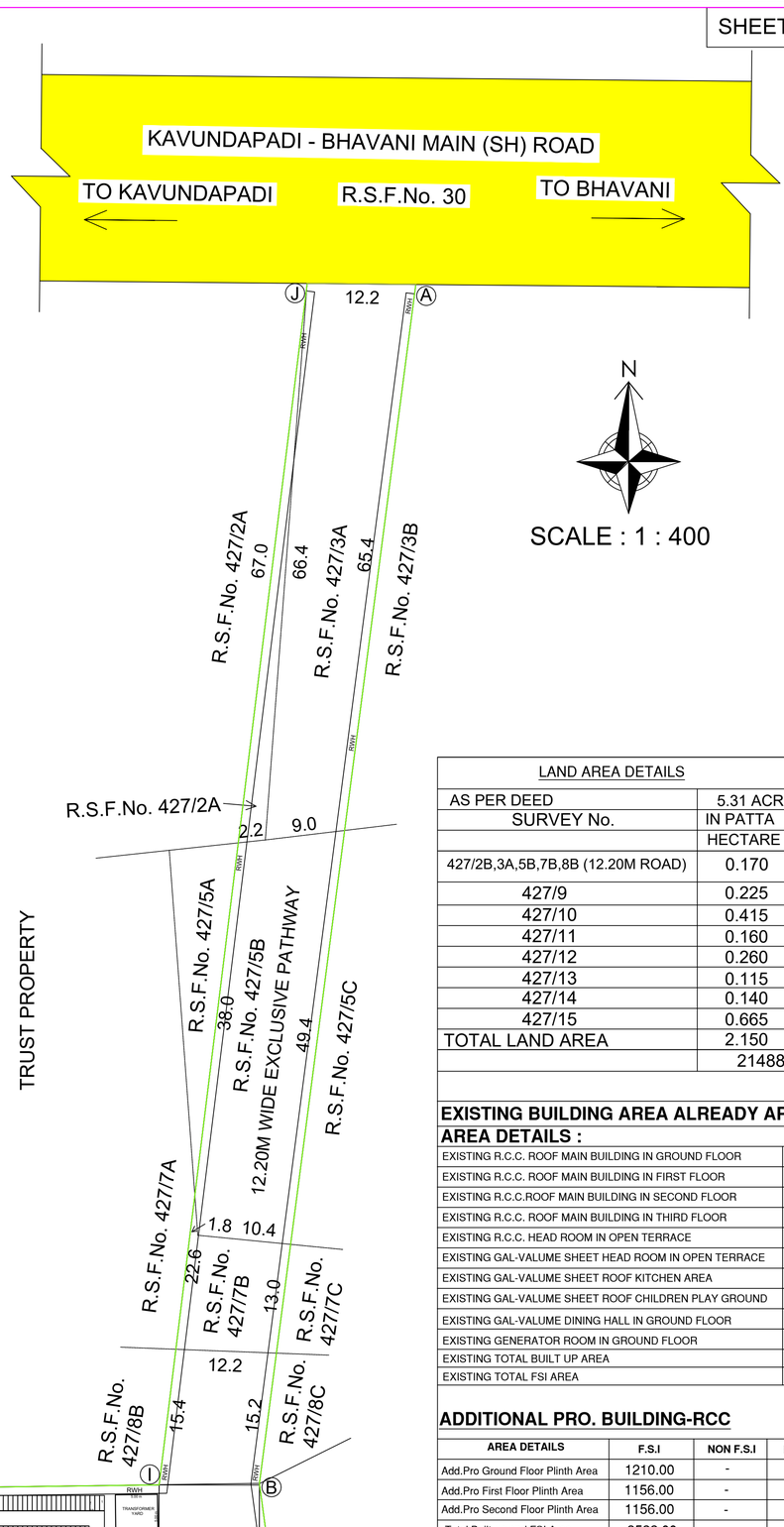
SHEET No. 1/1

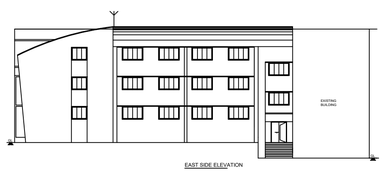
PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF SCHOOL BUILDING IN GROUND, FIRST, AND SECOND FLOOR SCHOOL BUILDING FOR " M/s OPTIMUS PUBLIC SCHOOL " IN R.S. Nos: 427/ 2B, 3A, 5B, 7B, 8A, 9, 10, 11, 12, 13, 14, 15 , OF PERIYA PULIYUR VILLAGE & PANCHAYAT, BHAVANI TALUK, ERODE DISTRICT.

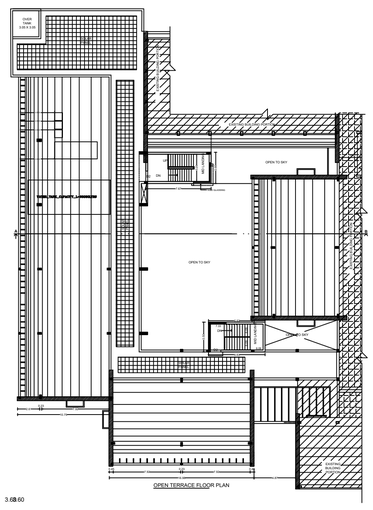
Existing Building DTCP Approval No: 01/ 2022 Date:21-02-2022

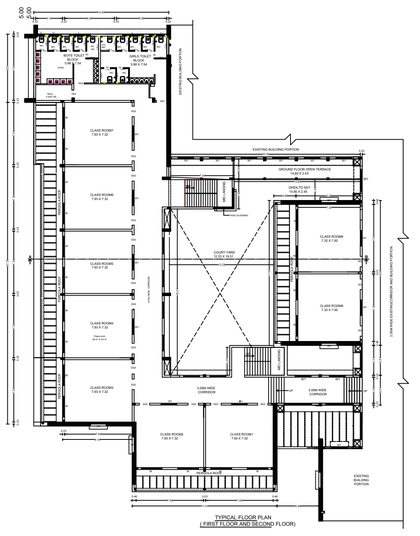
APPLICANT :

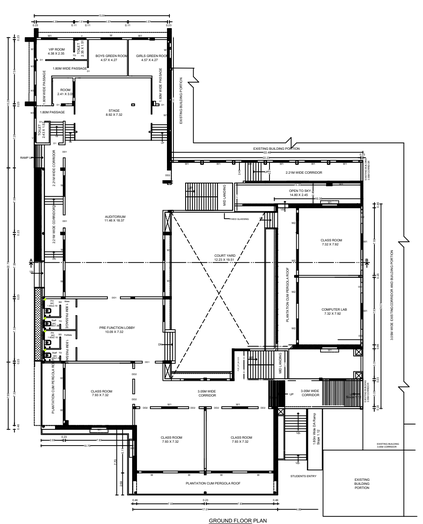
For " THE BHAVANI EDUCATIONAL SERVICE TRUST "

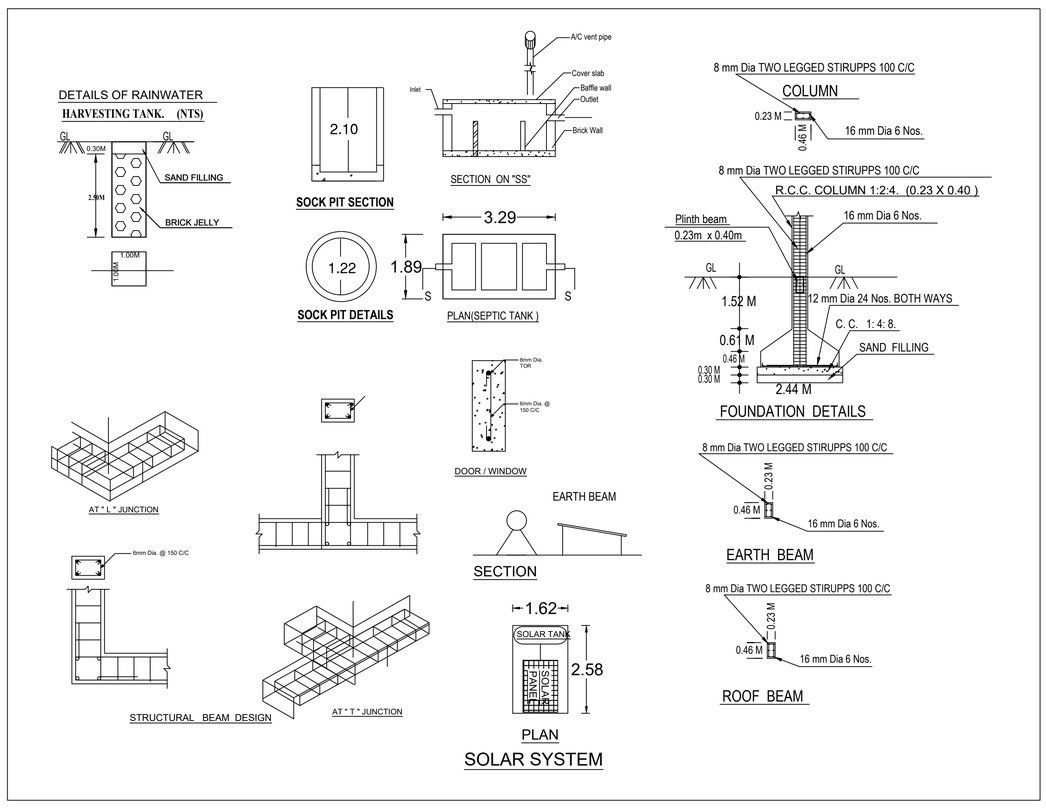




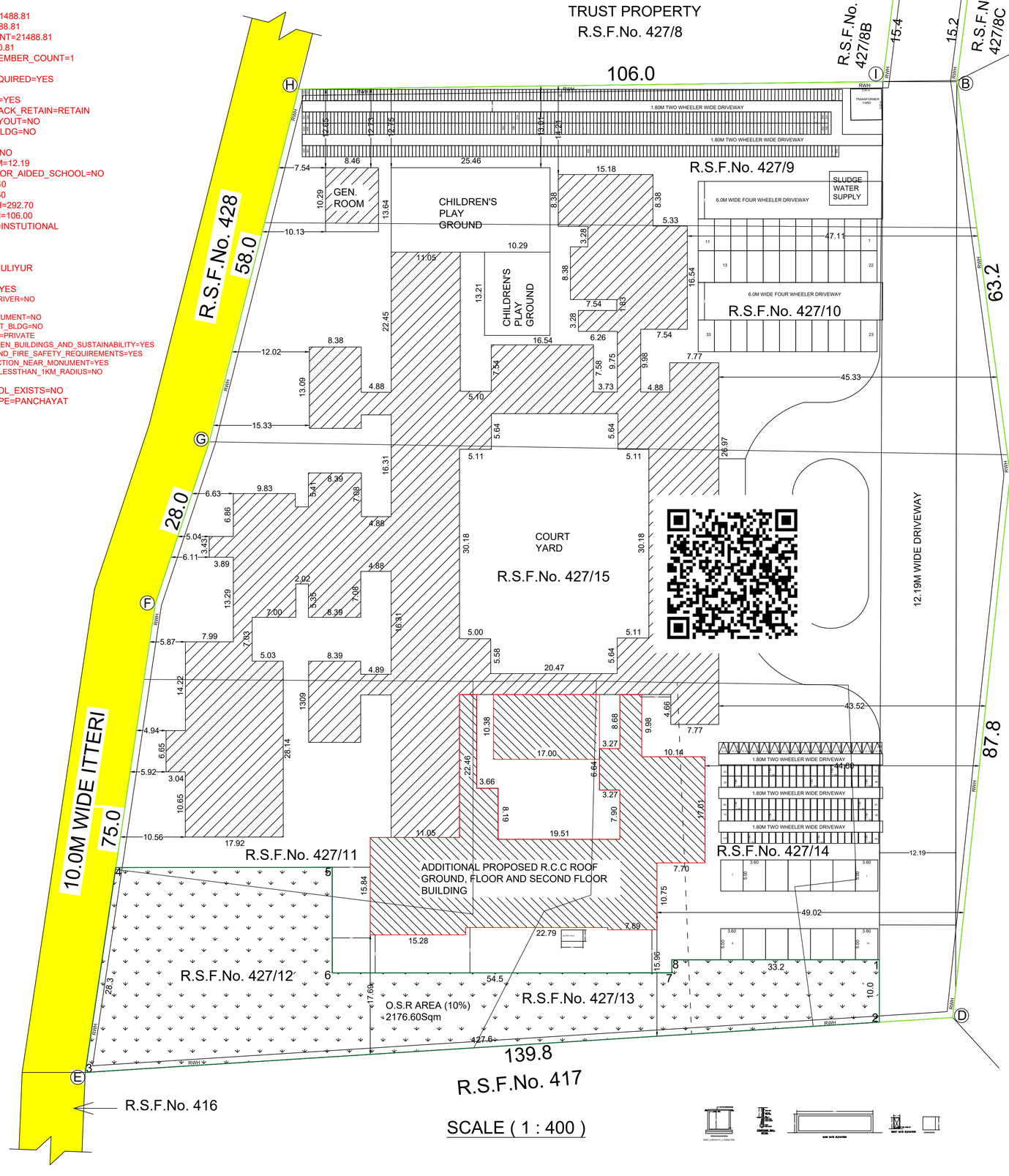








PLAN INFO
PLOT_AREA_M2=21488.81
FMB_OR_PLR=21488.81
AS_PER_DOCUMENT=21488.81
AS_AT_SITE=21490.81
BLOCK_1_C-SS_MEMBER_COUNT=1
PATTA_NO=2111
PREMIUM_FSI_REQUIRED=YES
SURVEY_NO=427
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.19
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=INSTUTIONAL
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_GOVT_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_LESSTHAN_1KM_RADIUS=NO
NOC_FIRE_DEPT=YES
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=PANCHAYAT



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	4.890
427/10	0.415	
427/11	0.160	
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-VALUME SHEET HEAD ROOM IN OPEN TERRACE	43.48
EXISTING GAL-VALUME SHEET ROOF KITCHEN AREA	244.90
EXISTING GAL-VALUME SHEET ROOF CHILDREN PLAY GROUND	484.67
EXISTING GAL-VALUME 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/ERODE/SITE APPROVAL No :

SWP/DTCP/ERODE/PLANING 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	0.76 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
Ablution 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 = $\frac{690}{20}$ = 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
SITE BOUNDARY
EXISTING BUILDING
ADD.PROPOSED BUILDING
EXISTING ROAD
O.S.R. AREA

GATE ENTRY / EXIT — MEASUREMENT IN METER 9.00 X 1.81

FIRE FIGHITING ARRANGEMENTS
F.E- FIRE EXTINGUISHER
A.D.A.S.-AUTOMATIC DETECTION & ALARM STSTEM
P.A.S - PUBLIC ADDRESS SYSTEM
LIGHTNING ARREST

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 M. CHINNASAMY	Ar. K.M. KUMARAVEL CA / 2020 / 118498
STRUCTURAL ENGINEER	REGISTERED ENGINEER
Er.S. DEVANANDAN, M.E.,(STRUC) REGISTERED STRVCTURAL ENGINEER, Reg. No : 01 / 2019 / RSE - GRI / ELPA 15, MARAPPA STREET - 3rd ERODE - 638 009. Cell : 98430 26866 newpremierdev@gmail.com	ER.S.P.AYYAPPAN D.C.E., Registred Engineer Grade - III KASI BUILDERS 3 Iraniyan Street, Udayan Nagar, Rangampalayam, Erode - 9. Cell: 98427 85170, 99422 85170 01/2019/RE.GR.III/ELPA +91 98427 85170

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

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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.