Verified RealEstate™

REFERENCE
SWP/BPA/067048/2023

ISSUED
16 December 2023

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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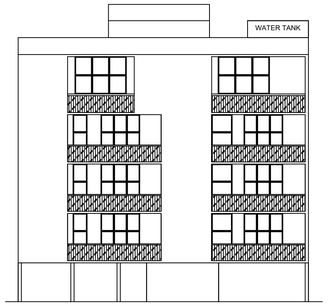
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FLOOR 01,FLOOR 02 FLOOR 03 AND FLOOR 04 RESIDENTIAL APARTMENT BUILDING IN R.S.No : 1193 / 1F1B, AT ERODE VILLAGE, ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK, ERODE DISTRICT.

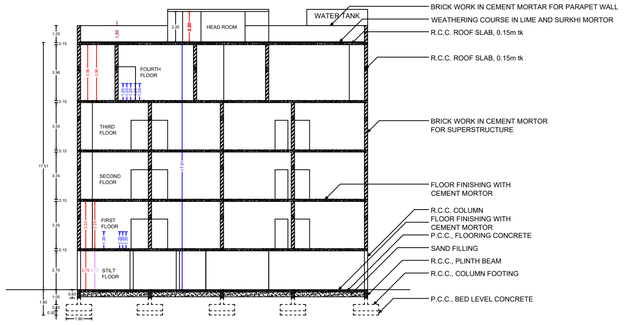
APPLICANT:

Mr.S.GOWTHAM

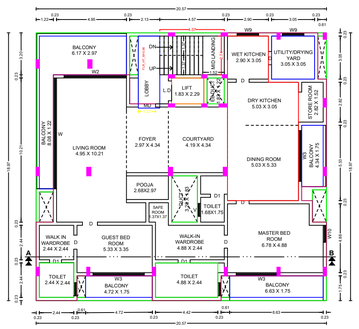
S/o Mr.SHANMUGAM



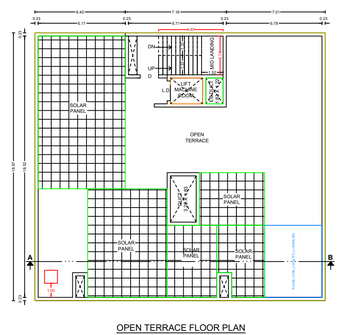
FRONT ELEVATION



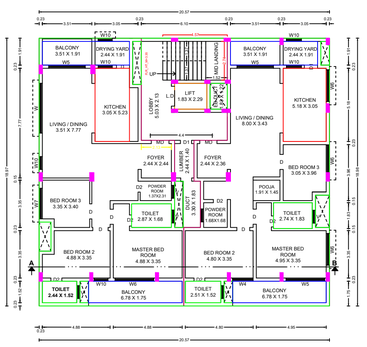
SECTION ON " A B "



FOURTH FLOOR PLAN



OPEN TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN (FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR)

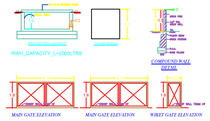
TYPICAL_FLOOR_PLAN=1,2,3

TYPICAL_FLOOR_PLAN=1,2,3

PLAN INFO
PLOT_AREA_M2=827.15
AS_PER_DOCUMENT=827.15
AS_AT_SITE=827.16
FMB_OR_PLR=827.15
AS_PER_DOCUMENT=827.15
SINGLE_FAMILY_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=300
AVG_PLOT_DEPTH= 27.03
AVG_PLOT_WIDTH= 28.60
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=0
SURVEY_NO=1193/1F1B
TOWN SURVEY_NO=1193/1F1B
PATTA_NO=000
JURISDICTION_TYPE=CORPORATION
TALUK=ERODE
DISTRICT=ERODE
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
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

Joinery Details :

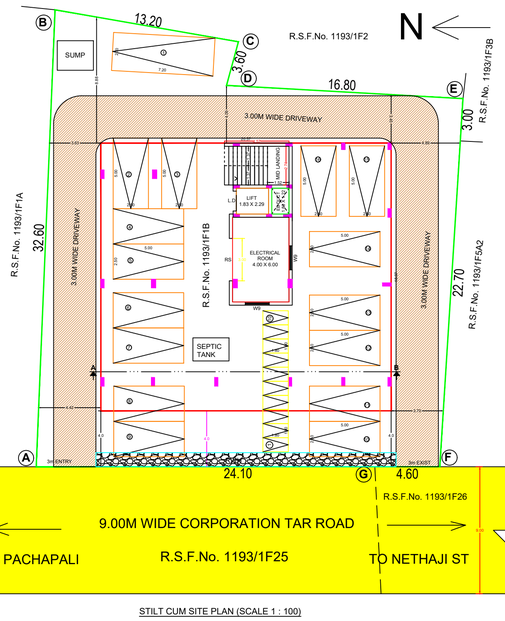
MD	-	Door	- 1.52 x 2.13
D	-	Door	- 1.00 x 2.13
D1	-	Door	- 0.80 x 2.13
D2	-	Door	- 0.76 x 2.13
O	-	Open	- 1.22 x 2.13
W	-	Window	- 7.82 x 2.10
W1	-	Window	- 6.10 x 2.10
W2	-	Window	- 4.40 x 2.10
W3	-	Window	- 3.60 x 1.52
W4	-	Window	- 3.25 x 1.52
W5	-	Window	- 2.60 x 1.52
W6	-	Window	- 2.25 x 1.52
W7	-	Window	- 2.10 x 1.52
W8	-	Window	- 1.68 x 1.52
W9	-	Window	- 1.50 x 1.52
W10	-	Window	- 1.00 x 1.52
V	-	Ventilator	- 0.91 x 0.61



ONLINE APPLICATIOIN No - SWP/BPA/067048/2023

SWP/DTCP/ERODE/Site Approval No : 525 / 2023

SWP/DTCP/ERODE(ELPA)Planning Permission No : 48 / 2023



STILT CUM SITE PLAN (SCALE 1 : 100)

AREA OF THE APPLICANT SITE

AREA AS PER DOCUMENT	-	969.01 SQ.M
AREA AS PER PATTA	-	829.00 SQ.M
SUPER IMPOSED PLOT AREA	-	827.15 SQ.M

Descriptions	TOTAL FSI AREA	NON - FSI		TOTAL BUILTP AREA
		COVERD PARKING	DEDUCTION	
Area of the Proposed R.C.C Parking in Stilt Floor	42.36	-	348.02	390.38
Area of the Proposed R.C.C Building in Floor 01	377.43	-	12.95	390.38
Area of the Proposed R.C.C Building in Floor 02	377.43	-	12.95	390.38
Area of the Proposed R.C.C Building in Floor 03	377.43	-	12.95	390.38
Area of the Proposed R.C.C Building in Floor 04	372.40	-	17.98	390.38
Area of the Headroom+Lift in Terrace Floor	-	-	13.94	13.94
Total Area	1547.05	-	418.79	1965.84

FSI = 1547.05 SQM / 827.16 SQM = 1.87 < 2

PC = 377.43 SQM / 827.16 SQM X 100 = 45.63 %

(FE) FIRE EXTINGUISHER = ⊕

(FA) FIRE ALARAM = ○

SCALE 1 : 100
ALL DIMENSION ARE IN METER

REFERENCE:

SITE BOUNDARY - DRIVE WAY -

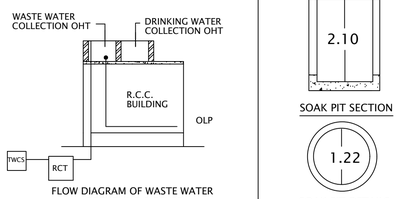
PROPOSED BUILDING - EXISTING BUILDING -

EXISTING ROAD -

PARKING	REQ	PROVIDED
CAR PARKING	16	16
TWO WHEELER	0	10

NOTES:

* OSR - TO BE PAID GUIDLINEVALUE
* RWH PROVIDED



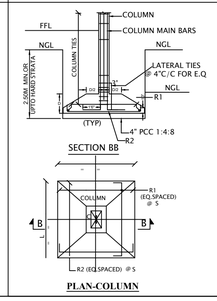
FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE

SOAK PIT SECTION

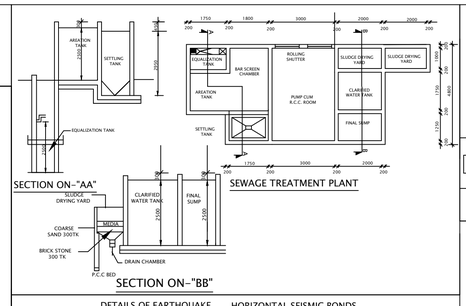
SOAK PIT DETAILS

FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE	
WWP	WASTE WATER PIPE LINE 2" Dia. FROM TOILET, KITCHEN & DINING
C	COLLECTION CHAMBER
RCT	ORGANIC (or) MECHANICAL RECYCLING TANK
TWCS	TREATED WASTE WATER COLLECTION SUMP
TWS OHT	TREATED WASTE WATER STORAGE OHT
OLP	TREATED WATER OUTLET PIPE LINE 9" Dia. TO WC & FLUSH TANK

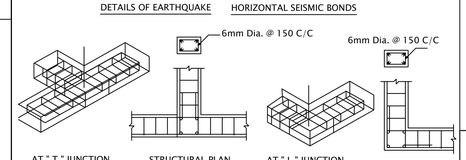
FIRE FIGHITING ARRANGEMENTS	
△	F.E– FIRE EXTINGUISHER
□	A.D.A.S – AUTOMATIC DETECTION & ALARM
▭	P.A.S – PUBLIC ADDRESS SYSTEM
Y	LIGHTNING ARRESTOR

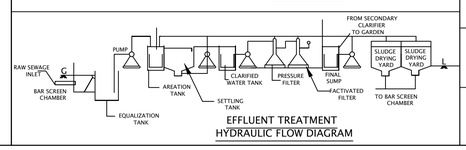


PLAN-COLUMN

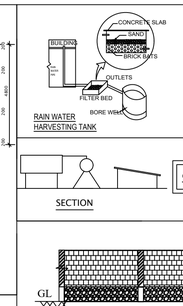


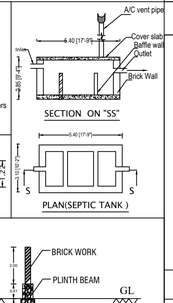
SEWAGE TREATMENT PLANT

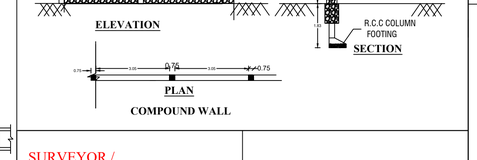




EFFLUENT TREATMENT HYDRAULIC FLOW DIAGRAM







SURVEYOR / ASST. DRAUGHTSMAN	D.KANAGARAJ
DRAUGHTSMAN GRADE-III	C.THIYANESWARAN
SUPERVISOR	G.KANNAN

APPLICANT

X

ST.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

REG.ENGINEER

Er.R.MOHAN, B.E.,M.B.A.,
REGISTERED ENGINEER -DTCP,
L.No: 10/2022/RE-Gr.II/EDTCP,
CPR PLANNERS AND BUILDERS,
C-134, Sampath Nagar Housing Unit,
Opp. Erode Dtcp Office, Erode - 11.
Mobile No: 7708556500

CPR PLANNERS AND BUILDERS - 7708556500

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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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.