

PP

APPROVAL RECORD

# Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

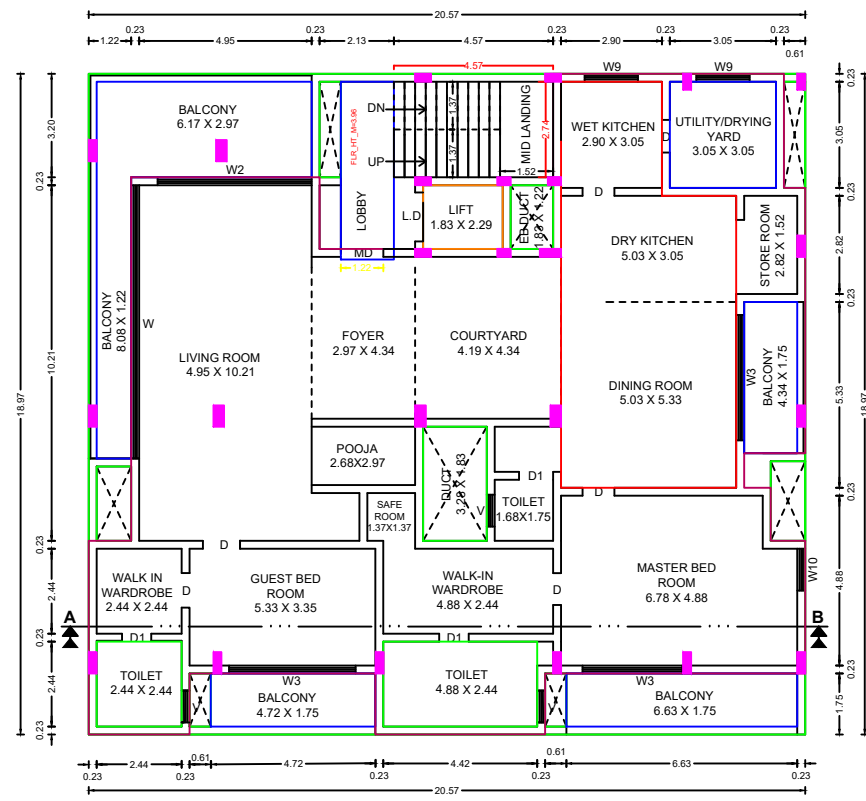
**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

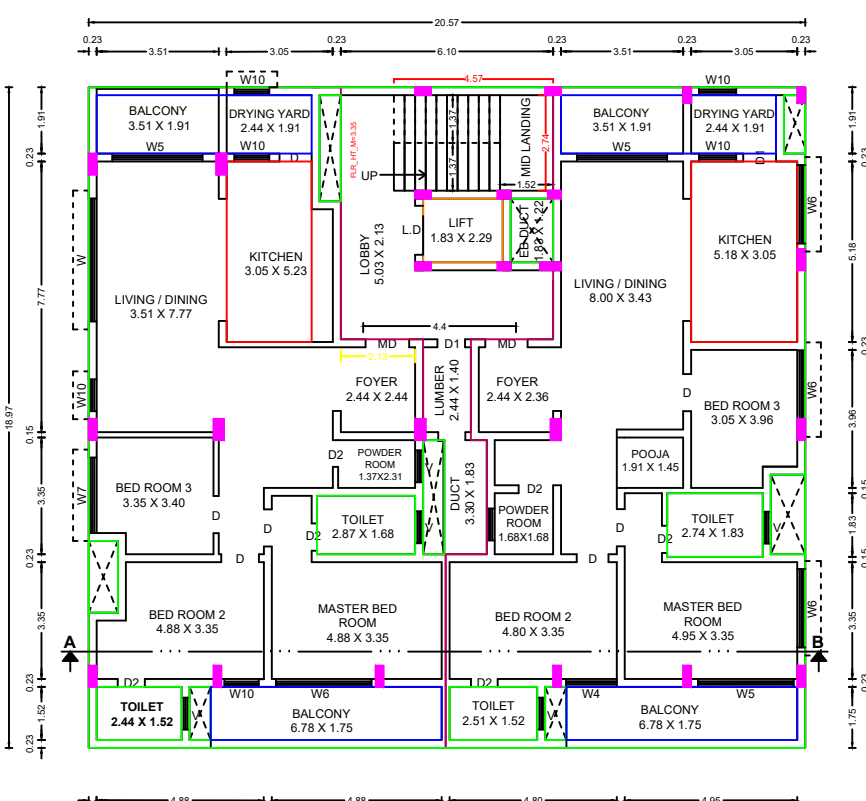
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



FRONT ELEVATION

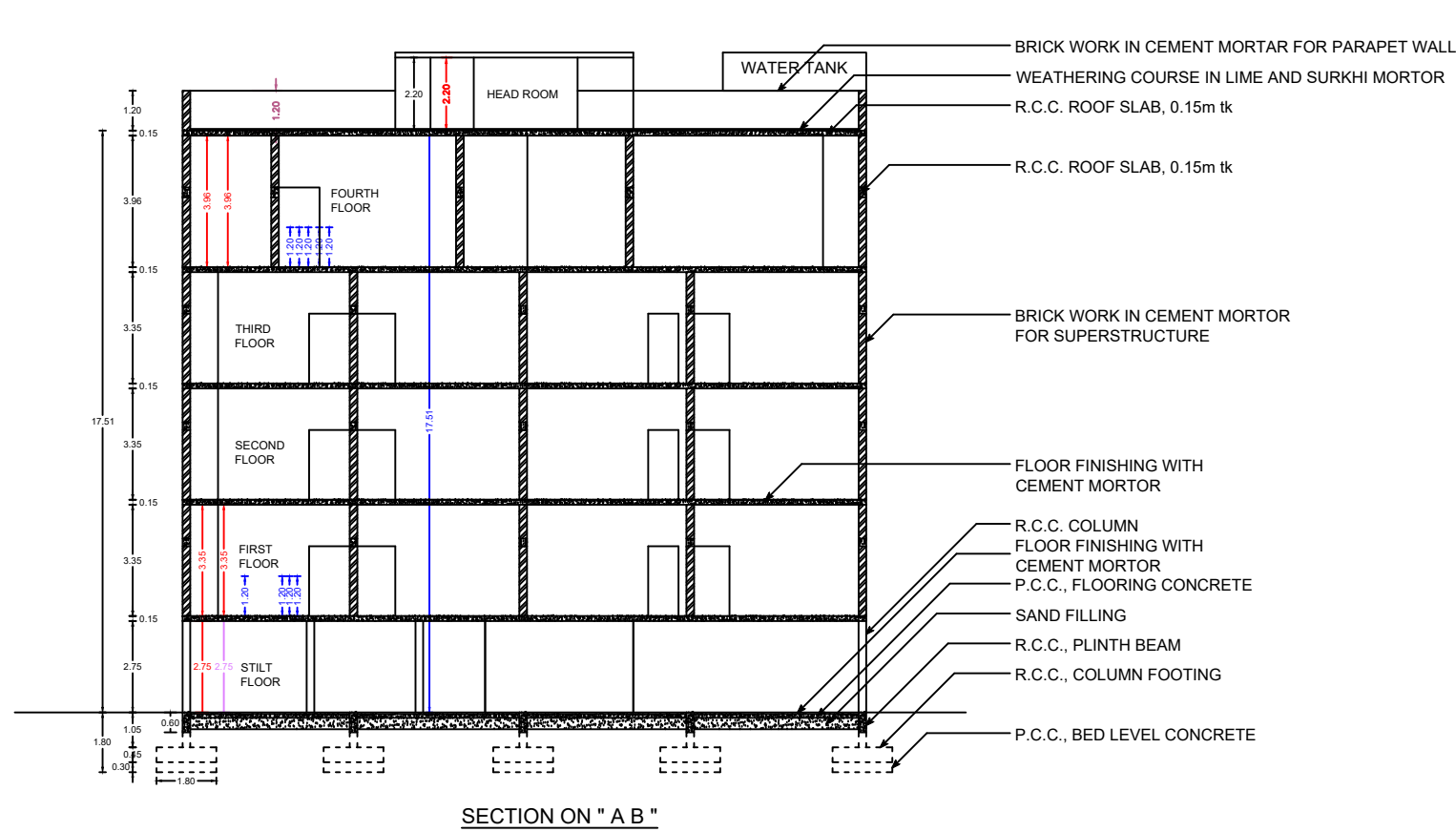


FOURTH FLOOR PLAN

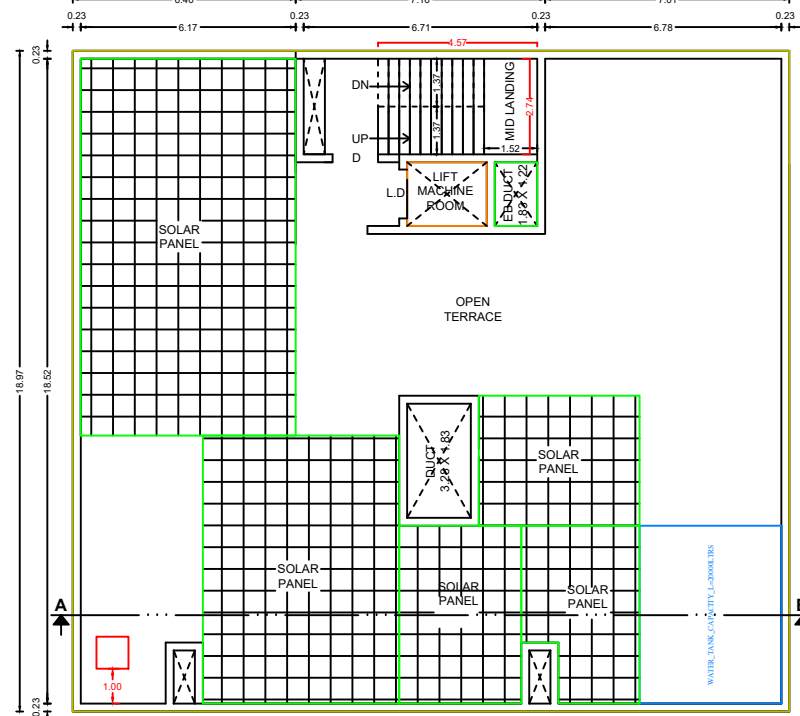


TYPICAL FLOOR PLAN (FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR)

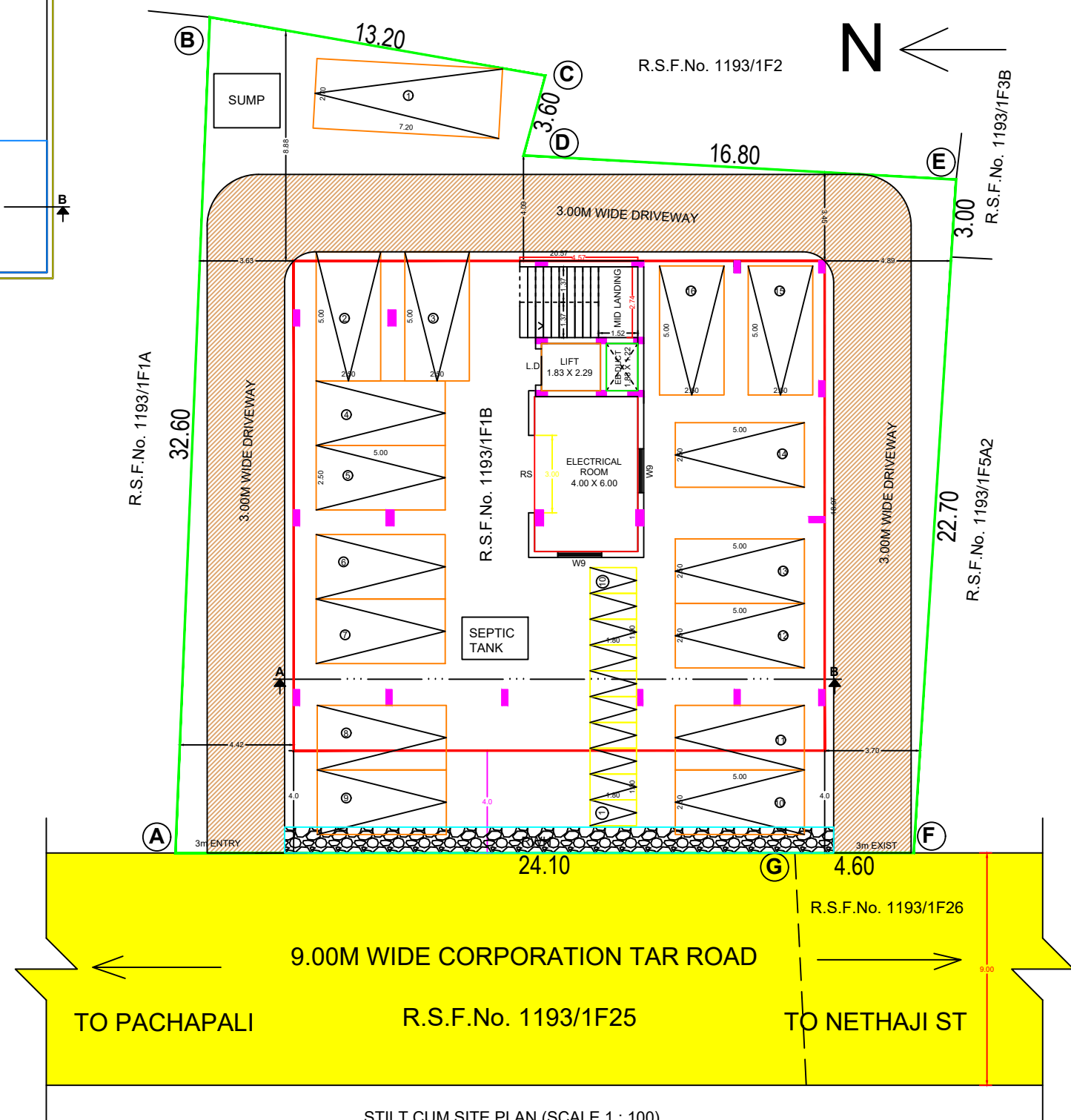
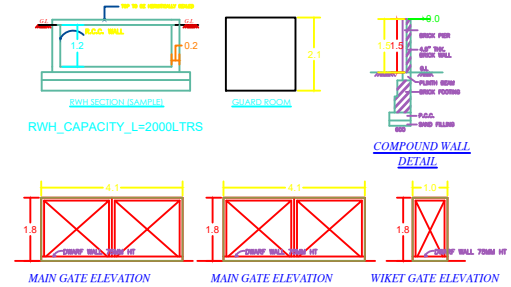
TYPICAL FLOOR PLAN=1,2,3  
TYPICAL FLOOR PLAN=1,2,3



SECTION ON "A B"



OPEN TERRACE FLOOR PLAN



STILT CUM SITE PLAN (SCALE 1 : 100)

PLAN INFO  
PLOT\_AREA\_M2=827.15  
AS PER DOCUMENT=827.15  
AS AT SITE=827.16  
FMB OR PLR=827.16  
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  
RWTH\_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=NO  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
NOC\_FIRE\_DEPT=NO  
PLE=NO  
OSR APPLICABLE=NO  
IS\_APPROVED\_LAYOUT=NO  
PREMIUM\_FSI\_REQUIRED=NO  
OSR\_SURR\_BUYBACK\_RETAIN=BUYBACK  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO

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

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 APPLICATION No - SWP/BPA/067048/2023  
SWP/DTCP/ERODE/Site Approval No : 525 / 2023  
SWP/DTCP/ERODE(ELPA)Planning Permission No : 48 / 2023

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 COVERED PARKING | DEDUCTION | TOTAL BUILTUP AREA |
|---------------------------------------------------|----------------|---------------------------|-----------|--------------------|
| 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            |

$$FSI = \frac{1547.05 \text{ SQM}}{827.16 \text{ SQM}} = 1.87 < 2$$

$$PC = \frac{377.43 \text{ SQM}}{827.16 \text{ SQM}} \times 100 = 45.63 \%$$

(FE) FIRE EXTINGUISHER =

SCALE 1 : 100

(FA) FIRE ALARM =

ALL DIMENSION ARE IN METER

REFERENCE:

|                   |  |                   |  |
|-------------------|--|-------------------|--|
| SITE BOUNDARY     |  | DRIVE WAY         |  |
| PROPOSED BUILDING |  | EXISTING BUILDING |  |
| EXISTING ROAD     |  |                   |  |

APPLICANT

ST.ENGINEER

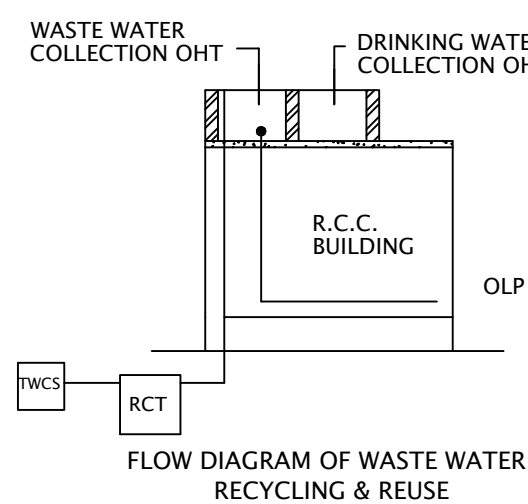
REG.ENGINEER

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

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

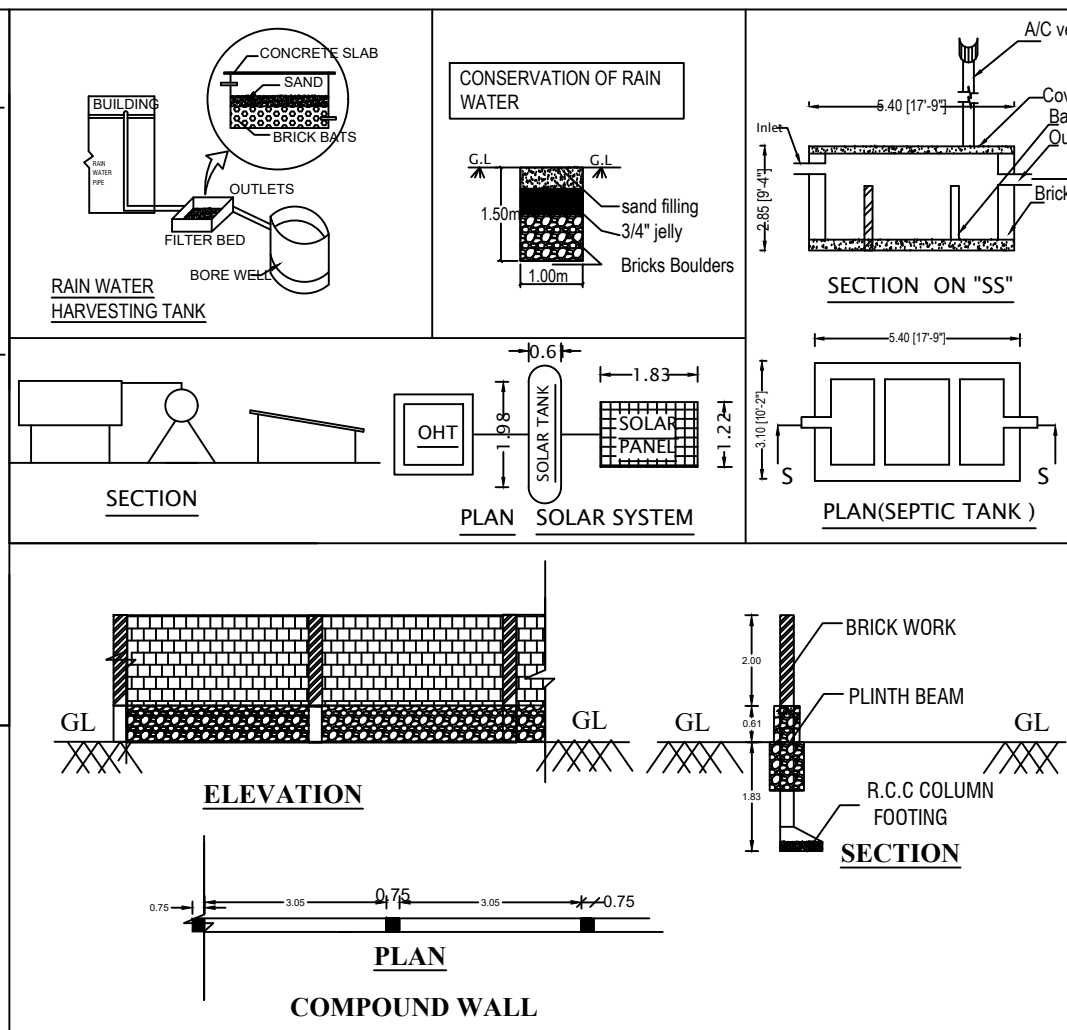
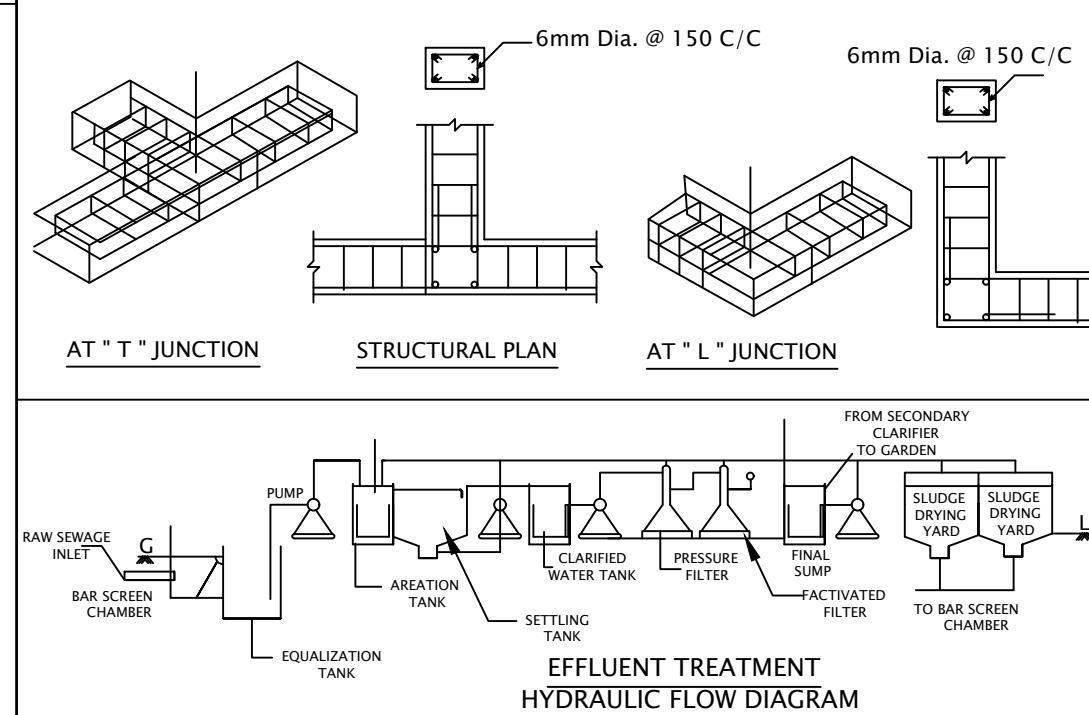
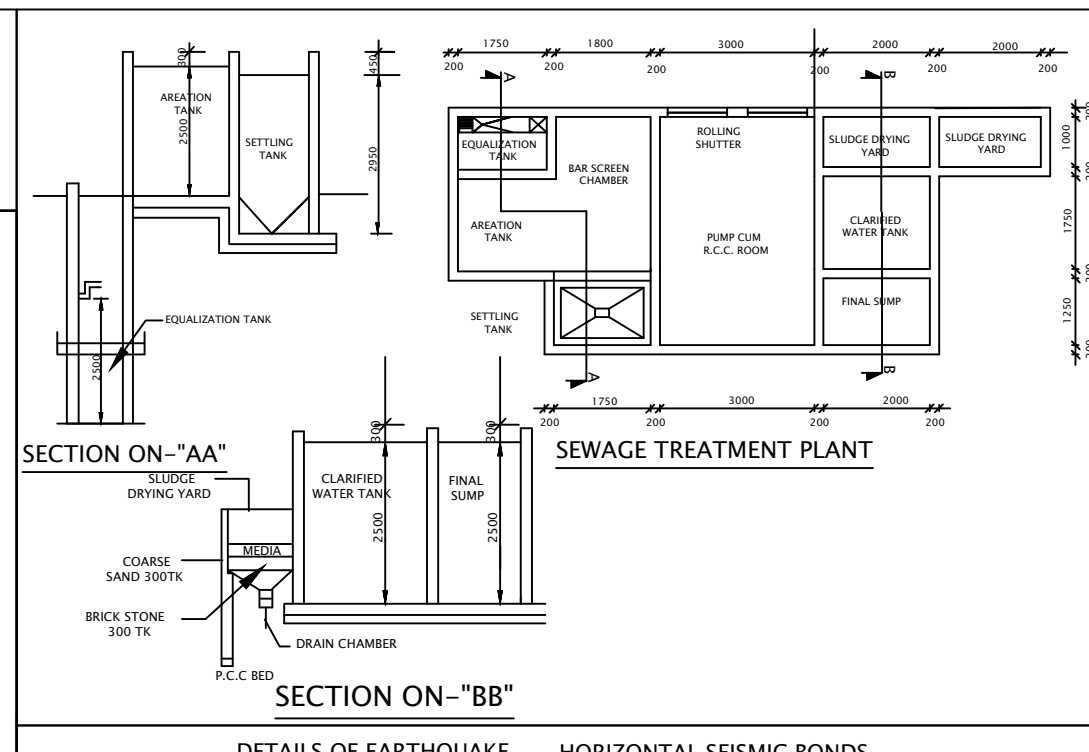
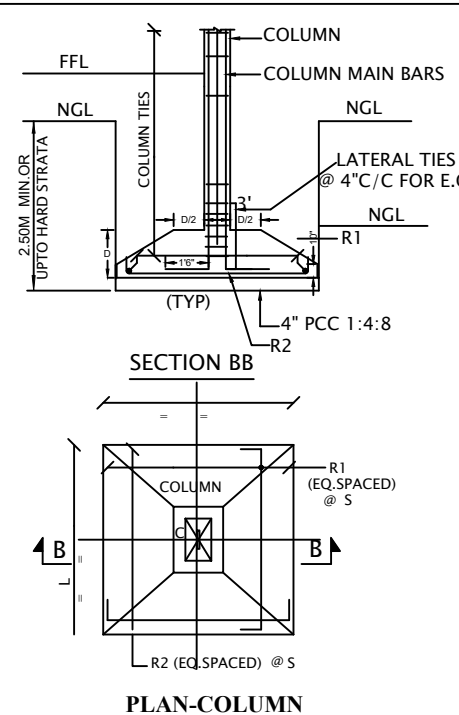
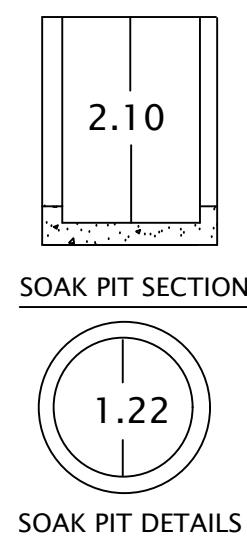
CPR PLANNERS AND BUILDERS - 7708556500

| PARKING     | REQ | PROVIDED | NOTES:                             |
|-------------|-----|----------|------------------------------------|
| CAR PARKING | 16  | 16       | * OSR - TO BE PAID GUIDELINE VALUE |
| TWO WHEELER | 0   | 10       | * RWH PROVIDED                     |



| 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 FIGHTING ARRANGEMENTS |                                       |
|----------------------------|---------------------------------------|
|                            | F.E- FIRE EXTINGUISHER                |
|                            | A.D.A.S - AUTOMATIC DETECTION & ALARM |
|                            | P.A.S - PUBLIC ADDRESS SYSTEM         |
|                            | LIGHTNING ARRESTOR                    |



SURVEYOR / ASST. DRAUGHTSMAN

D.KANAGARAJ

DRAUGHTSMAN GRADE-III

C.THIYANESWARAN

SUPERVISOR

G.KANNAN

# 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.

