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

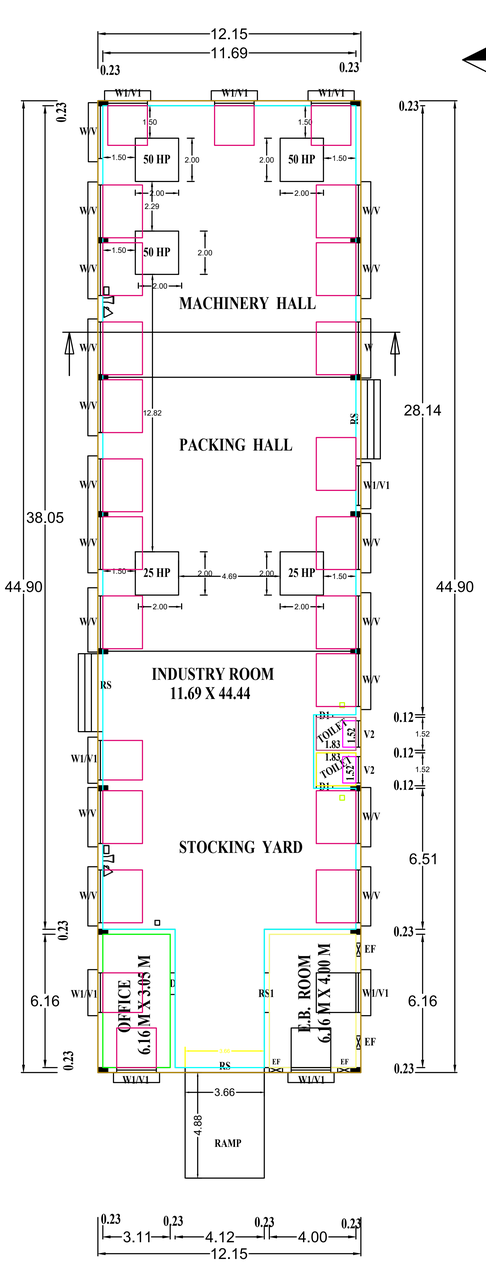
hello@verified.realestate

+91 9996 12 9996

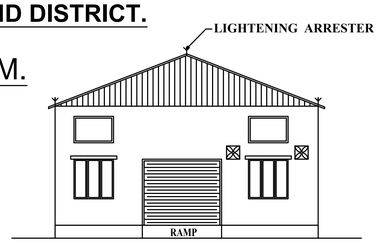
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I GALVANIZED SHEET ROOF BUILDING IN GROUND FLOOR FOR (TURMARIC POWDER AGRO INDUSTRIES) 'COTTAGE INDUSTRIES' PURPOSE. IN "200HP POWER INSTALLATION IN R.S.No. 309 / 2H3 AT KOLATHUPALAYAM, GANGAPURAM VILLAGE, WARD - 5, ZONE - II, ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK AND DISTRICT.

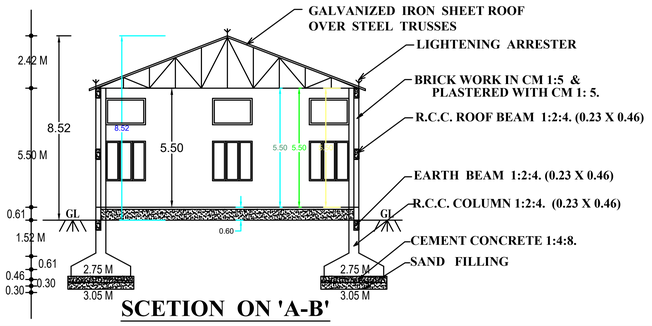
APPLICANT : Mr. M. JASARAJ. S/o. MOHANRAM.



GROUND FLOOR



FRONT ELEVATION



SCETION ON 'A-B'

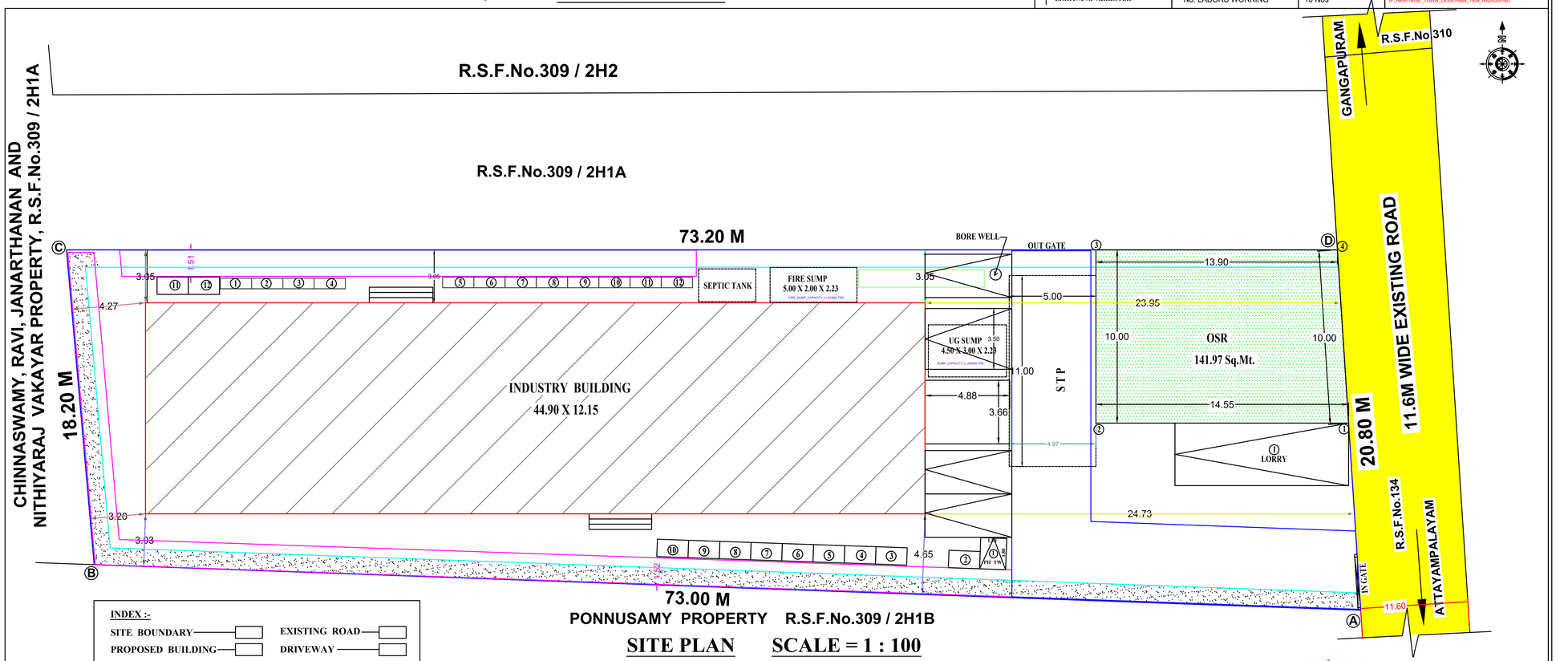
SCHEDULE OF JOINERIES :-

RS..ROLLING SHUTTER.....	6.10M X 3.05M.
RS1..ROLLING SHUTTER.....	3.00M X 3.05M.
D..... DOOR	1.00M X 2.10M.
D1...DOOR	0.76M X 2.10M.
W.....WINDOW	2.44M X 1.83M.
W1....WINDOW	1.83M X 2.40M.
V.... VENTILATOR	2.44M X 1.22M.
V1.. VENTILATOR	1.83M X 1.22M.
V2.. VENTILATOR	1.22M X 0.61M.

ONLINE APPLICATION No : SWP/BPA/082110/2023
SWP/DTCP/ERODE/SITE APPROVAL No :28/2024
SWP/DTCP/ERODE/BUILDING PERMISSION No :DTCP/5/2024

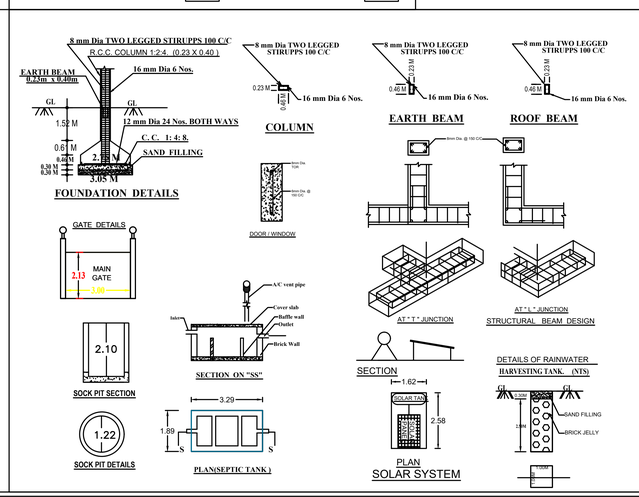
	REQUIRED	PROVIDED
O.S.R	141.60 Sq.m.	141.97 Sq.m.
FIRE FIGHITING ARRANGEMENTS		
F.E- FIRE EXTINGUISHER		
A.D.A.S.-AUTOMATIC DETECTION & ALARM STSTEM		
P.A.S - PUBLIC ADDRESS SYSTEM		
LIGHTNING ARRESTER		

HP DETAILS :	
POWDER MACHINE (2 Nos)	50 X 3 Nos = 150 HP
PACKING MACHINE (1 Nos)	25 X 2 Nos = 50 HP
	TOTAL = 200 HP
No. LABORS WORKING	10 Nos

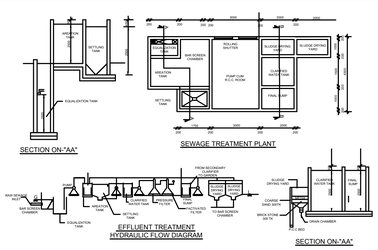


SITE PLAN SCALE = 1 : 100

INDEX :-
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVEWAY



PARKING	REQUIRED	PROVIDED
LORRY PARKING	---	1
CAR PARKING	4	4
TWO WHEELER	12	12
CYCLE	12	12



SITE AREA DETAILS

DESCRIPTION	Sq.Mt.
AS PER DOCUMENT. (0.35 ACRE)	1416.00
AS PER PLR/PATTA (0.14.16 Hectare)	1416.00
SUPER IMPOSED PLOT AREA	1416.00

BUILDING AREA DETAILS

PROPOSED G.I. SHEET ROOF BUILDING AREA	AREA IN Sq.Mt.		
	FSI	NON FSI	TOTAL
GROUND FLOOR	545.53	---	545.53

HIGHT OF THE GODOWN BUILDING = 8.52 M

FLOOR SPACE INDEX (FSI):-

$$\frac{\text{TOTAL FSI AREA}}{\text{LAND AREA}} = \frac{545.53}{1416.00} = 0.3852 < 2.0$$

PLOT COVERAGE (P.C.) :-

$$\frac{\text{TOTAL GROUND FLOOR AREA}}{\text{LAND AREA}} \times 100 = \frac{1953.57}{5096.11} \times 100 = 38.53\ \%$$

ARCHITECT	STRUCTURAL ENGINEER
Ar.M. CHANDRA SEKARAN, B.Arch, C.S. Associate, 3/1, Lakshmanan Street, Erode - 638 009. Mobil: +91 91715 15695, Email: chandrumarch2014@gmail.com, COA No: CA / 2016 / 77295	Er.S.V.GURUNATHAN D.C.E.,B.E.,F.I.E.,PGD(GIS)., Civil Engineer & RSE, Reg.No:01 2019 RSE-GR-II ELPA, GURU PLANNERS & DESIGNERS, 101, K.P.S. Complex, Carwel School (Opp.), Karur Bye-Pass Road, Kothampalayam, ERUDE-638 002. Ph : 97 150 08000.
APPLICANT	REGISTERED ENGINEER
Surveyor / Assistant Draughtsman	D.Kanagaraj
Draughtsman- III	K.Velmurugan
Supervisor / Draughtsman- II	G.Kannan

PLAN INFO
PLOT_AREA_M2=1416.00
FMB_OR_PLR=1416.00
AS_PER_DOCUMENT=1416.00
AS_AT_SITE=1418.91
SURVEY_NO=309/2H3
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=11.60
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=11.60
ROAD_LENGTH=500
AVG_PLOT_DEPTH=73.10
AVG_PLOT_WIDTH=19.50
LAND_USE_ZONE=INDUSTRIAL
PLOT_NO=-
PATTA_NO=2188
DISTRICT=ERODE
TALUK=ERODE
VILLAGE=GANGAPURAM
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=CORPORATION
BLOCK_1_EMSBI_MEMBER_COUNT=20
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
OSR_SURRENDER=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
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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.