Verified RealEstate™

REFERENCE
SWP/BPA/216887/2024

ISSUED
13 July 2024

PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

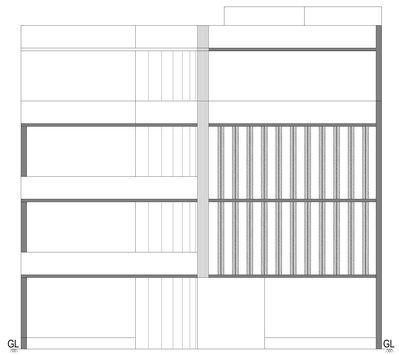
ISSUING AUTHORITY
DTCP

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

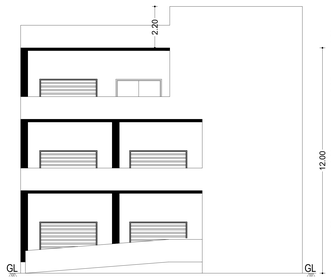
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

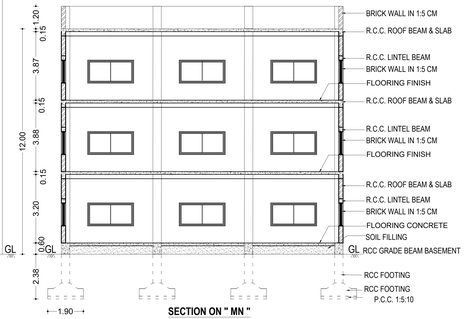
hello@verified.realestate
+91 9996 12 9996
verified.realestate



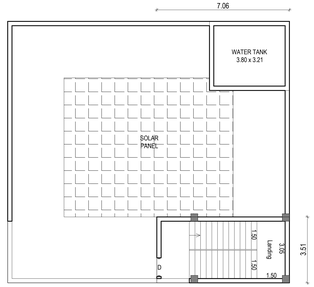
ELEVATION



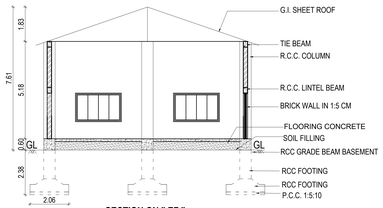
ELEVATION
(BLOCK - 5)



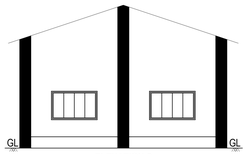
SECTION ON " MN "



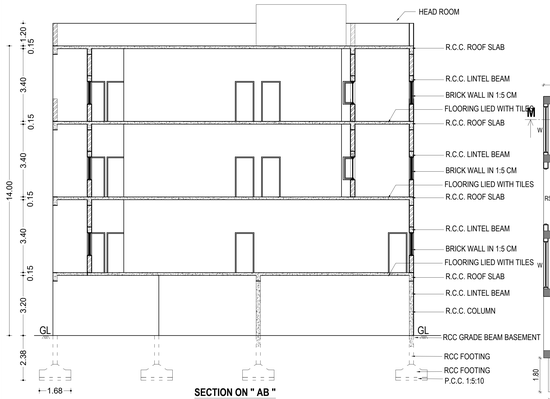
OPEN TERRACE FLOOR PLAN
(BLOCK - 5)



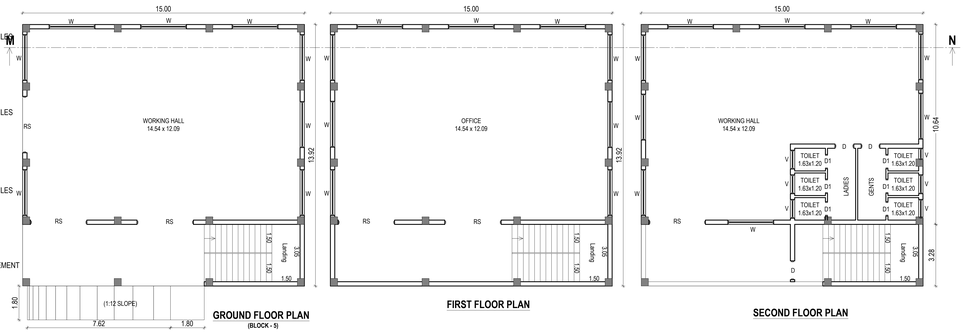
SECTION ON " EF "



ELEVATION-3



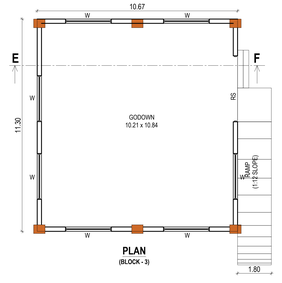
SECTION ON " AB "



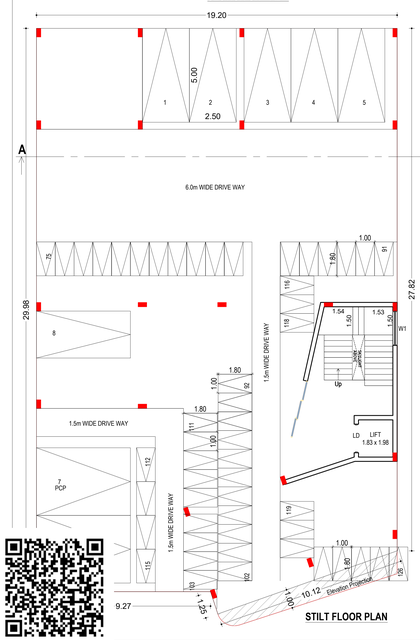
GROUND FLOOR PLAN
(BLOCK - 5)

FIRST FLOOR PLAN

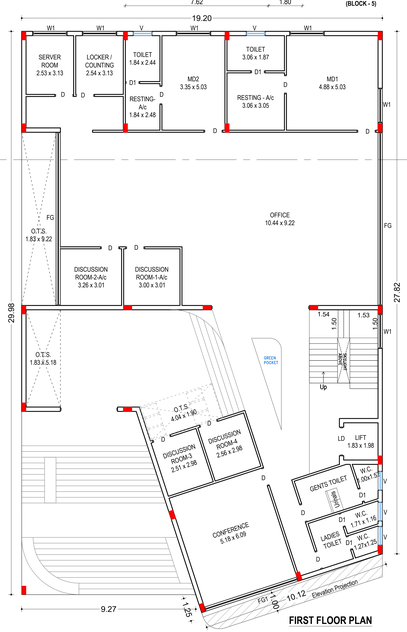
SECOND FLOOR PLAN



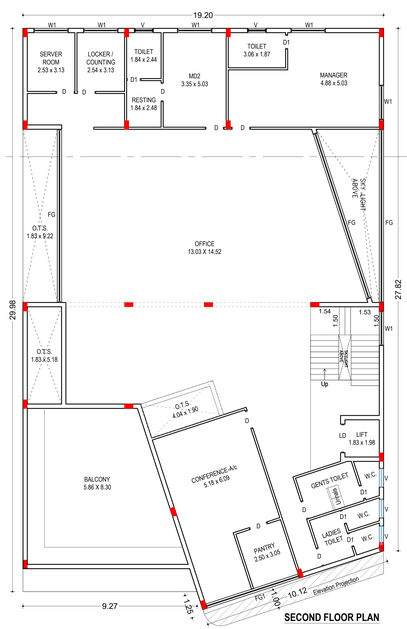
PLAN
(BLOCK - 3)



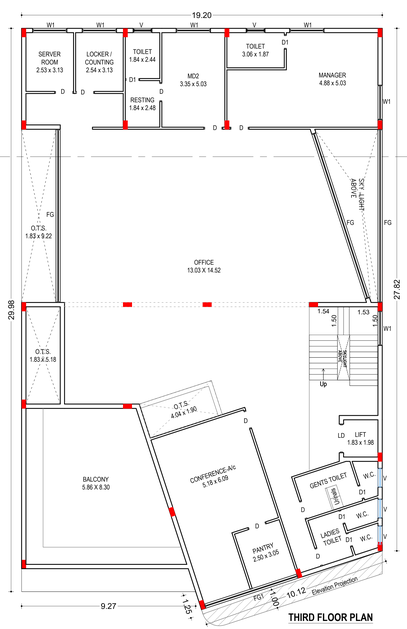
STILT FLOOR PLAN



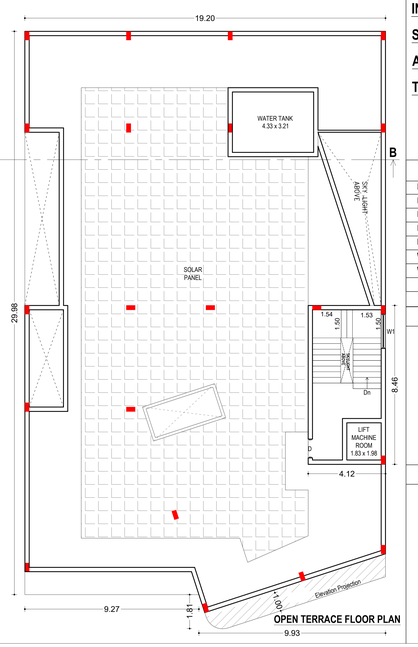
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



OPEN TERRACE FLOOR PLAN

SWP / BPA / 0216887 / 2024

SWP / DTCP / ERODE(LPA) / SITE APPROVAL NO. 208/2024

SWP / DTCP / ERODE(LPA) / PLANNING PERMISSION NO. 18/2024

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF STILT, GROUND, FIRST, SECOND, THIRD & OPEN TERRACE FLOOR & G.I. SHEET ROOF BUILDING FOR " INDUSTRIAL PURPOSE (CIVIL) " IN R.S.F.NO. 65/1A, NEW SUB-DIVISION R.S.F. NO. 65/1A2, NANJAI UTHUKULI VILLAGE, AT MUTHUGOUNDANPALAYAM PANCHAYAT, MODAKURICHI TALUK, ERODE DISTRICT.

APPLICANT: Mr.E.SARAVANAN,
S/o. K.S.ESWARAMOORTHY.

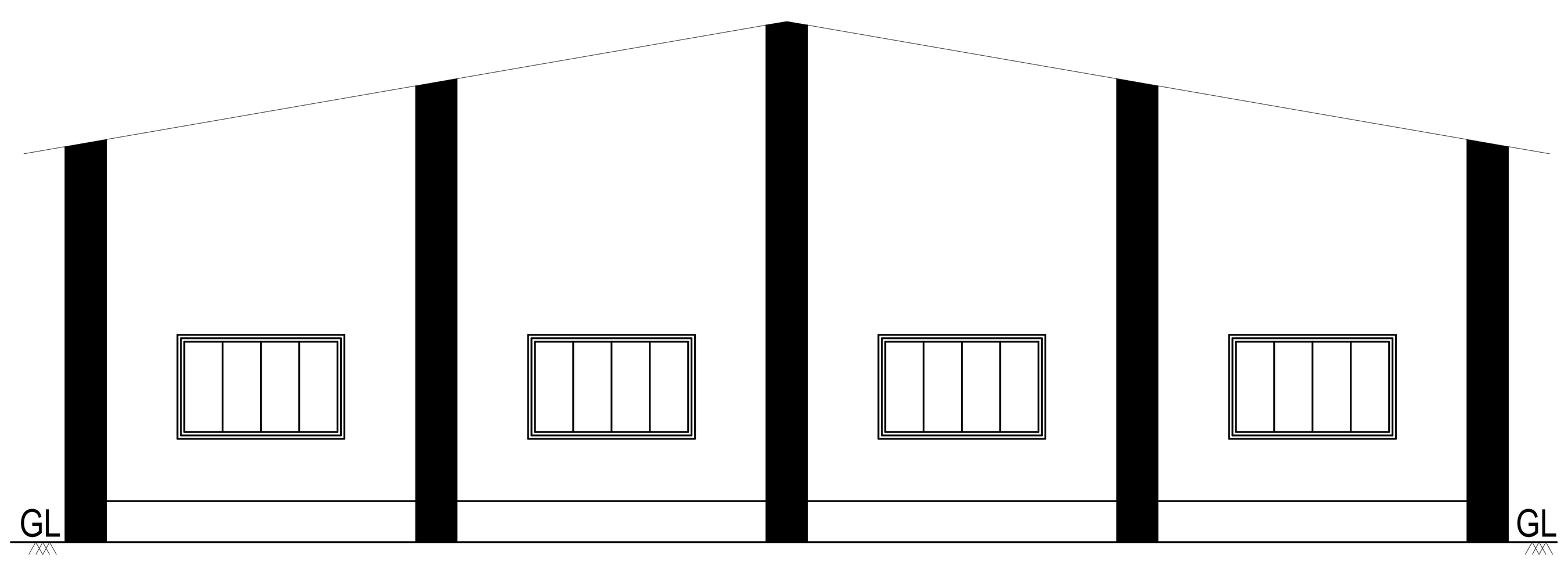
JOINERY DETAILS		METRE
RS	ROLLING SHUTTER	3.05 X 2.44
D	DOOR	1.22 X 2.13
D1	DOOR	1.00 X 2.13
D2	DOOR	0.76 X 2.13
LD	LIFT DOOR	1.52 X 2.13
W	WINDOW	2.51 X 1.83
W1	WINDOW	1.83 X 1.83
V	VENTILATOR	1.00 X 0.76

STRUCTURAL ENGINEER		
Er.R.PARAMAGURU, M.E.,A.M.I.E.,A.I.V., REGISTERED STRUCTURAL ENGINEER PG CADD STRUCTURES REG. No : 03 / 2019 / RSE - GR-I / ELPA. 1st FLOOR, 334, METTUR ROAD, ERODE - 638 011. email : pgcadd@gmail.com. Mob : 94422 85533.	SURVEYOR	J.Srinivasan
	DRAUGHTSMAN - III	K.Velmurugan
	SUPERVISOR	G.Kannan

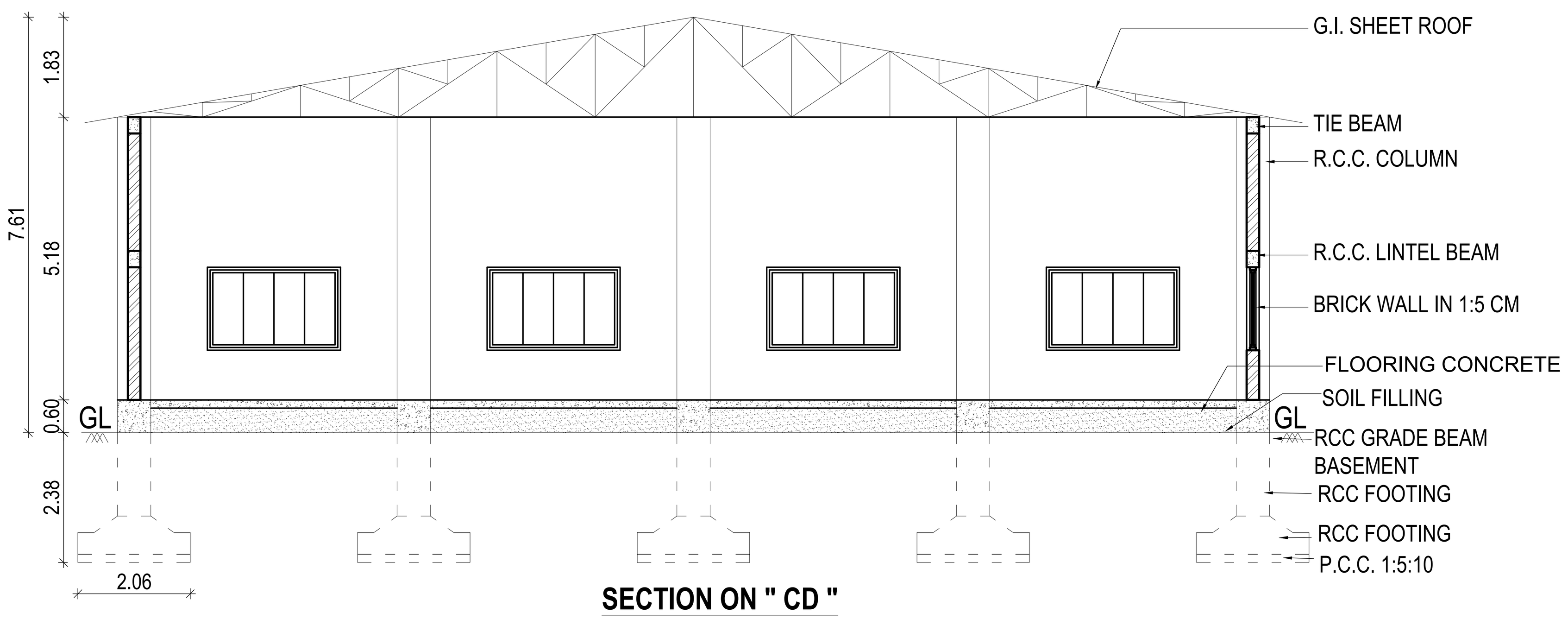
APPLICANT	ENGINEER / LBS
	Er. M.P. SURESHKUMAR Reg. Engineer Grade - I 01/2022 / RE - Gr. I / EDTCP sureshkumarmpcivil@gmail.com Cell : 99443 60702

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF STILT, GROUND, FIRST, SECOND, THIRD & OPEN TERRACE FLOOR & G.I. SHEET ROOF BUILDING FOR " INDUSTRIAL PURPOSE (CIVIL) " IN R.S.F.NO. 65/1A, NEW SUB-DIVISION R.S.F. NO. 65/1A2, NANJAI UTHUKULI VILLAGE, AT MUTHUGOUNDANPALAYAM PANCHAYAT, MODAKURICHI TALUK, ERODE DISTRICT.

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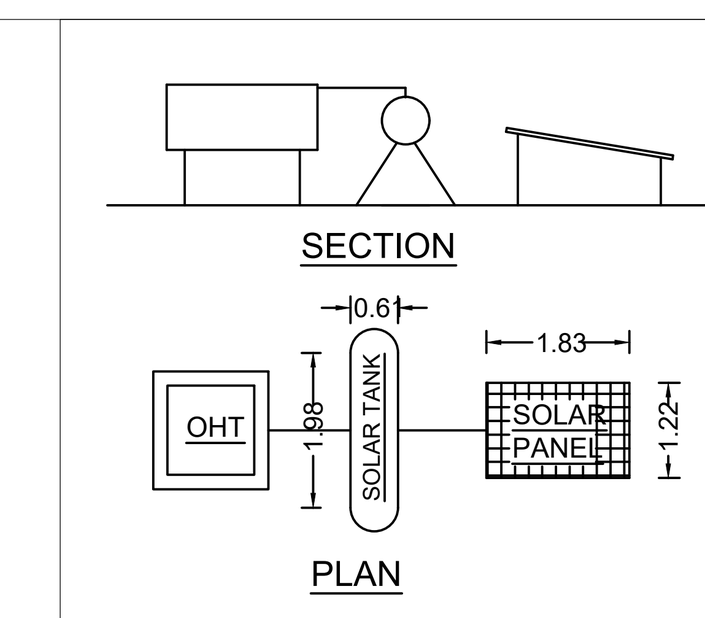


ELEVATION-2

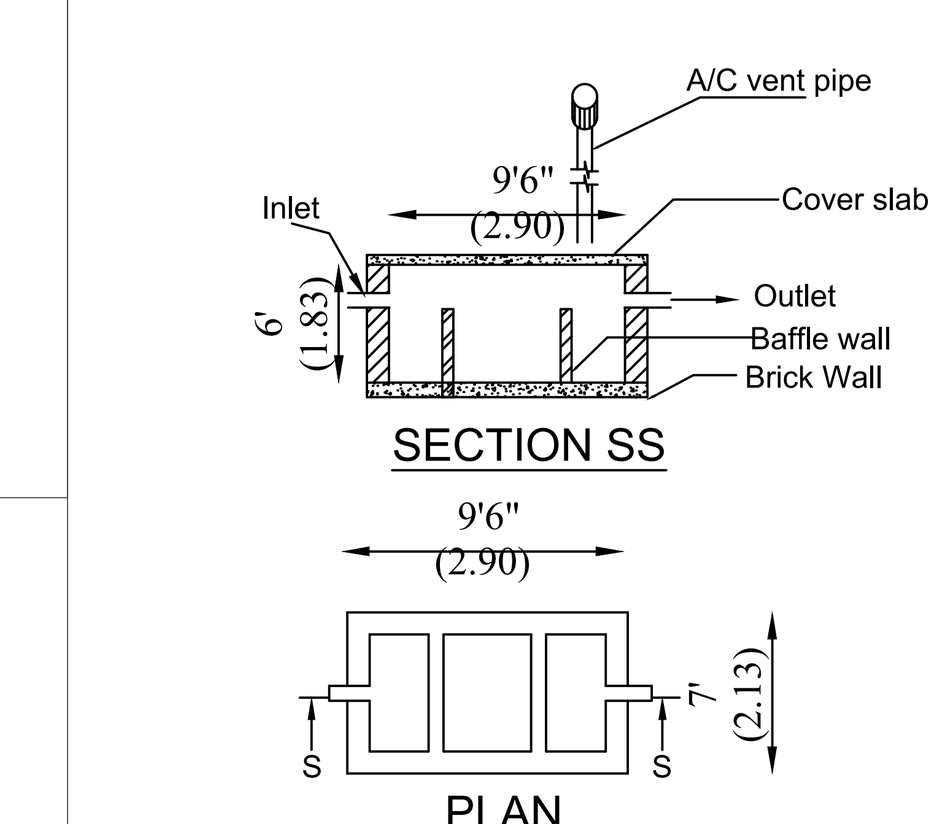


SECTION ON " CD "

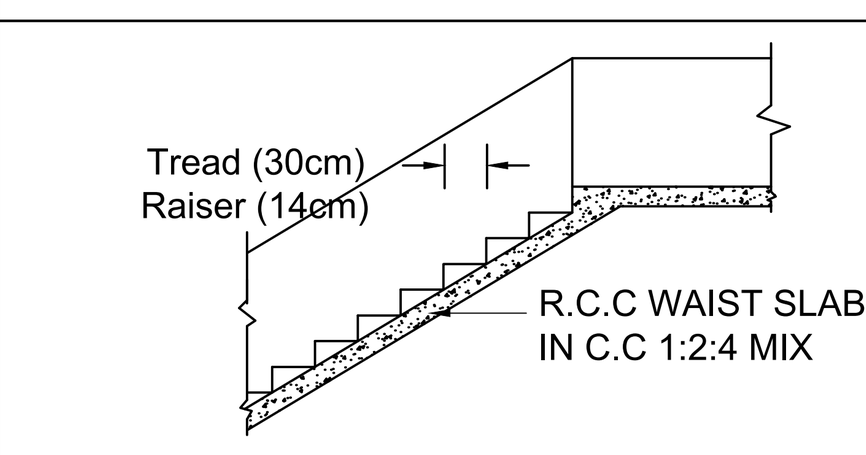
SWP / BPA / 0216887 / 2024
SWP / DTCP / ERODE(LPA) / SITE APPROVAL NO. 208/2024
SWP / DTCP / ERODE(LPA) / PLANNING PERMISSION NO. 18/2024



SOLAR SYSTEM

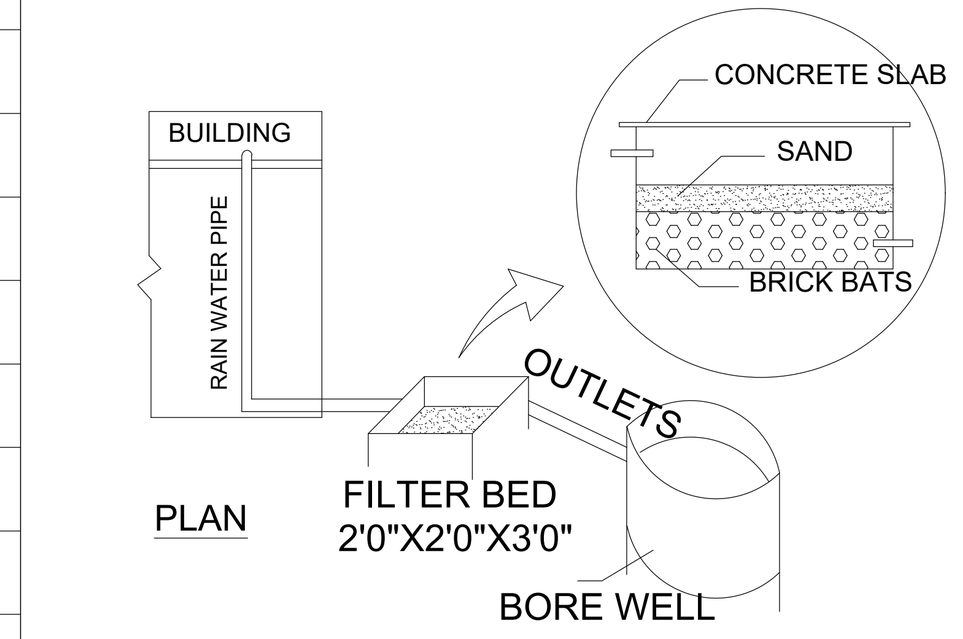


SEPTIC TANK DETAILS

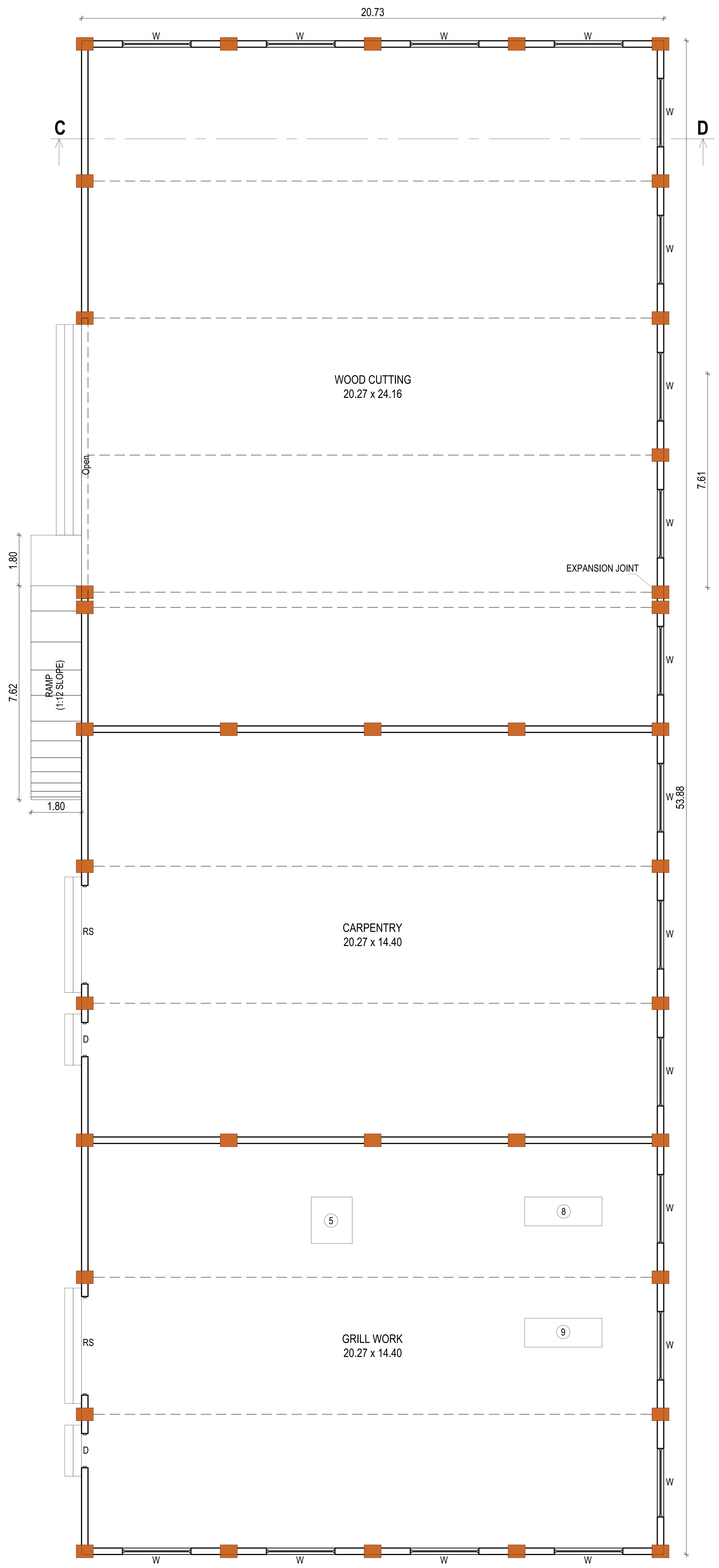


STAIRCASE DETAILS
Not to scale

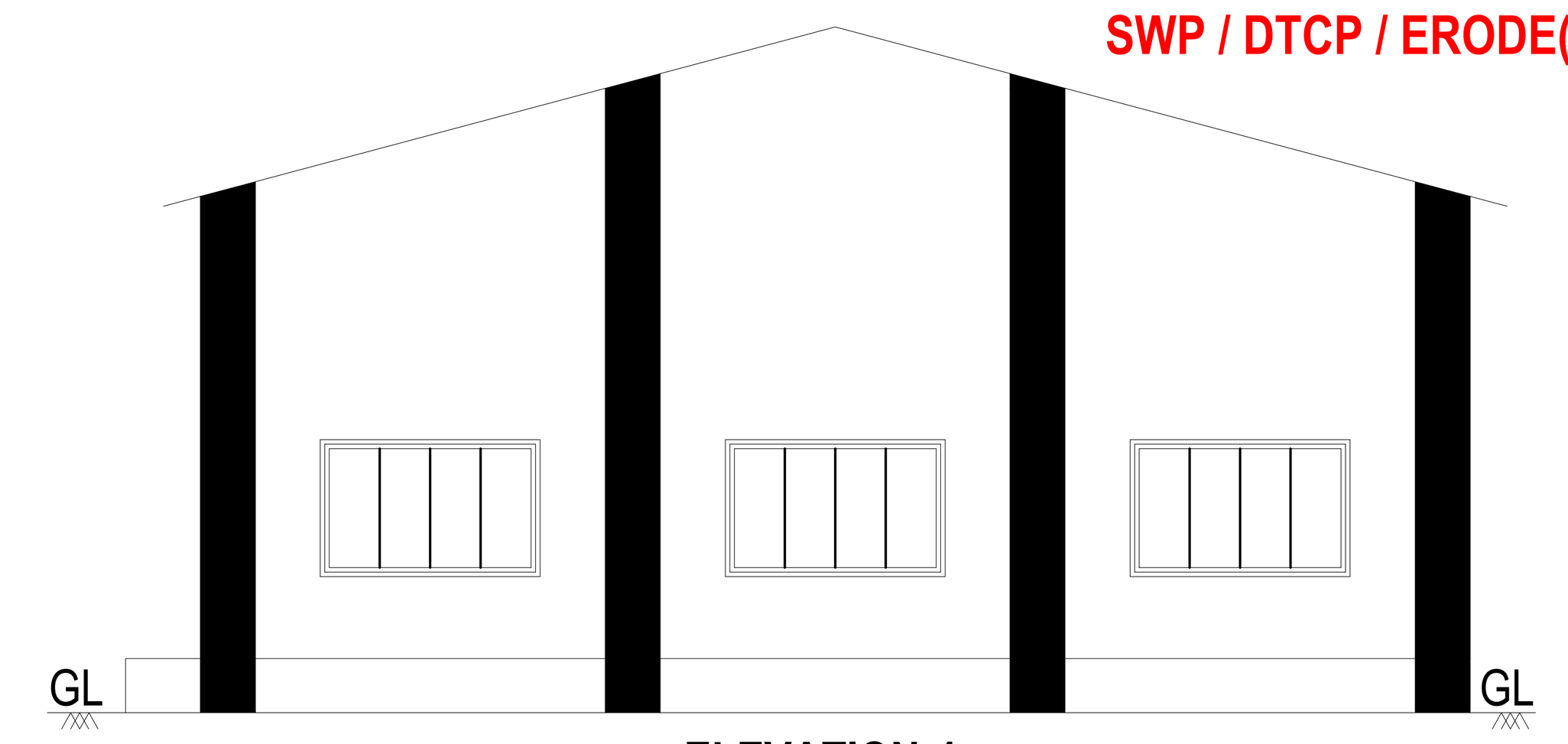
S.NO	MACHINERY M/C	HP
1	LATHE MACHINE	2.00
2	SHAPING MACHINE	3.00
3	HY. SHEET CUTTING MACHINE	25.00
4	SHEET BENDING MACHINE	5.00
5	DIK WELDING	1.00
6	POWER PREN CUTTING M/c	5.00
7	CNC MACHINE	5.00
8	AIR COMPRESSOR	2.00
9	DRILLING MACHINE	2.00
	TOTAL	50.00



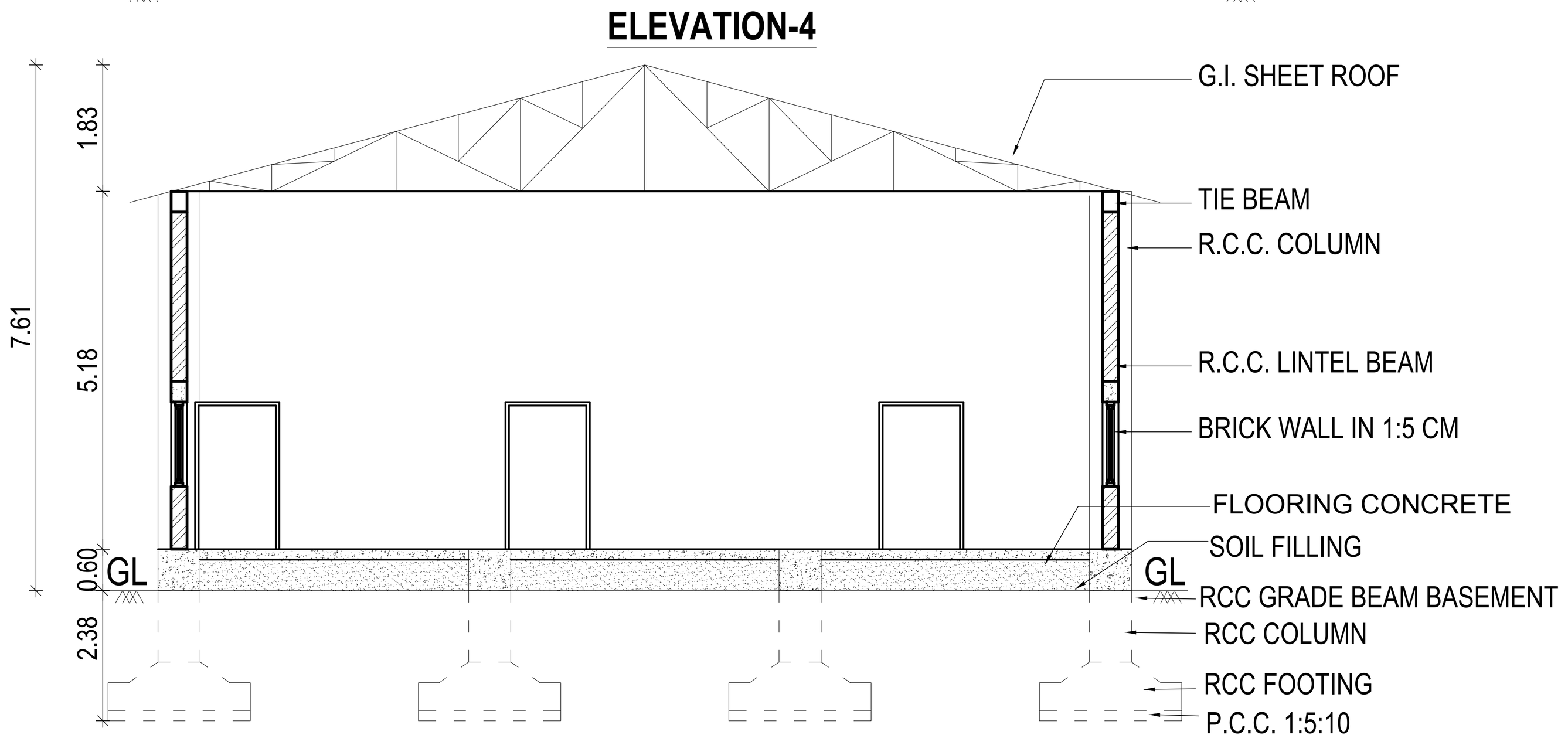
RAIN WATER HARVESTING SYSTEM



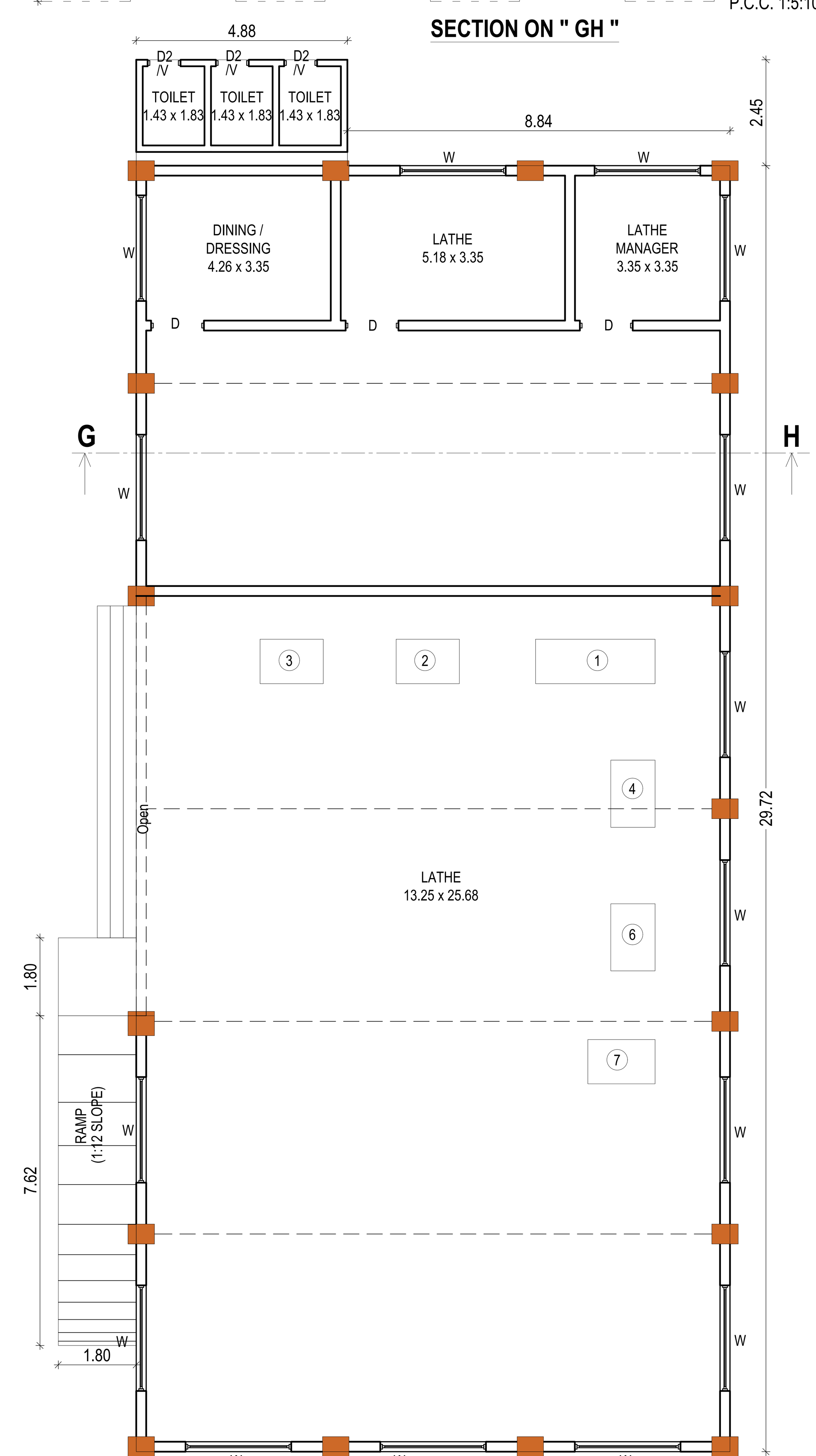
PLAN
(BLOCK - 2)



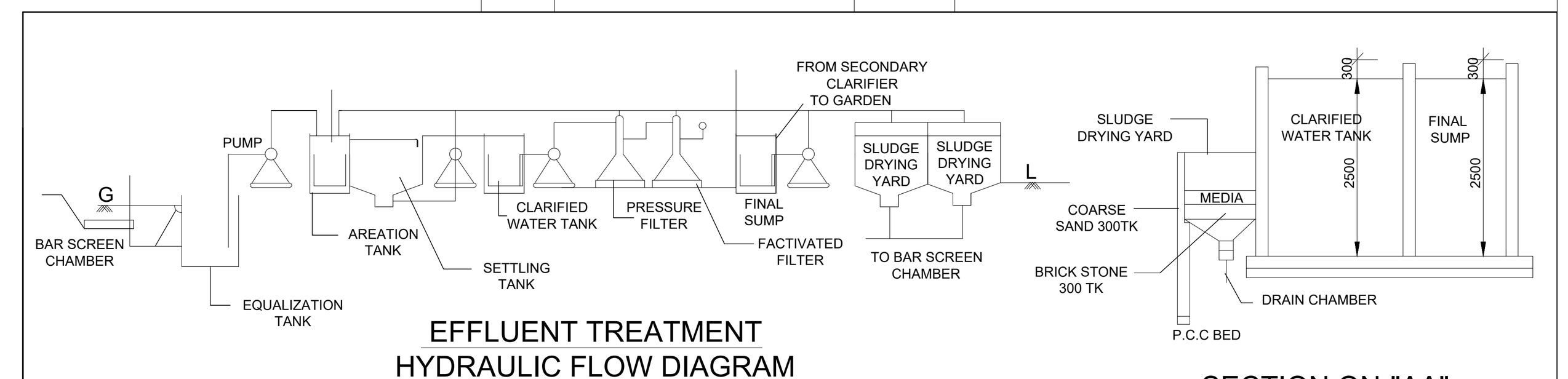
ELEVATION-4



SECTION ON " GH "

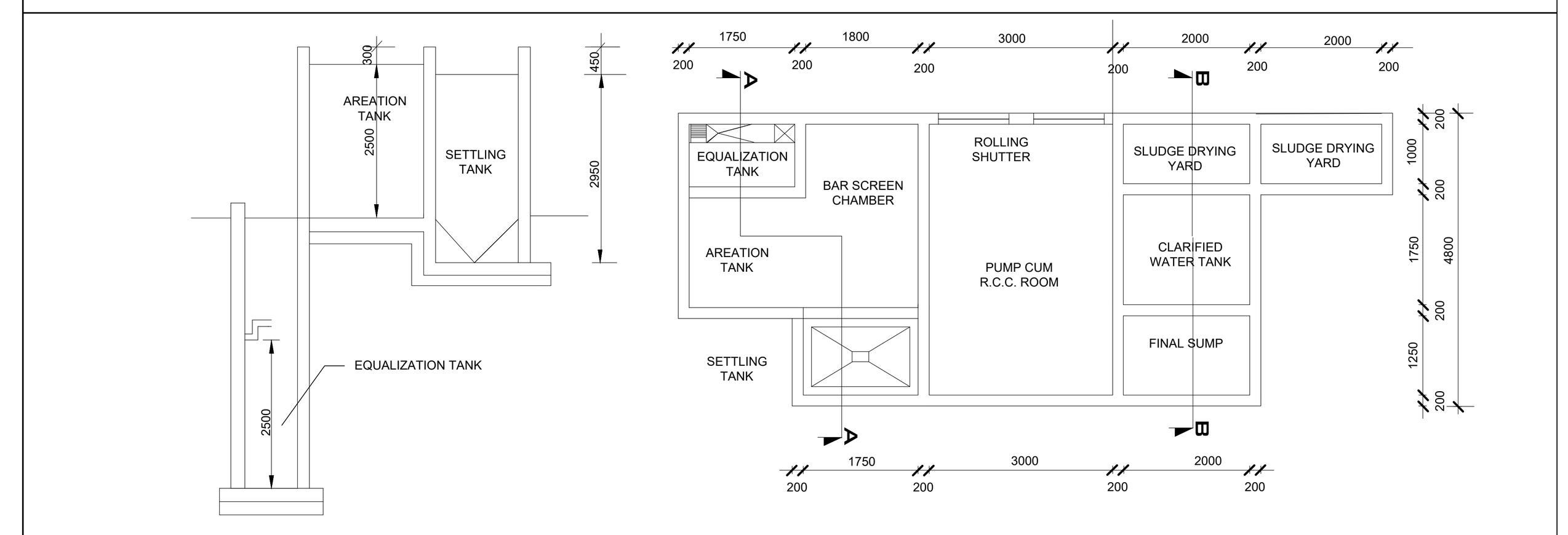


PLAN (BLOCK - 4)

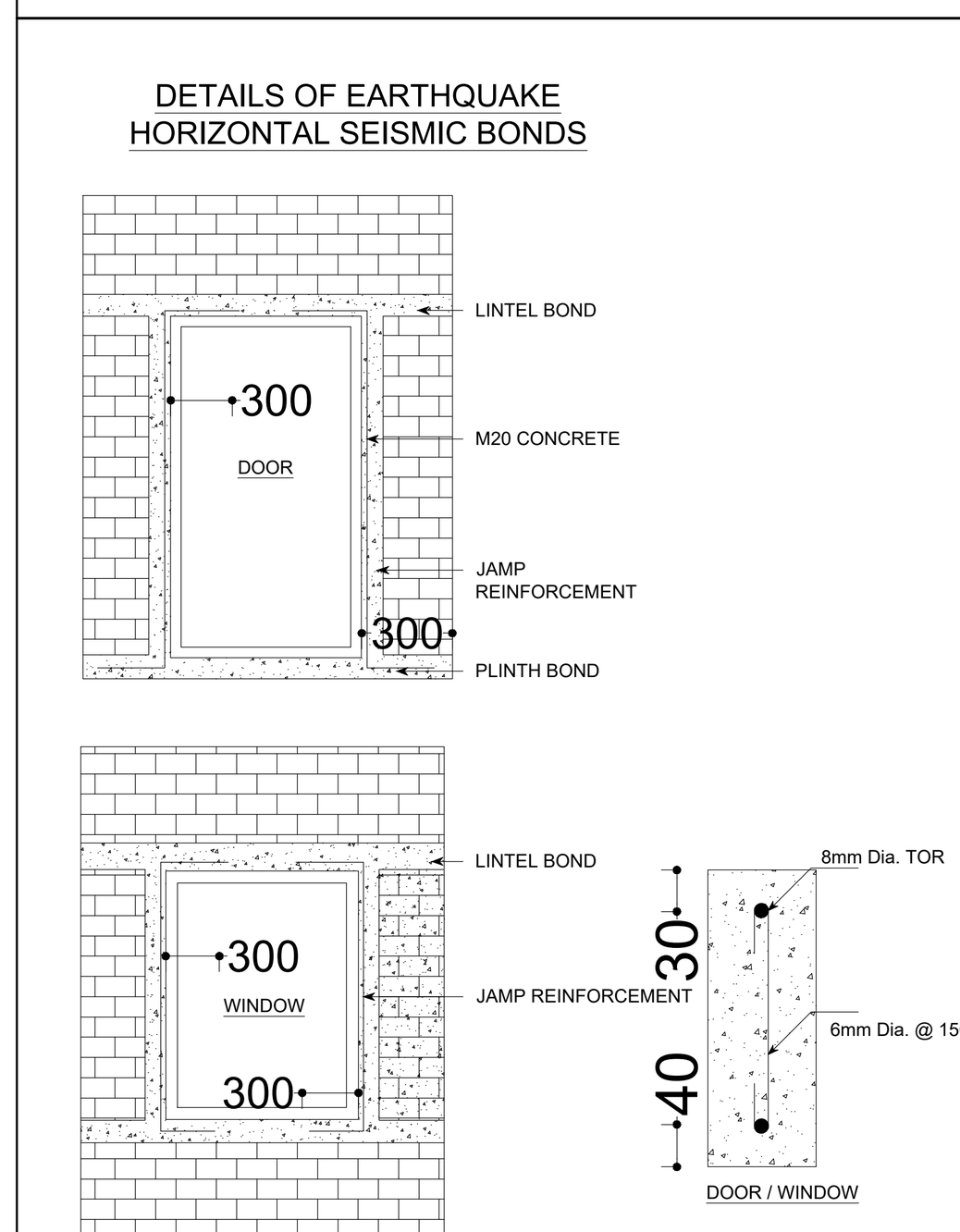


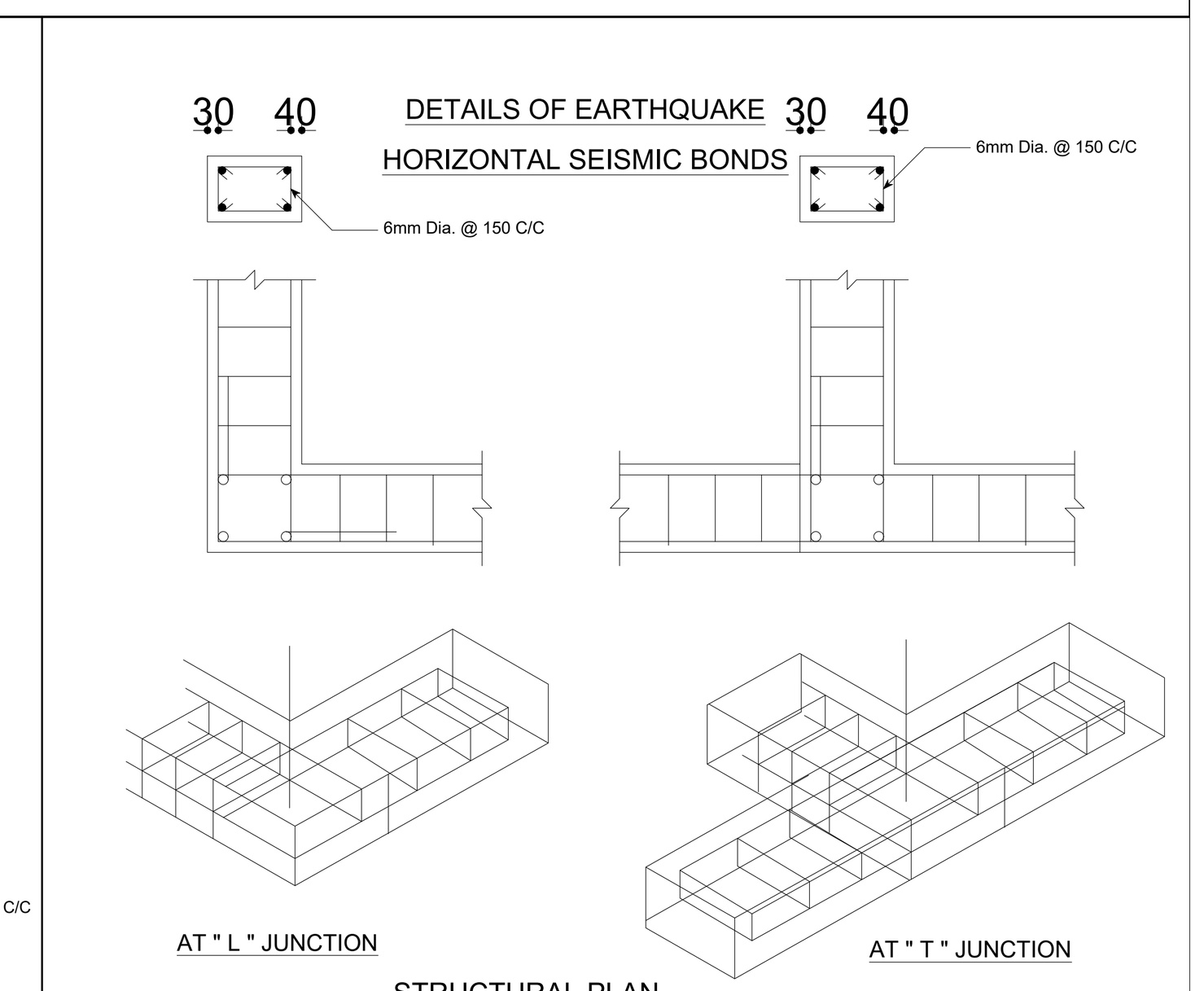
EFFLUENT TREATMENT
HYDRAULIC FLOW DIAGRAM

SECTION ON-"AA"



SEWAGE TREATMENT PLANT





STRUCTURAL PLAN

JOINERY DETAILS		METRE
RS	ROLLING SHUTTER	3.05 X 2.44
D	DOOR	1.22 X 2.13
D1	DOOR	1.00 X 2.13
D2	DOOR	0.76 X 2.13
LD	LIFT DOOR	1.52 X 2.13
W	WINDOW	2.51 X 1.83
W1	WINDOW	1.83 X 1.83
V	VENTILATOR	1.00 X 0.76

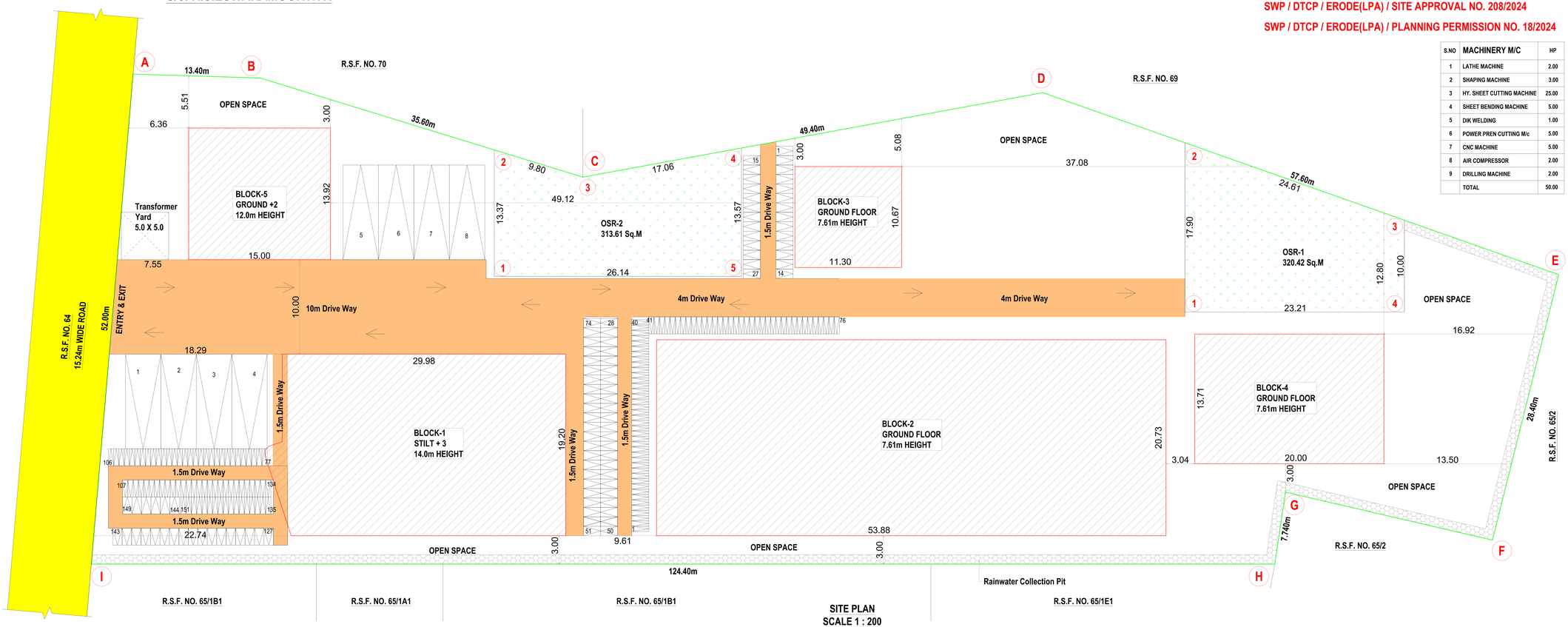
STRUCTURAL ENGINEER		
Er.R.PARAMAGURU, M.E.,A.M.I.E.,A.I.V., REGISTERED STRUCTURAL ENGINEER PG CADD STRUCTURES REG. No : 03 / 2019 / RSE - GR-I / ELPA Ist FLOOR, 334, METTUR ROAD, ERODE - 638 011. email : pgcadd@gmail.com. Mob : 94422 85533.	SURVEYOR	J.Srinivasan
	DRAUGHTSMAN - III	K.Velmurugan
	SUPERVISOR	G.Kannan

APPLICANT	ENGINEER / LBS
[signature]	Er. M.P. SURESHKUMAR Reg. Engineer Grade - I 01/2022 / RE - Gr. I / EDTCP sureshkumarmpcivil@gmail.com Cell : 99443 60702

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF STILT, GROUND, FIRST, SECOND, THIRD & OPEN TERRACE FLOOR & G.I. SHEET ROOF BUILDING FOR " INDUSTRIAL PURPOSE (CIVIL) " IN R.S.F.NO. 65/1A, NEW SUB-DIVISION R.S.F. NO. 65/1A2, NANJAI UTHUKULI VILLAGE, AT MUTHUGOUNDANPALAYAM PANCHAYAT, MODAKURICHI TALUK, ERODE DISTRICT.

APPLICANT: Mr.E.SARAVANAN,
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SITE PLAN
SCALE 1 : 200

S.NO	MACHINERY M/C	HP
1	LATHE MACHINE	2.00
2	SHAPING MACHINE	3.00
3	HY. SHEET CUTTING MACHINE	25.00
4	SHEET BENDING MACHINE	5.00
5	DIK WELDING	1.00
6	POWER PREN CUTTING M/c	5.00
7	CNC MACHINE	5.00
8	AIR COMPRESSOR	2.00
9	DRILLING MACHINE	2.00
	TOTAL	50.00

		SQ.M.
AREA OF THE APPLICANT SITE	AS PER DOCUMENT	6270.00
	AS PER SURVEY RECORD	6270.00
	SUPER IMPOSED AREA	6270.00

AREA DETAILS		INDUSTRIAL NET FSI [Sq.m]	DEDUCTION OTS (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILDUP AREA [Sq.m]
BLOCK-1	STILT FLOOR	--	--	571.34	571.34
	FIRST FLOOR	537.32	34.02	--	571.34
	SECOND FLOOR	520.13	51.21	--	571.34
	THIRD FLOOR	520.13	51.21	--	571.34
	HEAD ROOM	--	--	34.82	34.82
BLOCK-2	GROUND FLOOR	1116.93	--	--	1116.93
BLOCK-3	GROUND FLOOR	120.57	--	--	120.57
BLOCK-4	GROUND FLOOR	274.31	--	--	274.31
BLOCK-5	GROUND FLOOR	208.79	--	--	208.79
	FIRST FLOOR	208.79	--	--	208.79
	SECOND FLOOR	208.79	--	--	208.79
	HEAD ROOM	--	--	24.78	24.78
	TOTAL	3715.76	136.44	630.94	4483.14

PLOT COVERAGE = $\frac{2291.94}{6270.00} \times 100 = 36.55\%$

FLOOR SPACE INDEX = $\frac{4483.14}{6270.00} = 0.593 < 2.00$

PARKING DETAILS

	REQUIRED	PROVIDED
LORRY	08	08
CAR (Inclu. DA CAR)	07	08
TWO WHEELER	29	151
CYCLE	150	162
OSR	627 Sq.m	634.04Sq.m

COLOUR INDEX:-
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

STRUCTURAL ENGINEER

Er.R.PARAMASIVAM, M.E.,M.I.E.,A.I.V.
REGISTERED STRUCTURAL ENGINEER
PG CAD/ STRUCTURES
REG. No : 13 / 2010 / RISE - GR-I / ELPA
3rd FLOOR, 334, METTUR ROAD, ERODE - 638 011.
email : pgcad6@gmail.com, Mob : 94422 85533.

SURVEYOR	J.Srinivasan
DRAUGHTSMAN - III	K.Velmurugan
SUPERVISOR	G.Kannan

APPLICANT

ENGINEER / LBS

Er. M.P. SURESHKUMAR
Reg. Engineer Grade - I
01/2022 / RE - Gr.I / EDTCP
sureshkumarmpcivil@gmail.com
Cell : 99443 60702

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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+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.