PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

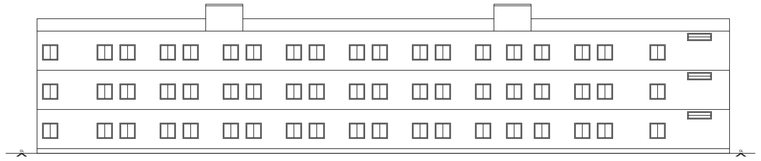
The approval as the planning authority issued it, reproduced in full behind this page.

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

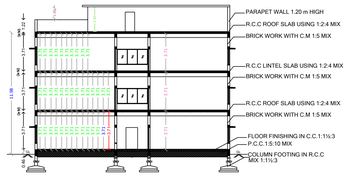
SITE AND FLOOR PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND , FIRST & SECOND FLOOR FOR SCHOOL BUILDING (HIGHER SECONDARY) R.S.No : 84 / 1A1A2, AT MODACHOOR VILLAGE AND PANCHAYAT, GOBICHETTIPALAYAM TALUK AND ERODE DISTRICT.

APPLICANT:

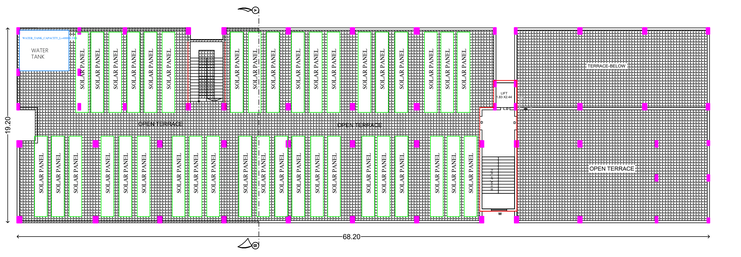
Mr.S.N.C.THANGARAJ
S/o Mr.S.N.CHINNASAMY



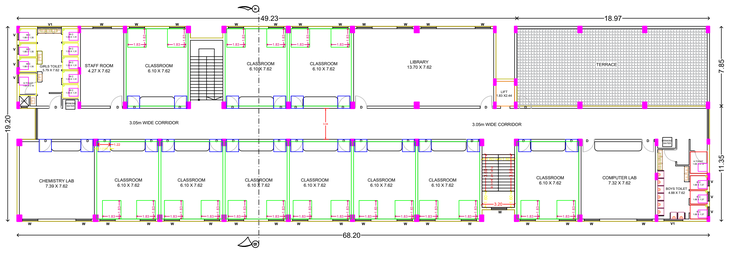
FRONT ELEVATION



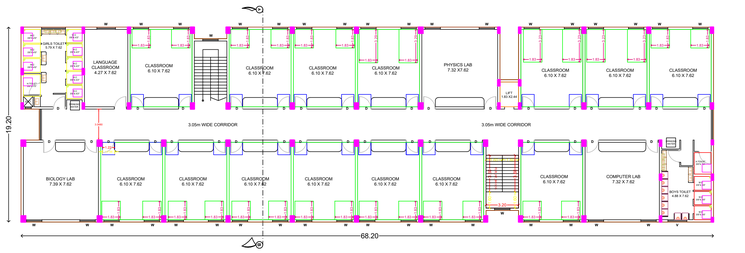
SECTION 'A-B'



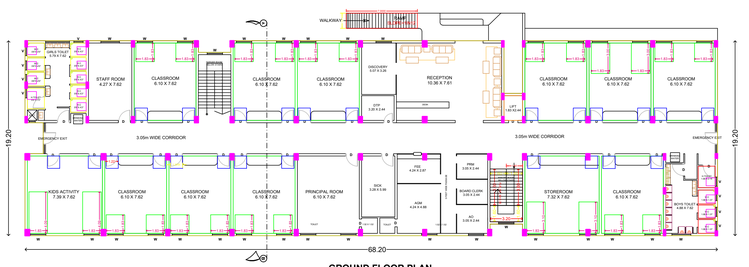
TERRACE FLOOR



SECOND FLOOR PLAN

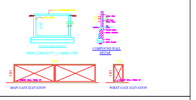


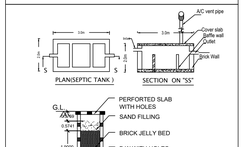
FIRST FLOOR PLAN

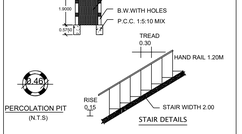


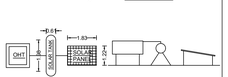
GROUND FLOOR PLAN

PLAN INFO
PLOT_AREA_M2=9096.00
AS_PER_DOCUMENT=9096.00
AS_AT_SITE=9147.00
FMB_OR_PLR=9096.00
SINGLE_FAMILY_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.14
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.14
ROAD_LENGTH=300
AVG_PLOT_DEPTH= 70.00
AVG_PLOT_WIDTH= 129.20
LAND_USE_ZONE = INSTITUTIONAL
PLOT_NO=0
SURVEY_NO=R.S.No-84/1A1A2
PATTA_NO=2012
JURISDICTION_TYPE=PANCHAYAT
TALUK=GOBICHETTIPALAYAM
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=YES
PLE=YES
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
FSI AREA M2=3711.89
ORGANIZATION_TYPE=PRIVATE
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_G-SS_MEMBER_COUNT=300

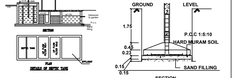


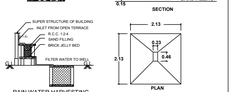


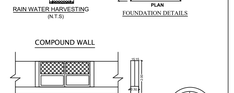




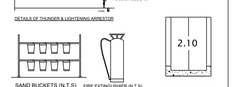


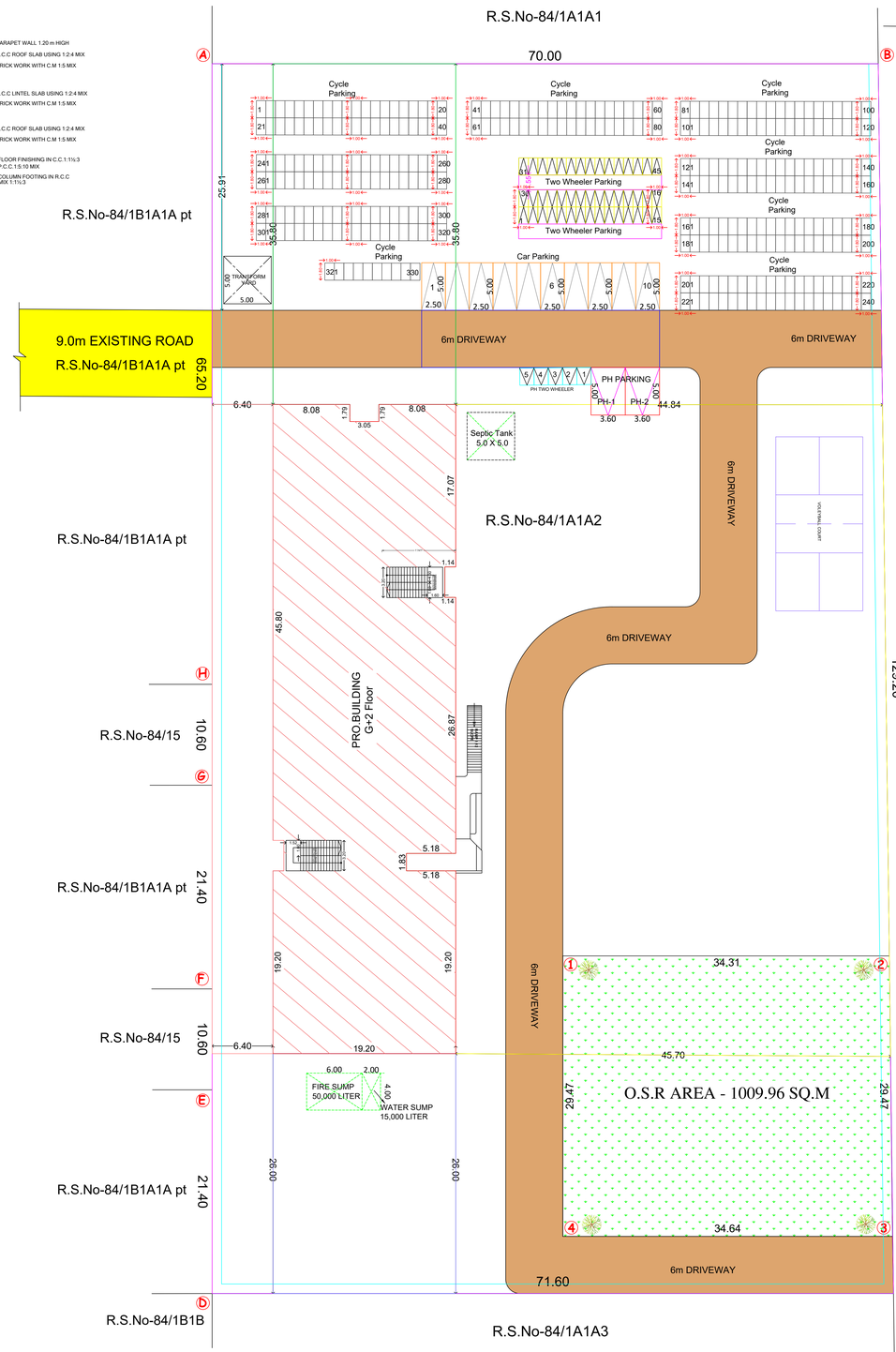












R.S.No-84/1A1A3

SITE PLAN (SCALE 1:100)

நிபந்தனைகள்:-

* இ. வரைபடத்தில் 1 முதல் 4 வரை எண்ணையிடப்பட்ட கொடு நிறுவி, 1009.96 சகி மற்றவை இடத்தினை முழுவதும் நிறுவி, மாசு நிலைநிறுத்தப்பட வேண்டும். மாநாக கட்டிடங்கள் கட்டினர் வேறு எந்த உபயோகத்திற்கோ பயன்படுத்த கூடாது.

SCHEDULE OF JOINERY

REFERENCE	DESCRIPTIONS	SIZE (IN METER)
MD	MAIN DOOR	2.00 X 2.44
D	DOOR	1.22 X 2.44
L.D	LIFT DOOR	0.91 X 2.13
E.D	EMERGENCY DOOR	1.53 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.52
SW	STAIR WINDOW	1.83 X 1.22
V	VENTILATOR	0.90 X 0.61

NOTE:

* Joinerys Should be in High Fire Resistance Material
* Close Circuit Television (CCTV) Unit shall be installed by the Owner of the Building as per Annexure XXI in TNCDBR

FLOOR SPACE INDEX = TOTAL FSI AREA / SITE AREA = 3711.89 / 9096.00
F.S.I = 0.408 < 2.00

OSR CALCULATION

Site Area = 9096.00 sq.mt (As per patta)
10% of the OSR to be Provided in site Area
OSR = 9096.00 X 10 = 909.60 Sq.mt / 100
Provided OSR Area = 1009.96 Sq.mt (12.90%)

PARKING CALCULATION:-

REQUIRED PARKING:-

EVERY 100Sq.Mt = 1 CAR SPACE (2.50 X 5.00)
EVERY 50Sq.Mt = 1 TWO WHEELER SPACE (1.00 X 1.80)
CLASS ROOM AREA = 1673.35 Sq.Mt
REQUIRED CAR PARKING AREA
= 1673.35 / 100 =16.73 = 17 CAR SPACE
REQUIRED TWO WHEELER PARKING AREA
= 1673.35 / 50 =33.47 = 34 TWO WHEELER
REQUIRED CYCLE PARKING AREA
EVERY 10 Sq.Mt = 1 CYCLE SPACE (0.56 X 1.80)
= 1673.35 / 10 =167.33 = (168 NOS)

PROVIDED PARKING :-

PROVIDED CAR PARKING = 10 Nos
PROVIDED TWO WHEELER PARKING = 45 Nos
PROVIDED CYCLE PARKING = 330 Nos
INCLUDING 2 NOS CAR AND TWO WHEELER PARKING SPACE PROVIDED FOR PHYSICALLY CHALLENGED PERSON

SANITARY DETAIL 54 (2)

CLASS ROOM AREA = 1673.35 Sq.Mt
TOTAL NUMBER OF STUDENTS - 620 Nos
TOTAL NUMBER OF CLASS ROOM - 36 Nos
Boys - 420 Nos Girls - 200 Nos

S.L. NO.	SANITARY DETAILS	REQUIRED		PROVIDED		TOTAL	
		Boys	Girls	Boys	Girls	REQ	PRO
1.	WATER CLOSET & ABLUTION TAPS	10	8	12	27	18	39
2.	URINALS	20	-	24	-	20	24
3.	WASH BASINS	11	5	15	18	16	33
4.	DRINKING WATER FOUNTAIN	9	4	10	8	13	18
5.	CLEANER'S SINK	3	3	3	3	6	6

NOTE:

* Exhaust Fan to be provided
* Storm Water drainage system to be provided
* Rain Water Harvesting / Conservation of Rain Water Structures to be provided
* Bath and wash basin water should be treated and Reused for toilet and gardening purpose
* Rain Water Recycling System to be provided
* Fire protecting and fire Extinguisher System to be provided as per TNCBDR-2019 Annexure -XV
* Emergency Alarm to be provided
* Solar Photovoltaic Panels provided
* Lightening protection to be provided
* Solar Assisted Water heating system to be provided
* Solid waste tub to be provided
* Drinking water Facilities to be provided
* Acoustics, Sound insulation and noise control system to be provided
* Building to be designed for handicapped people

ALL DIMENSIONS ARE IN METRE

SITE AREA DETAILS

	AS PER DOCUMENT		AS PER PATTA
R.S.NO	DOCUMENT NO	SQ.MT	SQ.MT
84 / 1A1A2	4074 / 2023 & 28.11.2023	9096.00 (2.25 ACRE)	9096.00

FSI - AREA STATEMENT

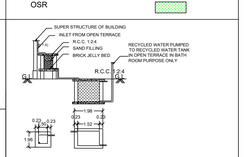
PARTICULAR	SQ.MT	SQ.FT
GROUND FLOOR	1287.33	13856.82
FIRST FLOOR	1287.33	13856.82
SECOND FLOOR	1137.23	12241.14
TOTAL FSI AREA	3711.89	39954.78

FSI AREA CALCULATION

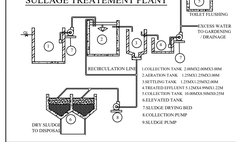
Floor Name	INSTITUTIONAL	Non FSI Area		Total Builtup Area
	Net FSI Area	Covered Parking	Deduction	
GROUND FLOOR	1287.33	--	--	1287.33
FIRST FLOOR	1287.33	--	--	1287.33
SECOND FLOOR	1137.23	--	--	1137.23
TERRACE FLOOR	--	--	43.46	43.46
TOTAL	3711.89	--	43.46	3755.35

Index:

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY
OSR



SULLAGE TREATEMENT PLANT



APPLICANT

REGISTERED STRUCTURAL ENGINEER

Er. D. Siva Kumar, B.E., M.E.,
Registered Structural Engineer
Grade I (RSE-Gr.I)
Regd. No: 84/2021/RSE-Gr.I/EDTCP

REGISTERED 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

[ONLINE APPLICATION: .....]

DEPUTY DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING,
ERODE

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
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.