

PP

APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE

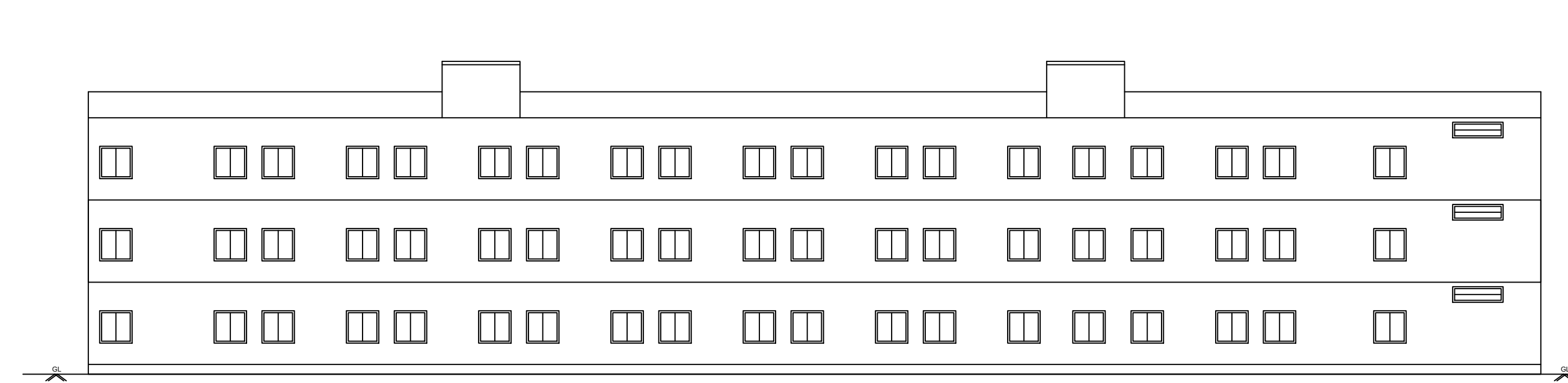
Building Plan

ISSUING AUTHORITY

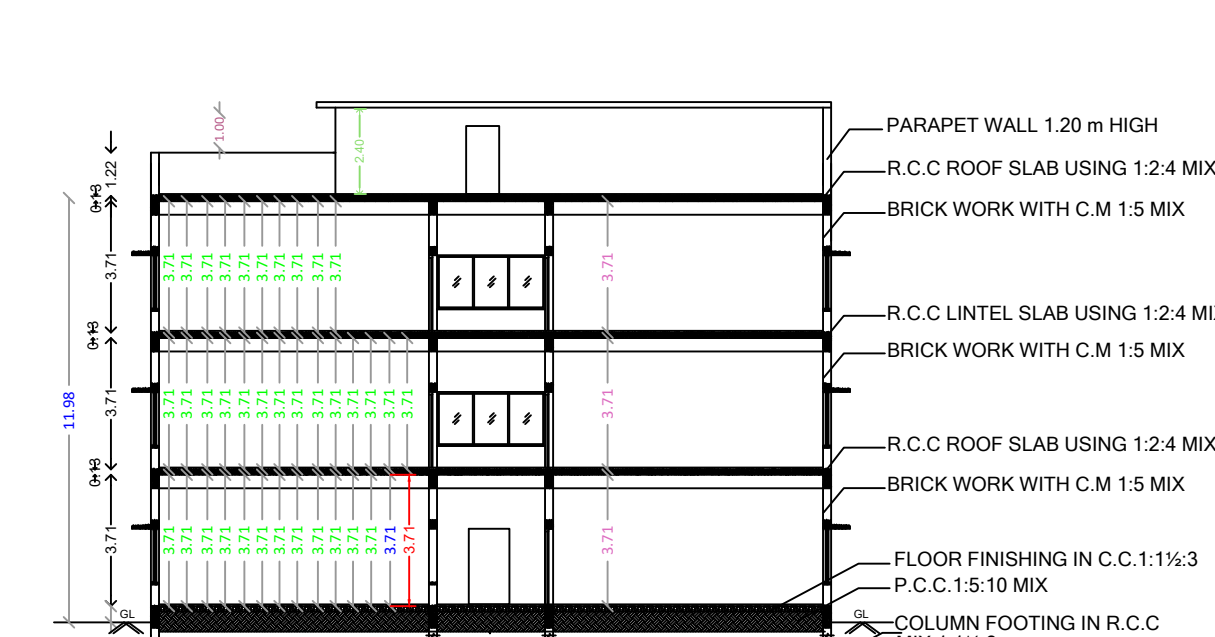
Rural Panchayat

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

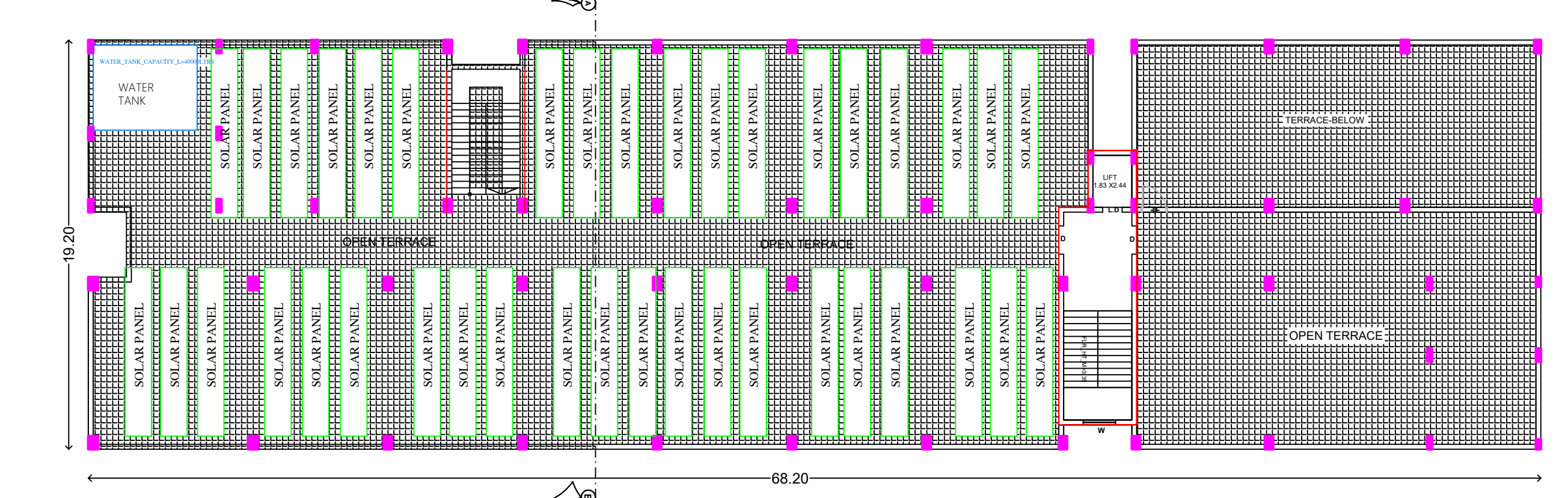
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



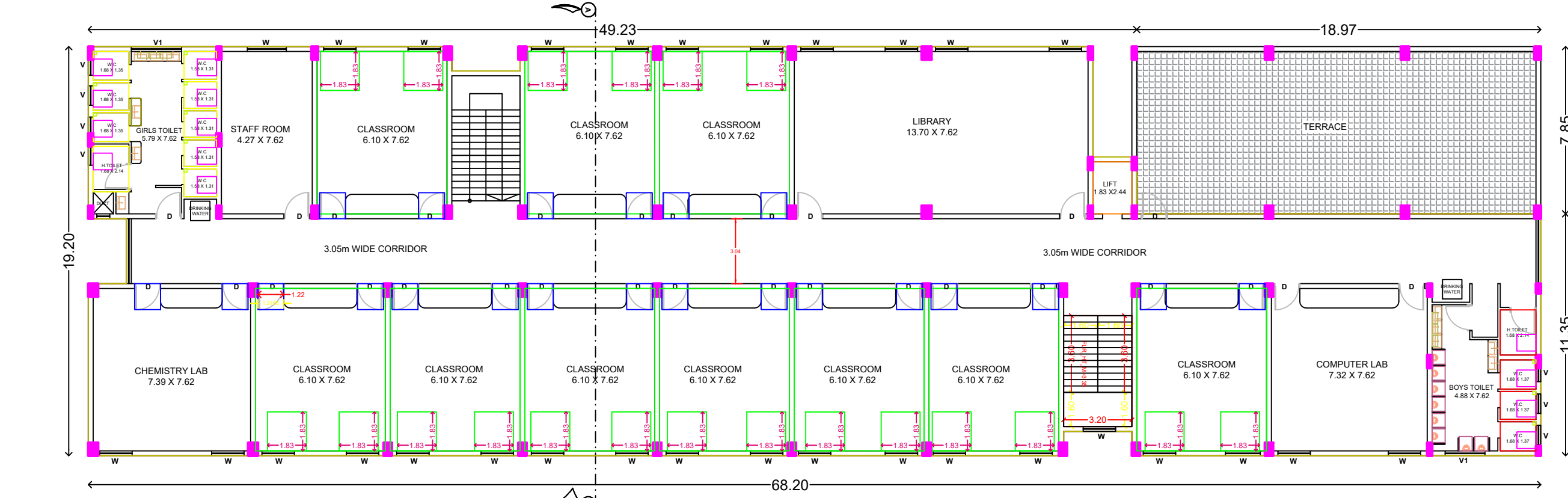
FRONT ELEVATION



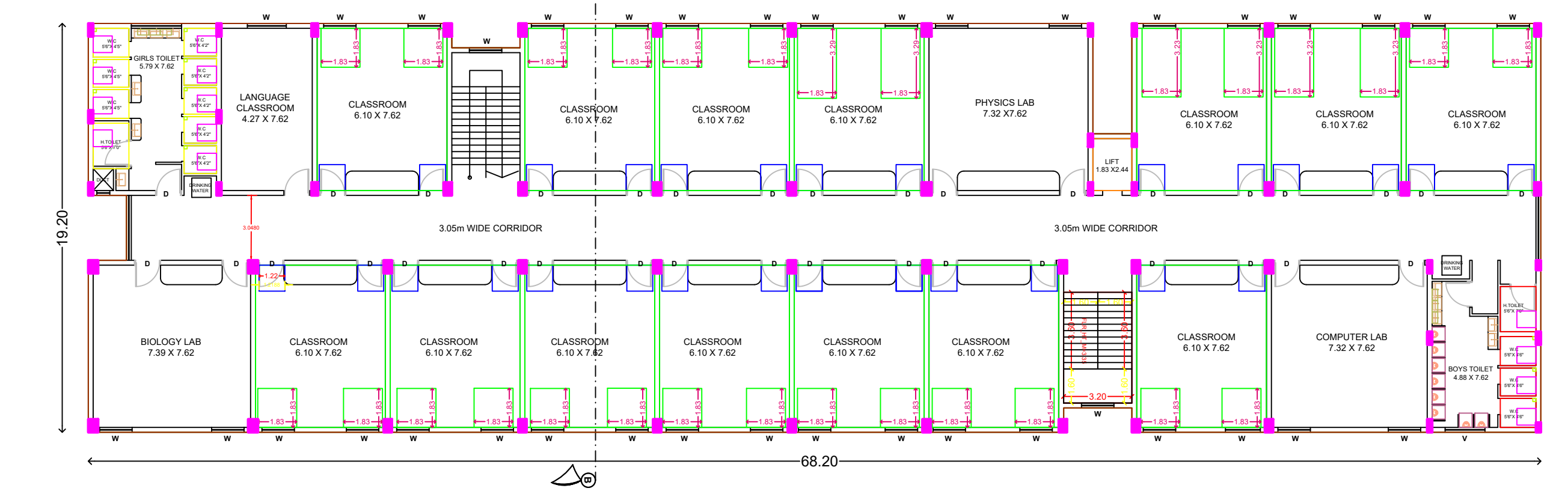
SECTION 'A-B'



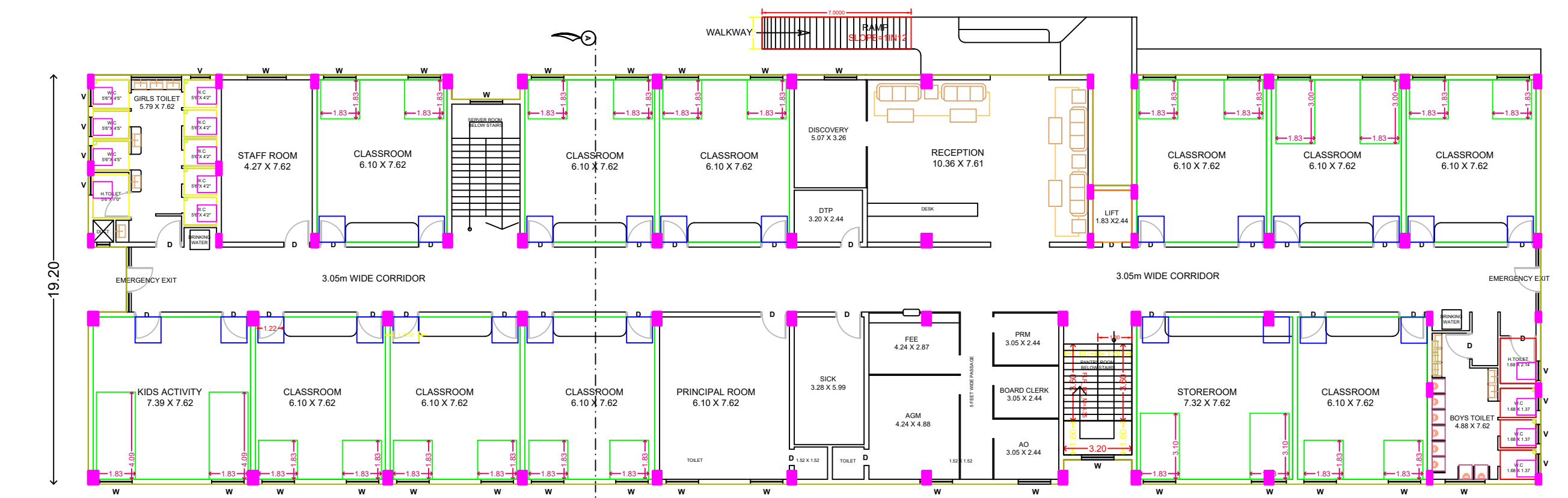
TERRACE FLOOR



SECOND FLOOR PLAN

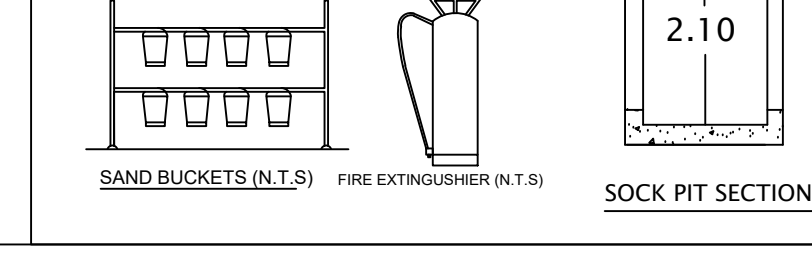
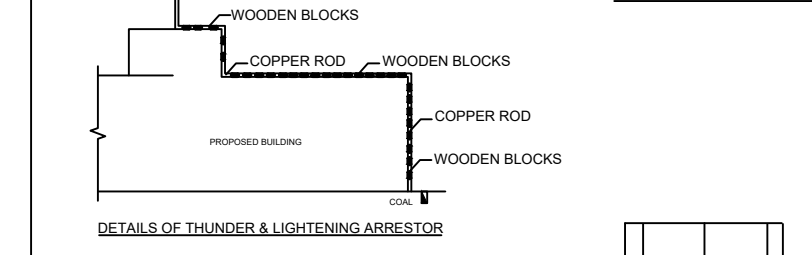
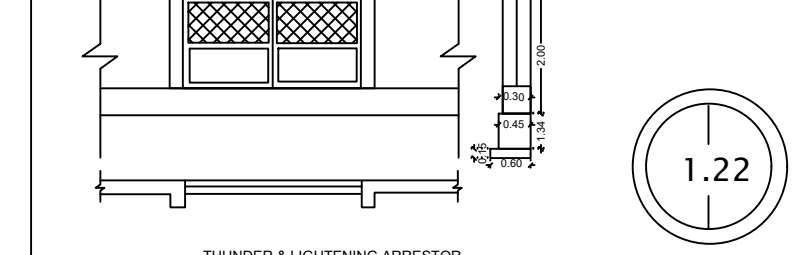
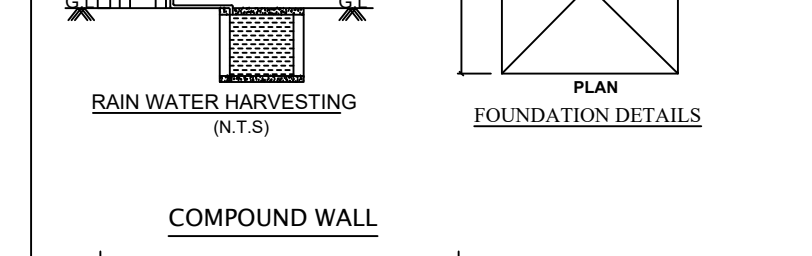
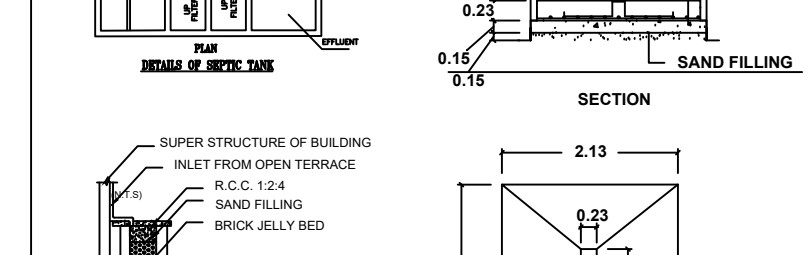
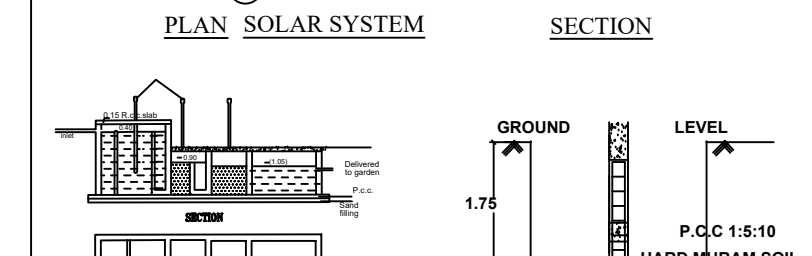
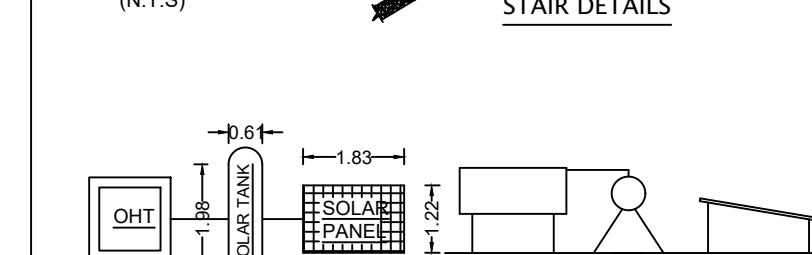
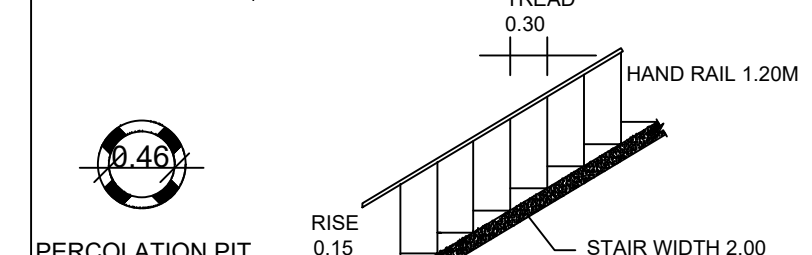
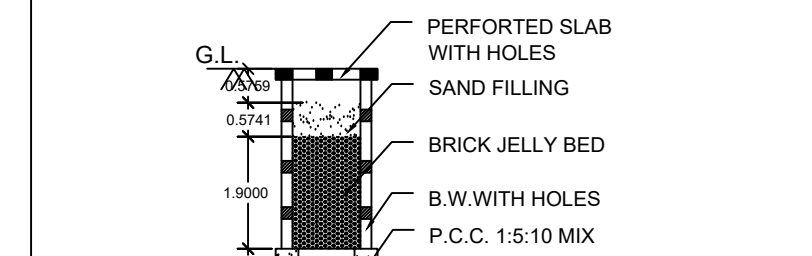
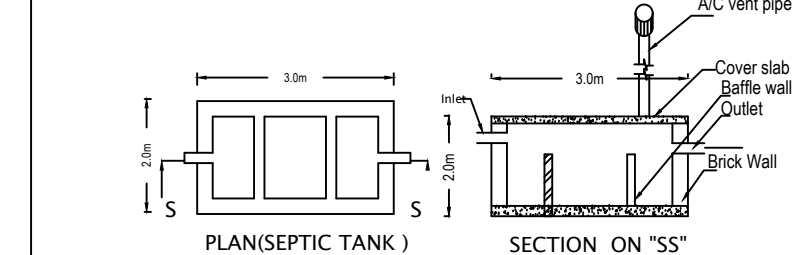
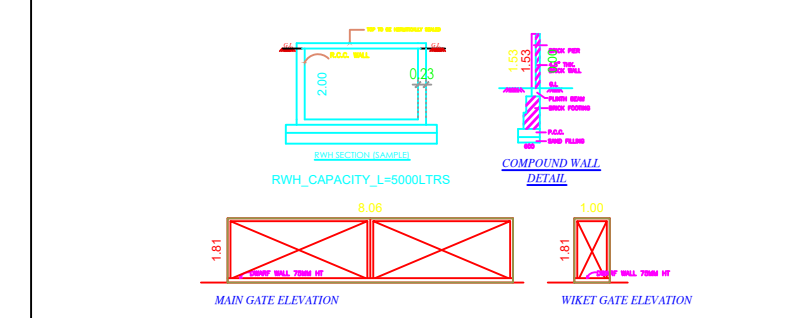


FIRST FLOOR PLAN



GROUND FLOOR PLAN

PLAN INFO
PLOT AREA M2=9096.00
AS PER DOCUMENT=9096.00
AS AT SITE=9147.00
FMS OR PLR=9098.00
SINGLE FAMILY BLDG=NO
IS SWIMMING POOL EXISTS=NO
CROCHING
SECURITY_ZONE=NO
ACCESS WIDTH M=14
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD WIDTH=14
ROAD LENGTH=300
AVG PLOT DEPTH=70.00
AVG PLOT WIDTH=229.20
LAND USE_ZONE = INSTITUTIONAL
PLOT NO=5
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
P.L.E=YES
IS APPROVED LAYOUT=NO
PREMIUM FSI REQUIRED=NO
OSR APPLICABLE=YES
OSR SUBR BUYBACK RETAIN=RETAIN
FSI AREA M2=3711.89
ORGANIZATION TYPE=PRIVATE
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO
BLOCK_1_CSS_MEMBER_COUNT=300



R.S.No-84/1B1A1A pt

9.0m EXISTING ROAD
R.S.No-84/1B1A1A pt

R.S.No-84/1B1A1A pt

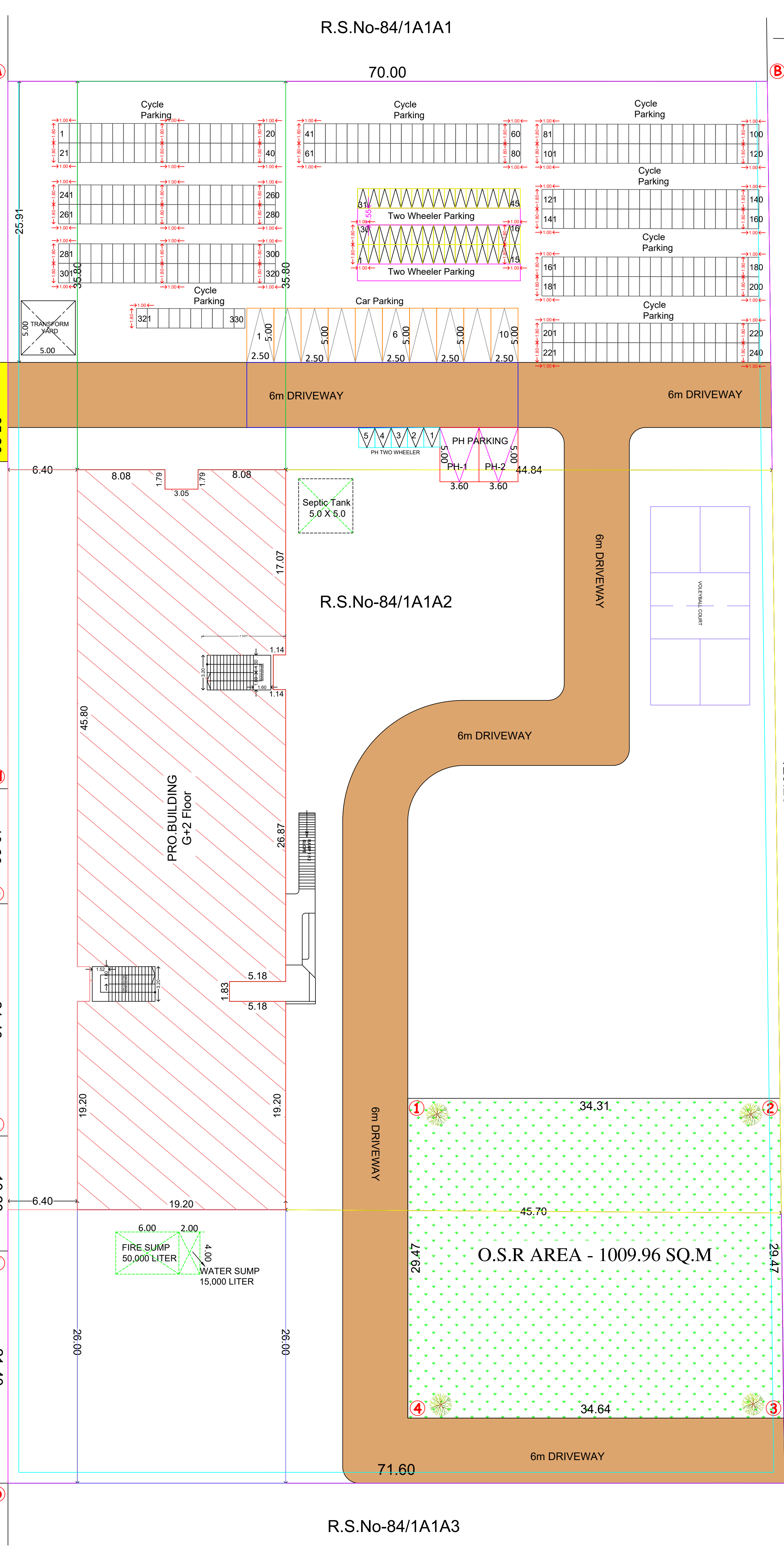
R.S.No-84/15

R.S.No-84/1B1A1A pt

R.S.No-84/15

R.S.No-84/1B1A1A pt

R.S.No-84/1B1B



SITE PLAN (SCALE 1:100)

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

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	Net FSI Area	Covered Parking	Total Builtup Area
GROUND FLOOR	1287.33	--	1287.33
FIRST FLOOR	1287.33	--	1287.33
SECOND FLOOR	1137.23	--	1137.23
TERRACE FLOOR	--	--	43.46
TOTAL	3711.89	--	3755.35

SCHEDULE OF JOINERY		SIZE (IN METERS)
REFERENCE	DESCRIPTIONS	
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	0.78 X 2.13
W	WINDOW	1.83 X 1.88
SW	STAIR WINDOW	1.83 X 1.82
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 TNCDDBR

FLOOR SPACE INDEX		TOTAL FSI AREA
		3711.89
		9096.00
		F.S.I = 0.408 X 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
Provided OSR Area = 1009.96 Sq.mt (12.90%)

PARKING CALCULATION:
REQUIRED PARKING:-
EVERY 100sq M = 1 CAR SPACE (2.50 X 5.00)
EVERY 500sq M = 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 / 30 = 55.78 = 56 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			TOTAL
		Boys	Girls	Boys/Girls REQ	
1.	WATER CLOSET & ABUTLION TAPS	10	8	12	18
2.	URINALS	20	-	24	20
3.	WASH BASINS	11	5	15	16
4.	DRINKING WATER FOUNTAIN	9	4	10	13
5.	CLEANER'S SINK	3	3	3	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 TNCDDBR-2019 Annexure -XV
• Emergency Alarm to be provided
• Solar Photovoltaic Panels provided
• Lightning 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

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 Dtp Office, Erode - 11.
Mobile No: 7708555000

DEPUTY DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING,
ERODE

[ONLINE APPLICATION:]

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.

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.

