PP APPROVAL RECORD

# Planning Permission

Ramanathapuram
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.

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3/350/2 Mettukuppam,
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Chennai 600 097, India

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THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL PRIVATE OFFICE BUILDING IN GROUND FLOOR, FIRST FLOOR, SERVICE APARTMENT BUILDING IN SECOND AND THIRD FLOOR AT R.S. No:120/1C1 IN PUNJAI LAKKAPURAM VILLAGE, LAKKAPURAM PANCHAYAT, MODAKKURUCHI TALUK, ERODE DISTRICT.

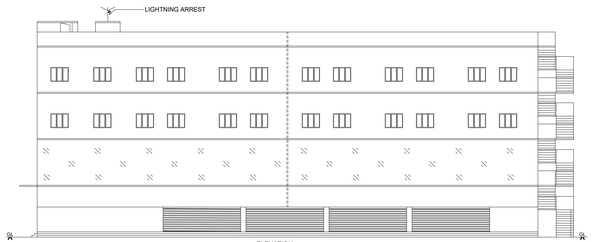
APPLICANT:

Mrs.P.MENAKA W/o.Mr.L.S.RAJESHKUMAR.

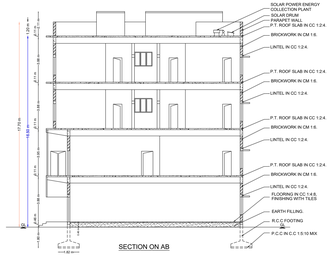
ONLINE APPLICATION NO : SWP/BPA/281764/2024

SWP/DTCP/ERODE/SITE APPROVAL NO : 252/2024

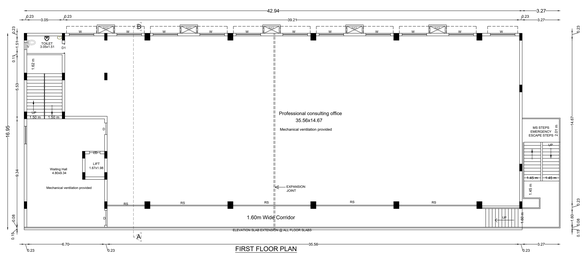
SWP/DTCP/ERODE/PLANING PERMISSION NO : ELPA/24/2024



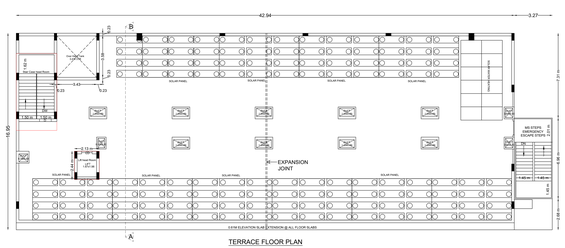

ELEVATION



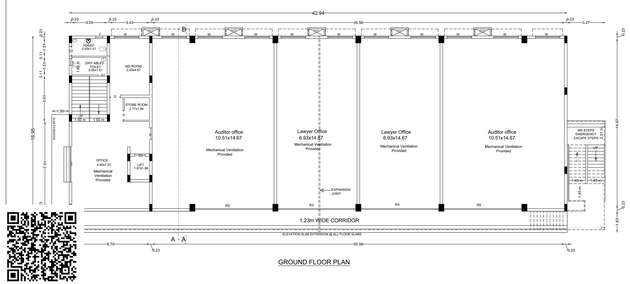

SECTION ON AB



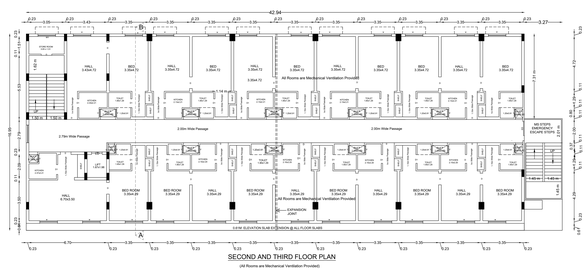

FIRST FLOOR PLAN




TERRACE FLOOR PLAN

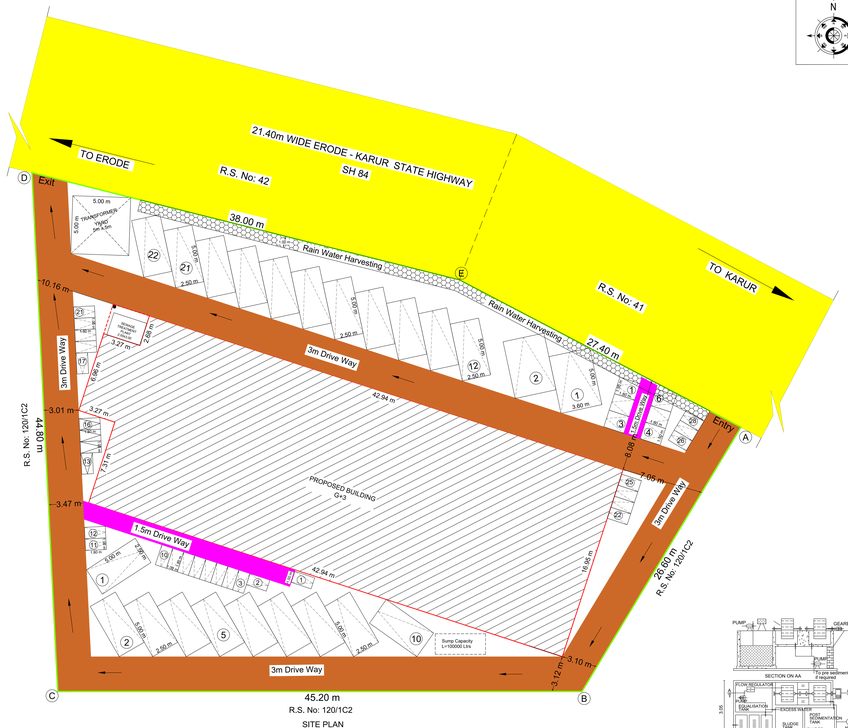



GROUND FLOOR PLAN




SECOND AND THIRD FLOOR PLAN

(All Rooms are Mechanical Ventilation Provided)




SITE PLAN



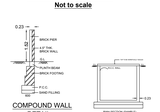

SEWAGE TREATMENT PLANT DETAILS

(NTS)

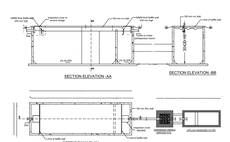


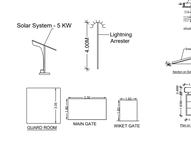

STAIRCASE DETAILS

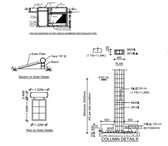
Not to scale




COMPOUND WALL DETAIL




NORTH POINT




SHEET No. 1 / 1

## I.LAND AREA DETAILS:

| SL. NO | AREA DETAILS | SQ MT |
|---|---|---|
| 1 | AREA OF THE LAND AS PER DOCUMENT | 1984.00 |
| 2 | AREA OF THE LAND AS PER PATTA | 1984.00 |

## II.PROPOSED BUILDING AREA DETAILS:

| Block Name | Floor Name | FSI Area in Sq.m | Non FSI Area in Sq.m | Total Builtup Area in Sq.m |
|---|---|---|---|---|
| Block - 01 | PROPOSED GROUND FLOOR | 750.75 | - | 750.75 |
| | PROPOSED FIRST FLOOR | 759.05 | - | 759.05 |
| | PROPOSED SECOND FLOOR | 750.75 | - | 750.75 |
| | PROPOSED THIRD FLOOR | 750.75 | - | 750.75 |
| | HEAD ROOM AND LIFT | - | 28.47 | 28.47 |
| | Grant Total | 3011.30 | 28.47 | 3039.77 |

Floor Space Index - TOTAL BUILDING AREA / TOTAL LAND AREA = 3011.30 / 1984.00 = 1.52 < 2

Plot Coverage - TOTAL G.F BUILDING AREA / TOTAL LAND AREA x100 = 750.75 / 1984.00 x100 = 37.84 %

| DESCRIPTION | Required | Provided |
|---|---|---|
| Car Parking Stalls | 20 | 22 |
| Two Wheeler Parking Stalls | 25 | 28 |
| Disabled Car Parking Stalls | 2 | 2 |
| Disabled Two Wheeler Parking Stalls | 3 | 6 |
| **Surveyor/Assistant Draughtsman** | **J.Srinivasan** | |
| **Draughtsman- III** | **K.Velmurugan** | |
| **Supervisor/Draughtsman- II** | **G.Kannan** | |

| JOINERY DETAILS | | FEET | METRE |
|---|---|---|---|
| D | DOOR | 3'0" X 7'0" | 1.00 X 2.14 |
| D1 | DOOR | 2'6" X 7'0" | 0.76 X 2.14 |
| ED | EMERGENCY DOOR | 4'0" X 7'0" | 3.05 X 2.14 |
| RS | ROLLING SHUTTER | 10'0" X 8'0" | 3.05 X 2.44 |
| W | WINDOW | 7'0" X 5'0" | 2.14 X 1.52 |
| W1 | WINDOW | 5'0" X 5'0" | 1.52 X 1.52 |
| V | VENTILATOR | 2'0" X 3'3" | 0.61 X 1.00 |
| LD | LIFT DOOR | 3'3" X 7'0" | 1.00 X 2.14 |
| GD | GLASS DOOR | 10'0" X 7'0" | 3.05 X 2.14 |

COLOR INTEX :-

ROAD SHOWN IN -
SITE BOUNDARY SHOWN IN -
PROPOSED BUILDING SHOWN IN -

LABOUR DETAILS

TOTAL NO OF LABOURS = 25 NO'S

| GATE | MEASUREMENT IN METER |
|---|---|
| ENTRY / EXIT | 9.00 X 1.81 |

ALL DIMENSIONS ARE IN METER SCALE 1:100

FIRE FIGHTING ARRANGEMENTS

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

Deputy Director (I/c)
Erode Local Planning Authority/
District Town and Country Planning Office,
Erode District.

APPLICANT

STRUCTURAL ENGINEER

Er. D. Siva Kumar, B.E., M.E.,
Registered Structural Engineer
Grade I (RSE-Gr.I)
Regd. No: 04/2021/RSE-Gr.I/EDTCP

REGISTERED ENGINEER

Er. P.K.NAVEEN B.E.
REGISTERED ENGINEER
R.No: 04/2022/RE-Gr.II/EDTCP
on 26-05-2022 Valid upto 25-5-2027
1st Floor, TKM Complex-638 852
Opp.Anna Statue,Perundurai-638 052
Cell: 78451 90700.

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

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# 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

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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.