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

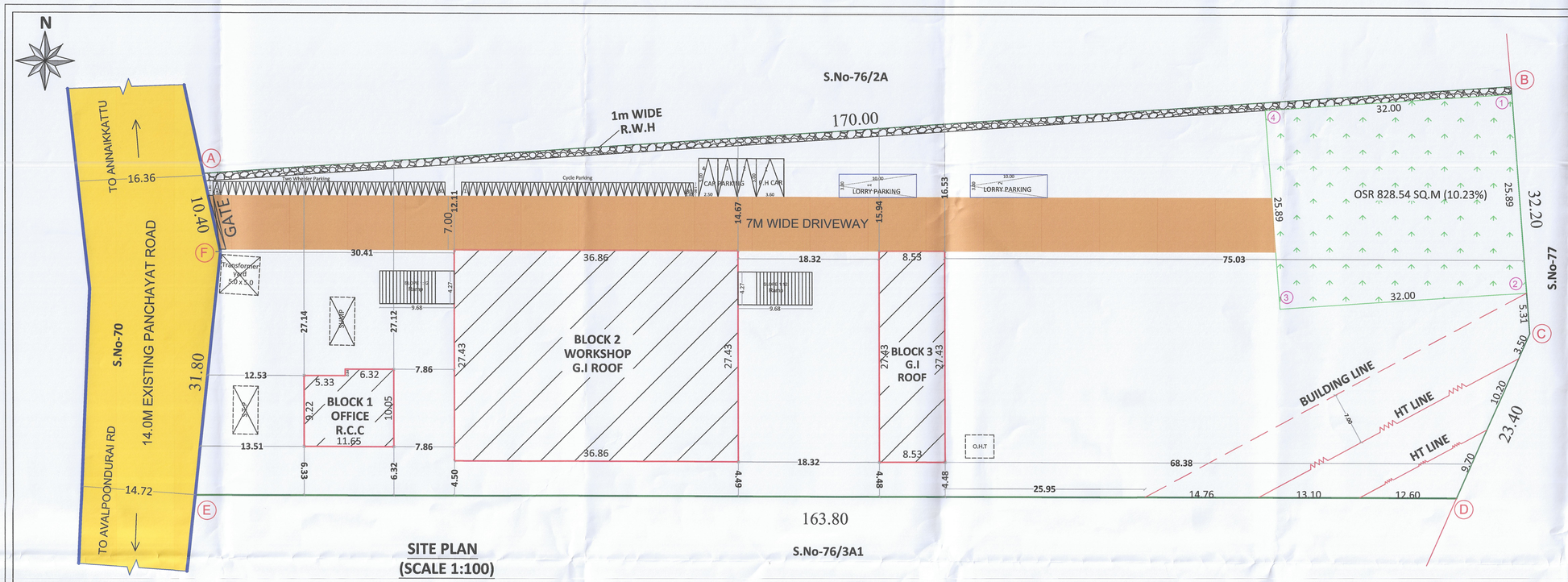
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C AND GALVANIZED IRON ROOFING SHED FOR LIGHT ENGINEERING & FABRICATION (GREEN CATEGORY) INDUSTRIAL BUILDING WITH 148 HORSE POWER, IN S.F.NO:76/2B AT ELUMATHUR VILLAGE AND PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

APPLICANT:

1.Mr. M. SIVAKUMAR

2.Mrs. S. SANTHIMATHI



SITE PLAN
(SCALE 1:100)

AREA OF THE DOCUMENT	8097.00 SQ.M
AREA OF THE PATTA/FMB	8097.00 SQ.M

SL NO	DESCRIPTION		FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1.	BLOCK-01	Ground Floor	112.69	-	112.69
		First Floor	112.69	-	112.69
		Terrace Floor	-	24.61	24.61
2.	BLOCK-02	Ground Floor	1010.94	-	1010.94
3.	BLOCK-03	Ground Floor	233.89	-	233.89
	TOTAL AREA		1470.21	24.61	1494.82

FLOOR SPACE INDEX (FSI) - $\frac{1470.21}{8097.00}$ = 0.18 < 1.5

SCALE
1:100

(All Measurement are in Meter)

COLOUR INDEX:

- SITE BOUNDARY
- EXISTING ROAD
- DRIVE WAY
- PROPOSED BUILDING
- RAINWATER PERCOLATION BED

PARKING DETAIL

DESCRIPTION	REQUIRED	PROVIDED
TWO WHEELER PARKING	28 NOS	30 NOS
CYCLE SPACE	28 NOS	30 NOS
CAR & P.H PARKING	3	04 NOS
LORRY PARKING	0	02 NOS

NOTE

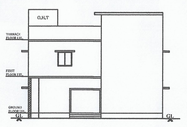
FE - FIRE EXTINGUISHER

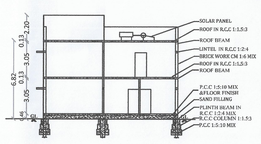
EA - EMERGENCY ALARM

Total Power - 148 HP
No of Workers - 16 Nos
Height of the Building - 10.98 Meter

SCHEDULE OF JOINERY		IN METER
RS	ROLLING SHUTTER	6.00 x 2.40
W	WINDOW	1.83 x 1.83
W1	WINDOW	1.22 x 1.22
MD	MAIN DOOR	1.52 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.91 x 2.13
O	OPEN	1.00 x 2.13
V	VENTILATOR	1.00 x 1.00
V1	VENTILATOR	0.61 x 0.61
FG	FIXED GLASS	1.22 x 2.13

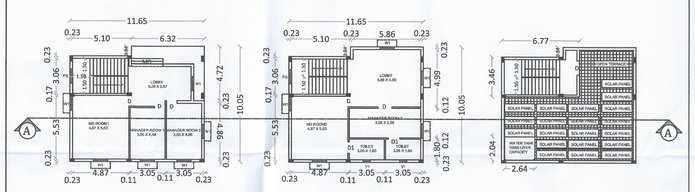
APPLICANT





FRONT ELEVATION

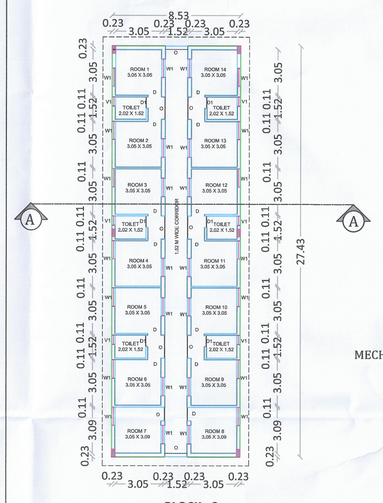
SECTION-AA



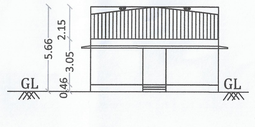
BLOCK - 1
GROUND FLOOR PLAN
SCALE 1:200

BLOCK - 1
FIRST FLOOR PLAN
SCALE 1:200

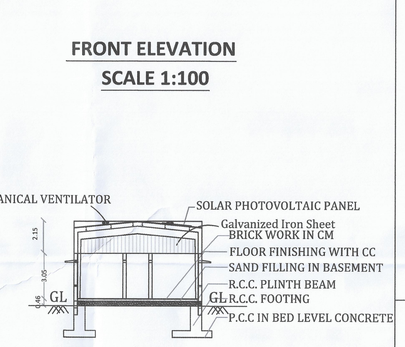
BLOCK - 1
TERRACE FLOOR PLAN
SCALE 1:200



BLOCK - 3
GROUND FLOOR PLAN (LABOR QUARTERS)
SCALE 1:200



FRONT ELEVATION
SCALE 1:100



SECTION-AA
SCALE 1:200

ONLINE APPLICATIOIN No - SWP/BPA/341040/2024
SWP/DTCP/ERODE/Site Approval No : 278/2024
SWP/DTCP/ERODE/ Building Permission No : 31/2024

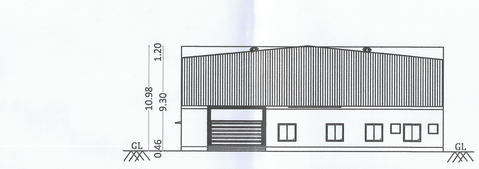
HP / MACHINERY DETAILS:-				
SL.NO	MACHINERY TYPE	NO'S	HP	TOTAL HP
1	CUTTING MACHINE	4	5	20
2	BENDING MACHINE	4	12	48
3	WELDING MACHINE	8	10	80
	TOTAL			148

MALE LABORS : 10 NOS
FEMALE LABORS : 06 NOS
NO OF LABORS : 16 NOS
ALL DIMENSIONS ARE IN METERS

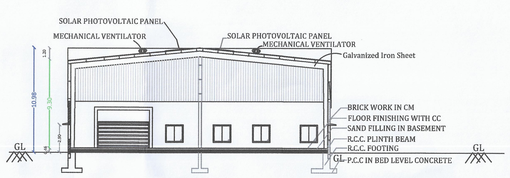
OSR DETAILS:

OSR REQUIRED - 809 SQ.M

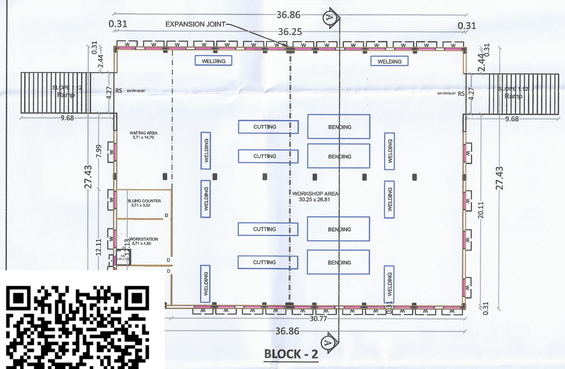
OSR PROVIDED - 828.54 SQ.M (10.23%)



FRONT ELEVATION
SCALE 1:100

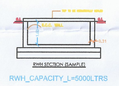


SECTION-AA
SCALE 1:100



BLOCK - 2
GROUND FLOOR PLAN
SCALE 1:100

PLAN INFO
AS_AT_SITE=8046.03
FMB_OR_PLR=8097
AS_PER_DOCUMENT=8097
PLOT_AREA_M2=8097
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 42.2M
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH =9
ROAD_LENGTH=250.00
AVG_PLOT_DEPTH=166.9
AVG_PLOT_WIDTH=48.9
LAND_USE_ZONE = INDUSTRIAL ZONE
DISTRICT=KARUR
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=YES
OSR_APPLICABLE=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
JURISDICTION_TYPE=PANCHAYAT
PATTA_NO=2336
PLOT_NO=S.F_NO:76/2B
SURVEY_NO=76/2B
VILLAGE=ELUMATHUR
TALUK=MODAKURICHI
REGISTEREDARCHITECT/ENGINEER=—
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_F-GPI_MEMBER_COUNT=6
BLOCK_2_F-GPI_MEMBER_COUNT=20
BLOCK_3_F-SB_MEMBER_COUNT=14



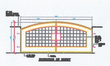
RWH_CAPACITY_L=5000LTRS

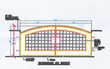


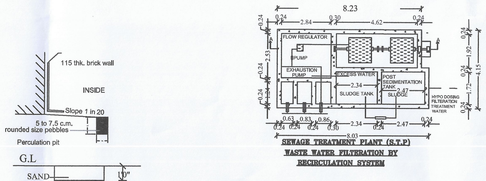
WIKET GATE ELEVATION



COMPOUND WALL DETAIL

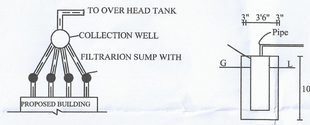






RAIN WATER HARVEST PIT

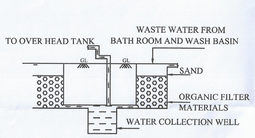
SEWAGE TREATMENT PLANT (S.T.P)
WASTE WATER FILTERATION BY RECIRCULATION SYSTEM



WASTE WATER FILTRATION BY RECIRCULATION SYSTEM (NOT TO SCALE)

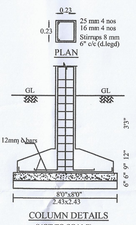
PLAN

DETAILS OF RAIN WATER COLLECTION TANK.

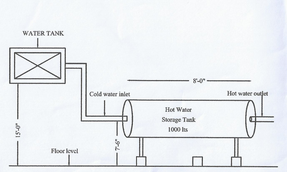


SECTION

PLAN AND SECTION OF ORGANIC FILTERATION SUMP WITH COLLECTION WELL



COLUMN DETAILS
(NOT TO SCALE)



SOLAR WATER HEATER DETAILS
(NOT TO SCALE)

SURVEYOR / ASSISTANT DRAUGHTSMAN	
DRAUGHTSMAN GRADE-III	
SUPERVISOR / DRAUGHTSMAN GRADE-II	

REGISTERED STRUCTURAL ENGINEER

Er R.MOHAN B.E., M.B.A.
REGISTERED STRUCTURAL ENGINEER-DTCP
L.No: 04 '2022/RSE-Gr.II 'EDTCP
CPR PLANNERS AND BUILDERS,
C-134, Sampath Nagar Housing Unit,
Opp.Erode Dtcp Office, Erode - 11.
Mobile No: 7708556500

REGISTERED ENGINEER

Er.G. DHARANIDHARAN, BE.,
REGISTERED ENGINEER,
L.No 05/2022/RE-GR-II/EDTCP
DR PLANNERS AND PROMOTORS
Bulaji Garden, Vellode to Chanmalai Main Road,
V.Vellode - 638 115. Erode
Cell : 86755 57972, 96290 72114

DEPUTY DIRECTOR (i/c)
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.