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.

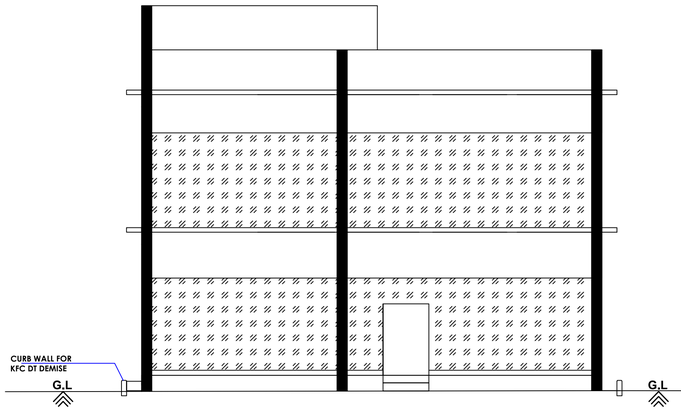
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF GROUND FLOOR AND FIRST FLOOR COMMERCIAL SHOP BUILDING IN NEW R.S.No - 18 / 1B1, 3A1C1, AT GANGAPURAM VILLAGE, ERODE CITY MUNICIPAL CORPORATION, WARD NO -05, ZONE - II, ERODE TALUK, ERODE DISTRICT.

SHEET-1/2

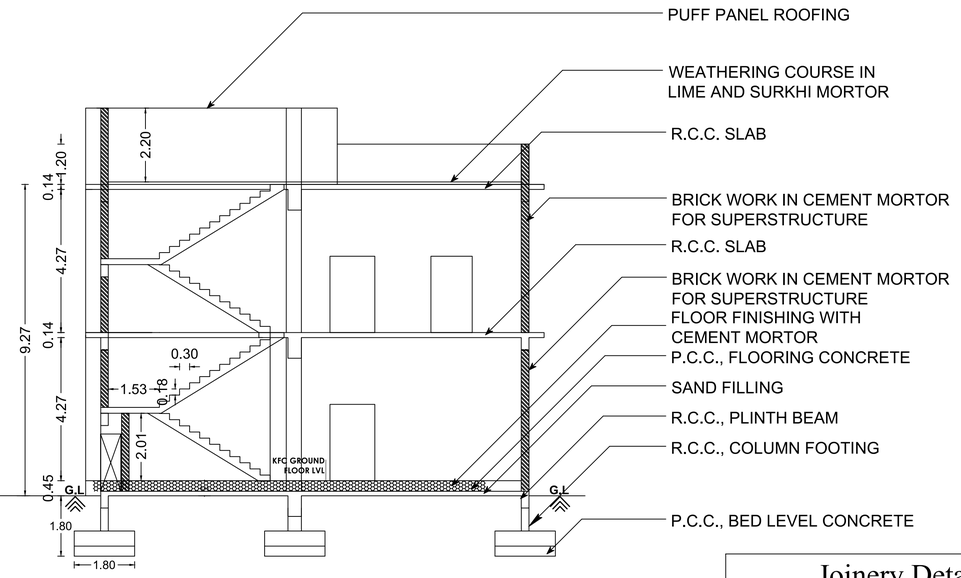
APPLICANT:

1.Mr.Dr.K.GOPINATH , S/o. KARUNAKARAN

2.Mr.Dr.K.JAGANATH, S/o. KARUNAKARAN.



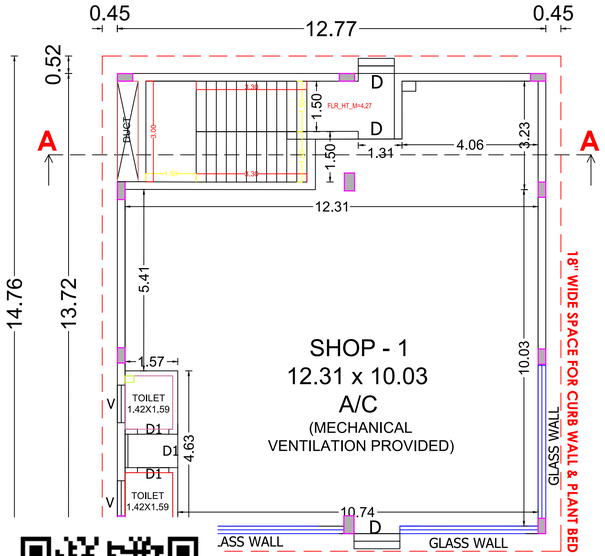
FRONT ELEVATION



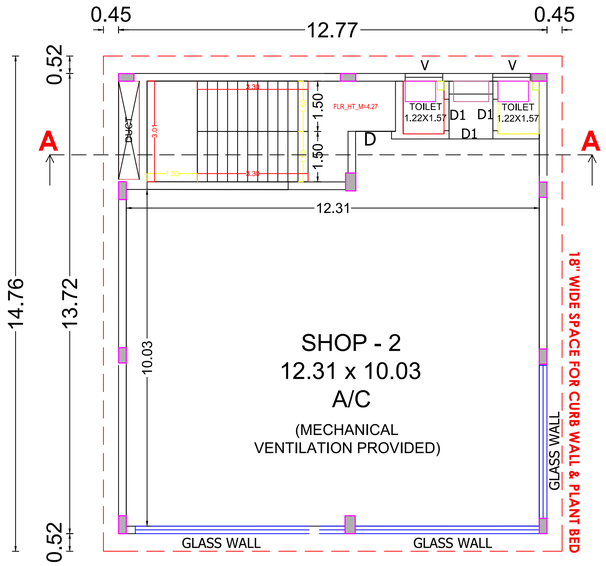
SECTION ON " A A "

Joinery Details :

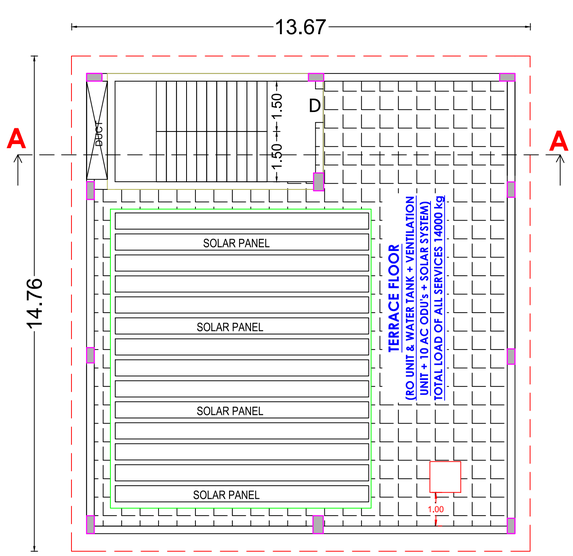
D	- Door	-	1.00 X 2.13
D1	- Door	-	0.91 X 2.13
V	- Ventilator	-	0.91 X 0.62



ROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

ONLINE APPLICATIOIN No - SWP/BPA/356207/2024
SWP/DTCP/ERODE/Site Approval No :315 / 2024
SWP/DTCP/ERODE/ Building Permission No : 40/ 2024

AREA OF THE APPLICANT SITE

AREA AS PER DOCUMENT	-	2652.00 SQ.M
AREA AS PER PATTA	-	2291.00 SQ.M

Descriptions	TOTAL FSI AREA	NON - FSI DEDUCTION	TOTAL BUILTP AREA
Area of the Proposed R.C.C Building in Ground Floor	199.99	1.81	201.80
Area of the Proposed R.C.C Building in First Floor	199.99	1.81	201.80
Area of the Headroom in Terrace Floor	-	22.25	22.25
Total Area	399.98	25.87	425.85

$$FSI = \frac{399.98\ SQM}{2291.00\ SQM} = 0.174 < 2.00$$

(FE) FIRE EXTINGUISHER = ⌀

(FA) FIRE ALARAM = ○

SCALE 1 : 100

ALL DIMENSION ARE IN METER

APPLICANT

K. Gopinath

K. Jagan

REG.ST.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

REG.ENGINEER

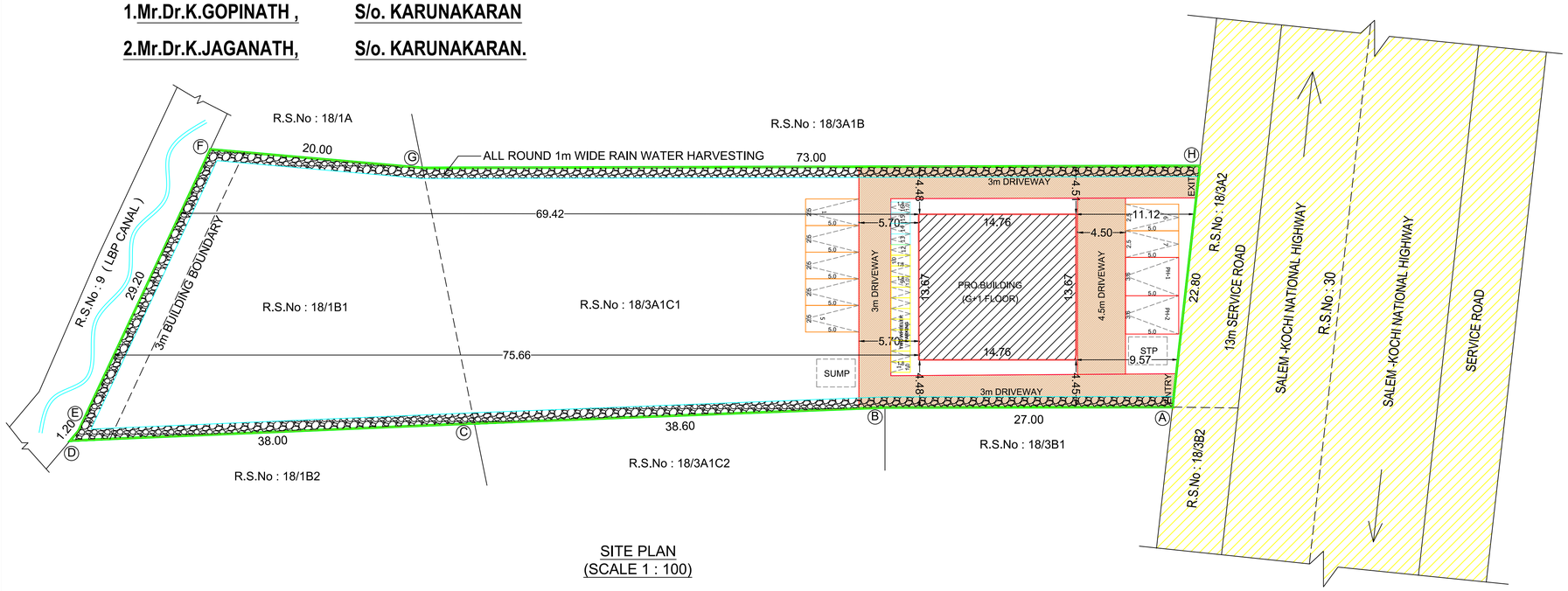
Er.R.MOHAN, B.E.,M.B.A.,
REGISTERED ENGINEER -DTCP,
L.No: 10/2022/RE-Gr.II/EDTCP,
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APPLICANT:

1.Mr.Dr.K.GOPINATH , S/o. KARUNAKARAN

2.Mr.Dr.K.JAGANATH, S/o. KARUNAKARAN.



SITE PLAN
(SCALE 1 : 100)

ONLINE APPLICATOIN No - SWP/BPA/356207/2024
SWP/DTCP/ERODE/Site Approval No :315 / 2024
SWP/DTCP/ERODE/ Building Permission No : 40/ 2024

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$$FSI = \frac{399.98\ SQM}{2291.00\ SQM} = 0.174 < 2.00$$

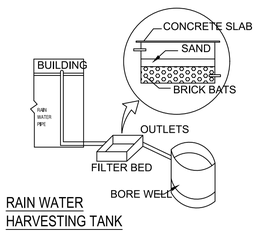
(FE) FIRE EXTINGUISHER = ⌀
(FA) FIRE ALARAM = ○

SCALE 1 : 100
ALL DIMENSION ARE IN METER

REFERENCE:

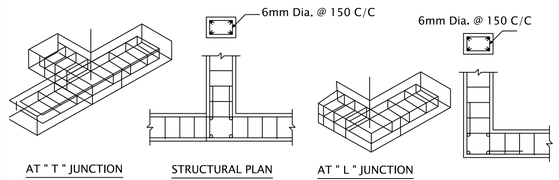
SITE BOUNDARY	-	DRIVE WAY	-
PROPOSED BUILDING	-	EXISTING ROAD	-

PLAN INFO
PLOT_AREA_M2=2291.00
AS_PER_DOCUMENT=2652.00
AS_AT_SITE=2336.54
FMB_OR_PLR=2291.00
BLOCK_1_B-SHOP_MEMBER_COUNT=1
SINGLE_FAMILY_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=22.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=13.00
ROAD_LENGTH=500
AVG_PLOT_DEPTH=93.00
AVG_PLOT_WIDTH= 22.00
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=0
SURVEY_NO=18/1B1,3A1C1
TOWN SURVEY_NO=0
PATTA_NO=2314,2315
JURISDICTION_TYPE=CORPORATION
TALUK=ERODE
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=NO
PLE=YES
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

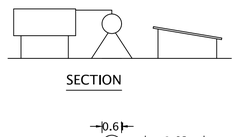


RAIN WATER HARVESTING TANK

DETAILS OF EARTHQUAKE HORIZONTAL SEISMIC BONDS

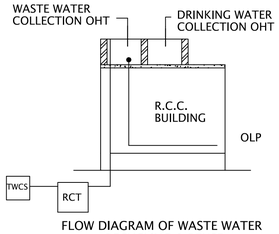


AT " T " JUNCTION STRUCTURAL PLAN AT " L " JUNCTION

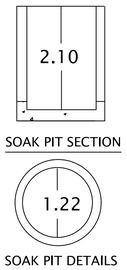


SECTION

PLAN SOLAR SYSTEM



FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE

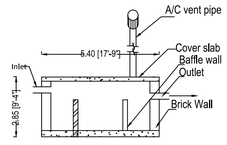


SOAK PIT SECTION

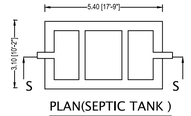
SOAK PIT DETAILS

FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE	
WWP	WASTE WATER PIPE LINE 2" Dia. FROM TOILET, KITCHEN & DINING
C	COLLECTION CHAMBER
RCT	ORGANIC (or) MECHANICAL RECYCLING TANK
TWCS	TREATED WASTE WATER COLLECTION SUMP
TWS OHT	TREATED WASTE WATER STORAGE OHT
OLP	TREATED WATER OUTLET PIPE LINE 9" Dia. TO WC & FLUSH TANK

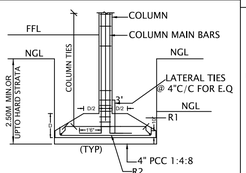
FIRE FIGHITING ARRANGEMENTS	
△	F.E– FIRE EXTINGUISHER
▯	A.D.A.S – AUTOMATIC DETECTION & ALARM
▭	P.A.S – PUBLIC ADDRESS SYSTEM
Y	LIGHTNING ARRESTOR



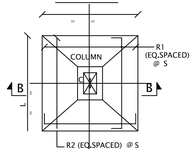
SECTION ON "SS"



PLAN(SEPTIC TANK)



SECTION BB

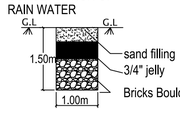


PLAN-COLUMN

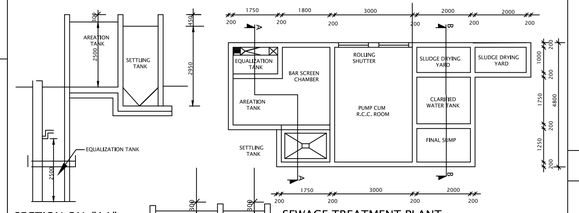
NOTES:

* OSR PAID AS PER GUIDELINE VALUE
* RWH PROVIDED

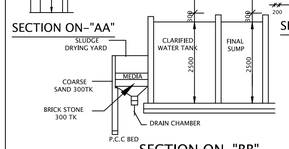
CONSERVATION OF RAIN WATER



PARKING	REQ	PROVIDED
CAR PARKING	7	7
DA CAR PARKING	2	2
TWO WHEELER PARKING	12	12
DA TWO WHEELER PARKING	4	4

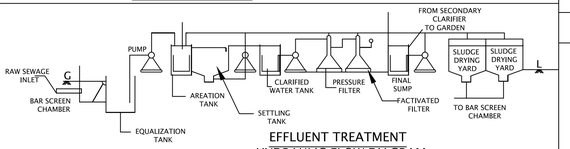


SEWAGE TREATMENT PLANT



SECTION ON–"AA"

SECTION ON–"BB"



EFFLUENT TREATMENT HYDRAULIC FLOW DIAGRAM

SURVEYOR / ASSISTANT DRAUGHTSMAN	J.SRINIVASAN
DRAUGHTSMAN GRADE-III	C.THIYANESWARAN
SUPERVISOR / DRAUGHTSMAN GRADE-II	G.KANNAN

APPLICANT

K. Gopinath
K. Jagan

REG.ST.ENGINEER

Er R.MOHAN B.E., M B.A.
REGISTERED STRUCTURAL ENGINEER-DTCP
L.No: 04 '2022/RSE-Gr.II 'EDTCP
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Mobile No: 7708556500

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Mobile No: 7708556500

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.