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.

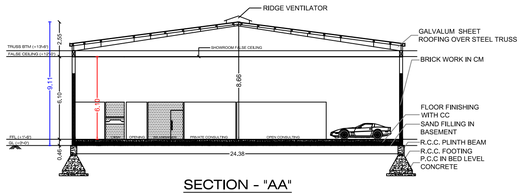
Verified RealEstate™

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

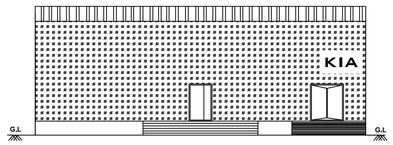
hello@verified.realestate

+91 9996 12 9996

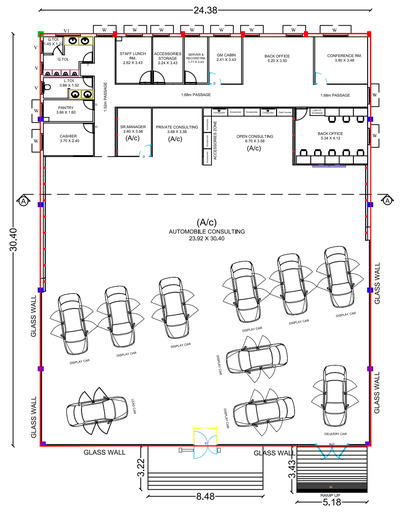
verified.realestate



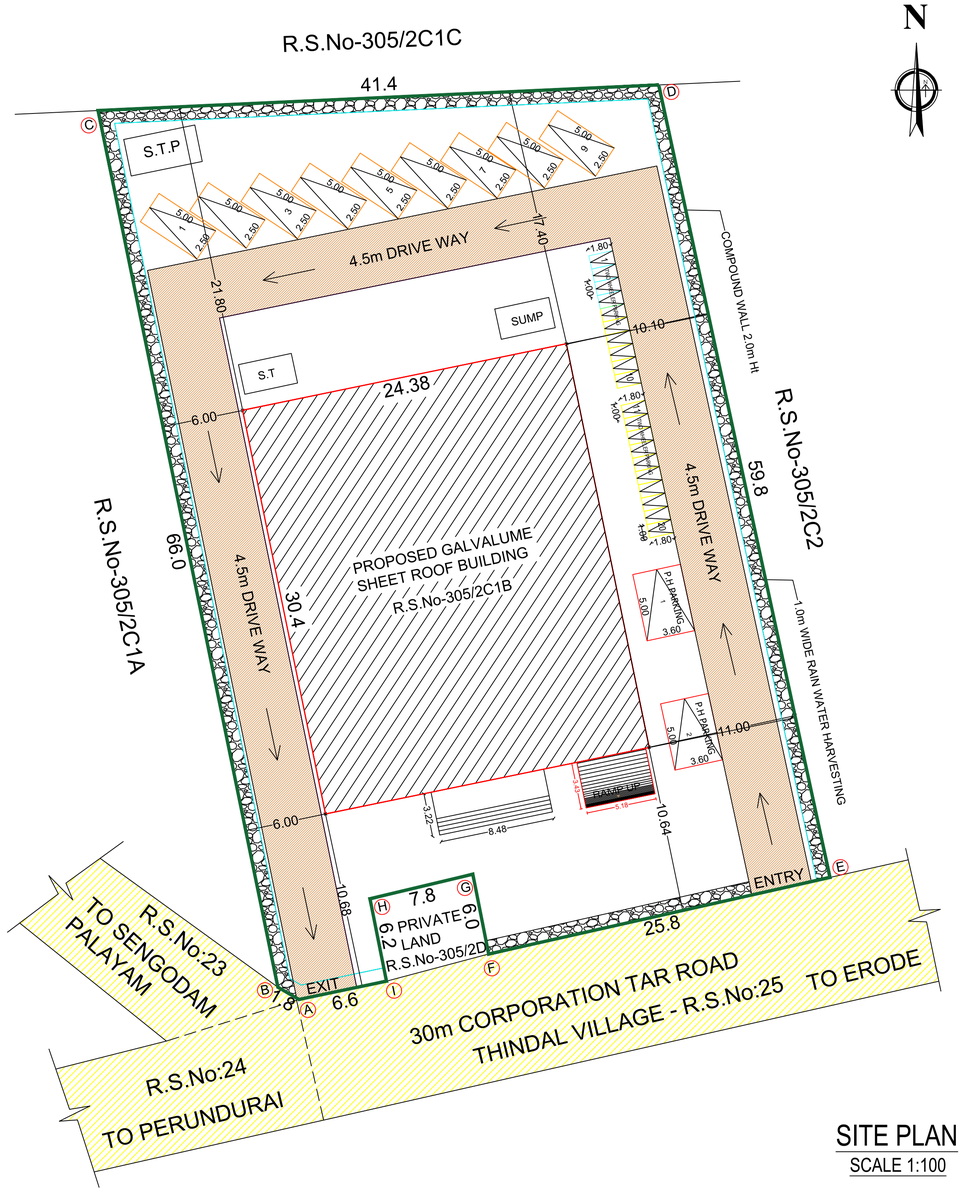
SECTION - "AA"



ELEVATION



GROUND FLOOR PLAN



SITE PLAN
SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF GROUND FLOOR COMMERCIAL BUILDING (AUTOMOBILE SHOWROOM) IN NEW R.S.No : 305 / 2C1B, AT ERODE VILLAGE , ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK AND ERODE DISTRICT.

(PLANNING AREA : VEERAPPANCHATIRAM DD PLAN No.21)

(USE : CONTROLLED INDUSTRIES)

APPLICANT :

Mr.G.MOHANARAMAKRISHNAN

S/o Mr.GURUSAMYGOUNDER

LAND AREA DETAILS		TOTAL (SQ.M)
AREA OF THE APPLICANT SITE	As per Document for S.F.No:305/2C part	3642.00
	As per Patta Record for S.F.No:305/2C1B	2714.00

PRO.AREA DETAILS	TOTAL F.S.I AREA (SQ.M)	NON FSI AREA (SQ.M) Deduction	TOTAL BUILDUP AREA (SQ.M)
AREA OF BUILDING IN GROUND FLOOR	741.18	-	741.18
TOTAL BUILTUP AREA	741.18	-	741.18

$$FSI = \frac{741.18\ SQM}{2714.00\ SQM} = 0.27 < 2.0$$

PARKING DETAILS	REQ	PROVIDED
TWO WHEELER	08 Nos	16 Nos
TWO WHEELER P.H	02 Nos	04 Nos
P.H CAR PARKING	01 Nos	05 Nos
CAR PARKING	08 Nos	09 Nos

SCALE:-1:100
ALL DIMENSION ARE IN METER & FEET

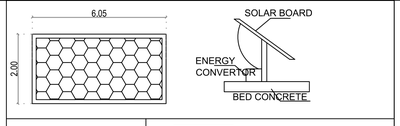
* SOLAR APARATUS TO BE PROVIDED AT TOP OF GALAVALUME SHEET ROOF
* RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT
WATER PLANT & TANKS ARE PROVIDED AS PRE STANDARD PROVISIONS.

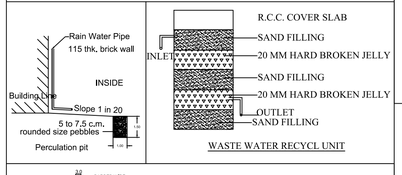
JOINERY DETAILS:		
D	-DOOR	1.22X2.44
D1	-DOOR	0.91X2.10
W	-WINDOW	1.50X1.83
V1	-VENTILATOR	2.70X0.70
V	-VENTILATOR	0.91X0.70

INDEX	
SITE BOUNDARY	-
PROPOSED BUILDING	-
EXISTING ROAD	-
DRIVE WAY	-
R.W.H	-

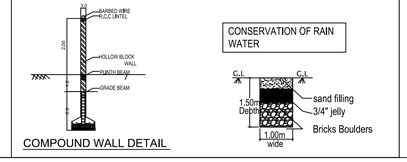
APPLICANT

OFFICE USE



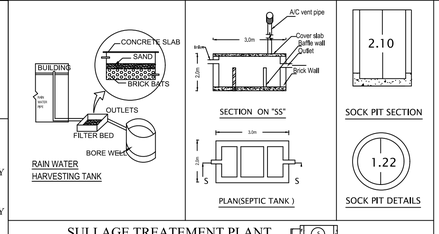


WASTE WATER RECYCL UNIT

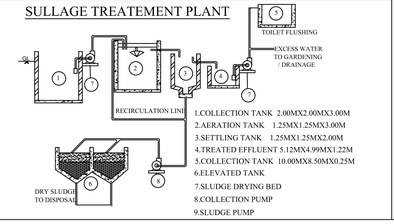


COMPOUND WALL DETAIL

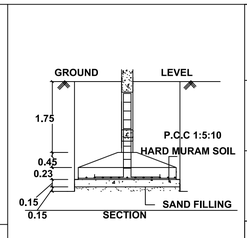
CONSERVATION OF RAIN WATER



SULLAGE TREATEMENT PLANT



1.COLLECTION TANK 2.00MX2.00MX3.00M
2.AERATION TANK 1.25MX1.25MX3.00M
3.SETTLING TANK 1.25MX1.25MX2.00M
4.TREATED EFFLUENT 5 12MX4.99MX1.22M
5.COLLECTION TANK 10.00MX8.50MX0.25M
6.ELEVATED TANK
7.SLUDGE DRYING BED
8.COLLECTION PUMP
9.SLUDGE PUMP



FOUNDATION DETAILS

SURVEYOR / ASSISTANT DRAUGHTSMAN	D.KANAGARAJ
DRAUGHTSMAN GRADE-III	C.THIYANESWARAN
PLANNING ASSISTANT / DRAUGHTSMAN GRADE-II	C.ARANGARASU

ONLINE APPLICATIOIN No - SWP/BPA/366780/2024
SWP/DTCP/ERODE/Site Approval No : 43 / 2025
SWP/DTCP/ERODE(ELPA)Planning Permission No : 04 / 2025

DEPUTY DIRECTOR (i/c)
DISTRICT TOWN AND COUNTRY PLANNING, ERODE

REG.,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

REG.,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

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.