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.

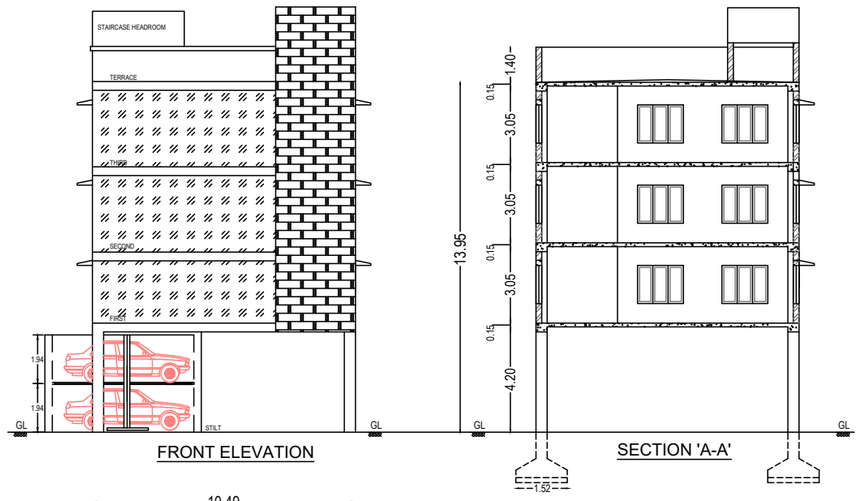
Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

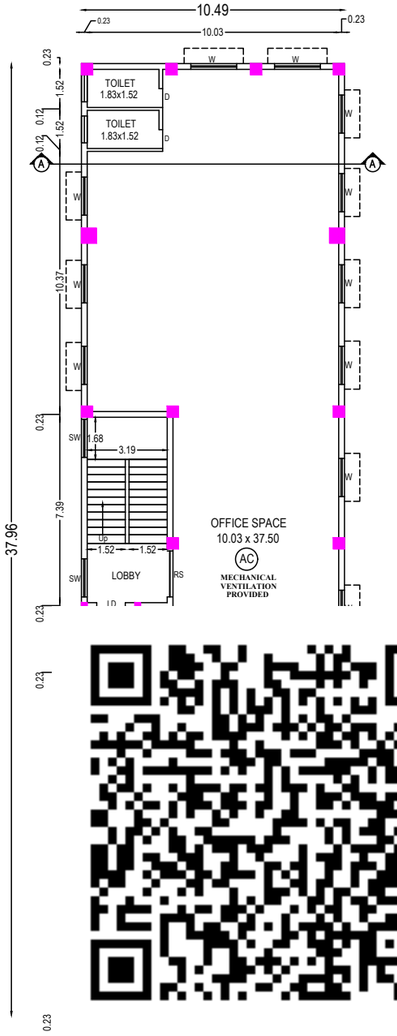
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FRONT ELEVATION

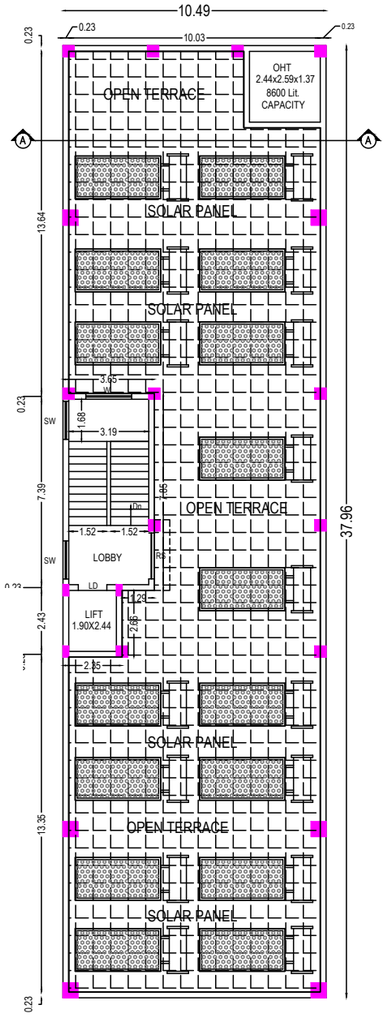



SECTION 'A-A'

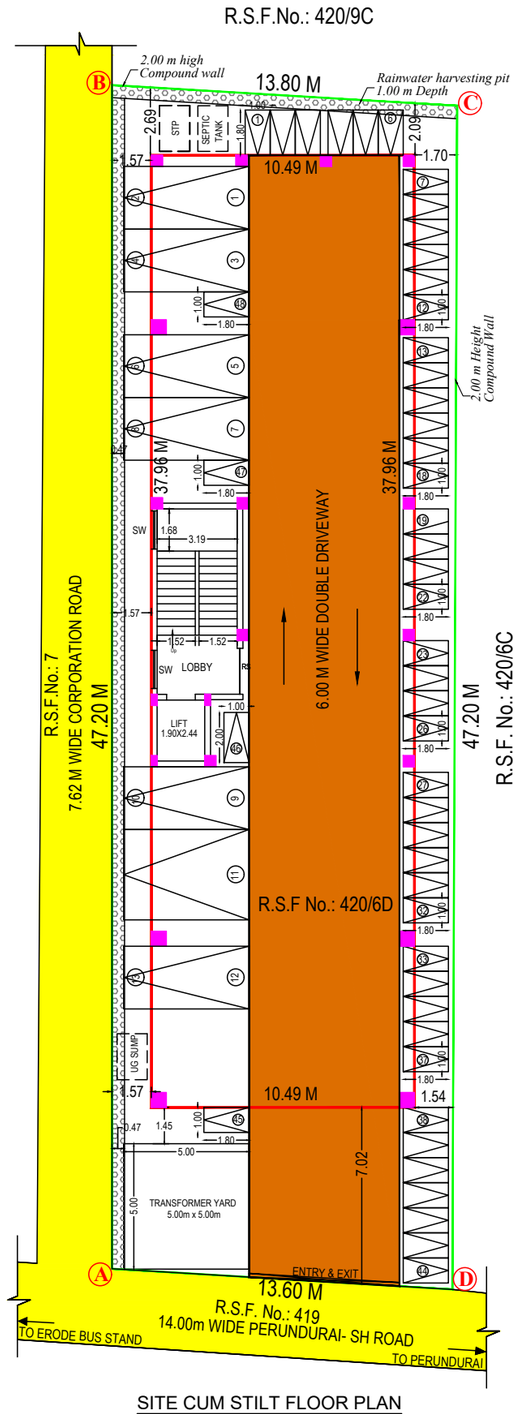



TYPICAL FLOOR

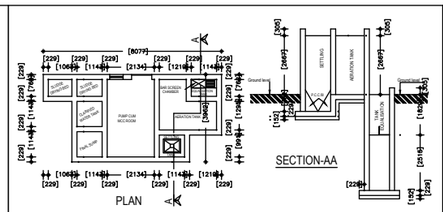
( FIRST, SECOND AND THIRD FLOOR PLAN)



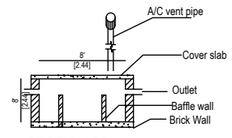

TERRACE FLOOR PLAN




SITE CUM STILT FLOOR PLAN



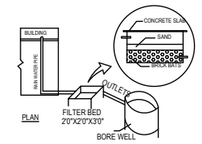

SEWAGE TREATMENT PLANT ( NOT TO SCALE )



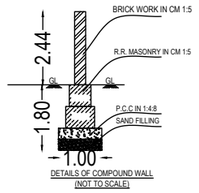

SECTION SS

PLAN

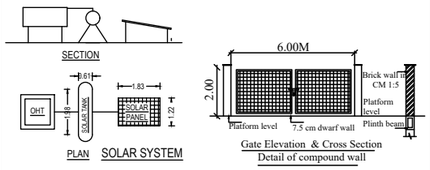
SEPTIC TANK DETAILS




RAIN WATER HARVESTING SYSTEM




DETAILS OF COMPOUND WALL
(NOT TO SCALE)




Gate Elevation & Cross Section
Detail of compound wall

PARKING DETAILS:

| S.No. | DESCRIPTION | Stall Size | Required | Provided |
|---|---|---|---|---|
| 1 | 1 Two Wheeler space for every 25Sq.m of Office floor area or part thereof | 1.00m x 1.80 m | 48 | 48 |
| 2 | 1 car space for every 100Sq.m of Office floor area | 2.50m x 5.00 m | 12 | 12 |
| 3 | 1 PH car space for Office floor area | 2.50m x 5.00 m | 01 | 01 |

COLOUR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVEWAY

NOTE:

All dimensions are in meter

OFFICE USE:

SITE APPROVAL
Roc No: SWP/BPA/399261/2024
Site Boundary shown as "A to D" and numbered as SWP/DTCP/ERODE/
Site Approval No:373/2024

TECHNICAL APPROVAL
Roc No: SWP/BPA/399261/2024
SWP/DTCP/ELPA/
PLANNING PERMISSION NO: 38/2024

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT FOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR COMMERCIAL OFFICE BUILDING IN R.S.F.NO:420/6D AT ERODE "A" VILLAGE , ERODE CORPORATION AND TALUK, ERODE DISTRICT. (AS PER APPROVED VEERAPPANCHATHIRAM DD PLAN NO:11 - COMMERCIAL USE)**

**Applicant : M/S. ASIA CRYSTAL COMMODITY LLP.**

| SITE AREA DETAILS | AREA IN Sq.m |
|---|---|
| AS PER DOCUMENT | 644.00 |
| AS PER PATTA | 645.60 |
| SUPERIMPOSED AREA | 644.00 |

BUILDING FLOOR WISE BREAKUP DETAILS

| DESCRIPTION | FSI AREA (Sq.m.) | NON-FSI AREA (Sq.m.) | TOTAL AREA (Sq.m.) |
|---|---|---|---|
| STILT FLOOR | --- | 398.19 | 398.19 |
| FIRST FLOOR | 398.19 | --- | 398.19 |
| SECOND FLOOR | 398.19 | --- | 398.19 |
| THIRD FLOOR | 398.19 | --- | 398.19 |
| TERRACE FLOOR | --- | 34.93 | 34.93 |
| TOTAL | 1194.57 | 433.12 | 1627.69 |

$$FSI - \frac{1194.57}{644.00} = 1.854 < 2.00$$

JOINERY DETAILS:-

| | | |
|---|---|---|
| RS | ROLLING SHUTTER | 1.83 x 2.44 |
| D | DOOR | 1.51 x 2.44 |
| LD | LIFT DOOR | 0.91 x 2.13 |
| SW | STAIRCASE WINDOW | 1.52 x 1.83 |
| W | WINDOW | 1.83 x 1.52 |
| V | VENTILATOR | 1.07 x 0.61 |

**MAXIMUM HEIGHT OF THE BUILDING : 13.95 M**

**MECHANICAL VENTILATION PROVIDED**

For ASIA CRYSTAL COMMODITY LLP
Designated Partner

APPLICANT

S.Ramesh ME (Struct.) FIV
RAMESH ASSOCIATES
7/15, Karuppana Gounder Illam,
First Floor, Chidambaram Colony,
80 Ft Road, Periyar Nagar,
Erode - 638001. Cell : 98941 51426
Reg.No: 01/2020/RE-GR-1/ELPA

REGISTERED ENGINEER

S.Ramesh ME (Struct.) FIV
RAMESH ASSOCIATES
7/15, Karuppana Gounder Illam,
First Floor, Chidambaram Colony,
80 Ft Road, Periyar Nagar,
Erode - 638001. Cell : 98941 51426
Reg.No: 01/2020/RSE-GR-1/ELPA

REGISTERED STRUCTURAL ENGINEER

| | |
|---|---|
| Surveyor / Assistantr Draughtsman | J.Srinivasan |
| Draughtsman-III | S.Sivashankar |
| Architectural / Planning Assistant | C. Arangarasu |

Deputy Director (I/C),
District Town and Country Planning Office
Erode Disrict

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**
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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.