PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

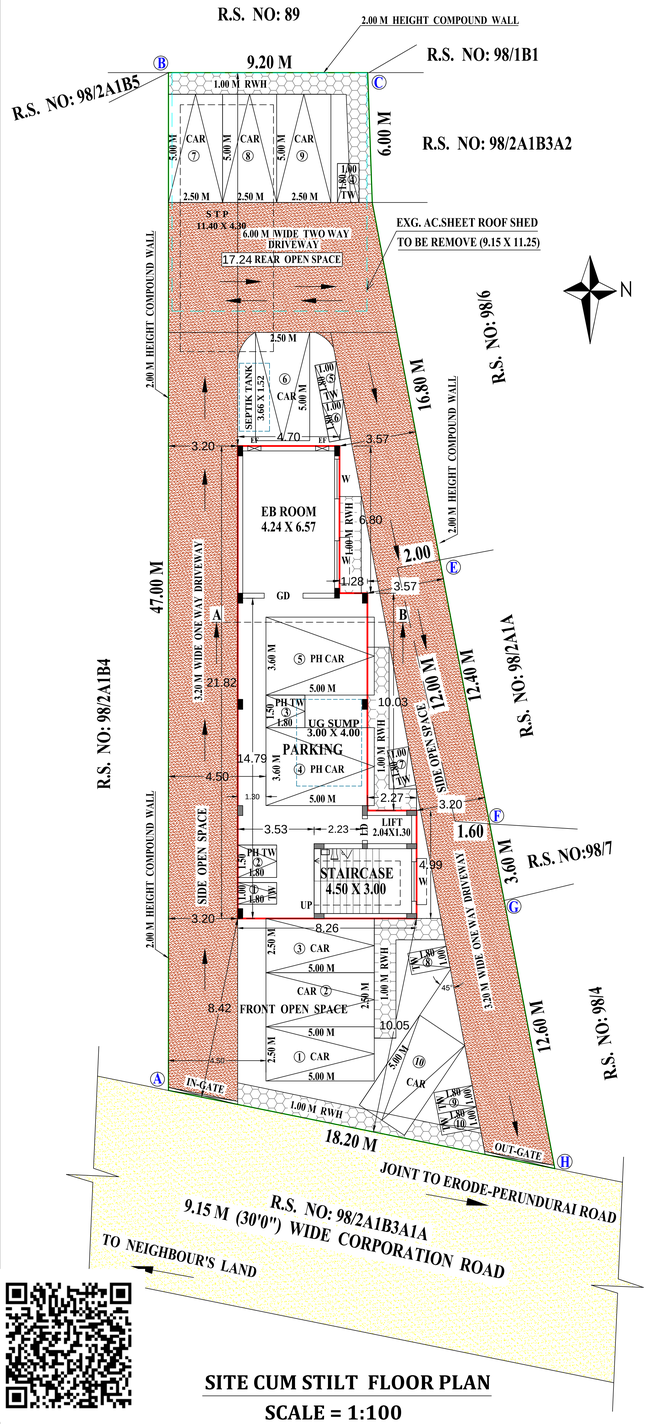
The approval as the planning authority issued it, reproduced in full behind this page.

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 COMMERCIAL SHOP BUILDING IN R.S. NO: 98/2A1B3A3 & 98/5 OF SURAMPATTI VILLAGE, DOOR NO:135/3, AT PERUNDURAI MAIN ROAD, SURAMPATTI, ERODE CORPORATION, ERODE TALUK & DISTRICT.

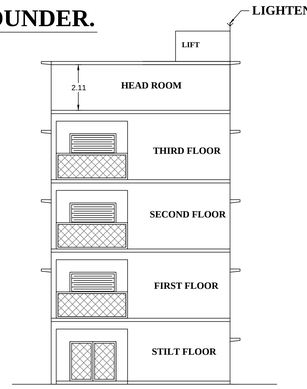
(PLANNING AREA - SURAMPATTI DETAILED DEVELOPMENT PLAN No.2 (RESIDENTIAL USE))

APPLICANT : Mr.S.VIJAYAKUMAR. S/O. SADAYAPPA GOUNDER.

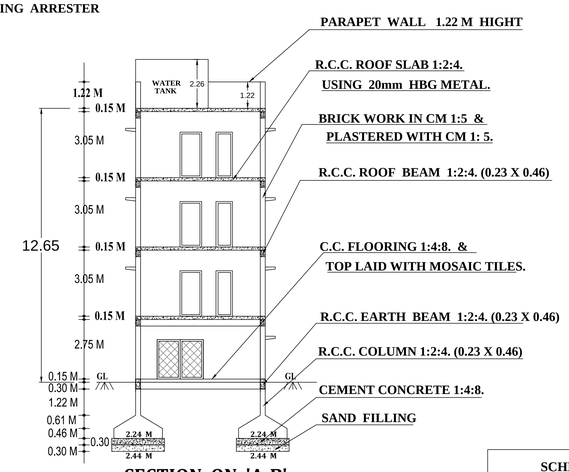


SITE CUM STILT FLOOR PLAN

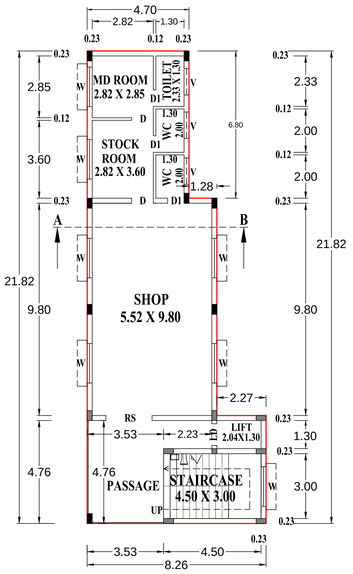
SCALE = 1:100



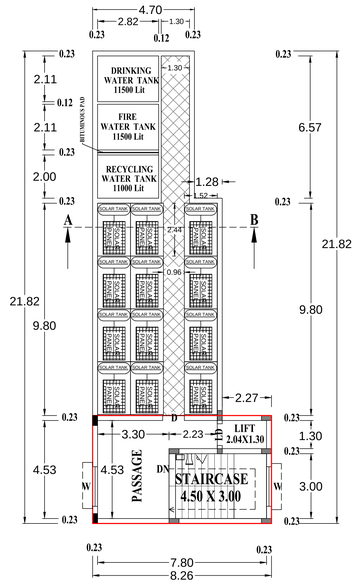
FRONT ELEVATION



SECTION ON 'A-B'



FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR-TYPICAL



TERRACE FLOOR PLAN

ALL DIMENSONS ARE IN METER.	WALL THICKNESS :- MAIN WALL=0.23M, PARTITION = 0.12M
INDEX:-	FIRE FIGHITING ARRANGEMENTS
SITE BOUNDARY	F.E- FIRE EXTINGUISHER
PROPOSED BUILDING	A.D.A.S.-AUTOMATIC DETECTION & ALARM STSTEM
EXISTING ROAD	P.A.S - PUBLIC ADDRESS SYSTEM
DRIVEWAY	LIGHTNING ARRESTER
EXG. AC. SHEET ROOF BUILDING	

ONLINE APPLICATION No: SWP/BPA/399836/2024, DATE:21/11/2024	SURVEYOR / ASSISTANT DRAUGHTSMAN	J.SRINIVASAN
SWP / DTCP / ERODE / SITE APPROVAL No: 369/2024	DRAUGHTSMAN GRADE - III	C.THIYANESWARAN
SWP / DTCP / ERODE(ELPA) / PLANNING PERMISSION No: ELPA/36/2024	PLANNING ASSISTANT/ ARCHITECTURAL ASSISTANT	C.ARANGARASU

SCHEDULE OF JOINERIES

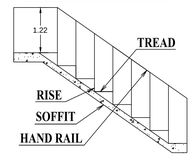
RS..ROLLING SHUTTER.....	2.13M X 2.10M
GD..GRILL DOOR.....	2.13M X 2.10M
LD..LIFT DOOR.	1.00M X 2.10M
D..DOOR.	1.00M X 2.10M
D1..DOOR.	0.76M X 2.10M
W...WINDOW	1.83M X 1.37M
V...VENTILATOR.....	1.22M X 0.61M

SEPTIC TANK.. 1 No, UG SUMP...1.No, OHT..3Nos,

RAINWATER HARVESTING ALROUND PROVIDED

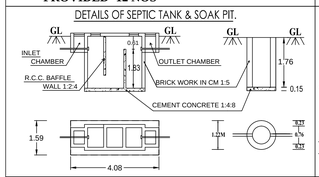
SOLAR SYSTEM=133.18/3=44.39/(2.44x1.52)=11.97 PROVIDED=12 NOS

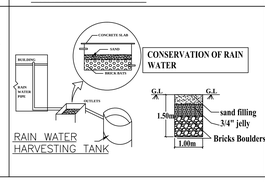
STAIRCASE DETAILS (NTS)

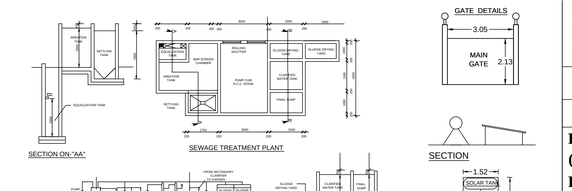


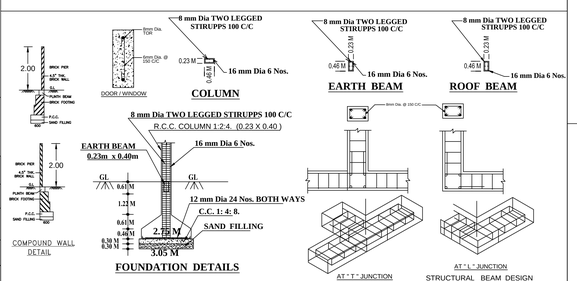
RISE : 15.0 CM
TREAD : 30.0 CM
WIDTH : 175.0 CM
HANDRAIL : 122.0 CM

DETAILS OF SEPTIC TANK & SOAK PIT.









PLAN INFO
PLOT_AREA_M2=648.64
FMB_OR_PLR=649.00
AS_PER_DOCUMENT=648.64
AS_AT_SITE=631.44
SURVEY_NO=98/2A1B3A3 & 98/5
PATTA_NO=2285
PLOT_NO=-
VILLAGE=SURAMPATTI
TALUK=ERODE
DISTRICT=ERODE
ACCESS_WIDTH_M=9.15
ROAD_WIDTH=9.15
ROAD_LENGTH=500
AVG_PLOT_DEPTH=47.00
AVG_PLOT_WIDTH=18.20
LAND_USE_ZONE=COMMERCIAL
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=CORPORATION
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=YES
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
BLOCK_1_B-SHOP_MEMBER_COUNT=8
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

AREA DETAILS FOR SURVEY NUMBER WISE

SL. NO.	SURVEY NUMBER	Sq.Mt.
1	98/2A1B3A3	594.00
2	98/5	55.00
TOTAL SITE AREA		649.00

SITE AREA DETAILS	
DESCRIPTION	Sq.Mt.
AS PER PATTA (0.06.49 Hect)	649.00
AS PER DOCUMENT (6982 SQ.FT.)	648.64

BUILDING AREA DETAILS

FLOOR NAME	AREA IN Sq.Mt.		
	FSI	NON FSI	TOTAL
STILT FLOOR	---	133.18	133.18
FIRST FLOOR	133.18	---	133.18
SECOND FLOOR	133.18	---	133.18
THIRD FLOOR	133.18	---	133.18
HEAD ROOM	---	41.18	41.18
GRAND TOTAL	399.54	174.36	573.90

FLOOR SPACE INDEX (FSI)=399.54/648.64 =0.61<2.0
PLOT COVERAGE (133.18/648.64)X100=20.53%
HIGHT OF THE BUILDING = 12.50 M

PARKING DETAILS

CAR PARKING	TWO WHEELER
REQUIRED = 7 Nos. (7 + ADD 10% + 2PH=9.7) PROVIDED =10 Nos.	REQUIRED = 7 Nos. (7 + ADD 10% + 2PH=9.7) PROVIDED =10 Nos.

ARCHITECT

Mr.R.Dhandhayuthapani B.Arch
F.I.I.R.A., A.I.V., M.C.A., A.I.I.A.,
Registered Architect Engineer,
Architect Council No CA/84/08532 &
Approved Valuer No.2175,
SHAKTHI DESIGN,
KOMARAPALAYAM - ERODE

STRUCTURAL ENGINEER

Er.S. DEVANANDAN, M.E.,(STRUC)
REGISTERED STRUCTURAL ENGINEER,
Reg. No : 01 / 2019 / RSE - GRI / ELPA,
15, MARAPPA STREET - 3rd
ERODE - 638 009. Cell 98430 26866,
newpremierdev@gmail.com

APPLICANT

REGISTERED ENGINEER

K.H. MOHAMED YASIN, DCE, LCE
Licensed Building Surveyor
Erode Local Planning Authority,
Regd No: 04/2018/RE-GR-III/ELPA
J.M.R.TAJ Construction
51,Udhumansha Street, B.P. Agraharam,
Erode - 5, Cell No: 95766 60205.

DEPUTY DIRECTOR (I/C)
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
ERODE DISTRICT

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.