

PP

APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

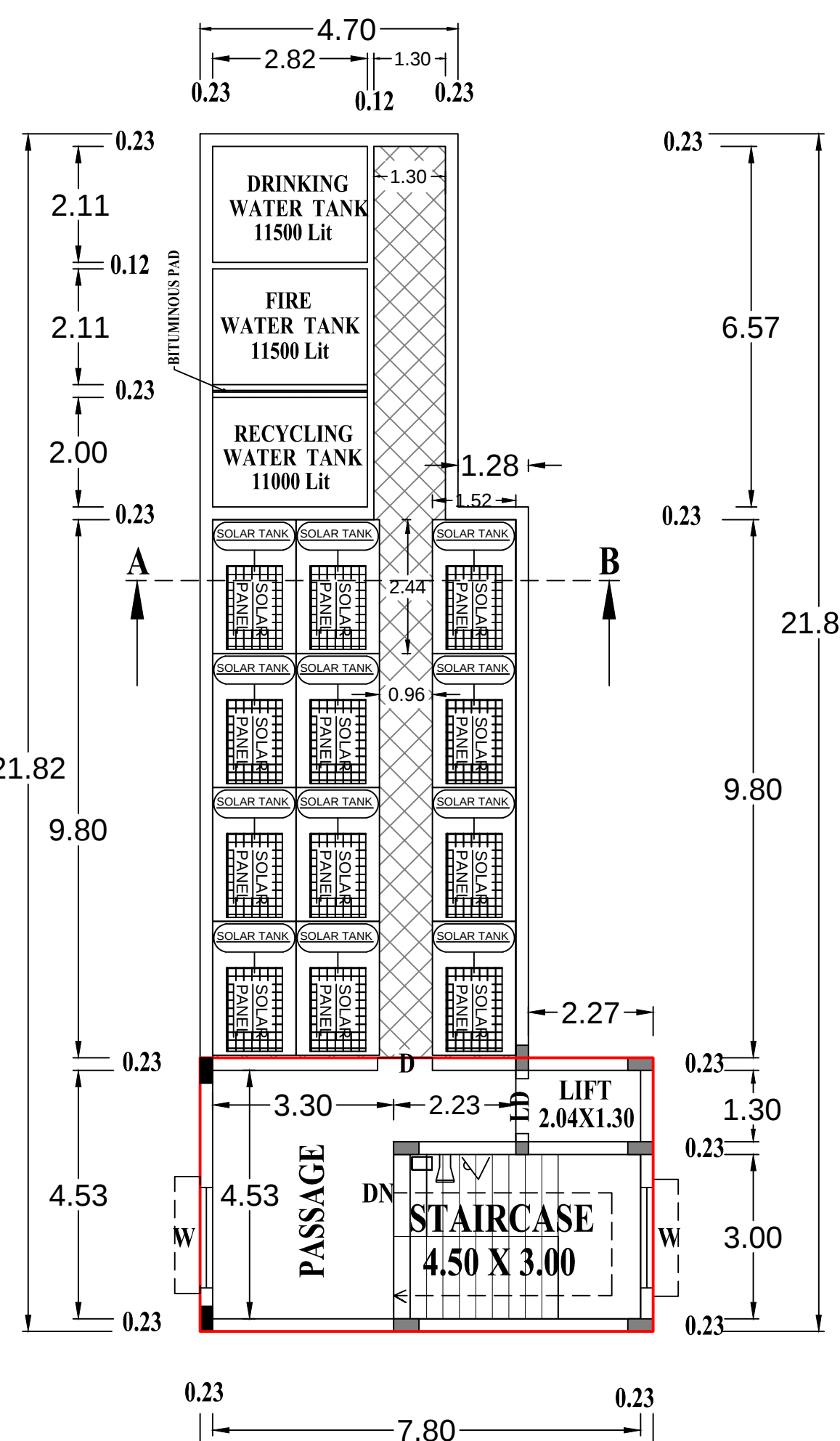
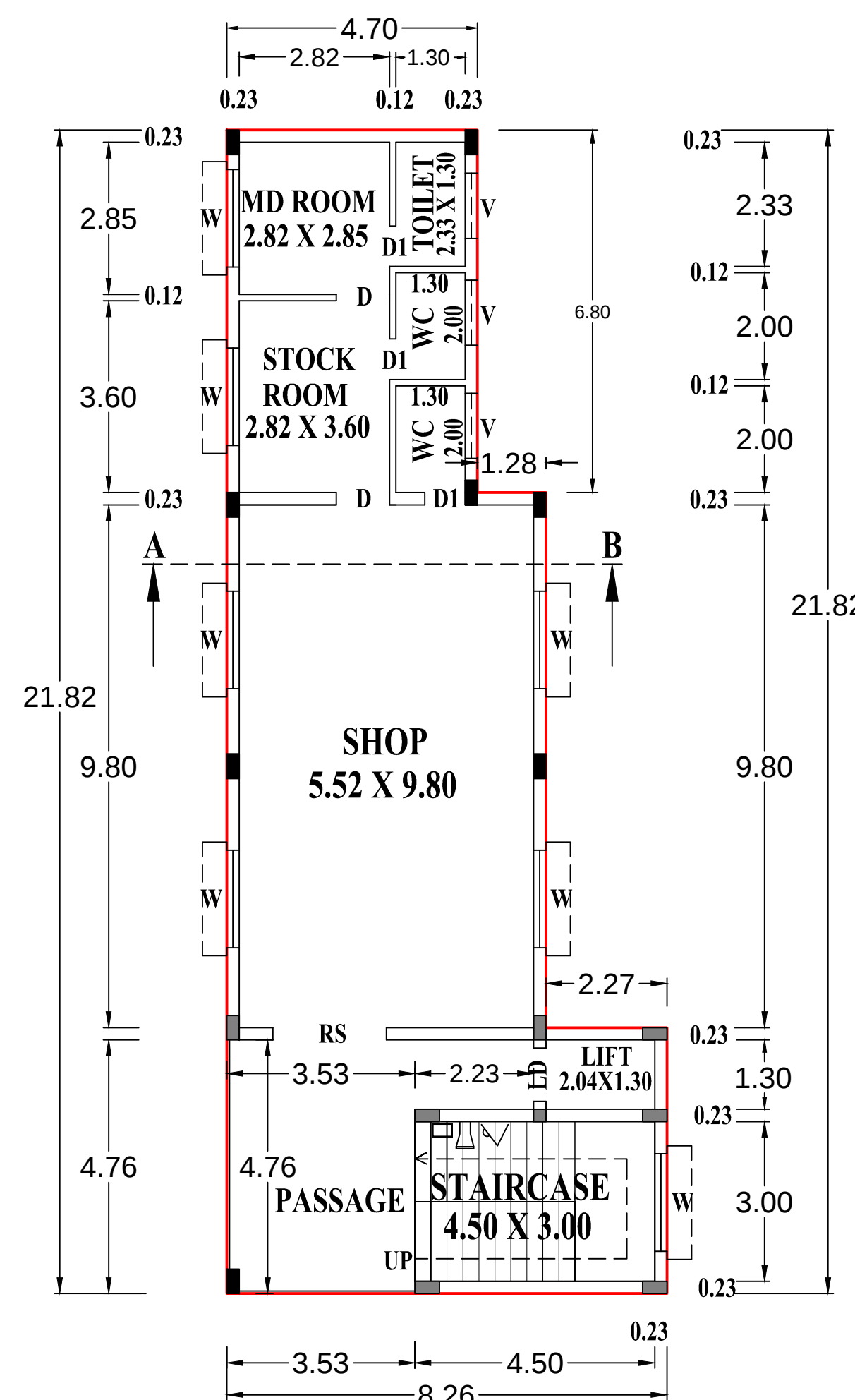
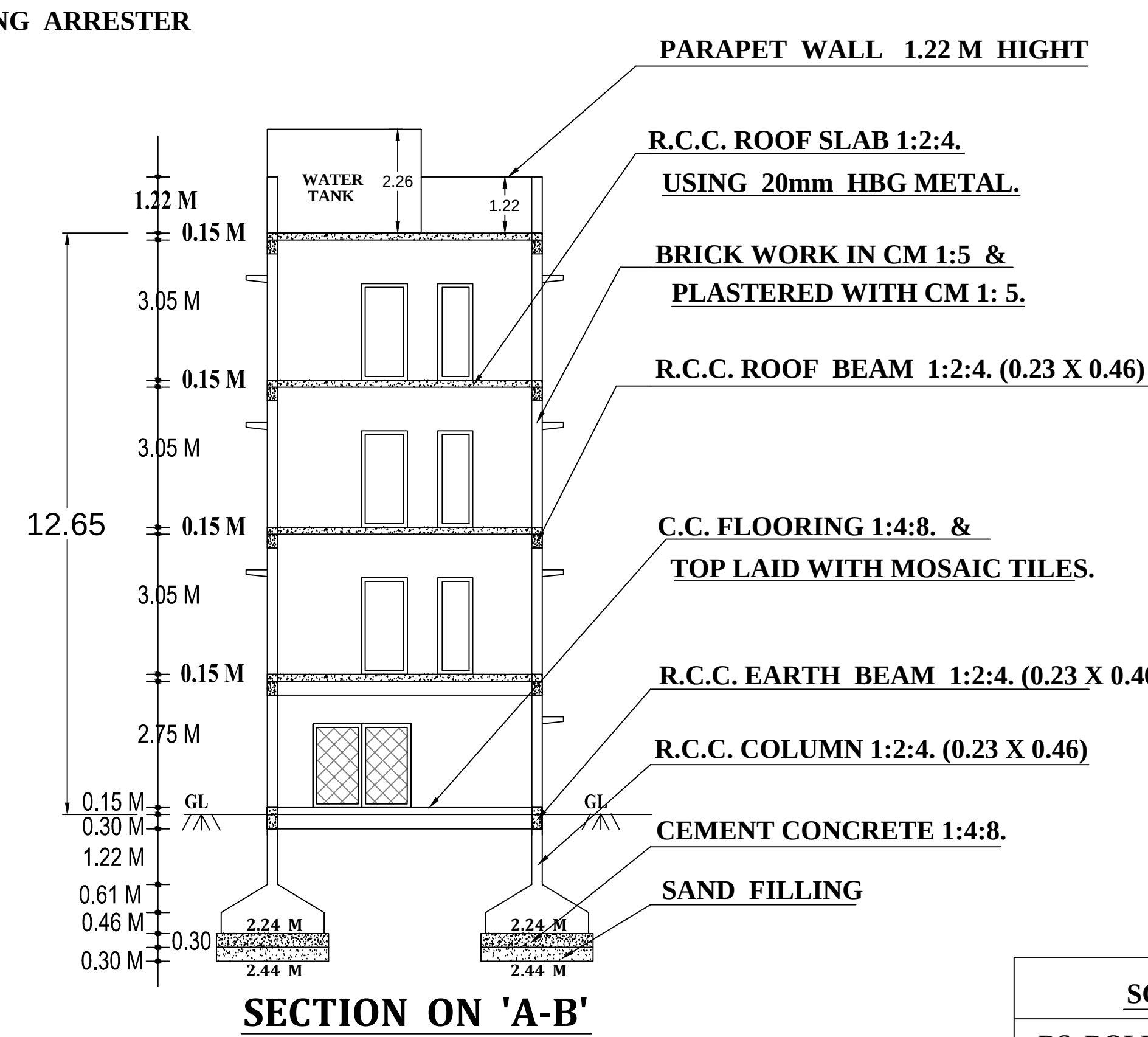
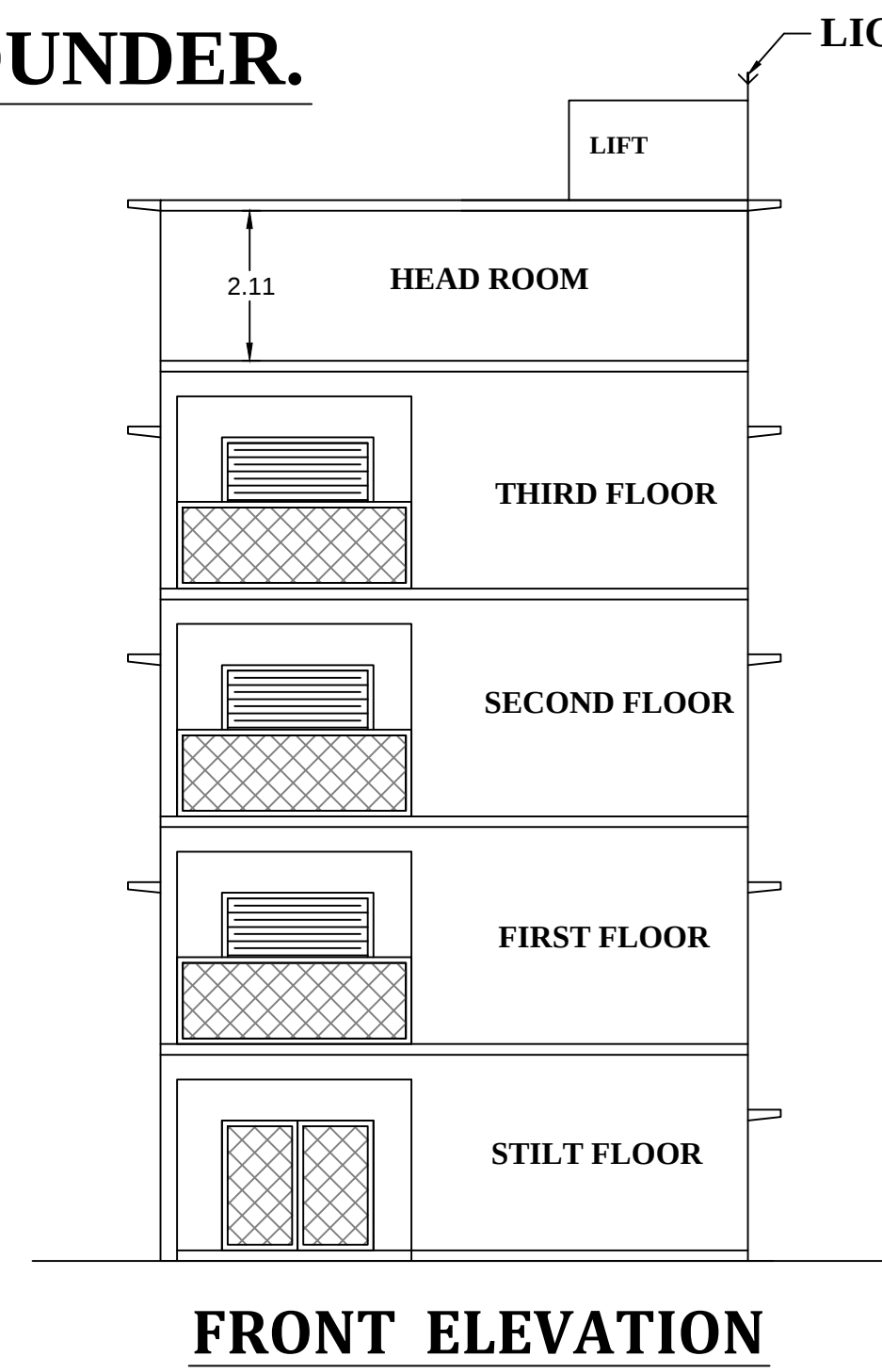
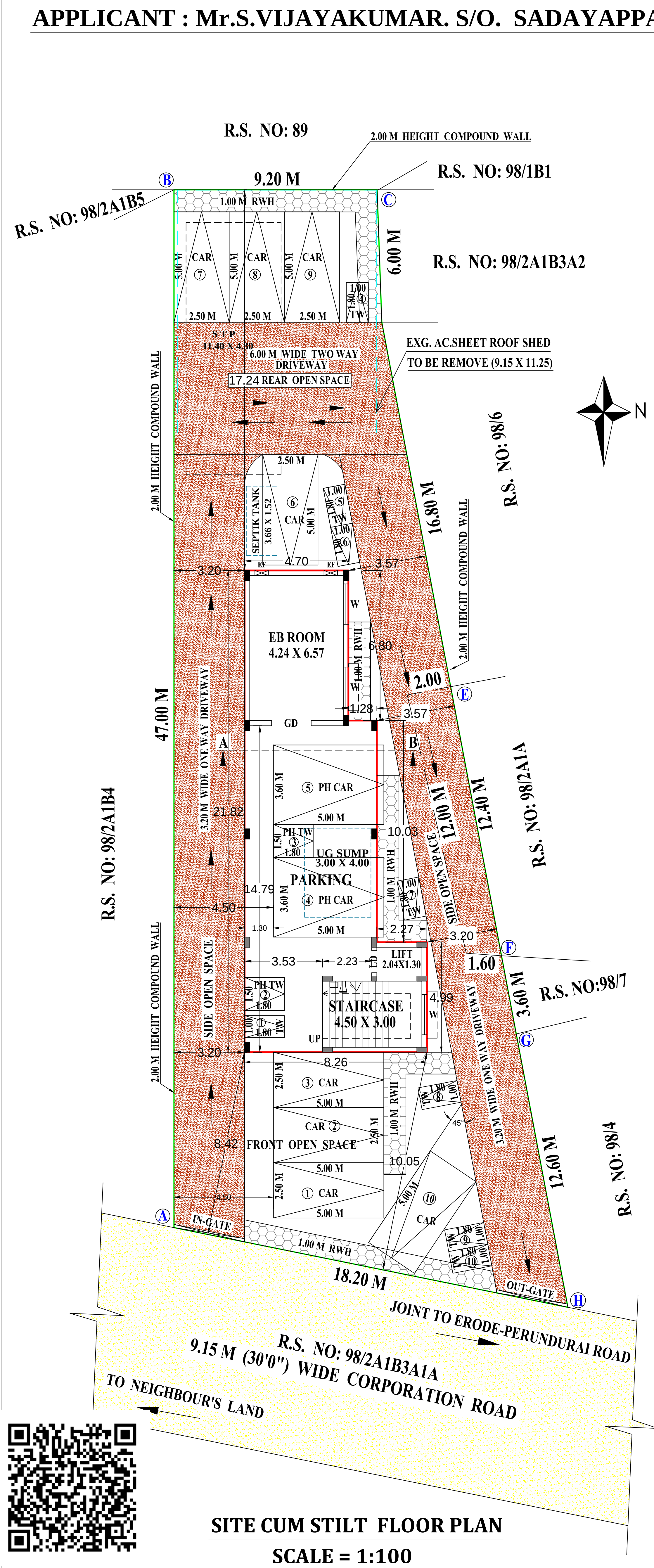
DTCP

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

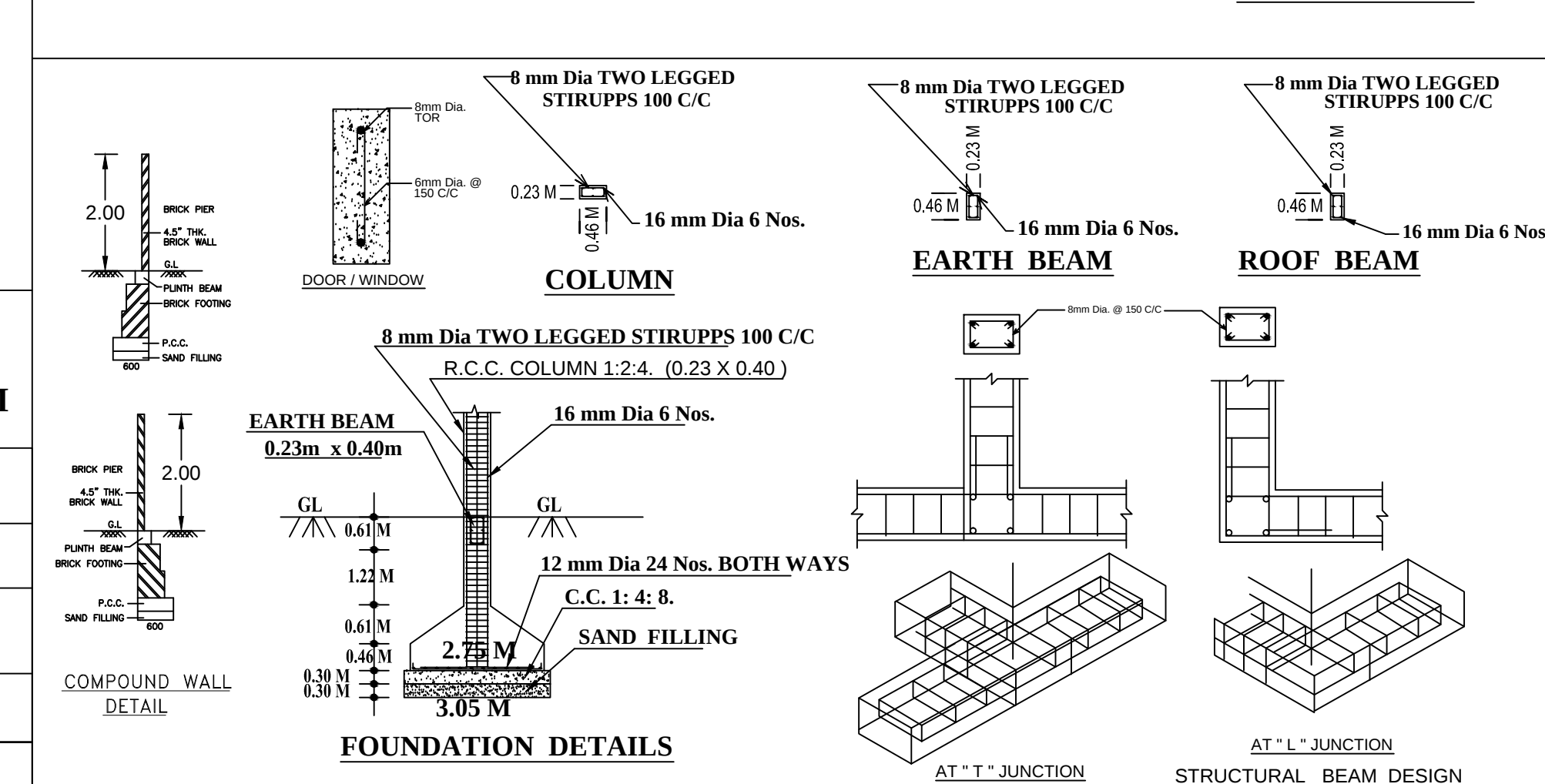
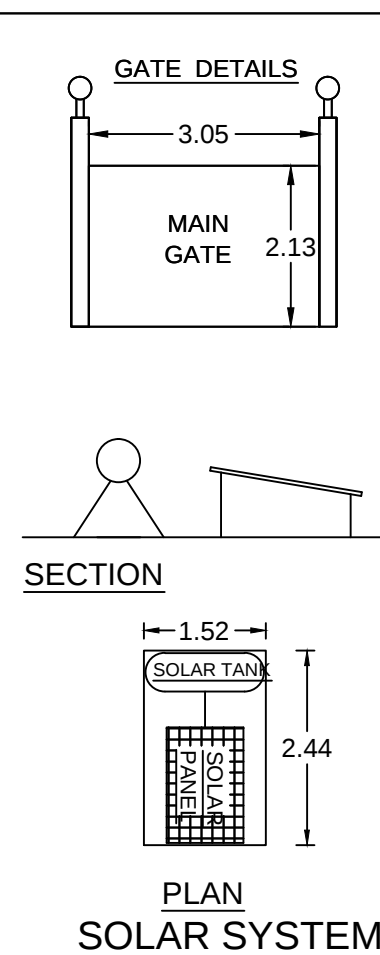
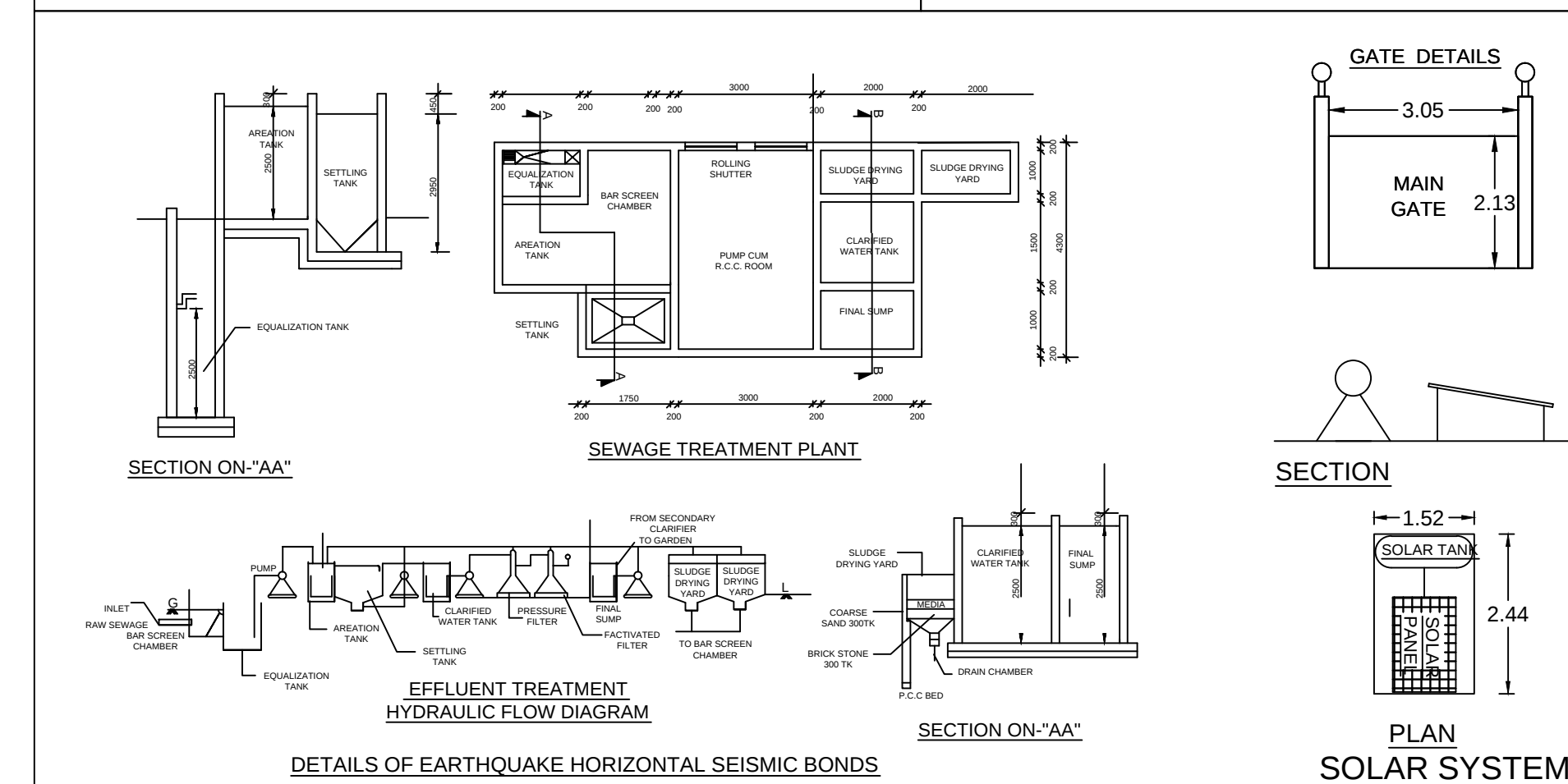
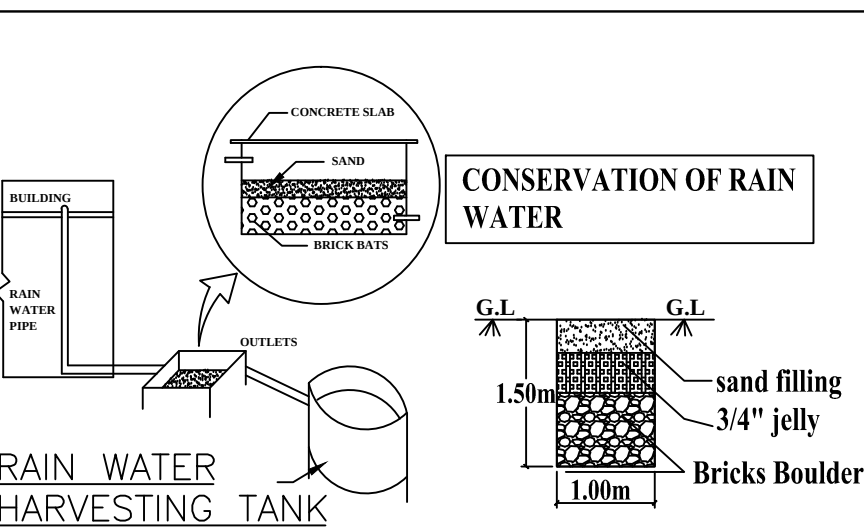
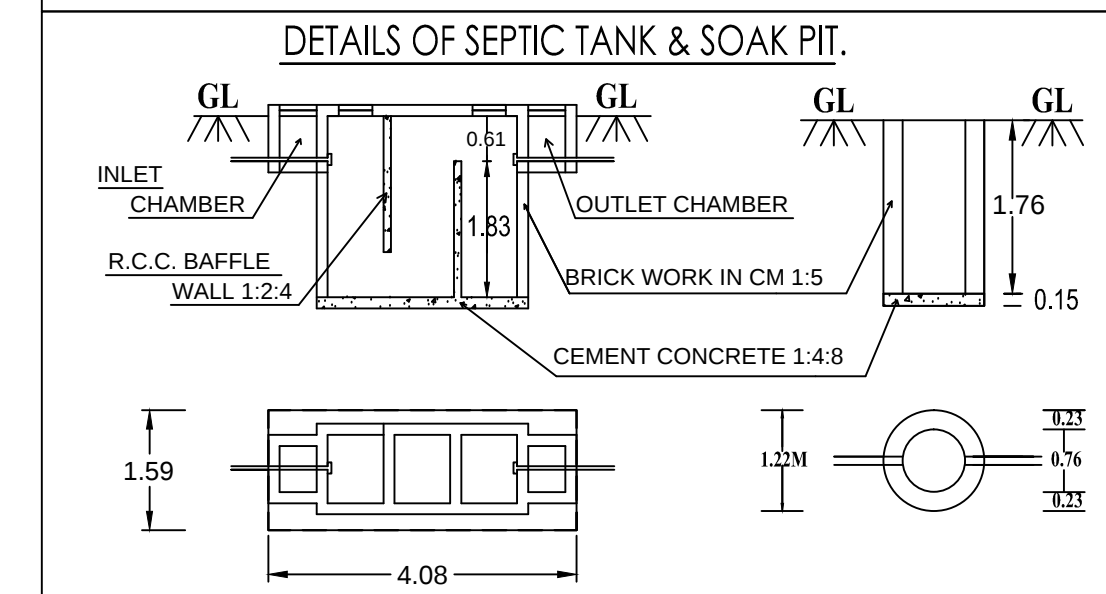
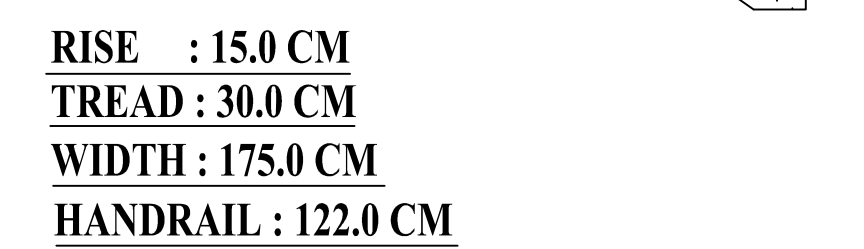
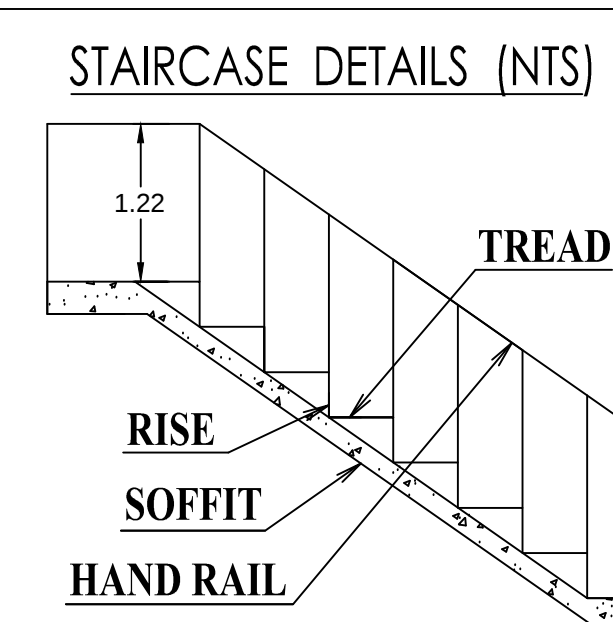
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

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



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 SUP.+1.No. OHT..3Nos,	
RAINWATER HARVESTING ALROUND PROVIDED	
SOLAR SYSTEM=133.18/3-44.39/(2.44x1.52)=11.97 PROVIDED=12 NOS	



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

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

PLAN INFO
 PLOT_AREA_M2=648.04
 FMB_OR_PLR=649.00
 AS_PER_DOCUMENT=648.64
 AS_AT_SITE=631.44
 SURVEY_NO=98/2A1B3A3 & 9/5
 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_LESS_THAN_1KM_RADIUS=NO

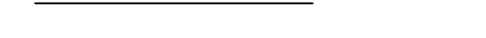
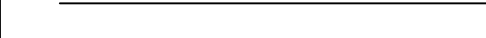
AREA DETAILS FOR SURVEY NUMBER WISE		
SL.NO.	SURVEY NUMBER	Sq.Mt.
1	98/2A1B3A3	594.00
2	98/5	55.00

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)	REQUIRED = 7 Nos. (7 + ADD 10% + 2PH=9.7)
PROVIDED =10 Nos.	PROVIDED =10 Nos.

ARCHITECT	STRUCTURAL ENGINEER
 V.R. Dhondharayathapani P.Arch F.I.R.A., A.I.V., M.C.A., A.I.A. Registered Architect Engineer, National Council Reg. CA/24/08532 & Approved under Sec. 2175, SHAKTHI DESIGN, KOMARAPALAYAM - ERODE	 E.S. DEVANANDAN, M.E. (STRUC) REGISTERED STRUCTURAL ENGINEER, Reg. No. CE / 2019 / MSE - GEN / ELPA, 15, MARAPPA STREET - 3 RD ERODE - 635 005, TEL: 98430 26866, newpremred@gmail.com

<u>APPLICANT</u> <i>[Signature]</i>	<u>REGISTERED ENGINEER</u> <i>[Signature]</i> K.H. MOHAMED YAGHA <i>ACE 198</i> Licensed Building Surveyor Erode Local Planning Authority. Regd. No: 042010IRE-GR-III/PLPA J.M.R.TAJ Consultancy 51, Udhumangudi Street, B.P. Agnathram, Erode - 5, Cell No: 95786 62025.

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

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](#)



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



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.

