Verified RealEstate™

REFERENCE
02/2025-26

ISSUED
22 July 2025

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

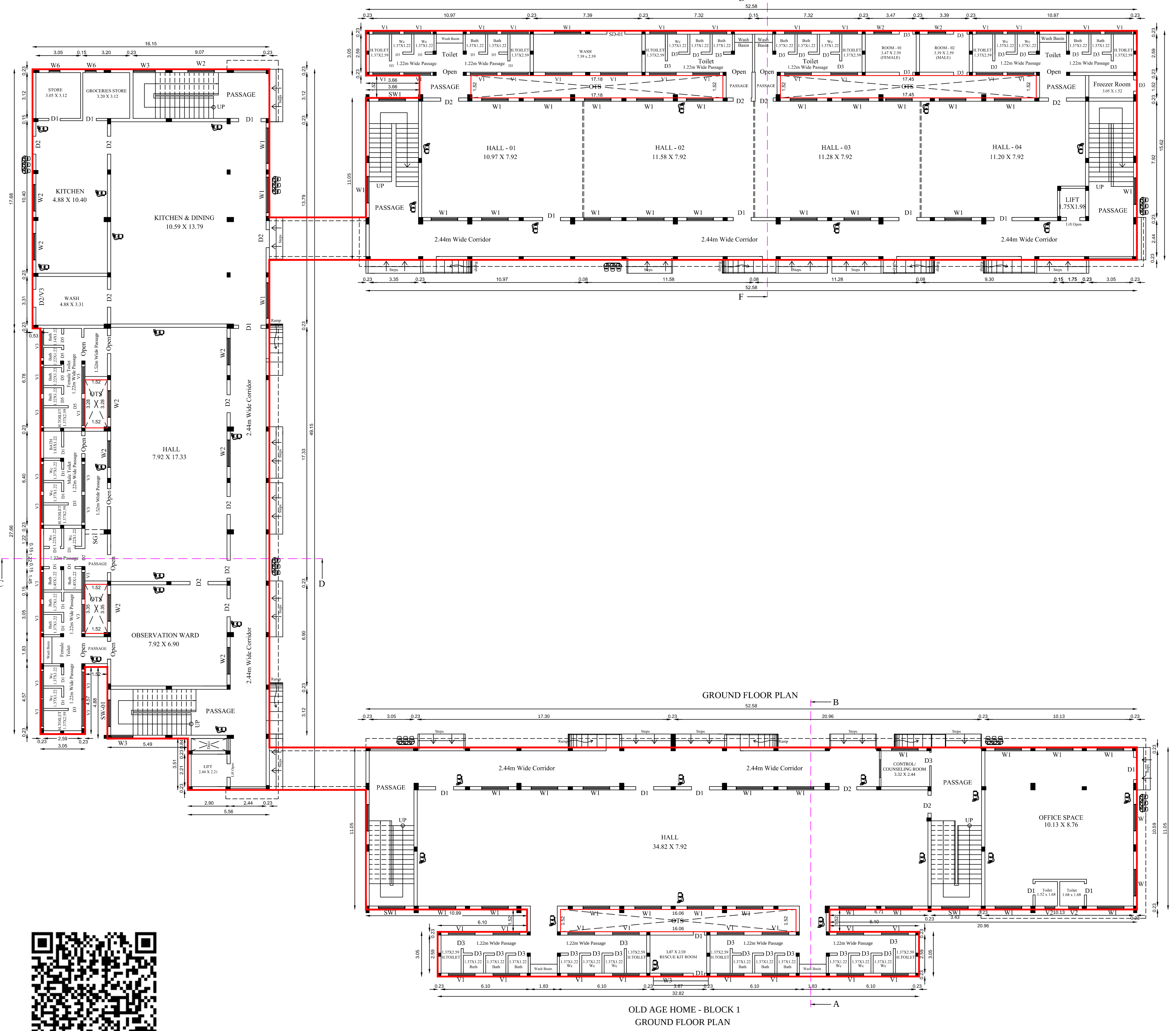
The approval as the planning authority issued it, reproduced in full behind this page.

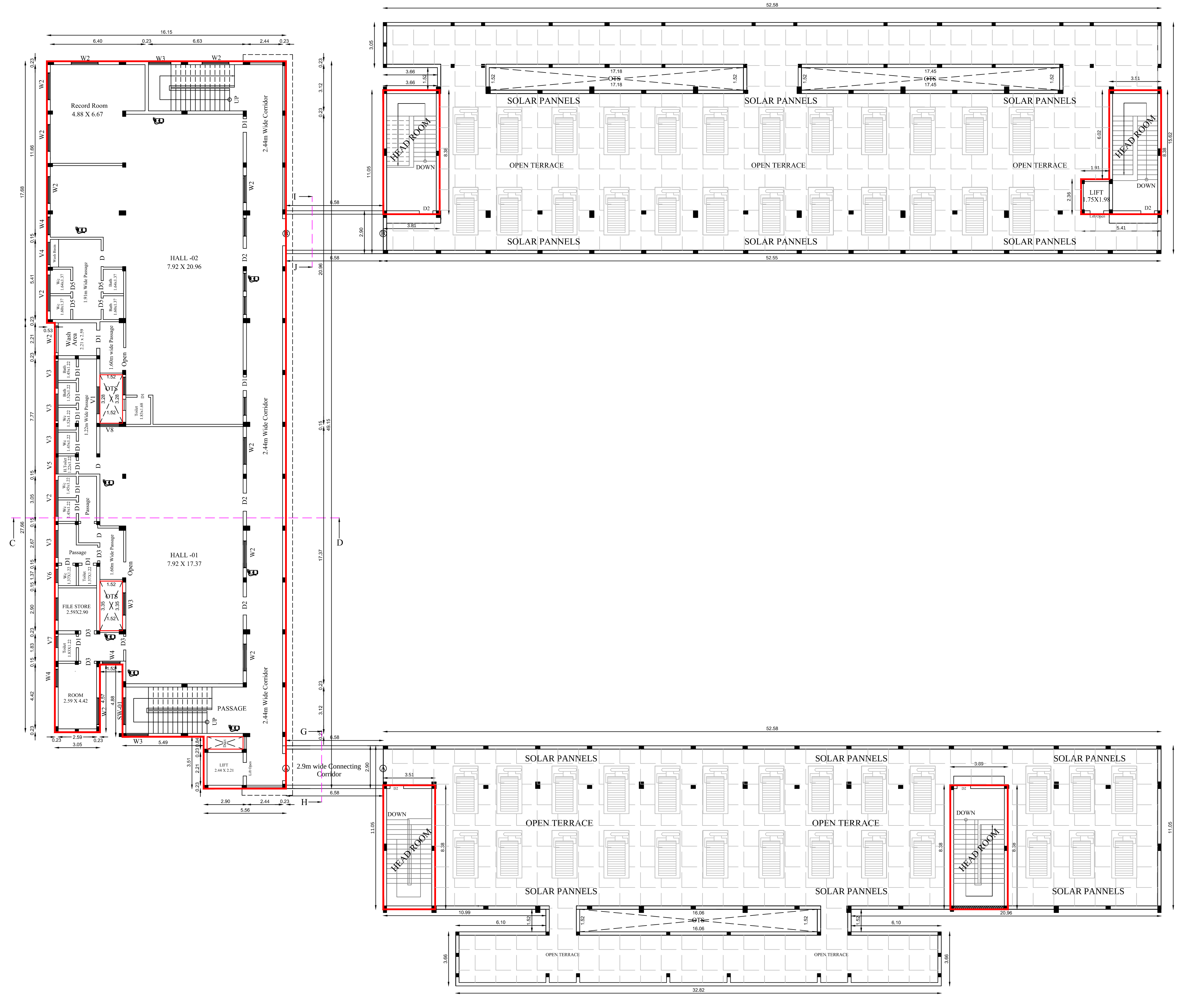
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

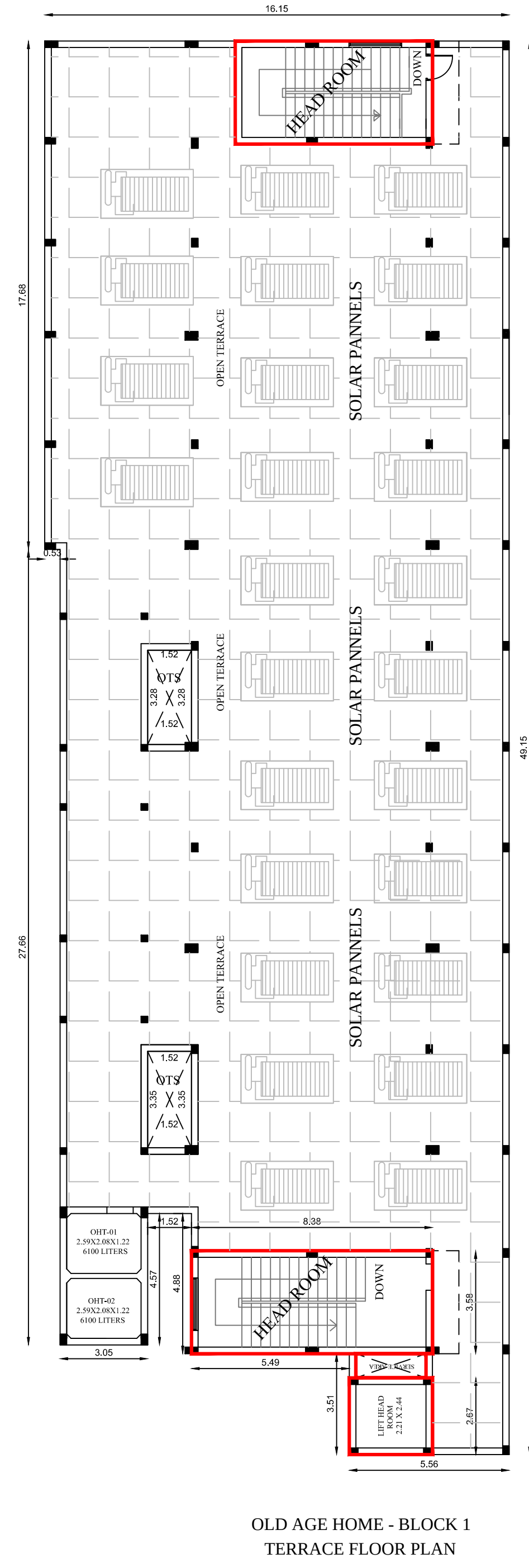
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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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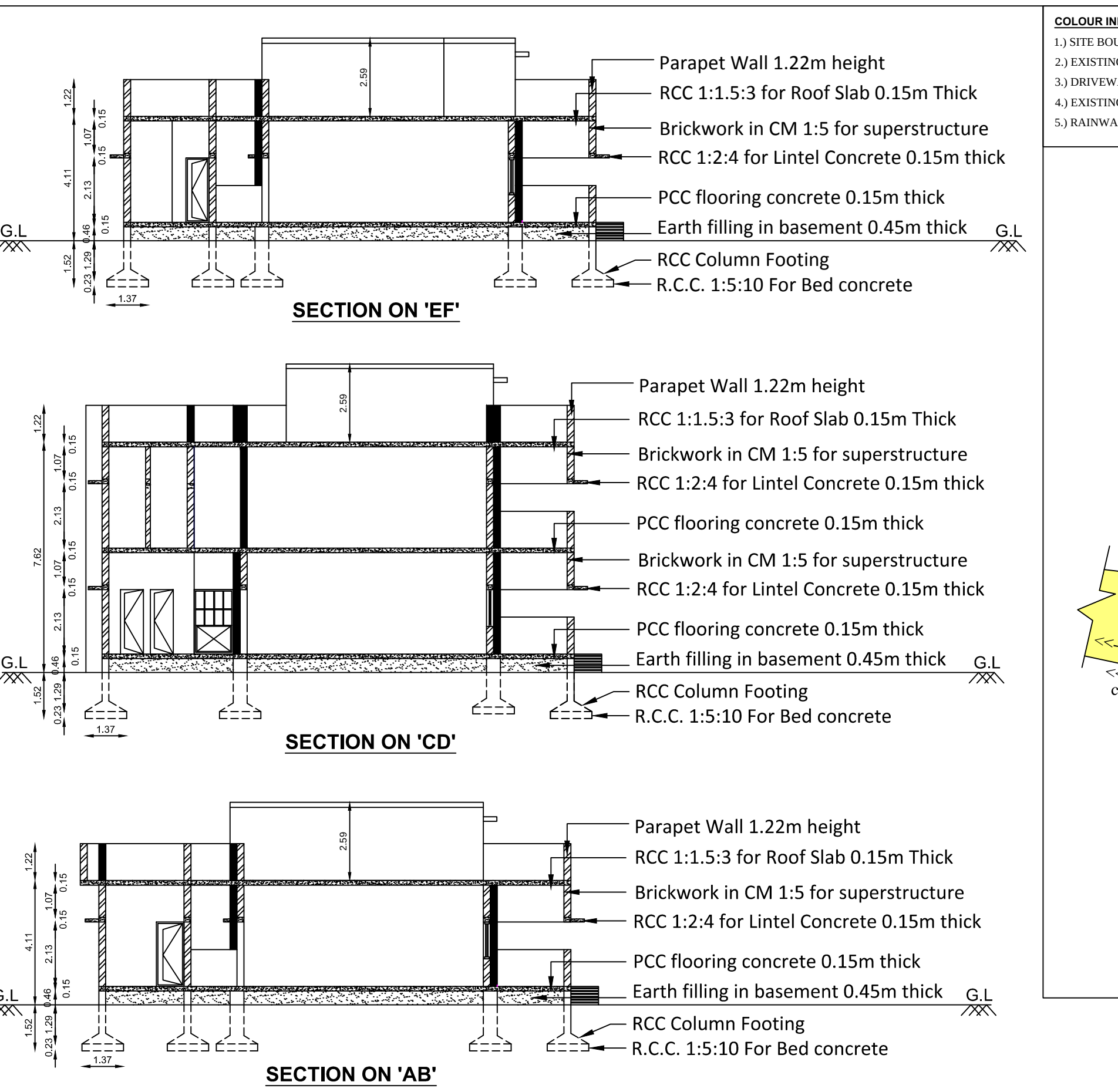
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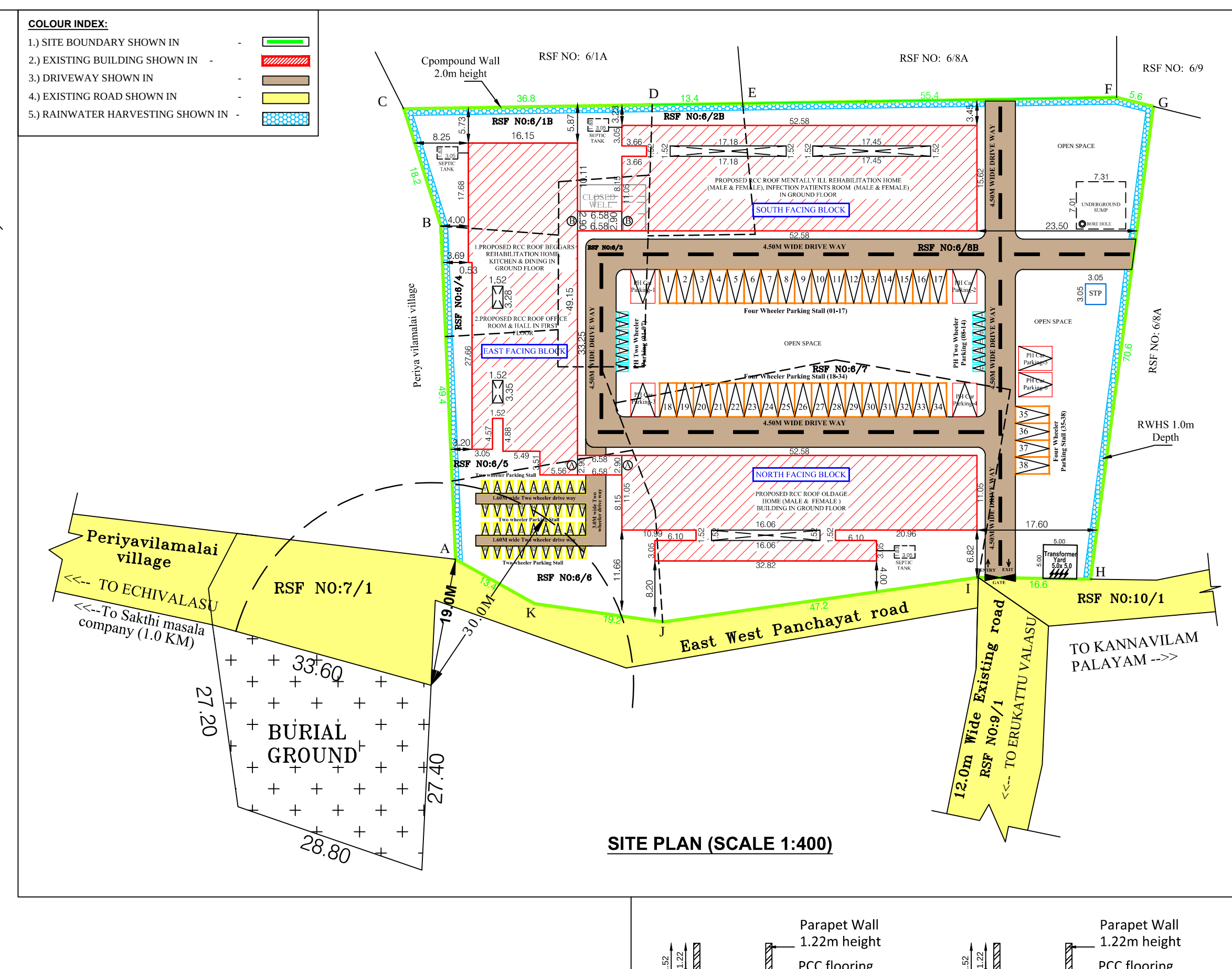
DIGITALLY VERIFIED RECORD

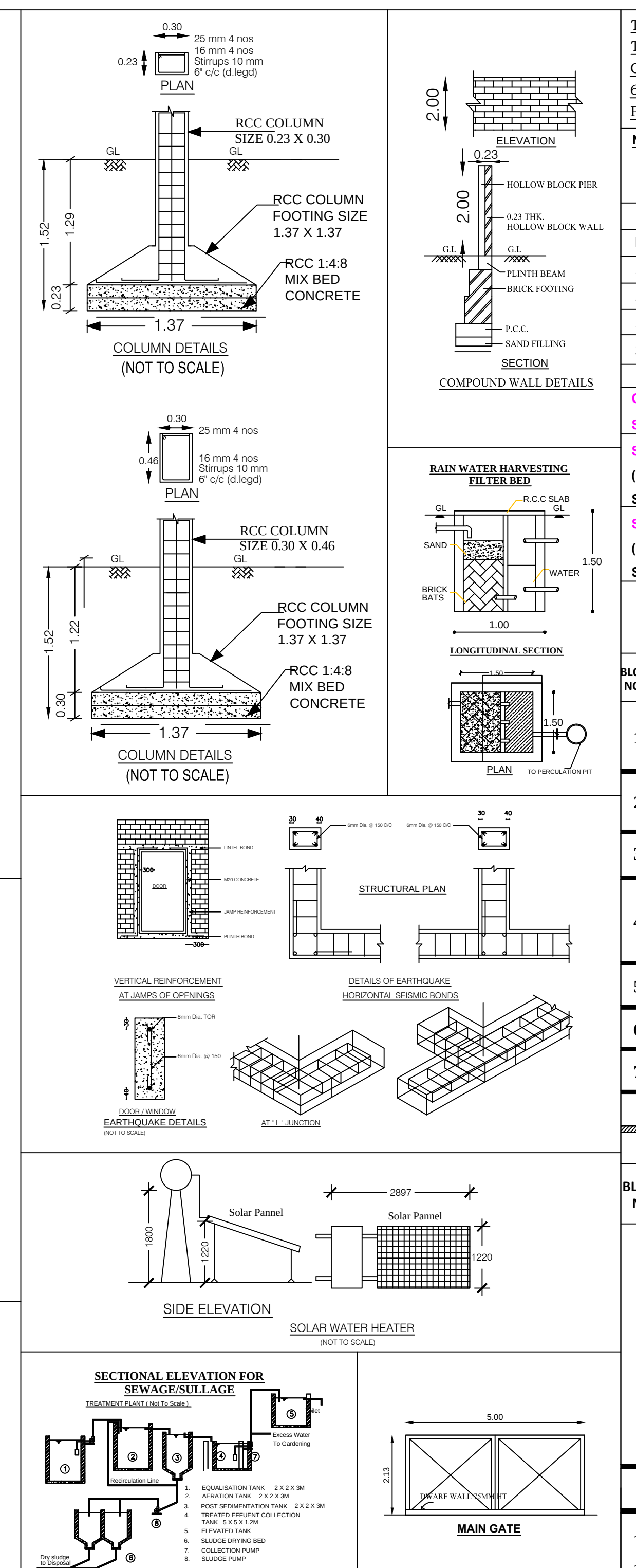


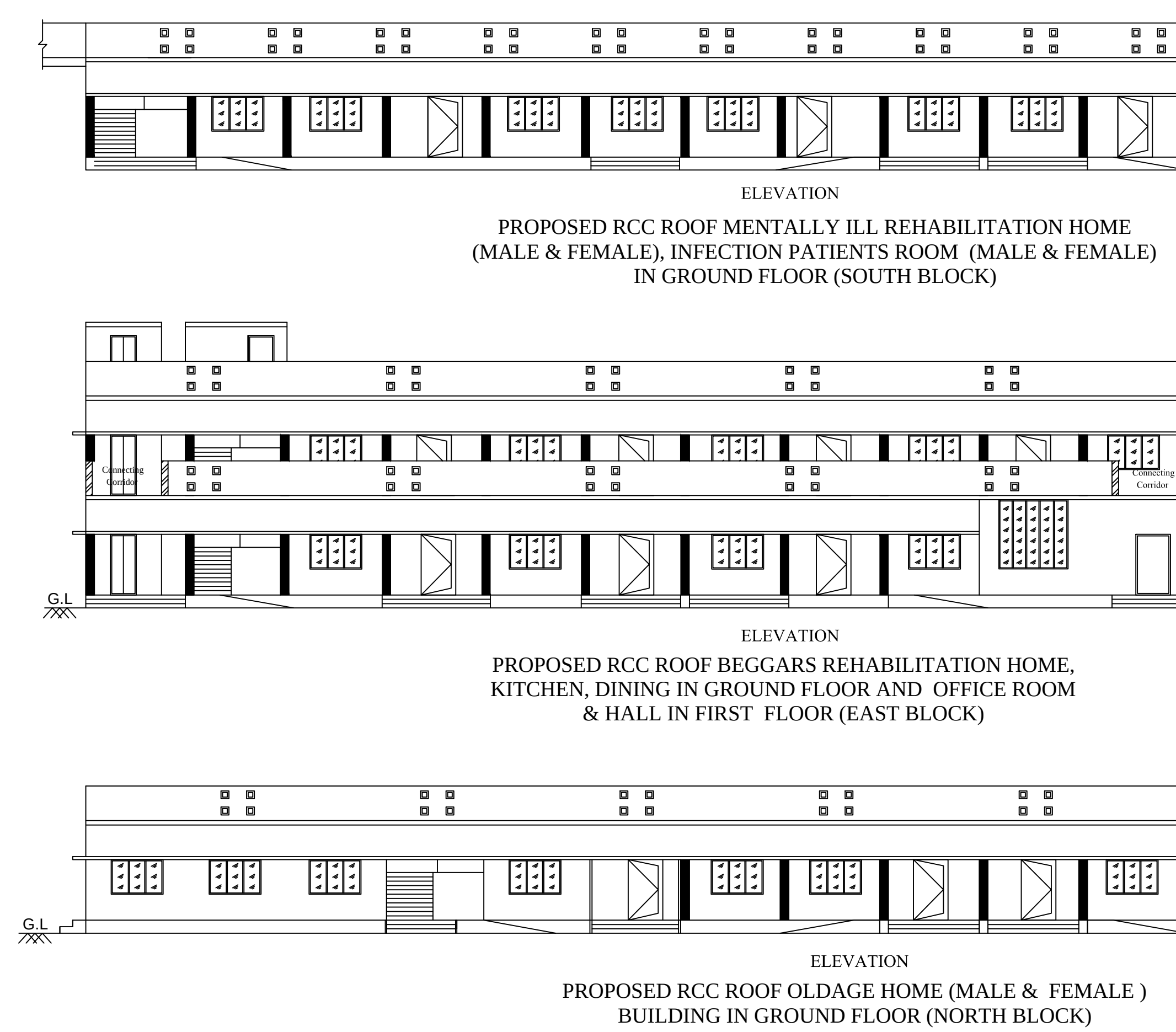


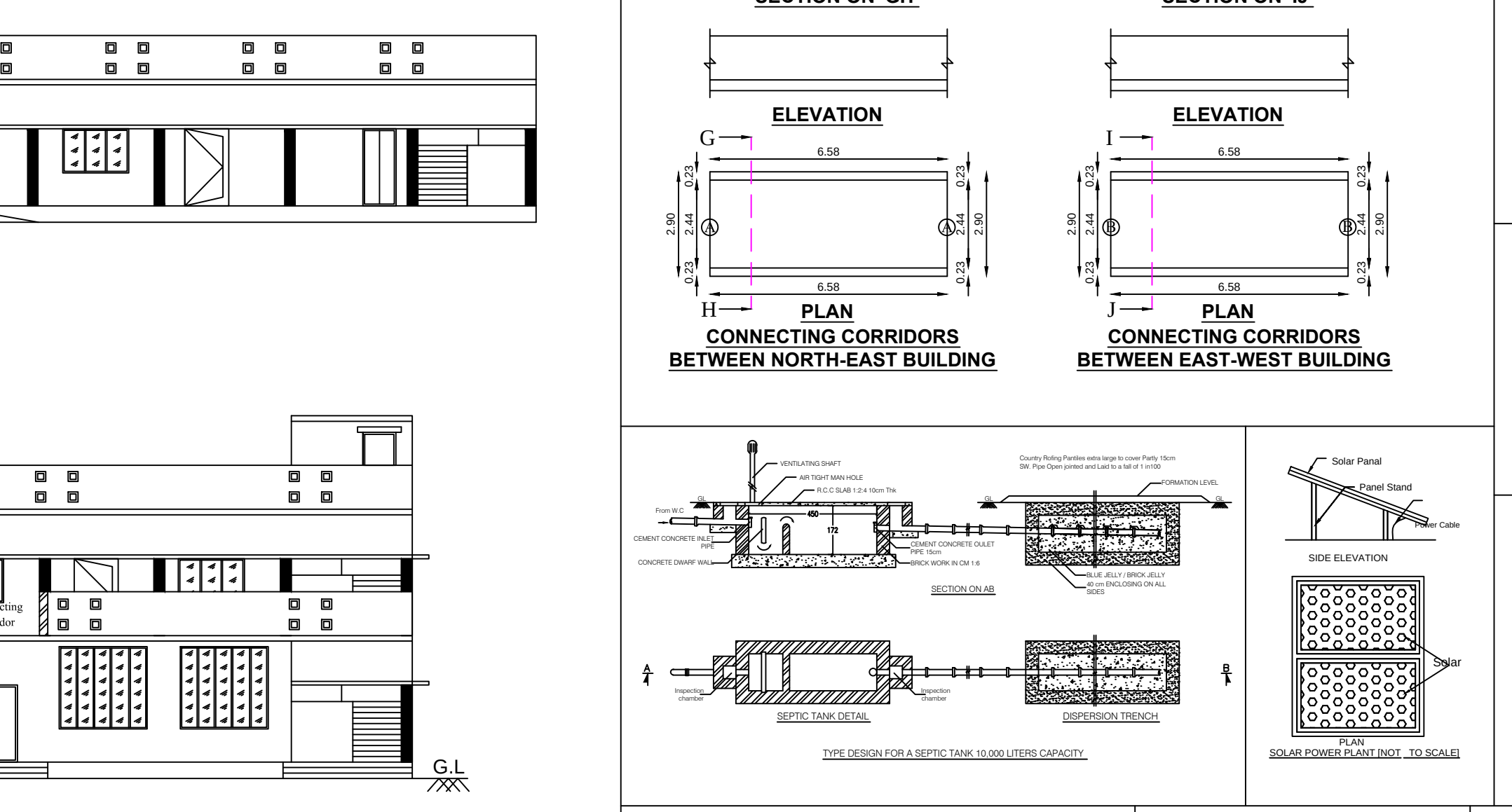


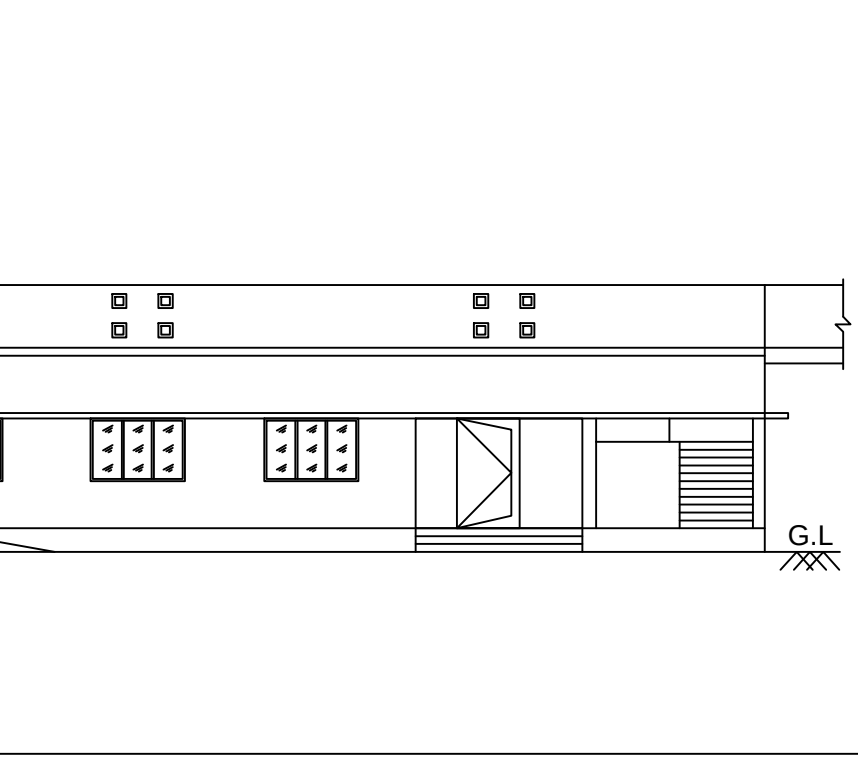












THE REVISED PLAN SHOWING THE EXISTING CONSTRUCTION OF RCC TERRACED ROOF OLD AGE HOME BUILDING (RESIDENTIAL CATEGORY) IN GROUND & FIRST FLOOR, FOR M/s. ATCHAYAM TRUST, At R.S.F No:6/1B, 6/2B, 6/3, 6/4, 6/5, 6/6, 6/7 & 6/8B1, CHINNAVILAMALAI VILLAGE, PERIYAVILAMALAI PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

NAME OF APPLICANT:
"M/s. ATCHAYAM TRUST" by its Founder & President,
Mr.P.Naveenkumar, S/o. Mr.N.Periyannan.

SITE AREA DETAILS

DESCRIPTION	Sq.Meter
AS PER DOCUMENT AREA (1.80 Acre)	7288.00
AS AT SITE AREA	7255.30
AS PER PLR/FMB AREA	7342.67
SUPER IMPOSED PLOT AREA	7229.50

SITE BOUNDARY : "ABCDEFGHIJK"

ONLINE APPLICATION No : SWP/BPA/504979/2025
SCRUTINY REFERENCE NO : B3BLZVLU
SWP/ DTCP/ ERODE/ SITE APPROVAL No : 189/2025
(This Revises Site Approval No :
SWP/DTCP/ERODE/SITE APPROAVAL NO : 449/2023)
SWP/ DTCP/ ERODE/ BUILDING PERMISSION No : ED/54/2025
(This Revises Building Permission No :
SWP/DTCP/ERODE/BUILDING PERMISSION NO : ED/59/2023)

APPROVED BUILDING PLAN AREA DETAILS
Revises Site Approval No : SWP/DTCP/ERODE/SITE APPROAVAL NO : 449/2023 &
Revises Building Permission No :SWP/DTCP/ERODE/BUILDING PERMISSION NO : ED/59/2023)

BLOCK NOS.	FLOOR NAME	FSI AREA	NON FSI AREA	BUILT UP AREA (in Sq.m)
1	Proposed RCC Roof Beggars Rehabilitation Home, Kitchen & Dining in Ground Floor	674.14	--	674.14
	Proposed Puff Panel Sheet Roof Guest room & Hall in First Floor	674.14	--	674.14
2	Proposed Puff Panel Sheet Roof Mentally Ill Rehabilitation Home (Male & Female), Common Hall (Male & Female) in Ground Floor	711.75	--	711.75
3	Proposed Puff Panel Sheet Roof Old Age Home Hall (Male & Female) Building in Ground Floor	691.81	--	691.81
4	Proposed RCC Roof Office Building & Puff panel sheet Portico in Ground Floor	230.85	3.07 (Lift)	230.85
	Proposed Puff panel sheet Roofing Conference room & Meditation hall in First Floor	202.06	--	202.06
5	Proposed Puff Panel Sheet Roof Gents Staff Quarters Building in Ground Floor	64.02	--	64.02
6	Proposed Puff Panel Sheet Roof Ladies Staff Quarters Building in Ground Floor	64.02	--	64.02
7	Proposed Puff Panel Sheet Roof Home Building Building in Ground Floor	110.56	--	110.56
	TOTAL	3423.35	3.07	3423.35

REVISED EXISTING BUILDING PLAN AREA DETAILS

BLOCK Nos	FLOOR NAME	FSI AREA	NON FSI AREA	BUILT UP AREA (in Sq.m)
1	Proposed RCC Roof Old Age Home Hall (Male & Female),Beggars Rehabilitation Home, Kitchen & Dinign Ground Floor (North Block), Mentally ill Rehabilitation Home (Male & Female), Common Hall (Male & Female)	2201.59	8.86 (Lift)	2210.45
	Proposed RCC Roof Office room & Hall in First Floor (East Block)	721.43	--	721.43
	Proposed RCC Roof Lift and Staircase Head Room Area in Terrace Floor		190.07	
	TOTAL	2923.02	198.93	3121.95

TOTAL FSI AREA = 2923.02 SQ.M
TOTAL BUILT UP AREA = 3121.95 SQ.M

- FIRE EXTINGUISHER
- FIRE BUCKET

JOINERIES:

MAIN DOOR	MD	1.07 X 2.13
DOOR	D	1.00 X 2.13
DOOR	D1	0.76 X 2.13
DOOR	D2	1.22 X 2.13
DOOR	D3	0.91 X 2.13
DOOR	D4	1.83 X 2.13
LIFT DOOR	LD	0.91 X 2.13
WINDOW	W	1.22 X 1.22
WINDOW	W1	0.91 X 1.22
WINDOW	W2	2.44 X 1.22
WINDOW	W3	1.83 X 1.22
WINDOW	W4	1.52 X 1.22
WINDOW	W5	1.22 X 1.22
WINDOW	W6	0.76 X 1.22
VENTILATOR	V1	1.83 X 0.61
VENTILATOR	V2	0.91 X 0.61
VENTILATOR	V3	0.61 X 0.61
OPENING	O	0.91 X 2.13
OPENING	O1	1.22 X 2.13

FLOOR SPACE INDEX (FSI):
FSI: $\frac{\text{Total plinth Area}}{\text{Land Area}} : \frac{2923.02}{7288.00} = 0.401$

PLOT COVERAGE (P.C.)
P.C: $\frac{\text{Ground Floor area}}{\text{Land Area}} \times 100 : \frac{2210.45}{7288.00} \times 100 = 30.32\%$

PARKING DETAILS:

Vehicle	Required	Provided
1.Car parking Stalls	32 Nos	35 Nos
2.Two Wheeler parking Stalls	32 Nos	36 Nos
3. DA Car Parking Stalls	03 Nos	06 Nos
4. DA Two Wheeler Parking Stalls	07 Nos	14 Nos

Height of the Building:
BLOCK-1 : North Facing : 4.11 M
BLOCK-1 : East Facing : 7.62 M
BLOCK-1 : West Facing : 4.11 M

SCALE- 1:100
- ALL DIMENSIONS ARE IN METRE
- ALL ROOMS ARE HAVING SUFFICIENT
- VENTILATION

NOTE:
IN CASE THE BUILDING CONSTRUCTED IN THE CLOSED WELL AREA OF THE APPLICANT'S LAND, STABILITY SHOULD BE CONFIRMING THE SOIL WITH REGISTERED GEO TECHNICAL ENGINEER AFTER ONLY THE BUILDING TO BE CONSTRUCTED.

APPLICANT
For ATCHAYAM TRUST

STRUCTURAL ENGINEER
Er.V.SANTHOSHKUMAR, M.E.,M.B.A.
Registered Structural Engineer
Reg. No: 02/2025/RSE-GR II/EDTCP
No.13, Rajaji Street-1, Surampatti, Erode-638 009. Cell-7010747671

REGISTERED ENGINEER
Er. R. KUMARIANANDAN, B.E.,M.E.,R.E.,(Dtcp &Corp)
Registered Engineer & Consulting Civil Engineer
DTCP Reg. No.:DTCP/NAMAKKAL/RE-I/0003/2021
Erode Corp.Reg. No : 9560,5/2019/00026
D.No.H40/120, First Floor, Near IOB & BOB Bank, Opp. Green Park Apartments, Periyar Nagar, Erode - 638 009. Ph: 96988 28102

Surveyor / Assistant Draughtsman	R.Rajarajeshwari	Draughtsman-III	S.Sivashankar	Planning Assistant	C.Arangarasu

Deputy Director (I/c),
Directorate of Town and Country Palaning
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

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Chennai 600 097, India
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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.